Ham Close, Pricing

31.03.22

31.03.22											
Plot	Floor	Beds	Sq m	Sq ft	Parking	Feature	Terrace/	Pricing	£psf	2% dealing	Net achieveable
			Jq	94.1		· cuture	Balcony		200.	margin	
B-2-5	2	2	70.3	757	1		8.1	£580,000	£766	£11,600	£568,400
B-2-6	2	3	90.2	969	1		8.4	£695,000	£717	£13,900	£681,100
B-3-2	3	2	70.3	757	1		8.1	£585,000	£773	£11,700	£573,300
B-3-5	3	2	70.3	757	1		8.1	£585,000	£773	£11,700	£573,300
B-3-6	3	3	90.2	969	1		8.4	£700,000	£723	£14,000	£686,000
W-1-2	1	1	39.2	422	0		5.0	£315,000	£747	£6,300	£308,700
W-2-2	2	1	39.2	422	0		5.0	£315,000	£747	£6,300	£308,700
T-0-1	Gr	1B2P	50.9	548	0		5.2	£392,500	£716	£7,850	£384,650
					1			-			
T-0-2	Gr	2B4P	86.3	938			21.9	£725,000	£773	£14,500	£710,500
T-0-3	Gr	2B3P W	74.3	800	1		6.7	£610,000	£763	£12,200	£597,800
T-1-1	1	1B2P	50.1	539	0		5.3	£395,000	£732	£7,900	£387,100
T-1-2	1	1B2P	50.8	547	0		7.3	£400,000	£732	£8,000	£392,000
T-1-3	1	1B2P	50.9	548	0		5.5	£400,000	£730	£8,000	£392,000
T-1-4	1	1B2P	50.9	548	0		5.5	£400,000	£730	£8,000	£392,000
T-1-5	1	1B2P	52.0	560	0		5.0	£405,000	£724	£8,100	£396,900
T-1-6	1	2B3P W	74.3	800	1		6.7	£615,000	£769	£12,300	£602,700
T-2-1	2	1B2P	50.1	539	0		5.3	£397,500	£737	£7,950	£389,550
T-2-2	2	1B2P	50.8	547	0		7.3	£402,500	£736	£8,050	£394,450
T-2-3	2	1B2P	50.9	548	0		5.5	£402,500	£735	£8,050	£394,450
T-2-4	2	1B2P	50.9	548	0		5.5	£402,500	£735	£8,050	£394,450
T-2-5	2	1B2P	52.0	560	0		5.0	£407,500	£728	£8,150	£399,350
T-2-6	2	2B3P W	74.3	800	1		6.7	£620,000	£775	£12,400	£607,600
T-3-1	3	1B2P	50.1	539	0		5.3	£402,500	£775	£8,050	£394,450
	3	1B2P		547	0			<u> </u>			
T-3-2			50.8				7.0	£407,500	£745	£8,150	£399,350
T-3-3	3	1B2P	50.9	548	0		5.5	£407,500	£744	£8,150	£399,350
T-3-4	3	1B2P	50.9	548	0		5.5	£407,500	£744	£8,150	£399,350
T-3-5	3	1B2P	52.0	560	0		5.0	£412,500	£737	£8,250	£404,250
T-3-6	3	2B4P	74.3	800	1		7.3	£630,000	£788	£12,600	£617,400
U-0-1	Gr	2B4P W	86.3	929	1		15.6	£715,000	£770	£14,300	£700,700
U-0-2	Gr	1B2P W	65.4	704	1	park view	15.6	£545,000	£774	£10,900	£534,100
U-0-3	Gr	2B3P W	82.0	883	1	park view	16.4	£680,000	£770	£13,600	£666,400
U-1-1	1	1B2P	50.8	547	0		7.3	£400,000	£732	£8,000	£392,000
U-1-2	1	2B4P	70.2	756	1	park view	9.1	£610,000	£807	£12,200	£597,800
U-1-3	1	2B4P	72.5	780	1	park view	13.3	£625,000	£801	£12,500	£612,500
U-1-4	1	2B4P	70.2	756	1	park view	9.1	£610,000	£807	£12,200	£597,800
U-2-1	2	1B2P	50.8	547	0	permitter	7.3	£402,500	£736	£8,050	£394,450
U-2-2	2	2B4P	70.2	756	1	park view	9.1	£615,000	£814	£12,300	£602,700
U-2-3	2	2B4P	72.5	780	1	park view	13.3	£630,000	£807	£12,600	£617,400
U-2-4		2B4P	70.2	756	1	-					
	2					park view	9.1	£615,000	£814	£12,300	£602,700
U-3-1	3	1B2P	50.8	547	0	a sale de co	7.0	£407,500	£745	£8,150	£399,350
U-3-2	3	2B4P	70.2	756	1	park view	9.2	£625,000	£827	£12,500	£612,500
U-3-3	3	2B4P	72.5	780	1	park view	13.3	£640,000	£820	£12,800	£627,200
U-3-4	3	2B4P	70.2	756	1	park view	9.2	£625,000	£827	£12,500	£612,500
V-0-1	Gr	2B3P W	82.5	927	1	park view	9.1	£710,000	£766	£14,200	£695,800
V-0-2	Gr	1B2P	53.6	577	1	park view	9.1	£452,500	£784	£9,050	£443,450
V-0-3	Gr	1B2P W	50.4	738	1		10.1	£545,000	£738	£10,900	£534,100
V-0-4	Gr	1B2P	63.8	545	0		5.0	£392,500	£721	£7,850	£384,650
V-0-5	Gr	2B4P W	96.0	1031	1		7.7	£775,000	£752	£15,500	£759,500
V-1-1	1	1B2P	50.2	544	0		5.0	£395,000	£727	£7,900	£387,100
V-1-2	1	2B4P	72.9	780	1	park view	9.1	£615,000	£788	£12,300	£602,700
V-1-3	1	1B2P	53.7	577	1	park view	9.1	£455,000	£789	£9,100	£445,900
V-1-4	1	1B2P	50.4	541	0		5.1	£395,000	£730	£7,900	£387,100
V-1-5	1	1B2P	50.2	545	0		5.0	£395,000	£725	£7,900	£387,100
V-1-6	1	1B2P	50.2	545	0		5.0	£395,000	£725	£7,900	£387,100
V-1-7	1	1B2P	51.0	549	0		7.0	£400,000	£729	£8,000	£392,000
V-1-7 V-1-8	1	2B4P	72.6	774	1		7.0	£600,000	£775	£12,000	£588,000
V-1-8 V-2-1				544	0		5.0	£397,500		£7,950	£389,550
	2	1B2P	50.2			naula di seco		· · · · · · · · · · · · · · · · · · ·	£731	£7,950 £12,400	
V-2-2	2	2B4P	72.9	780	1	park view	9.1	£620,000	£794	,	£607,600
V-2-3	2	1B2P	53.7	577	1	park view	9.1	£457,500	£793	£9,150	£448,350
V-2-4	2	1B2P	50.4	541	0		5.1	£397,500	£734	£7,950	£389,550
V-2-5	2	1B2P	50.2	545	0		5.0	£397,500	£730	£7,950	£389,550
V-2-6	2	1B2P	50.2	545	0		5.0	£397,500	£730	£7,950	£389,550
V-2-7	2	1B2P	51.0	549	0		7.0	£402,500	£733	£8,050	£394,450
V-2-8	2	2B4P	72.6	774	1		7.0	£605,000	£782	£12,100	£592,900
V-3-1	3	1B2P	50.2	544	0		5.0	£400,000	£736	£8,000	£392,000
V-3-2	3	2B4P	72.9	780	1	park view	9.1	£625,000	£801	£12,500	£612,500
V-3-3	3	1B2P	53.7	577	1	park view	9.1	£460,000	£797	£9,200	£450,800
V-3-4	3	1B2P	50.4	541	0		5.1	£400,000	£739	£8,000	£392,000
V-3-5	3	1B2P	50.2	545	0		5.0	£400,000	£734	£8,000	£392,000
V-3-6	3	1B2P	50.2	545	0		5.0	£400,000	£734	£8,000	£392,000
V-3-0 V-3-7	3	1B2P	51.0	549	0		7.0	£405,000	£738	£8,100	£396,900
V-3-7 V-3-8	3	2B4P	72.6	774	1		7.0	£610,000	£788	£12,200	£597,800
V-4-1	4	1B2P	50.2	544	0	manle of	5.0	£402,500	£740	£8,050	£394,450
V-4-2	4	2B4P	72.9	780	1	park view	9.1	£630,000	£807	£12,600	£617,400
V-4-3	4	1B2P	53.7	577	1	park view	9.1	£462,500	£802	£9,250	£453,250
V-4-4	4	1B2P	50.4	541	0		5.1	£402,500	£743	£8,050	£394,450
V-4-5	4	1B2P	50.2	545	0		5.0	£402,500	£739	£8,050	£394,450
V-4-6	4	1B2P	50.2	545	0		5.0	£402,500	£739	£8,050	£394,450
V-4-7	4	1B2P	51.0	549	0		7.0	£407,500	£742	£8,150	£399,350
V-4-8	4	2B4P	72.6	774	1		7.0	£615,000	£795	£12,300	£602,700
V-5-1	5	1B2P	50.4	543	1		22.2	£455,000	£839	£9,100	£445,900

V-5-2	5	2B4P	75.7	823	1	park view	58.9	£675,000	£820	£13,500	£661,500
V-5-3	5	1B2P	53.0	666	1	p	12.2	£510,000	£765	£10,200	£499,800
V-5-4	5	1B2P	51.2	539	1		9.9	£455,000	£844	£9,100	£445,900
V-5-5	5	3B5P	88.3	930	1		48.8	£800,000	£860	£16,000	£784,000
E-0-1	Gr	2B4P	70.7	781	1		8.0	£595,000	£761	£11,900	£583,100
E-0-2	Gr	2B3P W	77.8	840	1		7.0	£635,000	£756	£12,700	£622,300
E-0-3	Gr	1B2P	50.3	541	0		5.3	£392,500	£725	£7,850	£384,650
E-0-4	Gr	2B4P	75.5	813	1		9.2	£620,000	£763	£12,400	£607,600
E-0-5	Gr	2B3P W	77.8	840	1		7.0	£635,000	£756	£12,700	£622,300
E-1-1	1	2B4P	70.7	781	1		7.0	£600,000	£768	£12,000	£588,000
E-1-2	1	2B3P W	77.8	840	1		7.0	£640,000	£762	£12,800	£627,200
E-1-3	1	1B2P	50.3	541	0		5.3	£395,000	£730	£7,900	£387,100
E-1-4	1	1B2P	50.9	548	0		5.0	£395,000	£721	£7,900	£387,100
E-1-5	1	1B2P	50.3	541	0		5.3	£395,000	£730	£7,900	£387,100
E-1-6	1	2B3P W	77.8	840	1		7.0	£640,000	£762	£12,800	£627,200
E-1-7	1	2B4P	70.7	781	1		7.0	£600,000	£768	£12,000	£588,000
E-2-1	2	2B4P	70.7	781	1		7.0	£605,000	£774	£12,100	£592,900
E-2-2 E-2-3	2	2B3P W 1B2P	77.8	840 541	0		7.0	£645,000	£768 £734	£12,900	£632,100
	2		50.3		0		5.3	£397,500		£7,950	£389,550
E-2-4 E-2-5	2	1B2P 1B2P	50.9	548 541	0		5.0 5.3	£397,500 £397,500	£726 £734	£7,950 £7,950	£389,550 £389,550
E-2-5 E-2-6	2	2B3P W	77.8	840	1		7.0	£645,000	£768	£12,900	£632,100
E-2-7	2	2B4P	70.7	781	1		7.0	£605,000	£774	£12,100	£592,900
E-3-1	3	2B4P	70.7	781	1		7.0	£610,000	£781	£12,200	£597,800
E-3-2	3	2B4P	74.9	809	1		7.0	£625,000	£772	£12,500	£612,500
E-3-3	3	1B2P	50.3	541	0		5.3	£400,000	£739	£8,000	£392,000
E-3-4	3	1B2P	50.9	548	0		5.0	£400,000	£730	£8,000	£392,000
E-3-5	3	1B2P	50.3	541	0		5.3	£400,000	£739	£8,000	£392,000
E-3-6	3	2B4P	74.9	809	1		7.0	£625,000	£772	£12,500	£612,500
E-3-7	3	2B4P	70.7	781	1		7.0	£610,000	£781	£12,200	£597,800
E-4-1	4	2B4P	70.7	781	1		7.0	£615,000	£787	£12,300	£602,700
E-4-2	4	2B4P	74.9	809	1		7.0	£630,000	£778	£12,600	£617,400
E-4-3	4	1B2P	50.3	541	0		5.3	£402,500	£743	£8,050	£394,450
E-4-4	4	1B2P	50.9	548	0		5.0	£402,500	£735	£8,050	£394,450
E-4-5	4	1B2P	50.3	541	0		5.3	£402,500	£743	£8,050	£394,450
E-4-6	4	2B4P	74.9	809	1		7.0	£630,000	£778	£12,600	£617,400
E-4-7	4	2B4P	70.7	781	1		7.0	£615,000	£787	£12,300	£602,700
E-5-1	5	1B2P	50.6	565	1		40.4	£480,000	£849	£9,600	£470,400
E-5-2	5	1B2P	53.5	576	1		35.6	£480,000	£834	£9,600	£470,400
E-5-3	5	1B2P	50.2	540	0		11.8	£420,000	£777	£8,400	£411,600
E-5-4	5	2B4P	77.4	833	1		40.7	£690,000	£828	£13,800	£676,200
E-5-5	5	1B2P	53.6	574 1794	1		40.5	£485,000	£845	£9,700	£475,300
F-0-1 F-0-2		H05 4B7P	167.2 167.2	1794	1			£1,465,000 £1,450,000	£816 £808	£29,300 £29,000	£1,435,700 £1,421,000
F-0-3		H05 4B7P	167.2	1795	1			£1,450,000	£808	£29,000	£1,421,000
F-0-3		H05 4B7P	167.2	1795	1			£1,465,000	£816	£29,300	£1,421,000 £1,435,700
G-0-1		H03 4B7P	166.7	1823	1			£1,490,000	£817	£29,800	£1,460,200
G-0-2		H02 4B8P	172.7	1823	1			£1,475,000	£809	£29,500	£1,445,500
G-0-3		H03 4B7P	166.7	1823	1			£1,475,000	£809	£29,500	£1,445,500
G-0-4		H02 4B8P	172.7	1823	1			£1,475,000	£809	£29,500	£1,445,500
G-0-5		H03 4B7P	166.7	1823	1			£1,475,000	£809	£29,500	£1,445,500
G-0-6		H02 4B8P	172.7	1823	1			£1,475,000	£809	£29,500	£1,445,500
G-0-7		H03 4B7P	166.7	1823	1			£1,490,000	£817	£29,800	£1,460,200
H-0-1		H04 5B9P	211.2	2303	1			£1,765,000	£766	£35,300	£1,729,700
H-0-2		H04 5B9P	211.2	2302	1			£1,750,000	£760	£35,000	£1,715,000
H-0-3		H04 5B9P	211.2	2302	1			£1,750,000	£760	£35,000	£1,715,000
H-0-4		H04 5B9P	211.2	2302	1			£1,765,000	£767	£35,300	£1,729,700
I-0-1	Gr	2B4P	70.7	781	1		8.0	£595,000	£761	£11,900	£583,100
I-0-2	Gr	2B3P W	77.8	840	1		7.0	£635,000	£756	£12,700	£622,300
1-0-3	Gr	1B2P	50.3	541	0		5.3	£392,500	£725	£7,850	£384,650
1-0-4	Gr	2B4P	75.5	813	1		8.3	£620,000	£763	£12,400	£607,600
I-0-5	Gr 1	2B3P W	77.8	840	1		7.0	£635,000	£756	£12,700	£622,300 £588,000
I-1-1 I-1-2	1	2B4P	70.7	781	1		7.0	£600,000	£768	£12,000	
I-1-2	1	2B3P W 1B2P	77.8 50.3	840 541	0		7.0 5.3	£640,000 £395,000	£762 £730	£12,800 £7,900	£627,200 £387,100
I-1-3	1	1B2P	50.3	541	0		5.3	£395,000	£730	£7,900 £7,900	£387,100
I-1-4	1	1B2P	50.9	541	0		5.3	£395,000	£730	£7,900	£387,100
1-1-3	1	1025	50.5	341			5.5	1333,000	1/30	17,300	1307,100

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1921 2	I-1-6	1	2B3P W	77.8	840	1		7.0	£640,000	£762	£12,800	£627,200
1-2-2	I-1-7	1	2B4P	70.7	781	1		7.0	£600,000	£768	£12,000	£588,000
1-24	I-2-1	2	2B4P	70.7	781	1		7.0	£605,000	£774	£12,100	£592,900
1-24	I-2-2	2	2B3P W	70.0	840	1		7.0		£768	£12.900	
1-3-4									-			
1-34												· ·
1-2												· ·
19-27 2												
1-3-1 1-3												
19-22 3 238PF 10-3 541 0 5-2 4260000 0772 121,500 150,2500 19-3 19-												· ·
1-3-2 3	I-3-1	3	2B4P	70.7	781			7.0	£610,000	£781	£12,200	£597,800
1-3-4 3	I-3-2	3	2B4P	74.9	809	1		7.0	£625,000	£772	£12,500	£612,500
1-9-16 3 180P 10-3 544 10 1 7-70 665000 1772 1712-100 1675-200 1712-100	I-3-3	3	1B2P	50.3	541	0		5.3	£400,000	£739	£8,000	£392,000
13-6	I-3-4	3	1B2P	50.9	548	0		5.0	£400,000	£730	£8,000	£392,000
18-27 18-28 70.7 77.8 1	I-3-5	3	1B2P	50.3	541	0		5.3	£400,000	£739	£8,000	£392,000
18-27 18-28 70.7 77.8 1	I-3-6	3	2B4P	74.9	809	1		7.0	£625,000	£772	£12,500	£612,500
14-2			2B4P		781	1						
H-4-2												
14-4 4												
14-84									-			
14-6 4					_							,
14-6												,
14-7											£8,050	
19-1	I-4-6	4	2B4P	74.9	809	1		7.0	£630,000	£778	£12,600	£617,400
15-1 5 1827 9.6 9.6 9.6 1 40.4 6480,000 6384 15,000 6470,400 15-3 5 1829 9.2 9.4 0 1188 6420,000 6777 88,400 6411,600 15-4 5 2849 77.4 833 1 40.7 4690,000 6375 6383,000 6477,000 15-5 5 1822 9.5 77.4 1 40.5 6885,000 6485 61700 6477,200 15-5 5 1822 9.5 77.4 1 40.5 6885,000 6485 61700 6478,200 15-6 10.0 4899 121, 2020 1 61,750,000 6760 6383,000 61,723,700 15-7 10.0 4899 121, 2020 1 61,750,000 6760 6383,000 61,723,700 15-8 10.0 4899 121, 2020 1 61,750,000 6760 6350,000 61,723,700 15-8 10.0 4899 121, 2020 1 61,750,000 6760 6350,000 61,723,700 15-9 10.0 4899 121, 2020 1 61,750,000 6760 6350,000 61,723,700 15-0 10.0 4899 121, 2020 1 61,750,000 6760 6350,000 61,723,700 15-0 10.0 4899 121, 2020 1 61,750,000 6767 613,000 61,723,700 15-0 10.0 4899 127, 20123 1 61,475,000 2000 62,000 61,465,000 15-0 10.0 4899 127, 20123 1 61,475,000 2000 62,000 61,465,000 15-0 10.0 4899 127, 20123 1 61,475,000 2000 62,000 62,000 62,000 15-0 10.0 4899 127, 20123 1 61,475,000 2000 62,000 62,000 62,000 15-0 10.0 4899 127, 20123 1 61,475,000 2000 62,000 62,000 62,000 15-0 10.0 4899 127, 20123 1 61,475,000 2000 62,000 62,000 62,000 15-0 10.0 4899 127, 20123 1 61,475,000 2000 62,000 62,000 62,000 15-0 10.0 4899 127, 20123 1 61,475,000 2000 62,000 62,000 15-0 10.0 4899 127, 20123 1 62,400 62,000 62,000 62,000 15-0 10.0 4899 127, 20123 1 62,400 62,000 62,000 62,000 15-0 10.0 4899 127, 20123 1 62,400 62,000 62,000 62,000 62,000 15-0 10.0 4899 127, 20123 1 62,000 62,000 62,000 62,000 62,000 15-0 10.0 4899 127, 20123 1 62,000 62,000 62,000 62,000 62,000 15-0	I-4-7	4	2B4P	70.7	781	1		7.0	£615,000	£787	£12,300	£602,700
15-2 5 129-7 0.12 576 1 3.5	I-5-1	5	1B2P	50.6	565	1		40.4		£849	£9,600	£470,400
19-3												
19-54 5									,			· ·
1-55												,
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1-0-2		3						40.5				
19-94												
1-0-4												
K-0-1										_	£35,000	£1,715,000
K-O-2	J-0-4		H04 5B9P	211.2	2302	1			£1,765,000	£767	£35,300	£1,729,700
KO-3	K-0-1		H03 4B7P	166.7	1823	1			£1,490,000	£817	£29,800	£1,460,200
KO64	K-0-2		H02 4B8P	172.7	1823	1			£1,475,000	£809	£29,500	£1,445,500
KO64	K-0-3		H03 4B7P	166.7	1823	1			£1.475.000	£809	£29.500	£1.445.500
K-0.5					1823							
K-0-6			.									
K-O7		1										
LO-1											,	
LO-2											,	
Lo3												
LO-4	L-0-2		H05 4B7P	167.2	1795				£1,450,000	£808	£29,000	£1,421,000
P-0-1	L-0-3		H05 4B7P	167.2	1795	1			£1,450,000	£808	£29,000	£1,421,000
P-Q-2	L-0-4		H05 4B7P	167.2	1795	1			£1,465,000	£816	£29,300	£1,435,700
P-0-3	P-0-1		H01 4B7P	152.1	1682	1			£1,440,000	£856	£28,800	£1,411,200
P-0-4	P-0-2		H01 4B7P	152.1	1682	1			£1,425,000	£847	£28,500	£1,396,500
P-0-4	P-0-3		H01 4B7P	152.1	1682	1			£1,425,000	£847	£28,500	£1,396,500
P-0-5	P-0-4		H01 4B7P	152.1	1682					£847	£28.500	
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R-0-2 Gr 182P 53.8 577 0 directent 13.4 £330,000 £715 £8,250 £404,250 R-0-3 Gr 181P 40.5 421 0 directent 13.4 £330,000 £784 £6,600 £323,400 R-0-4 Gr 181P 40.1 432 0 directent 13.4 £340,000 £788 £6,800 £333,200 R-1-1 1 182P 53.9 577 0 7.2 £415,000 £719 £8,300 £406,700 R-1-2 1 284P 72.1 776 1 13.4 £610,000 £786 £12,200 £597,800 R-1-4 1 284P 71.9 772 1 7.2 £600,000 £777 £12,000 £597,800 R-2-1 2 182P 53.9 577 0 7.2 £417,500 £724 £8,550 £499,150 R-2-1 2 284P 72.1 <td< td=""><td>Q-0-6</td><td></td><td>H01 4B7P</td><td>152.1</td><td>1685</td><td>1</td><td></td><td></td><td>£1,440,000</td><td>£855</td><td>£28,800</td><td>£1,411,200</td></td<>	Q-0-6		H01 4B7P	152.1	1685	1			£1,440,000	£855	£28,800	£1,411,200
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	S-2-1 S-2-2 S-3-1 S-3-2 S-4-1 S-4-2	2 3 3 4	2B4P 2B4P 2B4P	72.5 73.4 72.5	797 790 797 790	1 1 1		7.9 7.0	£610,000 £615,000 £615,000	£772 £772 £778	£12,200 £12,200 £12,300 £12,300	£597,800 £597,800 £602,700 £602,700



APPENDIX ELEVEN – Proval Appraisal Social Rent Reprovision



Full report

User Defined Questions

Start Section - Beginning of Appraisal

Beginning of Appraisal

Scheme Name	Ham Close Social Rent
Organisation	DS2 LLP
Weeks per Year	52.18
Practical Completion	2023/10/01 0:00:00
Total Units	143
Appraisal By	UserA
Funding Year	2022/23
Site Purchase Tenure	
Local Authority	Richmond upon Thames
Date Last Saved	2022/04/19 16:16:24
Seller	
Appraisal Date	2022/03/28 0:00:00
Site Area	
Site Area Description	
Scheme Description	
Project/File Reference	
Appraisal Comments	
Appraisal Version	
Investment Region	L
Rent Paid at End of Month?	
Drawing Number	
Smooth Tenant Payments?	Yes
HC Code	
Bid Reference	
Leasehold Term(years)	

Site Address

Address Line 1	
Address Line 2	
Town	
County	OUTERLONDON
Post Code	
Site Latitude	
Site Longitude	
Site OS X Coordinate	
Site OS Y Coordinate	

Loans

Name	Repayment Method	Term	Rate	Maximum Facility	Maximum Loan: Value	Maximum Loan: Cost	Cross Subsidy
Affordable Rent	Overdraft	40	4.50%				Yes
Commercial	Overdraft		0.00%				Yes
Discounted Sale	Overdraft		0.00%				Yes
Other	Overdraft		0.00%				Yes

Outright Sale Private Rent	Overdraft Overdraft	0.00% 0.00%	Yes Yes
Rent to Buy	Overdraft	0.00%	Yes
Rent to PRS	Overdraft	0.00%	Yes
Rent to Shared	Overdraft	0.00%	Yes
Shared Ownership	Overdraft	5.00%	Yes
Social Rent	Overdraft	5.00%	Yes

Milestones

Name	Abbreviation	Month no.	Date
Cashflow Start	CS	1	2022/03/01 0:00:00
Exchange of Contracts (Land)	EoC	2	2022/04/01 0:00:00
Legal Completion (Land)	Lal	2	2022/04/01 0:00:00
Start on Site	SoS	2	2022/04/01 0:00:00
First Handover	FH	20	2023/10/01 0:00:00
First Sale	FS	20	2023/10/01 0:00:00
Last Sale	LS	20	2023/10/01 0:00:00
Practical Completion (Last Handover)	PC	20	2023/10/01 0:00:00
Retention	R	21	2023/11/01 0:00:00

Section A - Units

Unit Attributes

	Α	В	С	D	E	F
Dwelling Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Units	90	3	36	1	12	•
Floor Area (m2)	51	71	71	75	89	109
Product Type	Social Rent					
User Defined Attributes						
LoanRates	100	100	100	100	100	100
Additional Attributes						
Number of Bedrooms	1	1	2	2	3	
Is Bedsit?						
Persons						
January 1999 Value	86,546	120,523	127,306	124,338	173,596	212,969
Current Market Value	401,827	559,583	591,077	577,295	805,998	988,805
Offset from First Handover						
Handover Date	2023/10/01 0:00:00	2023/10/01 0:00:00	2023/10/01 0:00:00	2023/10/01 0:00:00	2023/10/01 0:00:00	2023/10/01 0:00:00
Is Flat?	Yes	Yes	Yes	Yes	Yes	Yes
Adjust Area by %	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Additional Floor Area (m?)	10	14	14	15	18	22
Is New Build?	Yes	Yes	Yes	Yes	Yes	Yes
Habitable Rooms						
Is Commercial?						
Is Shared?						
Storeys						
Other Description						
Is Extended Family?						
Is Elderly / Cat 2 Frail?						
Supported Stay Period						
NPV Rates						
NPV Discount Rate	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
NPV Discount Period	45	45	45	45	45	45
Sales & Staircasing						
Sell Ground Rents at End of Year						
Sales %						
Actual Sales						
Handover Date	2023/10/01 0:00:00	2023/10/01 0:00:00	2023/10/01 0:00:00	2023/10/01 0:00:00	2023/10/01 0:00:00	2023/10/01 0:00:00

Offset from handover						
(months) to Initial Sale						
Sold on Defer Inital Sale Until End						
of Year Start staircasing in Year						
End staircasing in Year						
Maximum Equity % to be Sold	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Sell Remaining Equity in						
Year Capitalised Ground Rent at						
Year of Sale Ground Rent Yield						
Ground Nent Held						
Rent Allowances						
Managing Agent (% of Gross Rent)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Add VAT to Managing Agent?						
Management per Unit per Annum	800	800	800	800	800	800
Management Inflation Base Year	2022/23	2022/23	2022/23	2022/23	2022/23	2022/23
Maintenance per Unit per	1,000	1,000	1,000	1,000	1,000	1,000
Maintenence Inflation Base	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22
Year Service Costs per unit per	0	0	0	0	0	0
Annum Service Costs Inflation	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22
Base Year Reinstatement Costs per	0	0	0	0	0	0
Unit per Annum						
Reinstatement Inflation Base Year		_		_	_	
Other Allowances per Unit per Annum	0	0	0	0	0	0
Other Allowances Inflation Base Year						
Voids (% of Gross Rents & Service Charges)	1.90%	1.90%	1.90%	1.90%	1.90%	1.90%
Major Repairs	,					
Input Type	% of Works	% of Works				
Net Works Cost (per unit)	117,630	163,811	164,737	173,700	205,962	252,676
User Input Sum						
Input Value	0.80%	0.80%	0.80%	0.80%	0.80%	0.80%
Defer to Start of Year	7	7	7	7	7	7
Total in First Applicable Year	1,023	1,424	1,433	1,510	1,791	2,197
Life Cycle Cost						
Multiplier						
NPV of Major Repairs as a Percentage of Works	13.71%	13.71%	13.71%	13.71%	13.71%	13.71%
NPV of Major Repairs	16,122	22,452	22,579	23,807	28,229	34,631
Major Repairs Description	0.8% of Works, from year 7	0.8% of Works, fromyear 7				
Rent						
Handover Date	2023/10/01 0:00:00	2023/10/01 0:00:00	2023/10/01 0:00:00	2023/10/01 0:00:00	2023/10/01 0:00:00	2023/10/01 0:00:00
Market Rent Yield p.a.						
Market Rent p.w.						
Target Rent at Handover	119.86	139.88	151.53	149.78	186.45	209.64
Rent Cap	161.18	161.18	170.64	170.64	180.12	180.12
Local Housing Allowance						
		155.73	164.87	164.87	174.03	174.03
Residential Rent (per week)	155.73	155.75	104.07			
••	155.73	0	0	0	0	0

Lock Rents						
Rent at 52.18 wks/yr	155.73	155.73	164.87	164.87	174.03	174.03
Unsold Equity	401,827	559,583	591,077	577,295	805,998	988,805
Rent as % of Unsold Equity	2.02%	1.45%	1.46%	1.49%	1.13%	0.92%
Make Service Charges Always Equal Costs	Yes	Yes	Yes	Yes	Yes	Yes
	Yes 0.00					

Units Summary

Gross Residential Floor Area	10,314
Gross Commercial Floor Area	
Net Residential Floor Area	8,595
Net Commercial Floor Area	
NetFloorAreaM2	8,595
Gross Area	10,314
GrossResFloorAreaFT2	111,023
GrossComFloorAreaFT2	
GrossAreaFT2	111,023
ResidentialRentHabRooms	
ResidentialSaleHabRooms	
OtherHabRooms	
Totall-labRooms	

Section B - Capital Costs

Acquisition Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
New Cost	Lump Sum	0	All Units	0	Floor Area	2021/22	Cashflow Start		0		0	

At unit level

Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Input						
Input Type						
Cost Base Year						
Inflation Rate						
Inflate To						
VAT						
Gross Total						

Work Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
New Cost	Per m²	1,930	All Residential	19,906,553	Floor Area	2022/23	Cashflow Start	0.00%	19,906,553	0.00%	19,906,553	

At unit level

Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Input						
Input Type						
Cost Base Year						
Inflation Rate						
Inflate To						
VAT						
Gross Total						

Fees Costs

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Employers Agent	% of Works ex Tax	1.80%	All Units	358,318	Floor Area	2020/21	Cashflow Start		358,318		358,318	
Dev and Admin	% of Works ex Tax	3.00%	All Units	597,197	Floor Area	2020/21	Cashflow Start		597,197		597,197	
Legals	Per Unit	500	All Units	71,500	Floor Area	2020/21	Cashflow Start		71,500		71,500	
Valuation	Per Unit	500	All Units	71,500	Floor Area	2020/21	Cashflow Start		71,500		71,500	

At unit level

Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Input						
Input Type						
Cost Base Year						
Inflation Rate						
Inflate To						
VAT						
Gross Total						

Other Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Additional allowance for on-costs	Per Unit	0	All Units	0	Floor Area		Cashflow Start		0		0	

At unit level

Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Input						
Input Type						
Cost Base Year						
Inflation Rate						
Inflate To						
VAT						
Gross Total						

Section C - Subsidy

Subsidy

Subsidy per unit

Source	Туре	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Subsidy Analysis							

Source	Value
HCA	0
LA	0
ROGF	0
DPF	0
Other	0
та	0

Section D - Development Cashflow

Development Cashflow

	1	2	3	4	5	6	7	8	9	10	11
HCA											
LA											

					ı	ı		ı		ı			1	
RCGF														
DPF														
Other														
TCI														
Subsidy														
Unit Acquisition Costs														
New Cost														
Acquisition Costs														
Unit Works Costs														
New Cost	245,082	484,130	711,257	920,871	1,107,809	1,26	67,470	1,395	,921	1,490,	000	1,547,39	91 1,566,6	79
Vorks Costs	245,082	484,130	711,257	920,871	1,107,809	1,26	67,470	1,395	,921	1,490,	000	1,547,39	91 1,566,6	79
Unit Fees														
Employers	4,411	8,714	12,802	16,575	19,940	2	22,814	25	,126	26,	820	27,8	53 28,2	00
Agent Dev and	7,352	14,523	21,337	27,626	33,234	3	38,024	41	,877	44,	700	46,42	21 47,0	00
Admin Legals	71,500													
Valuation	71,500													
ssumptions														
ees Costs	154,763	23,237	34,139	44,201	53,174	6	60,838	67	,003	71,	520	74,2	74 75,2	00
Unit Other Costs														
Additional llowance for on-costs														
Other Costs														
Handovers														
Cashflow	-	-	-745,396	-965,072	_		-		-		-		1,641,8	79
	399,845	507,367			1,160,983	1,32	28,308	1,462		1,561,	_	1,621,66		
Interest	-815	-2,666	-5,229	-8,734	-13,101	-	18,225	-23	,985	-30,	244	-36,8	51 -43,6	50
Cashflow & Interest	400,660	510,033	-750,625	-973,806	1,174,084	1,34	- 46,533	1,486	- 5,909	1,591,	- 764	1,658,5	1,685,5 16	29
Cumulative Cashflow	400,660	910,692	1,661,317	2,635,123	3,809,207	5,15	- 55,740	6,642	- 2,649	8,234,	- 413	9,892,93	- 30 11,578,4	- 58
Sales (in Long Term Cashflow)														
	12	13	14	4	15	16		17		18		19	20	2
HCA														
LA														
RCGF														
DPF														
Other														
TCI														
Subsidy														
Unit Acquisition Costs														
New Cost														
Acquisition Costs														
Unit Works Costs														
New Cost	1,547,391	1,490,000	1,395,92	1 1,267,4	1,107	,809	92	0,871	7	11,257		184,130	245,094	
Orks Costs	1,547,391	1,490,000	1,395,92					0,871		11,257		184,130	245,094	
	.,,501	.,,	.,000,02	.,20,,	- 1,101	,		.,		.,,		,	, oo r	
Unit Fees Employers	27,853	26,820	25,12	6 22,8	314 19	,940	1	6,575		12,802		8,714	4,419	
Agent Dev and Admin	46,421	44,700	41,87	7 38,0	024 33	3,234	2	7,626		21,337		14,523	7,361	
Legals														
-			-											

Valuation									
Assumptions									
Fees Costs	74,274	71,520	67,003	60,838	53,174	44,201	34,139	23,237	11,780
Unit Other Costs									
Additional allowance for on-costs									
Other Costs									
Handovers									21,841,222
Cashflow	-1,621,665	-1,561,520	-1,462,924	-1,328,308	-1,160,983	-965,072	-745,396	-507,367	21,584,348
Interest	-50,476	-57,165	-63,559	-69,504	-74,858	-79,494	-83,302	-86,194	-88,102
Cashflow & Interest	-1,672,141	-1,618,685	-1,526,483	-1,397,812	-1,235,841	-1,044,566	-828,698	-593,561	21,496,246
Cumulative Cashflow	13,250,599	- 14,869,284	16,395,768	- 17,793,580	- 19,029,421	20,073,987	20,902,686	21,496,246	
Sales (in Long Term Cashflow)									

Section E - Total Scheme Costs

Appraisal						
	Total	Average per unit (143)	Average per person ()	Average per m ² (10314.276)	As % of MSV	As %of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
Parial Dans		:		!	-	
Social Rent	Tatal	A	A	A	A- 0/ -£	A = 0/ =4
	Total	Average per unit (143)	Average per person ()	Average per m ² (10314.276)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
A: 1 bed						
	Total	Average per unit (90)	Average per person ()	Average per m ² (5485.32)	As % of MSV	As %of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						

Total	Average per unit	Average per	Average per m ²	As % of	As %of
IOLAI	(3)	person ()		MSV	TSC
Total	Average per unit	Average per	Average per m ²	As % of	As %of
	(36)	person ()	(3072.816)	MSV	TSC
Total	Average per unit	Average per person ()	Average per m² (90)	As % of MSV	As % of
	(-)	p			
Total	Average per unit	Average per	Average per m ²	As % of	As % of
	(12)	person ()	(1280.592)	MOV	TSC
	Total	Total Average per unit (36) Total Average per unit (1)	Total Average per unit (36) Average per person () Total Average per unit (1) Average per person () Total Average per unit (1) Average per person ()	Total Average per unit (36) Average per person () Average per m² (3072.816) Total Average per unit Average per person () Average per m² (90) Aver	Total Average per unit (36) Average per person () Average per m² (3072.816) As % of MSV Total Average per unit (1) Average per person () As words and the person () As words are perso

Other Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
F: 3 bed W						
	Total	Average per unit (1)	Average per person ()	Average per m ² (130.92)	As % of MSV	As %of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

Section F - Private Finance

Loan Report

Name	Social Rent
Loan repaid by year	45
Peak loan amount	23920579.82715
occurs in year	17
Peak loan as % of maximum facility	0.00%
Maximum Ioan to value ratio	31.47%
occurs in year	2
excess over lender's maximum	0.00%
Maximum loan to cost (A&W only)	120.16%
occurs in year	17
excess over lender's maximum	0
Grant Total	0

Requirement

Appraisal						
Private Finance Re	Private Finance Requirement					
Total Scheme Cost:	21,841,222	100.00%	31.04%			
Development Subsidy:						
Receipts from Initial Sales:						
Loan Adj:						
Capital Contribution:						
Month 1 Sales:						
Net Loan:	21,841,222	100.00%	31.04%			
Future Sales:						
Social Rent						
Privata Einanaa Pa	quiroment	0/ of TSC	0/ of MCV			
Private Finance Re		% of TSC	% of MSV			
Total Scheme Cost:	21,841,222	% of TSC 100.00%				
Total Scheme Cost: Development Subsidy:		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Total Scheme Cost: Development Subsidy: Receipts from Initial Sales:		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Total Scheme Cost: Development Subsidy: Receipts from Initial Sales: Loan Adj:		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Total Scheme Cost: Development Subsidy: Receipts from Initial Sales:		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Total Scheme Cost: Development Subsidy: Receipts from Initial Sales: Loan Adj:		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Total Scheme Cost: Development Subsidy: Receipts from Initial Sales: Loan Adj: Capital Contribution:		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	% of MSV 31.04% 31.04%			

Value: Loan Ratios

	Α	В	С	D	E	F
Dwelling Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Units	90	3	36	1	12	1
Floor Area (m?)	51	71	71	75	89	109
Product Type	Social Rent					
Current Market Value	401,827	559,583	591,077	577,295	805,998	988,805
NPV of Net Rent Only	152,011	145,681	158,003	156,774	164,828	158,425
User Specified Value						
Allocated Opening Loan	129,062	179,731	180,747	190,581	225,979	277,233
MSV : Net Loan	311.34%	311.34%	327.02%	302.91%	356.67%	356.67%
User Value : Net Loan						
Target Value : Loan Ratio						
Loan Adjustment						
Additional Unit Capital Contribution						
Additional Unit Loan Adjustment Reason						
Affordable Loan (Using NPV)						
Affordable Loan (User Value)						
Affordable Loan on Rent	126,488	126,488	136,076	136,076	145,685	145,685
Year 1 Net Rent	6,172	6,172	6,639	6,639	7,108	7,108
Rent Yield On Loan	4.78%	3.43%	3.67%	3.48%	3.15%	2.56%

Section G - Inflation

Base Inflation Rate	1.40%
Inflate Allowances to Handover at	
Income Inflation Margins	
Residential Rent	1.00%
Commercial Rent	0.00%
Ground Rent	0.00%
Other Income	0.00%
Service Charges	0.00%
Market Sales Values (Residential)	0.00%
Market Sales Values (Commercial)	0.00%
Allowances Inflation Margins	
Management	0.50%
Maintenance	0.50%
Reinstatement	0.00%
Another Allowance	0.00%
Major Repairs	0.00%

Section H - Long Term Capital Receipts

Description	Amount	Applies To	Allocate by	Year of receipt	Inflation rate	Amount received	Total
New Receipt		All Units	Floor Area				

Section I - Long Term Results

Scheme Results

Repayment Term (years)	
Cumulative Surplus	45
Cap Net Revenue Deficit	3,149,138
Loan Repaid Year	45
FirstQurulativeBreakevenDate	2023/10/01 0:00:00
LastCumulativeBreakevenDate	2023/10/01 0:00:00
First Cumulative Breakeven Year	1
Last Cumulative Breakeven Year	1
Max Annual Deficit	
DiscountedCapitalValue	0
CapitalValueOfScheme	0
LongTermInterest	41,870,914
NPV of Net Rent Only	22,099,255

NPV of All Capital Receipts	0
Discounted Capital Value	0
Capital Value Of Scheme	0
Max Annual Deficit	1
Peak Loan	23,920,580
NetPresentValueOfNetRentPlusCapValMnusLoan	258,033
Peak Loan	17
Loan Repaid By	2067/10/01 0:00:00
RevenueFirstExceedsCostsYear	18
NPV at First Handover	258,033
Loan Repayment Method	
Discount Rates	5.0%
Discount Period (years)	45
IRR	5.07%
Total Set Aside Receipts	0
Summarise Cashflow to Year	45
Capital Growth Rate	
Total Interest	-836,154
Min Interest Cover: Year	
Target Interest Cover	
Target Interest Cover First Met in Year	
Mn Interest Cover	
Interest Cover At Year 1	85.13%
Discount Period	45
Cumulative Surplus	2,272,538
Qurulative Deficit	0

Unit Results

	Α	В	С	D	Е	F
Dwelling Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Units	90	3	36	1	12	1
Floor Area (m?)	51	71	71	75	89	109
Product Type	Social Rent					
Total Unit Cost : Current Market Value Ratio	32.12%	32.12%	30.58%	33.01%	28.04%	28.04%
Receipts Set Aside						
NPV						
NPV Discount Rate	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
NPV Discount Period	45	45	45	45	45	45
NPV of Net Rent Only	152,011	145,681	158,003	156,774	164,828	158,425
NPV of Capital Receipts						
NPV of Asset Value						
Total of Above	152,011	145,681	158,003	156,774	164,828	158,425
Allocated Opening Loan	129,062	179,731	180,747	190,581	225,979	277,233
NPV at Unit Handover Date	22,949	-34,050	-22,745	-33,807	-61,151	-118,807
Net Present Value Rank	1	4	2	3	5	6
NPV Breakeven Year	49	49	45	45	43	43
NPV % of TSC	17.78%	-18.94%	-12.58%	-17.74%	-27.06%	-42.85%
NPV at First Handover	22,949	-34,050	-22,745	-33,807	-61,151	-118,807
NPV at PC (Last Handover)	22,949	-34,050	-22,745	-33,807	-61,151	-118,807
NPV at Land Acquisition Date	21,330	-31,647	-21,140	-31,421	-56,835	-110,423
IRR						
IRR at Unit Handover	5.98%	3.85%	4.25%	3.93%	3.31%	2.15%
IRR Rank	1	4	2	3	5	6
Loan						
Allocated Opening Loan	129,062	179,731	180,747	190,581	225,979	277,233
Loan Repaid - Year						
Loan Repayment Year	35	70	59	68	96	
Peak Loan Amount	129,203	307,902	249,472	310,432	676,458	7,445,237
Peak Loan Occurs - Year	1	42	31	40	67	100
Year Income First Exceeds Costs	2	43	32	41	68	

Peak Cumulative Debt						
Peak Cumulative Debt - Year	1	1	1	1	1	1
First Cumulative Breakeven Year	1	1	1	1	1	1
Last Cumulative Breakeven Year						
Interest Total						
Total Interest	166,482	560,236	494,410	579,965	813,090	1,258,993
Min Interest Cover - Year						
Target Interest Cover						
Target Interest Cover First Met						
Number of Years Interest Cover Is Met						
Cumulative Deficits						
Cumulative Deficit	0	0	0	0	0	0
Cumulative Surplus	159,146	0	0	0	0	0
Max. Annual Deficit						
Max. Annual Deficit - Year	1	1	1	1	1	1
Capitalised Year 1 Net Revenue Deficit	2,574	53,243	44,672	54,506	80,293	131,547

Section J - Long Term Cashflow

Long Term Cashflow

Year	1	2	3	4	5	6	7	8	9	10
Opening Loan		22,000,535	22,144,112	22,270,578	22,378,461	22,466,212	22,532,182	22,751,666	22,957,104	23,147,155
Loan Details										
Handed over from Dev CF	21,841,222									
Interest	1,071,344	1,078,784	1,085,423	1,091,193	1,096,020	1,099,827	1,106,462	1,116,880	1,126,582	1,135,500
Sales Receipts										
Set Aside										
Ground Rent Sales										
Other Capital Receipts										
Loan Repayment Total	912,032	935,207	958,957	983,310	1,008,269	1,033,857	886,978	911,442	936,531	962,287
Closing Loan	22,000,535	22,144,112	22,270,578	22,378,461	22,466,212	22,532,182	22,751,666	22,957,104	23,147,155	23,320,368
Gross Rent		•								
Gross Residential Rent	1,192,081	1,220,690	1,249,981	1,279,982	1,310,699	1,342,158	1,374,371	1,407,360	1,441,128	1,475,718
Gross Commercial Rent										
Other income and voids										
Service charges (income)										
Ground Rents										
Other Income										
Voids & Bad debts	-22,650	-23,193	-23,750	-24,320	-24,903	-25,501	-26,113	-26,740	-27,381	-28,039
Allowances	257,400	262,291	267,274	272,352	277,527	282,800	461,280	469,179	477,215	485,393
Managing Agent										
Own Management	114,400	116,574	118,788	121,045	123,345	125,689	128,077	130,510	132,990	135,517
Maintenance	143,000	145,717	148,486	151,307	154,182	157,111	160,096	163,138	166,238	169,396
Service Costs										
Reinstatement Costs										
Major Repairs							173,107	175,530	177,988	180,479
Other Allowances										
Net Rent	912,032	935,207	958,957	983,310	1,008,269	1,033,857	886,978	911,442	936,531	962,287

Net Rent + Receipts - Interest Cost	-159,313	-143,577	-126,466	-107,883	-87,752	-65,970	-219,484	-205,438	-190,051	-173,213
Cashflow										
Cumulative Balance										
PRA										
Year	11	12	13	14	15	16	17	18	19	20
Opening Loan	23,320,368	23,475,216	23,610,080	23,723,230	23,812,851	23,877,004	23,913,640	23.920.580	23,895,526	23,836,040
Loan Details										
Handed over from Dev CF										
Interest	1,143,560	1,150,687	1,156,798	1,161,807	1,165,623	1,168,148	1,169,280	1,168,908	1,166,919	1,163,188
ales Receipts										
Set Aside Ground Rent										
Sales										
Other Capital Receipts										
Loan Repayment Total	988,712	1,015,823	1,043,647	1,072,186	1,101,470	1,131,513	1,162,339	1,193,963	1,226,405	1,259,695
Closing Loan	23,475,216	23,610,080	23,723,230	23,812,851	23,877,004	23,913,640	23,920,580	23,895,526	23,836,040	23,739,533
Gross Rent										
Gross Residential Rent	1,511,136	1,547,402	1,584,545	1,622,571	1,661,512	1,701,386	1,742,221	1,784,033	1,826,847	1,870,697
Gross Commercial Rent										
Other income and voids										!
Service charges (income)										
Ground Rents										
Other Income										
Voids & Bad debts	-28,712	-29,401	-30,106	-30,829	-31,569	-32,326	-33,102	-33,897	-34,710	-35,543
Allowances	493,713	502,178	510,792	519,556	528,473	537,547	546,780	556,174	565,733	575,459
Managing Agent										
Own Management	138,092	140,716	143,389	146,114	148,890	151,719	154,601	157,539	160,532	163,582
Maintenance	172,615	175,894	179,236	182,642	186,112	189,648	193,252	196,923	200,665	204,478
Service Costs										
einstatement Costs										
Vlajor Repairs	183,006	185,568	188,166	190,800	193,472	196,180	198,927	201,712	204,536	207,399
Other Allowances										
Net Rent	988,712	1,015,823	1,043,647	1,072,186	1,101,470	1,131,513	1,162,339	1,193,963	1,226,405	1,259,695
Net Rent + Receipts - Interest Cost	-154,848	-134,863	-113,150	-89,621	-64,153	-36,635	-6,940	25,054	59,486	96,506
Cashflow										
Cumulative Balance										
PRA										
Year	21	22	23	24	25	26	27	28	29	30
Opening Loan	23,739,533	23,603,282	23,424,388	23,199,800	22,926,275	22,600,400	22,218,563	21,776,929	21,271,464	20,697,907
Loan Details	1									
Handed over from Dev CF										
Interest	1,157,587	1,149,979	1,140,218	1,128,151	1,113,616	1,096,441	1,076,445	1,053,436	1,027,212	997,559
ales Receipts										

Ground Rent Sales										
Other Capital Receipts										
Loan Repayment Total	1,293,838	1,328,873	1,364,806	1,401,676	1,439,491	1,478,279	1,518,079	1,558,901	1,600,769	1,643,7
Closing Loan	23,603,282	23,424,388	23,199,800	22,926,275	22,600,400	22,218,563	21,776,929	21,271,464	20,697,907	20,051,75
Gross Rent										
Gross Residential Rent	1,915,590	1,961,569	2,008,643	2,056,855	2,106,218	2,156,762	2,208,531	2,261,538	2,315,812	2,371,38
Gross Commercial Rent										
Other income and voids										
Service charges (income)										
Ground Rents										
Other Income										
Voids & Bad debts	-36,396	-37,270	-38,164	-39,080	-40,018	-40,978	-41,962	-42,969	-44,000	-45,0
Allowances Managing Agent	585,355	595,426	605,673	616,099	626,709	637,505	648,490	659,668	671,043	682,6
Own Management	166,690	169,857	173,084	176,373	179,724	183,139	186,619	190,164	193,777	197,4
Maintenance	208,363	212,321	216,356	220,466	224,655	228,924	233,273	237,705	242,222	246,8
Service Costs Reinstatement Costs										
Major Repairs	210,303	213,247	216,233	219,260	222,329	225,442	228,598	231,799	235,044	238,3
Other Allowances										
Net Rent	1,293,838	1,328,873	1,364,806	1,401,676	1,439,491	1,478,279	1,518,079	1,558,901	1,600,769	1,643,7
Net Rent + Receipts - Interest Cost	136,251	178,894	224,588	273,525	325,875	381,838	441,634	505,464	573,557	646,1
Cashflow										
Cumulative Balance										
PRA										
Year	31	32	33	34	35	36	37	38	39	
Opening Loan	20,051,753	19,328,236	18,522,325	17,628,717	16,641,816	15,555,701	14,364,134	13,060,536	11,637,954	10,089,0
Loan Details										
Handed over from Dev CF										
Interest	964,250	927,048	885,700	839,940	789,487	734,045	673,302	606,927	534,572	455,8
Sales Receipts										
Set Aside Ground Rent Sales										
Other Capital Receipts										
Loan Repayment Total	1,687,768	1,732,959	1,779,307	1,826,840	1,875,602	1,925,612	1,976,900	2,029,509	2,083,470	2,138,8
Closing Loan	19,328,236	18,522,325	17,628,717	16,641,816	15,555,701	14,364,134	13,060,536	11,637,954	10,089,056	8,406,1
Gross Rent										
Gross Residential Rent	2,428,301	2,486,585	2,546,263	2,607,368	2,669,947	2,734,026	2,799,638	2,866,832	2,935,643	3,006,0
Gross Commercial Rent										

debts		
Cround Rents Other Income Chie Income Chies A Bad 46,138 47,245 48,379 49,540 -50,729 -51,946 -53,193 -54,470 Allowances Allowances G94,336 694,336 706,381 718,577 730,967 743,616 756,468 769,545 782,853 Managing Agent Agent Managing Agent 225,154 256,282 208,930 212,889 216,944 221,066 225,287 229,477 Maintenance Costs 251,514 256,282 261,162 268,124 271,180 276,333 281,583 286,933 Service Costs 301,211 245,054 248,485 251,944 255,482 259,068 262,593 296,373 Cher Rotter Costs 301,767 245,054 248,485 251,964 255,482 259,068 262,595 296,373 Wet Rent Hart Facelysts - Interest Cost 1,772,959 1,779,307 1,826,840 1,875,602 1,925,612 1,976,900 2,029,599 Year Year At Salance PRO Cost Cost Cost Cost Cost Cost Cost Cost		
Voids & Bad dobts 46,138 47,245 48,379 49,540 50,729 51,946 53,193 54,470 Allowances 694,396 706,391 718,577 730,987 743,616 756,488 769,545 782,833 Managing Agent Own 201,211 205,004 208,930 212,899 216,944 221,066 225,667 229,547 Maintenance 251,514 256,292 261,162 366,124 271,180 276,333 281,583 286,933 Service Costs Buisstanment Costs Cother Allowances 241,671 245,054 248,485 251,964 255,492 259,068 282,695 266,373 Well Finit + Procipits - Interest 1,687,768 1,732,959 1,779,077 1,826,840 1,875,602 1,925,612 1,976,900 2,029,509 PRA 4	1	
Allowances 994,396 705,391 718,577 730,997 743,616 756,468 769,545 782,853 789,641 782,853 789,641 782,853 789,641 782,853 789,641 782,853 789,641 782,853 789,641 782,853 789,641 782,853 789,641 789		
Managing Agent	-55,777	-57,
Agent Oun Management 201,211 205,034 208,930 212,899 216,944 221,066 225,267 229,547 Maintenance 251,514 256,292 261,162 266,6124 271,180 276,333 281,563 266,933 Service Costs Reinstatement Communication of the Communic	3 796,395	810,
Management Maintenance 251,514 256,292 261,162 266,124 271,180 276,333 281,883 286,933 Service Costs Reinstatement Costs Reinstatement Costs Costs Reinstatement Costs Costs<		
Service Costs Reinstatement Costs Major Repairs 241,671	7 233,908	238,3
Reinstatement Costs	3 292,385	297,9
Major Repairs 241,671 245,054 248,485 251,964 255,492 259,068 262,695 266,373		
Net Rent	3 270,102	273,8
Net Rent + Receipts - Interest Cost		
Receipts -	2,083,470	2,138,8
Cashflow Cumulative Balance FRA Factor	2 1,548,898	1,682,9
Balance PRA		
Year 41 42 43 44 45 46 47 48 Opening Loan 8,406,125 6,581,009 4,605,108 2,469,369 164,235 Loan Details Handed over from Dev CF Interest 370,435 277,857 177,706 69,528 669 Sales Receipts Sales Receipts Set Aside Ground Rent Sales Cher Capital Receipts Loan Repayment Total 2,195,551 2,253,758 2,313,445 2,374,663 164,904 Closing Loan 6,581,009 4,605,108 2,469,369 164,235		
Companing Loan 8,406,125 6,581,009 4,605,108 2,469,369 164,235		
Loan Details	49	50
Handled over from Dev CF Interest 370,435 277,857 177,706 69,528 669 Sales Receipts Sales Receipts Set Aside Ground Rent Sales Copits Set Aside Scipts Set Set Seide Scipts Set Seide Scipts Set Seide Scipts Set Set Seide Scipts Set		
Interest 370,435 277,857 177,706 69,528 669		
Sales Receipts Set Aside Ground Rent Sales Ground Rent Sales Ground Rent Sales Ground Rent Sales Gross Repayment Total Georgia Sales Gross Rent Sales Gross Residential Rent Sales Gross Rent Residential Rent Sales Gross		
Set Aside Ground Rent Sales Ground Rent Sales Ground Rent Sales Ground Rent Sales Gross Repayment Total Georgia Sales		
Cround Rent Sales Cher Capital Receipts Closing Loan Clo		
Sales Other Capital Receipts Common Repayment Total 2,195,551 2,253,758 2,313,445 2,374,663 164,904		
Receipts		
Repayment Total Closing Loan 6,581,009 4,605,108 2,469,369 164,235		
Gross Rent Gross Residential Rent 3,078,237 3,152,119 3,227,767 3,305,236 3,384,562 3,465,787 3,548,965 3,634,149 3,721,721,721,721,721,721,721,721,721,721		
Gross Residential Rent 3,078,237 3,152,119 3,227,767 3,305,236 3,384,562 3,465,787 3,548,965 3,634,149 3,721,000 Gross Commercial Rent Commercial Rent Commercial Rent <td< td=""><td></td><td></td></td<>		
Residential Rent		
Gross Commercial Rent Commercial Rents Rents Commercial Rents R	1,360 3,810	,678
and voids Service charges (income) Ground Rents Other Income Voids & Bad debts -58,487 -59,890 -61,328 -62,799 -64,307 -65,850 -67,430 -69,049 -70,		
Service charges (income) Cincome Ground Rents Cher Income Voids & Bad debts -58,487 -59,890 -61,328 -62,799 -64,307 -65,850 -67,430 -69,049 -70,000		
Ground Rents Other Income Voids & Bad debts -58,487 -59,890 -61,328 -62,799 -64,307 -65,850 -67,430 -69,049 -70,049		
Voids & Bad debts -58,487 -59,890 -61,328 -62,799 -64,307 -65,850 -67,430 -69,049 -70,		
debts		
All),706 -72	,403
	5,676 962	,092
Managing Agent		
Own Management 242,881 247,496 252,198 256,990 261,873 266,848 271,918 277,085 282,000		,714
Maintenance 303,601 309,370 315,248 321,237 327,341 333,560 339,898 346,356 352 Service Costs	2,349 287	

Net Rent + Receipts - Interest Cost Cashflow Cumulative Balance PRA Year Opening Loan Loan Details Handed over	277,718 2,195,551 1,825,116	281,606 2,253,758 1,975,901	285,549 2,313,445 2,135,739	289,546 2,374,663 2,305,134		3,600	297,	710	301,	878	306,1	05 310),390	314,7	736
Allowances Net Rent Net Rent + Receipts - Interest Cost Cashflow Cumulative Balance PRA Year Opening Loan Loan Details Handed over					0.40										Ī
Net Rent + Receipts - Interest Cost Cashflow Cumulative Balance PRA Year Opening Loan Loan Details Handed over					0.40										
Receipts - Interest Cost Cashflow Cumulative Balance PRA Year Opening Loan Loan Details Handed over	1,825,116	1,975,901	2,135,739	2,305,134	2,437	7,442	2,501,8	818	2,567,	840	2,635,5	55 2,704	1,978	2,776,1	83
Cashflow Cumulative Balance PRA Year Opening Loan Loan Details Handed over					2,436	6,773	2,501,8	818	2,567,	840	2,635,5	55 2,704	1,978	2,776,1	83
Cumulative Balance PRA Year Opening Loan Loan Details Handed over					2,272	2 538	2,501,8	818	2,567,	840	2,635,5	55 2,704	1 978	2,776,1	183
Year Opening Loan Loan Details Handed over					2,272		4,774,	_	7.342.	_	9,977,7		_	15,458,9	
Year Opening Loan Loan Details Handed over						,									
Opening Loan Loan Details Handed over															
Loan Details Handed over	51	52		3	54		55		56		57	58	3	59	
Handed over															
from Dev CF															
Interest Sales Receipts															
Set Aside															
Ground Rent Sales															
Other Capital Receipts															
Loan Repayment Total															
Closing Loan															
Gross Rent															
Gross Residential Rent	3,902,136	3,995,788	4,091,67	9 4,189	,887	4,290,4	441	4,39	3,408	4,49	98,854	4,606,819	4,	717,391	4,830,6
Gross Commercial Rent															
Other income and voids													ı		
Service charges (income)															
Ground Rents															
Other Income															
Voids & Bad debts	-74,141	-75,920	-77,74	2 -79	,608	-81,	518	-8	3,475	-8	35,478	-87,530		-89,630	-91,7
Allowances Managing Agent	978,798	995,800	1,013,10	2 1,030	,710	1,048,6	630	1,06	6,867	1,08	35,427	1,104,315	5 1,	123,539	1,143,1
Own Management	293,181	298,751	304,42	7 310	,211	316,	105	32	2,111	32	28,232	334,468	3 ;	340,823	347,2
Maintenance	366,476	373,439	380,53	4 387	,764	395,	132	40	2,639	41	10,289	418,085	5 4	426,029	434,1
Service Costs Reinstatement Costs															
Major Repairs	319,142	323,610	328,14	0 332	,734	337,3	393	34	2,116	34	16,906	351,762	2 ;	356,687	361,6
Other Allowances															
Net Rent	2,849,198	2,924,068	3,000,83	5 3,079	,569	3,160,2	292	3,24	3,067	3,32	27,949	3,414,974	3,	504,222	3,595,
Net Rent + Receipts - Interest Cost	2,849,198	2,924,068	3,000,83	5 3,079	,569	3,160,2	292	3,24	3,067	3,32	27,949	3,414,974	1 3,	504,222	3,595,7
Cashflow	2,849,198	2,924,068	3,000,83	5 3,079	,569	3,160,2	292	3,24	3,067	3,32	27,949	3,414,974	1 3,	504,222	3,595,
Cumulative Balance	18,308,110	21,232,179	24,233,01	4 27,312	,583	30,472,8	875	33,71	5,942	37,04	13,891	40,458,865	5 43,9	963,086	47,558,8
PRA															
Year	61	62	. 6	3	64		65		66		67	68	3	69	

Loan Details										
Handed over from Dev CF										
Interest										
Sales Receipts										
Set Aside										
Ground Rent Sales										
Other Capital Receipts										
Loan Repayment Total										
Closing Loan										
Gross Rent										
Gross Residential Rent	4,946,541	5,065,258	5,186,817	5,311,310	5,438,780	5,569,313	5,702,976	5,839,848	5,979,999	6,123,52
Gross Commercial Rent										
Other income and voids										
Service charges (income)										
Ground Rents										
Other Income										
Voids & Bad debts	-93,984	-96,240	-98,550	-100,915	-103,337	-105,817	-108,357	-110,957	-113,620	-116,347
Allowances	1,163,013	1,183,276	1,203,899	1,224,888	1,246,249	1,267,989	1,290,115	1,312,634	1,335,553	1,358,879
Managing Agent										
Own Management	353,897	360,621	367,473	374,455	381,570	388,819	396,207	403,735	411,406	419,223
Maintenance	442,371	450,776	459,341	468,069	476,962	486,024	495,259	504,669	514,257	524,028
Service Costs										
Reinstatement Costs										
Major Repairs	366,744	371,879	377,085	382,364	387,717	393,145	398,649	404,230	409,890	415,628
Other Allowances										
Net Rent	3,689,544	3,785,741	3,884,368	3,985,507	4,089,194	4,195,507	4,304,504	4,416,257	4,530,826	4,648,294
Net Rent + Receipts - Interest Cost	3,689,544	3,785,741	3,884,368	3,985,507	4,089,194	4,195,507	4,304,504	4,416,257	4,530,826	4,648,294
Cashflow	3,689,544	3,785,741	3,884,368	3,985,507	4,089,194	4,195,507	4,304,504	4,416,257	4,530,826	4,648,294
Cumulative Balance	51,248,351	55,034,092	58,918,460	62,903,967	66,993,161	71,188,668	75,493,172	79,909,429	84,440,255	89,088,549
PRA										
Year	71	72	73	7	4	75	76	77	78	79
Opening Loan										
Loan Details										
Handed over from Dev CF										
Interest										
Sales Receipts										
Set Aside										
Ground Rent Sales										
Other Capital Receipts										
Loan Repayment Total										
Closing Loan										
Gross Rent										

Gross Residential Rent	6,270,479	6,420,975	6,575,076	6,732,881	6,894,469	7,059,942	7,229,380	7,402,882	7,580,556
Gross Commercial Rent									
Other income and voids									
Service charges (income)									
Ground Rents									
Other Income									
Voids & Bad debts	-119,139	-121,999	-124,926	-127,925	-130,995	-134,139	-137,358	-140,655	-144,031
Allowances	1,382,620	1,406,782	1,431,374	1,456,404	1,481,878	1,507,806	1,534,196	1,561,055	1,588,392
Managing Agent									
Own Management	427,188	435,304	443,575	452,003	460,591	469,342	478,260	487,347	496,606
Maintenance	533,985	544,131	554,469	565,004	575,739	586,678	597,825	609,184	620,758
Service Costs Reinstatement Costs									
Major Repairs	421,447	427,347	433,330	439,397	445,548	451.786	458,111	464,524	471,028
Other Allowances		,011	.55,000	,		.5.,,,,,,	, 111	,021	,020
Net Rent	4,768,720	4,892,194	5,018,776	5,148,553	5,281,596	5,417,997	5,557,826	5,701,172	5,848,133
Net Rent + Receipts - Interest Cost	4,768,720	4,892,194	5,018,776	5,148,553	5,281,596	5,417,997	5,557,826	5,701,172	5,848,133
Cashflow	4,768,720	4,892,194	5,018,776	5,148,553	5,281,596	5,417,997	5,557,826	5,701,172	5,848,133
Cumulative Balance	93,857,269	98,749,463	103,768,239	108,916,791	114,198,387	119,616,384	125,174,210	130,875,382	136,723,515
PRA									
Year	80	8	1 8	2 83	3 84	4 85	5 86	87	7 88
Opening Loan									
Loan Details									
Handed over from Dev CF									
Interest									
Sales Receipts									
Set Aside Ground Rent									
Sales Other Capital Receipts									
Loan Repayment									
Total Closing Loan									
Gross Rent									
Gross Residential Rent	7,762,478	7,948,780	8,139,55	3 8,334,906	8,534,940	8,739,780	8,949,529	9,164,325	9,384,271
Gross Commercial Rent									
Other income and voids		+				-		-!	-
Service charges									
(income) Ground Rents									
Other Income									
Voids & Bad	-147,487	-151,027	7 -154,65	2 -158,363	3 -162,164	4 -166,056	6 -170,041	1 -174,122	2 -178,301
debts									

Managing Agent									
Own Management	506,042	515,657	525,454	535,438	545,611	555,978	566,541	577,306	588,2
Maintenance Service Costs	632,552	644,571	656,818	669,297	682,014	694,972	708,177	721,632	735,3
Reinstatement Costs									
Major Repairs	477,622	484,309	491,089	497,964	504,936	512,005	519,173	526,442	533,8
Other Allowances									
Net Rent	5,998,774	6,153,217	6,311,540	6,473,843	6,640,215	6,810,769	6,985,597	7,164,824	7,348,5
Net Rent + Receipts - Interest Cost	5,998,774	6,153,217	6,311,540	6,473,843	6,640,215	6,810,769	6,985,597	7,164,824	7,348,5
Cashflow	5,998,774	6,153,217	6,311,540	6,473,843	6,640,215	6,810,769	6,985,597	7,164,824	7,348,5
Cumulative Balance	142,722,289	148,875,506	155,187,046	161,660,889	168,301,104	175,111,873	182,097,469	189,262,293	196,610,8
PRA									
Year	89	90	91	92	93	94	95	96	
Opening Loan									
Loan Details									
Handed over from Dev CF									
Interest									
Sales Receipts									
Set Aside Ground Rent Sales									
Other Capital Receipts									
Loan Repayment Total									
Closing Loan									
Gross Rent									
Gross Residential Rent	9,609,497	9,840,121	10,076,281	10,318,111	10,565,742	10,819,323	11,078,988	11,344,886	11,617,
Gross Commercial Rent									
Other income and voids									
Service charges (income)									
Ground Rents									
Other Income Voids & Bad debts	-182,580	-186,962	-191,449	-196,044	-200,749	-205,567	-210,501	-215,553	-220,
Allowances	1,890,052	1,923,256	1,957,054	1,991,455	2,026,471	2,062,113	2,098,391	2,135,319	2,172,
Managing Agent	, ,	, , , , , , , , , , , , , , , , , , , ,	7 ,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	73,	7 9	7	,,	, , , , ,
Own Management	599,452	610,841	622,447	634,274	646,325	658,605	671,119	683,870	696,
Maintenance	749,315	763,552	778,059	792,842	807,906	823,256	838,898	854,837	871,
Service Costs	· · · · · · · · · · · · · · · · · · ·				-		-		
Reinstatement Costs									
Major Repairs	541,285	548,863	556,547	564,339	572,240	580,251	588,374	596,612	604,9
Other Allowances									
Net Rent	7,536,865	7,729,903	7,927,778	8,130,612	8,338,522	8,551,644	8,770,096	8,994,015	9,223,
Tecreme	7,536,865	7,729,903	7,927,778	8,130,612	8,338,522	8,551,644	8,770,096	8,994,015	9,223,
Net Rent + Receipts - Interest Cost	1,000,000								

Cumulative	204,147,699	211,877,602	219,805,380	227,935,992	236,274,514	244,826,158	253,596,253	262,590,268	271,813,790	
Balance										
PRA										

Year	98	99	100
	50	55	100
Opening Loan			
Loan Details			
Handed over from Dev CF			
Interest			
Sales Receipts			
Set Aside			
Ground Rent Sales			
Other Capital Receipts			
Loan Repayment Total			
Closing Loan			
Gross Rent			
Gross Residential Rent	11,895,980	12,181,481	12,473,832
Gross Commercial Rent			
Other income and voids			
Service charges (income)			
Ground Rents			
Other Income			
Voids & Bad debts	-226,024	-231,448	-237,003
Allowances	2,211,167	2,250,112	2,289,755
Managing Agent			
Own Management	710,104	723,596	737,344
Maintenance	887,630	904,495	921,680
Service Costs			
Reinstatement Costs			
Major Repairs	613,434	622,022	630,730
Other Allowances			
Net Rent	9,458,789	9,699,921	9,947,074
Net Rent + Receipts - Interest Cost	9,458,789	9,699,921	9,947,074
Cashflow	9,458,789	9,699,921	9,947,074
Cumulative Balance	281,272,579	290,972,499	300,919,574
PRA			

Section K - Affordability

Affordability						
Dwelling Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Units	90	3	36	1	12	1
Floor Area (m?)	51	71	71	75	89	109
Product Type	Social Rent					
Current Market Value	401,827	559,583	591,077	577,295	805,998	988,805
Sales %						
Mortgage APR						
Repayment Term						
Deposit % of Full MSV	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deposit as % of Equity Share						
Deposit Amount	0	0	0	0	0	(
Mortgage Required	0	0	0	0	0	(
Mortgage Repayment (per year)						
Mortgage Repayment (per month)						
Mortgage Repayment (per week)	0	0	0	0	0	(
Gross Rent (per year)	8,126	8,126	8,603	8,603	9,081	9,08
Gross Rent (per month)	677	677	717	717	757	757
Gross Rent (per week)	155.73	155.73	164.87	164.87	174.03	174.00
User Defined Service Charges (per year)						
Service Charges (per year)						
Service Charges (per month)						

Service Charges (per week)						
Purchase Cost (per year)	8,126	8,126	8,603	8,603	9,081	9,081
Purchase Cost (per month)	677	677	717	717	757	757
Purchase Cost (per week)	155.73	155.73	164.87	164.87	174.03	174.03
Target Total Cost/Earnings Ratio						
Actual Household Earnings						
Actual Earnings Ratio						
Mortgage Earnings Multiplier						
Minimum Earnings Required						
Minimum Earnings Ratio						
Maximum Mortgage on Earnings						
Affordable Equity Share On Earnings	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Outright Sale Cost (per week)						
Minimum Affordable Equity Share						
Homebuy Saving (per week)						
Homebuy % of Full Sale Cost						

Section L - Residual Land Value

Dwelling Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Units	90	3	36	1	12	
Floor Area (m?)	51	71	71	75	89	10
Product Type	Social Rent					
esidual Land Value						
Affordable Loan	152,011	145,681	158,003	156,774	164,828	158,4
Internal Subsidy						
Sales Income						
External Subsidy						
Assessed GDV	152,011	145,681	158,003	156,774	164,828	158,4
ssessed Land Value						
Fees & Interest (%)						
Profit Margin (%)						
Fees & Interest + Profit						
Works	117,630	163,811	164,737	173,700	205,962	252,6
Sub Total	117,630	163,811	164,737	173,700	205,962	252,6
Residual Land Value	34,381	-18,129	-6,734	-16,926	-41,134	-94,2
Avg. Plotting Density - upa						
RLV per acre						



APPENDIX TWELVE – Proval Appraisal London Affordable Rent



Full report

User Defined Questions

NPVCalculationOption	NetRentPlusCapValMnusLoan
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Start Section - Beginning of Appraisal

Beginning of Appraisal

Scheme Name	Ham Close LAR
Organisation	DS2 LLP
Weeks per Year	52.18
Practical Completion	2023/04/22 0:00:00
Total Units	21
Appraisal By	UserA
Funding Year	2022/23
Site Purchase Tenure	
Local Authority	Richmond upon Thames
Date Last Saved	2022/04/06 2:45:11
Seller	
Appraisal Date	2022/03/28 0:00:00
Site Area	
Site Area Description	
Scheme Description	
Project/File Reference	
Appraisal Comments	
Appraisal Version	
Investment Region	L
Rent Paid at End of Month?	
Drawing Number	
Smooth Tenant Payments?	Yes
HC Code	
Bid Reference	
Leasehold Term(years)	

Site Address

Address Line 1	
Address Line 2	
Town	
County	OUTERLONDON
Post Code	
Site Latitude	0.0000
Site Longitude	0.0000
Site OS X Coordinate	
Site OS Y Coordinate	

Loans

Name	Repayment Method	Term	Rate	Maximum Facility	Maximum Loan: Value	Maximum Loan: Cost	Cross Subsidy
Affordable Rent	Overdraft	40	4.50%				Yes
Commercial	Overdraft		0.00%				Yes
Discounted Sale	Overdraft		0.00%				Yes
Other	Overdraft		0.00%				Yes

Outright Sale Private Rent	Overdraft Overdraft	0.00% 0.00%	Yes Yes
Rent to Buy	Overdraft	0.00%	Yes
Rent to PRS	Overdraft	0.00%	Yes
Rent to Shared	Overdraft	0.00%	Yes
Shared Ownership	Overdraft	5.00%	Yes
Social Rent	Overdraft	5.00%	Yes

Milestones

Name	Abbreviation	Month no.	Date
Cashflow Start	CS	1	2022/03/22 0:00:00
Exchange of Contracts (Land)	EoC	2	2022/04/22 0:00:00
Legal Completion (Land)	LCL	2	2022/04/22 0:00:00
Start on Site	SoS	2	2022/04/22 0:00:00
First Handover	FH	14	2023/04/22 0:00:00
First Sale	FS	14	2023/04/22 0:00:00
Last Sale	LS	14	2023/04/22 0:00:00
Practical Completion (Last Handover)	PC	14	2023/04/22 0:00:00
Retention	R	15	2023/05/22 0:00:00

Section A - Units

Unit Attributes

	Α	В	С	D	E	F
Dwelling Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Units	6	2	6	4	2	•
Floor Area (m2)	50	64	73	77	88	101
Product Type	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent
ser Defined Attributes						
LoanRates	100	100	100	100	100	100
Additional Attributes						
Number of Bedrooms	1	1	2	2	3	3
Is Bedsit?						
Persons						
January 1999 Value						
Current Market Value	0	0	0	0	0	(
Offset from First Handover						
Handover Date	2023/04/22 0:00:00	2023/04/22 0:00:00	2023/04/22 0:00:00	2023/04/22 0:00:00	2023/04/22 0:00:00	2023/04/22 0:00:00
Is Flat?	Yes	Yes	Yes	Yes	Yes	Yes
Adjust Area by %	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Additional Floor Area (m?)	10	13	15	15	18	20
Is New Build?	Yes	Yes	Yes	Yes	Yes	Yes
Habitable Rooms						
Is Commercial?						
Is Shared?						
Storeys						
Other Description						
Is Extended Family?						
Is Ederly / Cat 2 Frail?						
Supported Stay Period						
NPV Rates						
NPV Discount Rate	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%
NPV Discount Period	45	45	45	45	45	45
Sales & Staircasing						
Sell Ground Rents at End of Year						
Sales %						
Actual Sales						
Handover Date	2023/04/22	2023/04/22	2023/04/22	2023/04/22	2023/04/22	2023/04/22

Offset from handover (months) to Initial Sale	0:00:00	0:00:00	0:00:00	0:00:00	0:00:00	0:00:00
Sold on						
Defer Inital Sale Until End of Year						
Start staircasing in Year						
End staircasing in Year						
Maximum Equity % to be Sold	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Sell Remaining Equity in Year						
Capitalised Ground Rent at Year of Sale						
Ground Rent Yield						
Rent Allowances						
Managing Agent (% of Gross Rent)	0.00%	0.00%	0.00%	0.00%	0.00%	0.009
Add VAT to Managing Agent?						
Management per Unit per Annum	750	750	750	750	750	75
Management Inflation Base Year	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22
Maintenance per Unit per Annum	1,000	1,000	1,000	1,000	1,000	1,00
Maintenence Inflation Base Year	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22
Service Costs per unit per Annum	0	0	0	0	0	
Service Costs Inflation Base Year	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22
Reinstatement Costs per Unit per Annum	0	0	0	0	0	
Reinstatement Inflation Base Year						
Other Allowances per Unit per Annum	0	0	0	0	0	
Other Allowances Inflation Base Year						
Voids (% of Gross Rents & Service Charges)	1.90%	1.90%	1.90%	1.90%	1.90%	1.90%
Major Repairs						
Input Type	% of Works	% of Works	% of Works	% of Works	% of Works	% of Works
		70 01 110110		194,368	222,516	254,01
Net Works Cost (per unit)	126 680	161 784	184 590	10-1,000	222,010	201,01
Net Works Cost (per unit)	126,680	161,784	184,590			
User Input Sum				0.80%	0.80%	0.800
User Input Sum Input Value	0.80%	0.80%	0.80%	0.80%	0.80%	
User Input Sum Input Value Defer to Start of Year Total in First Applicable				0.80% 7 1,690	0.80% 7 1,935	0.809
User Input Sum Input Value Defer to Start of Year Total in First Applicable Year	0.80%	0.80%	0.80%	7	7	
User Input Sum Input Value Defer to Start of Year Total in First Applicable Year Life Cycle Cost	0.80%	0.80%	0.80%	7	7	
User Input Sum Input Value Defer to Start of Year Total in First Applicable Year Life Cycle Cost Multiplier NPV of Major Repairs as a	0.80%	0.80%	0.80%	7	7	2,20
User Input Sum Input Value Defer to Start of Year Total in First Applicable Year Life Cycle Cost Multiplier	0.80% 7 1,102	0.80% 7 1,407	0.80% 7 1,605	7 1,690	7 1,935	
User Input Sum Input Value Defer to Start of Year Total in First Applicable Year Life Cycle Cost Multiplier NPV of Major Repairs as a Percentage of Works	0.80% 7 1,102 15.19% 19,239 0.8% of Works, from	0.80% 7 1,407 15.19% 24,570 0.8% of Works, from	0.80% 7 1,605 15.19% 28,033 0.8% of Works, from	7 1,690 15.19% 29,518 0.8% of Works, from	7 1,935 15.19% 33,793 0.8% of Works, from	2,20
User Input Sum Input Value Defer to Start of Year Total in First Applicable Year Life Cycle Cost Multiplier NPV of Major Repairs as a Percentage of Works NPV of Major Repairs	0.80% 7 1,102 15.19% 19,239 0.8% of	0.80% 7 1,407 15.19% 24,570 0.8% of	0.80% 7 1,605 15.19% 28,033 0.8% of	7 1,690 15.19% 29,518 0.8% of	7 1,935 15.19% 33,793 0.8% of	2,20 15.19 38,57 0.8% of Works
User Input Sum Input Value Defer to Start of Year Total in First Applicable Year Life Cycle Cost Multiplier NPV of Major Repairs as a Percentage of Works NPV of Major Repairs Major Repairs Description	0.80% 7 1,102 15.19% 19,239 0.8% of Works, from year 7	0.80% 7 1,407 15.19% 24,570 0.8% of Works, from year 7	0.80% 7 1,605 15.19% 28,033 0.8% of Works, from year 7	7 1,690 15.19% 29,518 0.8% of Works, from year 7	7 1,935 15.19% 33,793 0.8% of Works, from year 7	2,20 15.199 38,57 0.8% of Works fromyear 7
User Input Sum Input Value Defer to Start of Year Total in First Applicable Year Life Cycle Cost Multiplier NPV of Major Repairs as a Percentage of Works NPV of Major Repairs Major Repairs Description	0.80% 7 1,102 15.19% 19,239 0.8% of Works, from year 7	0.80% 7 1,407 15.19% 24,570 0.8% of Works, from year 7	0.80% 7 1,605 15.19% 28,033 0.8% of Works, from year 7	7 1,690 15.19% 29,518 0.8% of Works, from year 7	7 1,935 15.19% 33,793 0.8% of Works, from year 7	2,20 15.19 38,57 0.8% of Works fromyear 7
User Input Sum Input Value Defer to Start of Year Total in First Applicable Year Life Cycle Cost Multiplier NPV of Major Repairs as a Percentage of Works NPV of Major Repairs Major Repairs Description	0.80% 7 1,102 15.19% 19,239 0.8% of Works, from year 7	0.80% 7 1,407 15.19% 24,570 0.8% of Works, from year 7	0.80% 7 1,605 15.19% 28,033 0.8% of Works, from year 7	7 1,690 15.19% 29,518 0.8% of Works, from year 7	7 1,935 15.19% 33,793 0.8% of Works, from year 7	2,20 15.199 38,57 0.8% of Works fromyear 7
User Input Sum Input Value Defer to Start of Year Total in First Applicable Year Life Cycle Cost Multiplier NPV of Major Repairs as a Percentage of Works NPV of Major Repairs Major Repairs Description Rent Handover Date Market Rent Yield p.a.	0.80% 7 1,102 15.19% 19,239 0.8% of Works, from year 7	0.80% 7 1,407 15.19% 24,570 0.8% of Works, from year 7	0.80% 7 1,605 15.19% 28,033 0.8% of Works, from year 7	7 1,690 15.19% 29,518 0.8% of Works, from year 7	7 1,935 15.19% 33,793 0.8% of Works, from year 7	2,20 15.199 38,57 0.8% of Works fromyear 7
User Input Sum Input Value Defer to Start of Year Total in First Applicable Year Life Cycle Cost Multiplier NPV of Major Repairs as a Percentage of Works NPV of Major Repairs Major Repairs Description Rent Handover Date Market Rent Yield p.a. Market Rent p.w.	0.80% 7 1,102 15.19% 19,239 0.8% of Works, from year 7	0.80% 7 1,407 15.19% 24,570 0.8% of Works, from year 7	0.80% 7 1,605 15.19% 28,033 0.8% of Works, from year 7	7 1,690 15.19% 29,518 0.8% of Works, from year 7	7 1,935 15.19% 33,793 0.8% of Works, from year 7	2,20 15.199 38,57 0.8% of Works fromyear 7
User Input Sum Input Value Defer to Start of Year Total in First Applicable Year Life Cycle Cost Multiplier NPV of Major Repairs as a Percentage of Works NPV of Major Repairs Major Repairs Description Rent Handover Date Market Rent Yield p.a. Market Rent p.w. Target Rent at Handover	0.80% 7 1,102 15.19% 19,239 0.8% of Works, from year 7	0.80% 7 1,407 15.19% 24,570 0.8% of Works, from year 7	0.80% 7 1,605 15.19% 28,033 0.8% of Works, from year 7	7 1,690 15.19% 29,518 0.8% of Works, from year 7	7 1,935 15.19% 33,793 0.8% of Works, from year 7	2,20 15.199 38,57 0.8% of Works fromyear 7
User Input Sum Input Value Defer to Start of Year Total in First Applicable Year Life Cycle Cost Multiplier NPV of Major Repairs as a Percentage of Works NPV of Major Repairs Major Repairs Description Rent Handover Date Market Rent Yield p.a. Market Rent p.w. Target Rent at Handover Rent Cap	0.80% 7 1,102 15.19% 19,239 0.8% of Works, from year 7	0.80% 7 1,407 15.19% 24,570 0.8% of Works, from year 7	0.80% 7 1,605 15.19% 28,033 0.8% of Works, from year 7	7 1,690 15.19% 29,518 0.8% of Works, from year 7	7 1,935 15.19% 33,793 0.8% of Works, from year 7	2,20 15.199 38,57 0.8% of Works fromyear 7

Year 1 Rent	£168.34 p.w.	£168.34 p.w.	£178.23 p.w.	£178.23 p.w.	£188.13 p.w.	£188.13 p.w.
Lock Rents						
Rent at 52.18 wks/yr	168.34	168.34	178.23	178.23	188.13	188.13
Unsold Equity						
Rent as % of Unsold Equity	2.92%	2.92%	2.72%	2.72%	2.72%	2.72%
Make Service Charges Always Equal Costs	Yes	Yes	Yes	Yes	Yes	Yes
Service Charges (income per week)	0.00	0.00	0.00	0.00	0.00	0.00
Ground Rent Per Annum	0	0	0	0	0	0

Units Summary

Gross Residential Floor Area	1,747
Gross Commercial Floor Area	
Net Residential Floor Area	1,455
Net Commercial Floor Area	
NetFloorAreaM2	1,455
Gross Area	1,747
GrossResFloorAreaFT2	18,800
GrossComFloorAreaFT2	
GrossAreaFT2	18,800
ResidentialRentHabRooms	
Residential Sale Hab Rooms	
OtherHabRooms	
TotalHabRooms	

Section B - Capital Costs

Acquisition Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
New Cost	Lump Sum	0	All Units	0	Floor Area	2022/23	Cashflow Start		0		0	

At unit level

Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Input						
Input Type						
Cost Base Year						
Inflation Rate						
Inflate To						
VAT						
Gross Total						

Work Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
New Cost	Per m²	2,100	All Residential	3,667,709	Floor Area	2022/23	Cashflow Start	0.00%	3,667,709	0.00%	3,667,709	

At unit level

Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Input						
Input Type						
Cost Base Year						
Inflation Rate						
Inflate To						
VAT						
Gross Total						

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Employers Agent	% of Works ex Tax	1.80%	All Units	66,019	Floor Area	2021/22	Cashflow Start		66,019		66,019	
Dev and Admin	% of Works ex Tax	3.00%	All Units	110,031	Floor Area	2021/22	Cashflow Start		110,031		110,031	
Legals	Per Unit	500	All Units	10,500	Floor Area	2021/22	Cashflow Start		10,500		10,500	
Valuation	Per Unit	500	All Units	10,500	Floor Area	2021/22	Cashflow Start		10,500		10,500	

At unit level

Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Input						
Input Type						
Cost Base Year						
Inflation Rate						
Inflate To						
VAT						
Gross Total						

Other Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Additional allowance for on-costs	Per Unit	0	All Units	0	Floor Area		Cashflow Start		0		0	

At unit level

Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Input						
Input Type						
Cost Base Year						
Inflation Rate						
Inflate To						
VAT						
Gross Total						

Section C - Subsidy

Subsidy

Subsidy per unit

Source	Type	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W

Subsidy Analysis

Source	Value
HCA	0
LA	0
RCGF DPF Other	0
DPF	0
	0
та	0

Section D - Development Cashflow

Development Cashflow

1	2	3	4	5	6	7	8	9	10	11	12

нса											
HCA LA											
RCGF											
DPF											
Other											
TCI											
Subsidy											
Unit Acquisition Costs											
New Cost											
Acquisition Costs											
Unit Works Costs											
New Cost	91,957	179,303	257,658	323,093	372,326	402,890	413,251	402,890	372,326	323,093	257,658
Works Costs	91,957	179,303	257,658	323,093	372,326	402,890	413,251	402,890	372,326	323,093	257,658
Unit Fees											
Employers Agent	1,655	3,227	4,637	5,815	6,701	7,252	7,438	7,252	6,701	5,815	4,637
Dev and Admin	2,758	5,379	7,729	9,692	11,169	12,086	12,397	12,086	11,169	9,692	7,729
Legals	10,500										
Valuation	10,500										
Assumptions											
Fees Costs	25,413	8,606	12,366	15,507	17,870	19,338	19,835	19,338	17,870	15,507	12,366
Unit Other Costs											
Additional allowance for on-costs											
Other Costs											
Handovers											
Cashflow	117,370	187,909	- 270,024	338,600	-390,196	-422,228	-433,086	-422,228	-390,196	-338,600	-270,024
Interest	-216	-777	-1,622	-2,746	-4,095	-5,603	-7,195	-8,793	-10,318	-11,695	-12,856
Cashflow & Interest	- 117,586	- 188,686	271,646	341,346	-394,291	-427,831	-440,281	-431,021	-400,514	-350,295	-282,880
Cumulative Cashflow	117,586	306,272	- 577,918	- 919,264	- 1,313,555	1,741,385	2,181,666	- 2,612,688	3,013,202	3,363,497	3,646,377
Sales (in Long Term Cashflow)											

	13	14	15
HCA			
LA			
RCGF			
DPF			
Other			
TCI			
Subsidy			
Unit Acquisition Costs			
New Cost			
Acquisition Costs			
Unit Works Costs			
New Cost	179,303	91,961	
Works Costs	179,303	91,961	
Unit Fees			
Employers Agent	3,227	1,662	
Dev and Admin	5,379	2,766	
Legals			
Valuation			
Assumptions			
Fees Costs	8,606	4,428	

Unit Other Costs		
Additional allowance for on-costs		
Other Costs		
Handovers		3,958,738
Cashflow	-187,909	3,862,349
Interest	-13,745	-14,318
Cashflow & Interest	-201,654	3,848,031
Cumulative Cashflow	-3,848,031	
Sales (in Long Term Cashflow)		

Section E - Total Scheme Costs

Appraisal						
	Total	Average per unit (21)	Average per person ()	Average per m ² (1746.528)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
Affordable Rent						1
	Total	Average per unit (21)	Average per person ()	Average per m ² (1746.528)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
A: 1 bed						ı
	Total	Average per unit (6)	Average per person ()	Average per m ² (361.944)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

	Total	Average per unit (2)	Average per person ()	Average per m ² (154.08)	As %of MSV	As T
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
C: 2 bed						
	Total	Average per unit (6)	Average per person ()	Average per m ² (527.4)	As % of MSV	As T
Acquisition		(9)	porcon ()			
Works						
Acquisition &						
Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
D: 2 bed W	Total	A	A	A	A - 0/ -£	As
	IOLAI	Average per unit (4)	Average per person ()	Average per m ² (370.224)	As % of MSV	AS T
Acquisition				, ,		
Works						
Acquisition &						
Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
E:3 bed						
	Total	Average per unit (2)	Average per person ()	Average per m ² (211.92)	As % of MSV	As T
Acquisition		ν-/	0	(211.02)		
Works						
Acquisition & Works						
Acquisition & Works Fees						
Acquisition & Works Fees Other						
Acquisition & Works Fees Other Interest						
Acquisition & Works Fees Other Interest Total						
Acquisition & Works Fees Other Interest Total Subsidy						
Acquisition & Works Fees Other Interest Total Subsidy MSV						
Acquisition & Works Fees Other Interest Total Subsidy						

Future Sales						
F: 3 bed W						
	Total	Average per unit (1)	Average per person ()	Average per m ² (120.96)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

Section F - Private Finance

Loan Report

Name	Affordable Rent
Loan repaid by year	45
Peak loan amount	4245028.87618
occurs in year	16
Peak loan as % of maximum facility	0.00%
Maximum loan to value ratio	0.00%
occurs in year	1
excess over lender's maximum	0.00%
Maximum loan to cost (A&W only)	115.74%
occurs in year	16
excess over lender's maximum	0
Grant Total	0

Requirement

ppraisal			
Private Finance Requ	irement	% of TSC	% of MSV
Total Scheme Cost:	3,958,738	100.00%	
Development Subsidy:			
Receipts from Initial Sales:			
Loan Adj:			
Capital Contribution:			
Month 1 Sales:			
Net Loan:	3,958,738	100.00%	
Future Sales:			
Affordable Rent			
Private Finance Requ	irement	% of TSC	% of MSV
Total Scheme Cost:	3,958,738	100.00%	
Development Subsidy:			
Receipts from Initial Sales:			
Loan Adj:			
Loan Adj: Capital Contribution:			
•			
Capital Contribution:	3,958,738	100.00%	

Value: Loan Ratios

	Α	В	С	D	E	F
Dwelling Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Units	6	2	6	4	2	1
Floor Area (m?)	50	64	73	77	88	101
Product Type	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent

Current Market Value	0	0	0	0	0	0
NPV of Net Rent Only	184,920	179,589	190,856	189,371	199,841	195,057
User Specified Value						
Allocated Opening Loan	136,732	174,621	199,237	209,790	240,172	274,172
MSV : Net Loan	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
User Value : Net Loan						
Target Value : Loan Ratio						
Loan Adjustment						
Additional Unit Capital Contribution						
Additional Unit Loan Adjustment Reason						
Affordable Loan (Using NPV)						
Affordable Loan (User Value)						
Affordable Loan on Rent	156,036	156,036	167,538	167,538	179,053	179,053
Year 1 Net Rent	6,867	6,867	7,373	7,373	7,880	7,880
Rent Yield On Loan	5.02%	3.93%	3.70%	3.51%	3.28%	2.87%

Section G - Inflation

Base Inflation Rate	1.40%
Inflate Allowances to Handover at	
Income Inflation Margins	
Residential Rent	1.00%
Commercial Rent	0.00%
Ground Rent	0.00%
Other Income	0.00%
Service Charges	0.00%
Market Sales Values (Residential)	0.00%
Market Sales Values (Commercial)	0.00%
Allowances Inflation Margins	
Management	0.50%
Maintenance	0.50%
Reinstatement	0.00%
Another Allowance	0.00%
Major Repairs	0.00%

Section H - Long Term Capital Receipts

Description	Amount	Applies To	Allocate by	Year of receipt	Inflation rate	Amount received	Total
New Receipt		All Units	Floor Area				

Section I - Long Term Results

Scheme Results

Repayment Term (years)	
Cumulative Surplus	45
Cap Net Revenue Deficit	497,914
Loan Repaid Year	45
FirstQumulativeBreakevenDate	2023/04/22 0:00:00
LastQumulativeBreakevenDate	2023/04/22 0:00:00
First Cumulative Breakeven Year	1
Last Cumulative Breakeven Year	1
Max Annual Deficit	
DiscountedCapitalValue	0
CapitalValueOfScheme	0
LongTermInterest	6,791,242
NPV of Net Rent Only	3,966,051
NPV of All Capital Receipts	0
Discounted Capital Value	0
Capital Value Of Scheme	0
Max Annual Deficit	1
Peak Loan	4,245,029

NetPresentValueOfNetRentFlusCapValMnusLoan	7,313
Peak Loan	16
Loan Repaid By	2067/04/22 0:00:00
RevenueFirstExceedsCostsYear	17
NPV at First Handover	7,313
Loan Repayment Method	
Discount Rates	4.5%
Discount Period (years)	45
IRR	4.51%
Total Set Aside Receipts	0
Summarise Cashflow to Year	45
Capital Growth Rate	
Total Interest	-93,979
Min Interest Cover: Year	
Target Interest Cover	
Target Interest Cover First Met in Year	
Min Interest Cover	
Interest Cover At Year 1	87.02%
Discount Period	45
Cumulative Surplus	57,892
Cumulative Deficit	0

Unit Results

	A	В	С	D	E	F
Dwelling Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Units	6	2	6	4	2	
Floor Area (m?)	50	64	73	77	88	10
Product Type	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent
Total Unit Cost : Current Market Value Ratio						
Receipts Set Aside						
PV						
NPV Discount Rate	4.50%	4.50%	4.50%	4.50%	4.50%	4.50
NPV Discount Period	45	45	45	45	45	4
NPV of Net Rent Only	184,920	179,589	190,856	189,371	199,841	195,05
NPV of Capital Receipts						
NPV of Asset Value						
Total of Above	184,920	179,589	190,856	189,371	199,841	195,0
Allocated Opening Loan	136,732	174,621	199,237	209,790	240,172	274,17
NPV at Unit Handover Date	48,187	4,967	-8,382	-20,420	-40,331	-79,1
Net Present Value Rank	1	2	3	4	5	
NPV Breakeven Year	43	43	49	49	43	4
NPV % of TSC	35.24%	2.84%	-4.21%	-9.73%	-16.79%	-28.86
NPV at First Handover	48,187	4,967	-8,382	-20,420	-40,331	-79,1
NPV at PC (Last Handover)	48,187	4,967	-8,382	-20,420	-40,331	-79,1
NPV at Land Acquisition Date	46,112	4,753	-8,021	-19,541	-38,595	-75,70
₹R						
IRR at Unit Handover	6.30%	4.66%	4.27%	3.95%	3.53%	2.76
IRR Rank	1	2	3	4	5	
.oan	'					
Allocated Opening Loan	136,732	174,621	199,237	209,790	240,172	274,17
oan Repaid - Year						
Loan Repayment Year	29	44	49	54	62	
Peak Loan Amount	135,878	183,455	223,008	252,680	332,053	608,5
Peak Loan Occurs - Year	1	14	19	24	33	ţ
Year Income First Exceeds Costs	1	15	20	25	34	
Peak Cumulative Debt						
Peak Cumulative Debt - Year	1	1	1	1	1	
First Cumulative Breakeven Year	1	1	1	1	1	
Last Cumulative Breakeven Year						

Interest Total						
Total Interest	121,718	280,362	381,066	453,400	595,016	828,050
Min Interest Cover - Year						
Target Interest Cover						
Target Interest Cover First Met						
Number of Years Interest Cover Is Met						
Cumulative Deficits						
Cumulative Deficit	0	0	0	0	0	C
Cumulative Surplus	246,998	34,771	0	0	0	0
Max. Annual Deficit						
Max. Annual Deficit - Year	1	1	1	1	1	1
Capitalised Year 1 Net Revenue Deficit	-19,303	18,586	31,699	42,253	61,119	95,119

Section J - Long Term Cashflow

Long Term Cashflow

Year	1	2	3	4	5	6	7	8	9	10	11
Opening Loan		3,981,455	4,001,275	4,017,972	4,031,306	4,041,021	4,046,850	4,081,059	4,112,722	4,141,619	4,167,515
Loan Details											
Handed over from Dev CF	3,958,738										
Interest	175,027	175,970	176,782	177,451	177,966	178,317	179,143	180,600	181,941	183,155	184,232
Sales Receipts											
Set Aside											
Ground Rent Sales											
Other Capital Receipts											
Loan Repayment Total	152,310	156,150	160,085	164,117	168,251	172,487	144,934	148,937	153,044	157,259	161,583
Closing Loan	3,981,455	4,001,275	4,017,972	4,031,306	4,041,021	4,046,850	4,081,059	4,112,722	4,141,619	4,167,515	4,190,164
Gross Rent											
Gross Residential Rent	192,722	197,348	202,084	206,934	211,901	216,986	222,194	227,526	232,986	238,579	244,304
Gross Commercial Rent											
Other income and voids											
Service charges (income)											
Ground Rents											
Other Income											
Voids & Bad debts	-3,662	-3,750	-3,840	-3,932	-4,026	-4,123	-4,222	-4,323	-4,427	-4,533	-4,642
Allowances	36,750	37,448	38,160	38,885	39,624	40,376	73,038	74,266	75,515	76,786	78,079
Managing Agent											
Own Management	15,750	16,049	16,354	16,665	16,982	17,304	17,633	17,968	18,309	18,657	19,012
Maintenance	21,000	21,399	21,806	22,220	22,642	23,072	23,511	23,957	24,413	24,876	25,349
Service Costs											
Reinstatement Costs											
Major Repairs							31,894	32,341	32,794	33,253	33,718
Other Allowances											
Net Rent	152,310	156,150	160,085	164,117	168,251	172,487	144,934	148,937	153,044	157,259	161,583
Net Rent + Receipts - Interest Cost	-22,717	-19,821	-16,697	-13,334	-9,715	-5,829	-34,208	-31,663	-28,897	-25,896	-22,649

Cumulative Balance											
PRA											
Year	12	13	14	15	16	17	18	19	20	21	22
Opening Loan	4,190,164	4,209,304	4,224,659	4,235,940	4,242,837	4,245,029	4,242,171	4,233,905	4,219,849	4,199,603	4,172,744
Loan Details		, -	,	, -	, -	, -	,	,		, , , ,	· ·
Handed over											
from Dev CF											
Interest	185,160	185,929	186,524	186,934	187,143	187,139	186,904	186,424	185,680	184,654	183,328
Sales Receipts Set Aside											
Ground Rent											
Sales											
Other Capital Receipts											
Loan Repayment Total	166,020	170,573	175,243	180,036	184,952	189,997	195,171	200,479	205,926	211,513	217,245
Closing Loan	4,209,304	4,224,659	4,235,940	4,242,837	4,245,029	4,242,171	4,233,905	4,219,849	4,199,603	4,172,744	4,138,828
Gross Rent											
Gross Residential Rent	250,167	256,172	262,319	268,616	275,062	281,664	288,423	295,345	302,434	309,693	317,125
Gross Commercial Rent											
Other income and voids											
Service charges (income)											
Ground Rents											
Other Income											
Voids & Bad debts	-4,753	-4,867	-4,984	-5,104	-5,226	-5,352	-5,480	-5,612	-5,746	-5,884	-6,025
Allowances	79,394	80,731	82,092	83,476	84,884	86,316	87,773	89,254	90,762	92,295	93,855
Managing Agent											
Own Management	19,373	19,741	20,116	20,498	20,888	21,285	21,689	22,101	22,521	22,949	23,385
Maintenance	25,831	26,321	26,822	27,331	27,850	28,380	28,919	29,468	30,028	30,599	31,180
Service Costs	,	,-	,-	,	,,,,,	,	,	,		,	, ,
Reinstatement Costs											
Major Repairs	34,190	34,669	35,154	35,646	36,145	36,652	37,165	37,685	38,213	38,748	39,290
Other Allowances	. ,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,	,	,	,	,,,,,,,	,,,,,,,,	,3	,	-, , , ,
Net Rent	166,020	170,573	175,243	180,036	184,952	189,997	195,171	200,479	205,926	211,513	217,245
Net Rent + Receipts - Interest Cost	-19,140	-15,355	-11,281	-6,897	-2,192	2,858	8,266	14,056	20,246	26,859	33,916
Cashflow											
Cumulative Balance											
PRA											
Year	23	24	25	26	27	28	29	30	31	32	33
Opening Loan	4,138,828	4,097,386	4,047,923	3,989,922	3,922,834	3,846,084	3,759,065	3,661,141	3,551,641	3,429,860	3,295,056
Loan Details	1				1	1	1	1	1	1	
Handed over											
from Dev CF Interest	181,682	179,694	177,341	174,601	171,449	167,859	163,803	159,252	154,177	148,546	142,325
Sales Receipts	,552	,	,	,557	,	21,000	12,000	,=	,	12,0.0	
Set Aside											
Ground Rent Sales											

Other Capital Receipts	202.404	200.450	00E 040	244.000	240 400	054 077	004 707	200 750	075.050	202.050	200.000
Loan Repayment Total	223,124	229,156	235,342	241,690	248,199	254,877	261,727	268,752	275,959	283,350	290,93
Closing Loan	4,097,386	4,047,923	3,989,922	3,922,834	3,846,084	3,759,065	3,661,141	3,551,641	3,429,860	3,295,056	3,146,44
Gross Rent											
Gross Residential Rent	324,736	332,530	340,510	348,683	357,051	365,621	374,396	383,381	392,582	402,003	411,65
Gross Commercial Rent											
Other income and voids											
Service charges (income)											
Ground Rents											
Other Income											
Voids & Bad debts	-6,170	-6,318	-6,470	-6,625	-6,784	-6,947	-7,114	-7,284	-7,459	-7,638	-7,82
Allowances	95,442	97,056	98,698	100,369	102,068	103,797	105,555	107,344	109,164	111,016	112,899
Managing Agent	00.000	04.000	04-15	05.011	05.000	00.101	20.27	07.105	07.700	00.000	20.75
Own Management	23,829	24,282	24,743	25,214	25,693	26,181	26,678	27,185	27,702	28,228	28,764
Maintenance	31,772	32,376	32,991	33,618	34,257	34,908	35,571	36,247	36,936	37,637	38,352
Service Costs Reinstatement Costs											
Major Repairs	39,840	40,398	40,963	41,537	42,118	42,708	43,306	43,912	44,527	45,150	45,782
Other Allowances											
Net Rent	223,124	229,156	235,342	241,690	248,199	254,877	261,727	268,752	275,959	283,350	290,932
Net Rent + Receipts - Interest Cost	41,442	49,463	58,001	67,088	76,750	87,018	97,924	109,500	121,781	134,804	148,607
Cashflow											
Cumulative Balance											
PRA											
Year	34	35	36	37	38	39	40	41	42	43	44
Opening Loan	3,146,449	2,983,221	2,804,508	2,609,407	2,396,965	2,166,183	1.916.012	1,645,349	1,353,035	1,037,854	698,529
Loan Details	, 0, 110, 110		2,00 1,000	2,000,101		2,100,100	1,010,012	1,010,010	1,000,000	1,001,001	000,020
Handed over from Dev CF											
Interest	135,478	127,970	119,760	110,809	101,073	90,508	79,065	66,695	53,346	38,963	23,489
Sales Receipts											
Set Aside Ground Rent											
Sales Other Capital Receipts											
Loan Repayment Total	298,707	306,682	314,862	323,251	331,855	340,679	349,728	359,009	368,527	378,289	388,299
Closing Loan	2,983,221	2,804,508	2,609,407	2,396,965	2,166,183	1,916,012	1,645,349	1,353,035	1,037,854	698,529	333,719
Gross Rent	1										
Gross Residential Rent	421,531	431,649	442,008	452,616	463,479	474,602	485,993	497,656	509,600	521,831	534,355
Gross Commercial Rent											
Other income and voids		!					!				
									I	1	

(income) Ground Rents															
Other Income															
Voids & Bad debts	-8,009	-8,20	01 -8	,398	-8,600	-8,806	-9	,017	-9,2	234 -	9,455	-9,	682	-9,915	-10,153
Allowances	114,815	116,76	65 118	748	120,766	122,818	124	,906	127,0	031 12	9,192	131,	391	133,628	135,904
Managing Agent															
Own Management	29,311	29,86	68 30	435	31,014	31,603	32	,203	32,8	315 3	3,439	34,	074	34,721	35,381
Maintenance	39,081	39,82	24 40	,580	41,351	42,137	42	,938	43,7	753 4	4,585	45,	432	46,295	47,175
Service Costs															
Reinstatement Costs															
Major Repairs	46,423	47,07	73 47	732	48,401	49,078	49	,765	50,4	162 5	1,169	51,	885	52,611	53,348
Other Allowances															
Net Rent	298,707	306,68	314	,862	323,251	331,855	340	,679	349,7	728 35	9,009	368,	527 :	378,289	388,299
Net Rent + Receipts - Interest Cost	163,229	178,7	12 195	,102	212,442	230,78	250	,171	270,6	664 29	2,314	315,	181 ;	339,326	364,810
Cashflow															
Cumulative Balance															
PRA															
Year	45	46	47		48	49	50		51	52		53		54	55
Opening Loan	333,719														
Loan Details	1														
Handed over from Dev CF															
Interest	6,953														
Sales Receipts															
Set Aside															
Ground Rent Sales Other Capital															
Receipts	340,672														
Repayment Total	040,072														
Closing Loan															
Gross Rent	1														
Gross Residential Rent	547,179	560,312	573,760	587,5	29 60	1,631	616,069	63	0,855	645,994	66	1,499	677,3	75 69	93,633
Gross Commercial Rent															
Other income and voids	ĺ											1			
Service charges (income)															
Ground Rents															
Other Income	10.206	-10.646	_10.004	44.4	63 4	1 //24	11 705	4	1 006	_40.07/	A	2 560	40.0	70	13 170
Voids & Bad debts	-10,396	-10,646	-10,901	-11,1			-11,705		1,986	-12,274		2,568	-12,8		13,179
Allowances Managing Agent	138,219	140,575	142,971	145,4	10 14	7,891	150,414	15	2,982	155,595	15	8,253	160,9	58 16	63,709
Own Management	36,053	36,738	37,436	38,1	48 3	88,872	39,611	4	0,364	41,130	4	1,912	42,70	08 4	13,520
Maintenance	48,071	48,984	49,915	50,8	63 5	51,830	52,815	5	3,818	54,841	5	5,883	56,94	4 :	58,026
Service Costs Reinstatement															
Costs Major Repairs	54,095	54,852	55,620	56,3	99 5	57,188	57,989	5	8,801	59,624	6	0,459	61,30)5 (62,163
- •	· ·		-	, ,					-						

Other Allowances																	
Net Rent	398,564	409,091	419,887	430,	,957	442,309	45	53,949	46	65,886	47	78,125	49	0,677	503,5	47 5	16,744
Net Rent + Receipts - Interest Cost	391,611	409,091	419,887	430,	,957	442,309	45	53,949	46	65,886	47	78,125	49	0,677	503,5	47 5	16,744
Cashflow	57,892	409,091	419,887	430,	,957	442,309	45	53,949	46	65,886	47	78,125	49	0,677	503,5	47 5	16,744
Cumulative	57,892	466,983	886,871	1,317,	,827 1	,760,137	2,2	14,086	2,67	79,972	3,15	58,098	3,64	8,775	4,152,3	22 4,6	69,066
Balance PRA																	
Year	56	5	7	58	5	9	60		61		62		63		64	65	5
Opening Loan																	
Loan Details	1									l							
Handed over from Dev CF Interest																	
Sales Receipts																	
Set Aside																	
Ground Rent Sales																	
Other Capital Receipts																	
Loan Repayment Total																	
Closing Loan			İ			Ì									i		
Gross Rent]																
Gross Residential Rent	710,279	727,32	5 744	,782	762,65	7 78	0,961	799),704	818,	897	838,	550	858,6	675	879,284	ļ
Gross Commercial Rent																	
Other income and voids																	_
Service charges (income)																	
Ground Rents																	
Other Income																	
Voids & Bad debts	-13,495	-13,819	-14	,151	-14,49	0 -1	4,838	-15	5,194	-15,	559	-15,	932	-16,3	315	-16,706	5
Allowances	166,509	169,358	3 172	,256	175,20	5 17	8,205	181	,258	184,	364	187,	524	190,7	740	194,011	
Managing Agent																	
Own Management	44,347			,048	46,92		7,814		3,723		648		592	51,8		52,533	
Maintenance	59,129	60,252	2 61	,397	62,56	4 6	3,752	64	,964	66,	198	67,	456	68,7	737	70,043	3
Service Costs Reinstatement Costs																	_
Major Repairs	63,034	63,910	64	,811	65,71	8 6	6,638	67	,571	68,	517	69,	477	70,4	149	71,435	5
Other Allowances														,			
Net Rent	530,275	544,148	3 558	,376	572,96	2 58	7,918	603	3,252	618,	974	635,	093	651,6	621	668,566	3
Net Rent + Receipts - Interest Cost	530,275	544,148	3 558	,376	572,96	2 58	7,918	603	3,252	618,	974	635,	093	651,6	621	668,566	5
Cashflow	530,275	544,148	3 558	,376	572,96	2 58	7,918	603	3,252	618,	974	635,	093	651,6	521	668,566	3
Cumulative Balance	5,199,341	5,743,489	6,301	,865	6,874,82	7 7,46	2,745	8,065	,996	8,684,	970	9,320,	064	9,971,6	684 10	,640,250)
PRA												70		73	,		
PRA Year	6	6	67	68	3	69		70		71		72		13		74	
	6	6	67	68	3	69		70		71		12	<u> </u>	13		74	
Year	6	6	67	68	3	69		70		71		12		13		74	

Sales Receipts										
Set Aside										
Ground Rent Sales										
Other Capital Receipts										
Loan Repayment Total										
Closing Loan										
Gross Rent										
Gross Residential Rent	900,386	921,996	944,123	966,782	989,985	1,013,744	1,038,074	1,062,988	1,088,500	1,114,623
Gross Commercial Rent										
Other income and voids		1					1		1	
Service charges (income)										
Ground Rents										
Other Income										
Voids & Bad debts	-17,107	-17,518	-17,938	-18,369	-18,810	-19,261	-19,723	-20,197	-20,682	-21,178
Allowances	197,340	200,728	204,174	207,681	211,250	214,880	218,575	222,334	226,159	230,052
Managing Agent	50.504	54.540	55.504	50.040	F7.740	50.040	50,000	04.000	00.000	00.440
Own Management	53,531	54,548	55,584	56,640	57,716	58,813	59,930	61,069	62,229	63,412
Maintenance Service Costs	71,374	72,730	74,112	75,520	76,955	78,417	79,907	81,426	82,973	84,549
Reinstatement Costs										
Major Repairs	72,436	73,450	74,478	75,521	76,578	77,650	78,737	79,839	80,957	82,091
Other Allowances										
Net Rent	685,938	703,750	722,010	740,732	759,926	779,602	799,776	820,458	841,659	863,394
Net Rent + Receipts - Interest Cost	685,938	703,750	722,010	740,732	759,926	779,602	799,776	820,458	841,659	863,394
Cashflow	685,938	703,750	722,010	740,732	759,926	779,602	799,776	820,458	841,659	863,394
Cumulative Balance	11,326,188	12,029,938	12,751,948	13,492,680	14,252,607	15,032,209	15,831,985	16,652,442	17,494,102	18,357,496
PRA										
Year	76	77	78	79	80	81	82	83	84	85
Opening Loan										
Loan Details		!					!		!	
Handed over from Dev CF										
Interest										
Sales Receipts										
Set Aside Ground Rent Sales										
Other Capital Receipts										
Loan Repayment Total										
Closing Loan										
Gross Rent		1	1		1		1	l	1	1
Gross Residential	1,141,375	1,168,768	1,196,818	1,225,543	1,254,956	1,285,074	1,315,916	1,347,497	1,379,838	1,412,953

Rent										
Other income and voids										
Service charges (income)										
Ground Rents										
Other Income										
Voids & Bad debts	-21,686	-22,207	-22,740	-23,285	-23,844	-24,416	-25,002	-25,602	-26,217	-26,846
Allowances	234,012	238,042	242,143	246,316	250,562	254,882	259,279	263,753	268,305	272,938
Managing Agent										
Own Management	64,617	65,844	67,095	68,370	69,669	70,993	72,342	73,716	75,117	76,544
Maintenance	86,156	87,792	89,461	91,160	92,892	94,657	96,456	98,288	100,156	102,059
Service Costs										
Reinstatement Costs										
Major Repairs	83,240	84,405	85,587	86,785	88,000	89,232	90,481	91,748	93,033	94,335
Other Allowances	00,240	04,400	00,001	00,100	00,000	00,202	00,401	01,740	55,055	5-,555
Net Rent	885,677	908,520	931,936	955,942	980,550	1,005,775	1,031,635	1,058,142	1,085,315	1,113,169
Net Rent + Receipts - Interest Cost	885,677	908,520	931,936	955,942	980,550	1,005,775	1,031,635	1,058,142	1,085,315	1,113,169
Cashflow	885,677	908,520	931,936	955,942	980,550	1,005,775	1,031,635	1,058,142	1,085,315	1,113,169
Cumulative	19,243,173	20,151,692	21,083,628	22,039,570	23,020,120	24,025,895	25,057,529	26,115,671	27,200,986	28,314,156
Balance PRA	10,240,170	20,131,002	21,000,020	22,000,010	20,020,120	24,020,000	20,001,020	20,110,071	21,200,300	20,014,100
Year	86	87	88	89	90	91	92	93	94	95
Opening Loan										
•										
Loan Details Handed over										
from Dev CF										
Sales Receipts										
Set Aside										
Ground Rent Sales										
Other Capital Receipts										
Receipts Loan Repayment										
Receipts Loan Repayment Total Closing Loan										
Receipts Loan Repayment Total Closing Loan Gross Rent Gross Residential	1,446,864	1,481,589	1,517,147	1,553,560	1,590,845	1,629,024	1,668,121	1,708,157	1,749,152	1,791,132
Receipts Loan Repayment Total Closing Loan Gross Rent Gross Residential Rent Gross Commercial	1,446,864	1,481,589	1,517,147	1,553,560	1,590,845	1,629,024	1,668,121	1,708,157	1,749,152	1,791,132
Receipts Loan Repayment Total Closing Loan Gross Rent Gross Residential Rent Gross	1,446,864	1,481,589	1,517,147	1,553,560	1,590,845	1,629,024	1,668,121	1,708,157	1,749,152	1,791,132
Receipts Loan Repayment Total Closing Loan Gross Rent Gross Residential Rent Gross Commercial Rent Other income and voids Service	1,446,864	1,481,589	1,517,147	1,553,560	1,590,845	1,629,024	1,668,121	1,708,157	1,749,152	1,791,132
Receipts Loan Repayment Total Closing Loan Gross Rent Gross Residential Rent Gross Commercial Rent Other income and voids Service charges (income)	1,446,864	1,481,589	1,517,147	1,553,560	1,590,845	1,629,024	1,668,121	1,708,157	1,749,152	1,791,132
Receipts Loan Repayment Total Closing Loan Gross Rent Gross Residential Rent Gross Commercial Rent Other income and voids Service charges (income) Ground Rents	1,446,864	1,481,589	1,517,147	1,553,560	1,590,845	1,629,024	1,668,121	1,708,157	1,749,152	1,791,132
Receipts Loan Repayment Total Closing Loan Gross Rent Gross Residential Rent Gross Commercial Rent Other income and voids Service charges (income)	-27,490	-28,150	1,517,147	1,553,560	1,590,845	-30,951	1,668,121	1,708,157	1,749,152	1,791,132
Receipts Loan Repayment Total Closing Loan Gross Rent Gross Residential Rent Gross Commercial Rent Other income and voids Service charges (income) Ground Rents Other Income Voids & Bad debts	-27,490	-28,150	-28,826	-29,518	-30,226	-30,951	-31,694	-32,455	-33,234	-34,032
Receipts Loan Repayment Total Closing Loan Gross Rent Gross Residential Rent Gross Commercial Rent Other income and voids Service charges (income) Ground Rents Other Income										

Management										
Maintenance	103,998	105,974	107,987	110,039	112,130	114,260	116,431	118,644	120,898	123,195
Service Costs										
Reinstatement Costs										
Major Repairs	95,656	96,995	98,353	99,730	101,126	102,542	103,977	105,433	106,909	108,406
Other Allowances										
Net Rent	1,141,722	1,170,990	1,200,990	1,231,744	1,263,266	1,295,575	1,328,695	1,362,642	1,397,438	1,433,104
Net Rent + Receipts - Interest Cost	1,141,722	1,170,990	1,200,990	1,231,744	1,263,266	1,295,575	1,328,695	1,362,642	1,397,438	1,433,104
Cashflow	1,141,722	1,170,990	1,200,990	1,231,744	1,263,266	1,295,575	1,328,695	1,362,642	1,397,438	1,433,104
Cumulative Balance	29,455,877	30,626,867	31,827,858	33,059,601	34,322,867	35,618,443	36,947,137	38,309,779	39,707,218	41,140,321
PRA										

Year	96	97	98	99	100
Opening Loan					
Loan Details					
Handed over from Dev CF					
Interest					
Sales Receipts					
Set Aside					
Ground Rent Sales					
Other Capital Receipts					
Loan Repayment Total					
Closing Loan					
Gross Rent					
Gross Residential Rent	1,834,119	1,878,137	1,923,214	1,969,370	2,016,636
Gross Commercial Rent					
Other income and voids					
Service charges (income)					
Ground Rents					
Other Income					
Voids & Bad debts	-34,848	-35,685	-36,541	-37,418	-38,316
Allowances	329,611	335,324	341,138	347,054	353,075
Managing Agent					
Own Management	94,152	95,941	97,763	99,621	101,514
Maintenance	125,536	127,921	130,351	132,828	135,352
Service Costs					
Reinstatement Costs					
Major Repairs	109,924	111,462	113,023	114,605	116,210
Other Allowances					
Net Rent	1,469,660	1,507,129	1,545,535	1,584,898	1,625,245
Net Rent + Receipts - Interest Cost	1,469,660	1,507,129	1,545,535	1,584,898	1,625,245
Cashflow	1,469,660	1,507,129	1,545,535	1,584,898	1,625,245
Cumulative Balance	42,609,982	44,117,110	45,662,645	47,247,543	48,872,788
PRA					

Section K - Affordability

fordability						
Dwelling Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Units	6	2	6	4	2	
Floor Area (m?)	50	64	73	77	88	10
Product Type	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent
Current Market Value	0	0	0	0	0	
Sales %						
Mortgage APR						
Repayment Term						
Deposit % of Full MSV						

Deposit as % of Equity Share						
Deposit Amount	0	0	0	0	0	0
Mortgage Required	0	0	0	0	0	0
Mortgage Repayment (per year)						
Mortgage Repayment (per month)						
Mortgage Repayment (per week)	0	0	0	0	0	0
Gross Rent (per year)	8,784	8,784	9,300	9,300	9,817	9,817
Gross Rent (per month)	732	732	775	775	818	818
Gross Rent (per week)	168.34	168.34	178.23	178.23	188.13	188.13
User Defined Service Charges (per year)						
Service Charges (per year)						
Service Charges (per month)						
Service Charges (per week)						
Purchase Cost (per year)	8,784	8,784	9,300	9,300	9,817	9,817
Purchase Cost (per month)	732	732	775	775	818	818
Purchase Cost (per week)	168.34	168.34	178.23	178.23	188.13	188.13
Target Total Cost/Earnings Ratio						
Actual Household Earnings						
Actual Earnings Ratio						
Mortgage Earnings Multiplier						
Minimum Earnings Required						
Minimum Earnings Ratio						
Maximum Mortgage on Earnings						
Affordable Equity Share On Earnings						
Outright Sale Cost (per week)						
Minimum Affordable Equity Share						
Homebuy Saving (per week)						
Homebuy % of Full Sale Cost						

Section L - Residual Land Value

Dwelling Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W	
Units	6	2	6	4	2	•	
Floor Area (m?)	50	64	73	77	88	10	
Product Type	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent	
Residual Land Value							
Affordable Loan	184,920	179,589	190,856	189,371	199,841	195,057	
Internal Subsidy							
Sales Income							
External Subsidy							
Assessed GDV	184,920	179,589	190,856	189,371	199,841	195,05	
Assessed Land Value							
Fees & Interest (%)							
Profit Margin (%)							
Fees & Interest + Profit							
Works	126,680	161,784	184,590	194,368	222,516	254,01	
Sub Total	126,680	161,784	184,590	194,368	222,516	254,01	
Residual Land Value	58,239	17,805	6,266	-4,997	-22,675	-58,95	
Avg. Plotting Density - upa							
RLV per acre							
Rank	1	1	1	1	1	,	



APPENDIX THIRTEEN – Proval Appraisal London Shared Ownership



Full report

User Defined Questions

Start Section - Beginning of Appraisal

Beginning of Appraisal

Ham Close Shared Ownership
DS2 LLP
52.18
2023/02/21 0:00:00
47
UserA
2021/22
2022/04/29 11:13:31
2022/04/05 0:00:00
Yes
T. C.

Site Address

Address Line 1	
Address Line 2	
Town	
County	
Post Code	
Site Latitude	0.0000
Site Longitude	0.0000
Site OS X Coordinate	
Site OS Y Coordinate	

Loans

Name	Repayment Method	Term	Rate	Maximum Facility	Maximum Loan: Value	Maximum Loan: Cost	Cross Subsidy
Affordable Rent	Overdraft	40	5.00%				Yes
Commercial	Overdraft		0.00%				Yes
Discounted Sale	Overdraft		0.00%				Yes
Other	Overdraft		0.00%				Yes

Outright Sale Private Rent	Overdraft Overdraft	0.00% 0.00%	Yes Yes
Rent to Buy	Overdraft	0.00%	Yes
Rent to PRS	Overdraft	0.00%	Yes
Rent to Shared	Overdraft	0.00%	Yes
Shared Ownership	Overdraft	5.00%	Yes
Social Rent	Overdraft	5.00%	Yes

Milestones

Name	Abbreviation	Month no.	Date
Cashflow Start	CS	1	2022/01/21 0:00:00
Exchange of Contracts (Land)	EoC	2	2022/02/21 0:00:00
Legal Completion (Land)	Lal	2	2022/02/21 0:00:00
Start on Site	SoS	2	2022/02/21 0:00:00
First Handover	FH	14	2023/02/21 0:00:00
First Sale	FS	14	2023/02/21 0:00:00
Last Sale	LS	14	2023/02/21 0:00:00
Practical Completion (Last Handover)	PC	14	2023/02/21 0:00:00
Retention	R	14	2023/02/21 0:00:00
Sales	NE	20	2023/08/21 0:00:00

Section A - Units

Unit Attributes

	Α	В	С	D	E	F
Dwelling Description	1b2p	1b2p W	2b3p W	2b4p	2b4p	3b4p
Units	20	2	5	11	8	•
Floor Area (m2)	51	67	76	73	73	10 ⁻
Product Type	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership
User Defined Attributes						
LoanRates	100	100	100	100	100	10
Additional Attributes						
Number of Bedrooms	1	1	2	2	2	;
Is Bedsit?						
Persons	2	2	3	4	4	
January 1999 Value						
Current Market Value	401,898	528,098	619,100	605,634	605,634	919,88
Offset from First Handover						
Handover Date	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00
Is Flat?	Yes	Yes	Yes	Yes	Yes	Yes
Adjust Area by %	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Additional Floor Area (m?)	10	13	15	15	15	2
Is New Build?	Yes	Yes	Yes	Yes	Yes	Yes
Habitable Rooms						
Is Commercial?						
Is Shared?						
Storeys						
Other Description						
Is Extended Family?						
Is Elderly / Cat 2 Frail?						
Supported Stay Period						
NPV Rates						
NPV Discount Rate	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
NPV Discount Period	45	45	45	45	45	4
Sales & Staircasing						
Sell Ground Rents at End of Year						
Sales %	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Actual Sales	100,475	132,025	154,775	151,409	151,409	229,97

Handover Date	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/2 ² 0:00:00
Offset from handover (months) to Initial Sale						
Sold on	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/2 0:00:00
Defer Inital Sale Until End of Year						
Start staircasing in Year	5	5	5	5	5	
End staircasing in Year	45	45	45	45	45	
Maximum Equity %to be Sold	50.00%	50.00%	50.00%	50.00%	50.00%	50
Sell Remaining Equity in Year						
Capitalised Ground Rent at Year of Sale						
Ground Rent Yield						
Rent Allowances		I	ı	I	I	ı
Managing Agent (% of Gross Rent)	0.00%	0.00%	0.00%	0.00%	0.00%	0.
Add VAT to Managing Agent?						
Management per Unit per Annum	150	150	150	150	150	
Management Inflation Base Year	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22
Maintenance per Unit per Annum	0	0	0	0	0	
Maintenence Inflation Base Year	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22
Service Costs per unit per Annum	0	0	0	0	0	
Service Costs Inflation Base Year	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22
Reinstatement Costs per Unit per Annum	0	0	0	0	0	
Reinstatement Inflation Base Year						
Other Allowances per Unit per Annum	0	0	0	0	0	
Other Allowances Inflation Base Year						
Voids (% of Gross Rents & Service Charges)	0.50%	0.50%	0.50%	0.50%	0.50%	0
Major Repairs						
Input Type	% of Works	% of Wor				
Net Works Cost (per unit)	168,300	221,100	250,800	240,900	240,900	333
User Input Sum						
Input Value	0.00%	0.00%	0.00%	0.00%	0.00%	0
Defer to Start of Year						
Total in First Applicable Year	0	0	0	0	0	
Life Cycle Cost						
Multiplier						
NPV of Major Repairs as a Percentage of Works	0.00%	0.00%	0.00%	0.00%	0.00%	0.
NPV of Major Repairs						
Major Repairs Description						
Rent						
Handover Date	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/2
Market Rent Yield p.a.						
•						
Market Rent p.w.						
Market Rent p.w. Target Rent at Handover						
•						
Target Rent at Handover	213	213	270	270	270	
Target Rent at Handover Rent Cap	213 57.77	213 75.91	270 88.99	270 65.29	270 195.86	16
Target Rent at Handover Rent Cap Local Housing Allowance						16
Target Rent at Handover Rent Cap Local Housing Allowance Residential Rent (per week)	57.77	75.91	88.99	65.29	195.86	1.25% of Unsold Eq

Rent at 52.18 wks/yr Unsold Equity	57.77 301,424	75.91 396,074	88.99 464,325	65.29 454,226	195.86 454,226	165.27 689,914
Rent as % of Unsold Equity	1.00%	1.00%	1.00%	0.75%	2.25%	1.25%
Make Service Charges Always Equal Costs	Yes	Yes	Yes	Yes	Yes	Yes
Service Charges (income per week)	0.00	0.00	0.00	0.00	0.00	0.00
Ground Rent Per Annum	0	0	0	0	0	0

Units Summary

Gross Residential Floor Area	3,626
Gross Commercial Floor Area	
Net Residential Floor Area	3,022
Net Commercial Floor Area	
NetFloorAreaM2	3,022
Gross Area	3,626
GrossResFloorAreaFT2	39,035
GrossComFloorAreaFT2	
GrossAreaFT2	39,035
ResidentialRentHabRooms	
ResidentialSaleHabRooms	
OtherHabRooms	
TotalHabRooms	

Section B - Capital Costs

Acquisition Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
New Cost	Lump Sum	1,200,000	All Units	1,200,000	Floor Area	2020/21	Cashflow Start		1,200,000		1,200,000	

At unit level

Description	1b2p	1b2p W	2b3p W	2b4p	2b4p	3b4p
Input						
Input Type						
Cost Base Year						
Inflation Rate						
Inflate To						
VAT						
Gross Total						

Work Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
New Cost	Per m²	2,750	All Residential	9,972,600	Floor Area	2021/22	Cashflow Start	0.00%	9,972,600	0.00%	9,972,600	

At unit level

Description	1b2p	1b2p W	2b3p W	2b4p	2b4p	3b4p
Input						
Input Type						
Cost Base Year						
Inflation Rate						
Inflate To						
VAT						
Gross Total						

Fees Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Employers Agent	% of Works ex Tax	1.80%	All Units	179,507	Floor Area	2021/22	Cashflow Start		179,507		179,507	
Dev and Admin	% of Works ex Tax	3.00%	All Units	299,178	Floor Area	2021/22	Cashflow Start		299,178		299,178	
Legals	Per Unit	500	All Units	23,500	Floor Area	2021/22	Cashflow Start		23,500		23,500	
Valuation	Per Unit	500	All Units	23,500	Floor Area	2021/22	Cashflow Start		23,500		23,500	
Sales Risk	% of MSV	5.00%	All Units	1,230,829	Floor Area	2021/22	Cashflow Start		1,230,829		1,230,829	
Marketing	% of MSV	1.00%	All Units	246,166	Floor Area		Cashflow Start		246,166		246,166	

At unit level

Description	1b2p	1b2p W	2b3p W	2b4p	2b4p	3b4p
Input						
Input Type						
Cost Base Year						
Inflation Rate						
Inflate To						
VAT						
Gross Total						

Other Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Additional allowance for on-costs	Per Unit	0	All Units	0	Floor Area		Cashflow Start		0		0	

At unit level

Description	1b2p	1b2p W	2b3p W	2b4p	2b4p	3b4p
Input						
Input Type						
Cost Base Year						
Inflation Rate						
Inflate To						
VAT						
Gross Total						

Section C - Subsidy

Subsidy

Subsidy per unit

Source	Туре	1b2p	1b2p W	2b3p W	2b4p	2b4p	3b4p
Subsidy Analysis							
	Sc	ource			Val	ue	
HCA							0
LA							0
ROGF							0
DPF							0
Other							0
та							0

Section D - Development Cashflow

Development Cashflow

	1	2	3	4	5	6	7	8	9	10	11
HCA											
LA											
RCGF											
DPF											
Other											
TCI											
Subsidy											
Unit Acquisition Costs											
New Cost		1,200,000									
Acquisition Costs		1,200,000									
Unit Works Costs											
New Cost		250,033	487,530	700,579	878,498	1,012,366	1,095,470	1,123,642	1,095,470	1,012,366	878,498
Works Costs		250,033	487,530	700,579	878,498	1,012,366	1,095,470	1,123,642	1,095,470	1,012,366	878,498
Unit Fees											
Employers Agent		4,500	8,775	12,610	15,812	18,222	19,718	20,225	19,718	18,222	15,812
Dev and Admin		7,501	14,625	21,017	26,354	30,370	32,864	33,709	32,864	30,370	26,354
Legals		23,500									
Valuation		23,500									
Assumptions											
Sales Risk											
Marketing											
Fees Costs		59,001	23,400	33,627	42,166	48,592	52,582	53,934	52,582	48,592	42,166
Unit Other Costs											
Additional allowance for on-costs											
Other Costs											
Handovers											
Cashflow		1,509,034	-510,930	-734,206	-920,664	1,060,958	- 1,148,052	- 1,177,576	- 1,148,052	1,060,958	-920,664
Interest		-3,074	-7,201	-9,767	-13,178	-17,268	-21,839	-26,665	-31,511	-36,139	-40,323
Cashflow & Interest		1,512,108	-518,131	-743,973	-933,842	1,078,226	1,169,891	- 1,204,241	1,179,563	1,097,097	-960,987
Cumulative Cashflow		- 1,512,108	2,030,239	2,774,212	3,708,054	- 4,786,281	- 5,956,171	- 7,160,412	- 8,339,975	9,437,073	10,398,060
Sales (in Long Term Cashflow)											

	12	13	14	15	16	17	18	19	20
HCA									
LA									
RCGF									
DPF									
Other									
TCI									
Subsidy									
Unit Acquisition Costs									
New Cost									
Acquisition Costs									
Unit Works Costs									
New Cost	700,579	487,530	250,039						
Works Costs	700,579	487,530	250,039						
Unit Fees									
Employers Agent	12,610	8,775	4,508						

Dev and Admin Legals	21,017	14,625	7,508						
Valuation									
Assumptions									
Sales Risk			1,230,829						
Marketing			246,166						
Fees Costs	33,627	23,400	1,489,011						
Unit Other Costs									
Additional allowance for on-costs									
Other Costs									
Handovers			13,524,025						
Cashflow	-734,206	-510,930	11,784,975						
Interest	-43,859	-46,574	-51,347						0
Cashflow & Interest	-778,065	-557,504	11,733,628	0	0	0	0	0	0
Cumulative Cashflow	-11,176,124	-11,733,628	0	0	0	0	0	0	0
Sales (in Long Term Cashflow)			6,154,147						

Section E - Total Scheme Costs

Appraisal						
	Total	Average per unit (47)	Average per person (139)	Average per m ² (3626.4)	As %of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
Shared Ownership						
onared Ownership	Total	Avarage ner unit	Averes ner nereen	Avarage ner m²	As %of	As % of
	IOLAI	Average per unit (47)	Average per person (139)	Average per m ² (3626.4)	MSV	TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
A: 1b2p						
	Total	Average per unit (20)	Average per person (40)	Average per m ² (1224)	As %of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						

Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
B: 1b2p W						
D. 102P **	Total	Average per unit	Average per person	Average per m ²	As %of	As % of
		(2)	(4)	(160.8)	MSV	TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
C: 2b3p W	Total	Average per unit	Average per person	Average per m ² (456)	As %of	As % of
		(5)	(15)	g. p (100)	MSV	TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
D: 2b4p						
D: 204p	Total	Average per unit	Average per person	Average per m ²	As %of	As % of
		(11)	(44)	(963.6)	MSV	TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
IVIOV						
Month 1 Sales						
Month 1 Sales						
Opening Loan						
Opening Loan Future Sales						
Opening Loan	Total	Average ner unit	Average per person	Average nor m2	Δe % of	Δe % of
Opening Loan Future Sales E 2b4p	Total	Average per unit (8)	Average per person (32)	Average per m ² (700.8)	As %of MSV	As % of TSC
Opening Loan Future Sales	Total		Average per person (32)			As % of TSC
Opening Loan Future Sales E 2b4p Acquisition Works	Total		Average per person (32)			
Opening Loan Future Sales E 2b4p Acquisition	Total		Average per person (32)			
Opening Loan Future Sales E 2b4p Acquisition Works Acquisition &	Total		Average per person (32)			

Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
F: 3b4p						
1. оо-р	Total	Average per unit (1)	Average per person (4)	Average per m ² (121.2)	As % of MSV	As % of TSC
Acquisition				. ,		
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

Section F - Private Finance

Loan Report

Name	Shared Ownership
Loan repaid by year	45
Peak loan amount	8009998.89329
occurs in year	6
Peak loan as %of maximum facility	0.00%
Maximum loan to value ratio	42.15%
occurs in year	4
excess over lender's maximum	0.00%
Maximum loan to cost (A&W only)	71.69%
occurs in year	6
excess over lender's maximum	0
Grant Total	0

Requirement

praisal					
Private Finance Red	Private Finance Requirement				
Total Scheme Cost:	13,524,025	100.00%	54.94%		
Development Subsidy:					
Receipts from Initial Sales:					
Loan Adj:					
Capital Contribution:					
Month 1 Sales:	6,154,147	45.51%	25.00		
Net Loan:	7,369,878	54.49%	29.949		
Future Sales:					
ared Ownership					
ared Ownership Private Finance Rec	quirement	% of TSC	% of MSV		
	quirement 13,524,025	% of TSC 100.00%	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Private Finance Red	•		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Private Finance Red Total Scheme Cost:	•		% of MSV 54.949		
Private Finance Red Total Scheme Cost: Development Subsidy:	•		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Private Finance Red Total Scheme Cost: Development Subsidy: Receipts from Initial Sales:	•		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Private Finance Red Total Scheme Cost: Development Subsidy: Receipts from Initial Sales: Loan Adj:	•		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		

Value: Loan Ratios

	Α	В	С	D	E	F
Dwelling Description	1b2p	1b2p W	2b3p W	2b4p	2b4p	3b4p
Units	20	2	5	11	8	1
Floor Area (m?)	51	67	76	73	73	101
Product Type	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership
Current Market Value	401,898	528,098	619,100	605,634	605,634	919,885
NPV of Net Rent Only	61,574	82,059	96,830	70,066	217,515	182,971
User Specified Value						
Allocated Opening Loan	127,760	167,813	185,339	175,280	175,280	222,023
MSV : Net Loan	314.57%	314.69%	334.04%	345.52%	345.52%	414.32%
User Value : Net Loan						
Target Value : Loan Ratio						
Loan Adjustment						
Additional Unit Capital Contribution						
Additional Unit Loan Adjustment Reason						
Affordable Loan (Using NPV)						
Affordable Loan (User Value)						
Affordable Loan on Rent	58,354	77,681	91,596	66,350	205,235	172,702
Year 1 Net Rent	2,849	3,791	4,470	3,240	10,019	8,431
Rent Yield On Loan	2.23%	2.26%	2.41%	1.85%	5.72%	3.80%

Section G - Inflation

Base Inflation Rate	1.40%
Inflate Allowances to Handover at	
Income Inflation Margins	
Residential Rent	0.50%
Commercial Rent	0.00%
Ground Rent	0.00%
Other Income	0.00%
Service Charges	0.00%
Market Sales Values (Residential)	0.00%
Market Sales Values (Commercial)	0.00%
Allowances Inflation Margins	
Management	0.50%
Maintenance	0.50%
Reinstatement	0.00%
Another Allowance	0.00%
Major Repairs	0.00%

Section H - Long Term Capital Receipts

Description	Amount	Applies To	Allocate by	Year of receipt	Inflation rate	Amount received	Total
New Receipt		All Units	Floor Area				

Section I - Long Term Results

Scheme Results

Repayment Term(years)	
Cumulative Surplus	45
Cap Net Revenue Deficit	3,045,012
Loan Repaid Year	45
FirstOumulativeBreakevenDate	2023/02/21 0:00:00
LastCumulativeBreakevenDate	2023/02/21 0:00:00
First Cumulative Breakeven Year	1
Last Cumulative Breakeven Year	1
Max Annual Deficit	
DiscountedCapitalValue	0
CapitalValueOfScheme	0

LongTermInterest	13,612,856
NPV of Net Rent Only	4,573,562
NPV of All Capital Receipts	2,797,798
Discounted Capital Value	0
Capital Value Of Scheme	0
Max Annual Deficit	1
Peak Loan	8,009,999
NetPresentValueOfNetRentPlusCapVallMnusLoan	1,481
Peak Loan	6
Loan Repaid By	2067/02/21 0:00:00
RevenueFirstExceedsCostsYear	31
NPV at First Handover	1,481
Loan Repayment Method	
Discount Rates	5.0%
Discount Period (years)	45
IRR	5.00%
Total Set Aside Receipts	0
Summarise Cashflow to Year	45
Capital Growth Rate	
Total Interest	-348,745
Mn Interest Cover: Year	
Target Interest Cover	
Target Interest Cover First Met in Year	
Mn Interest Cover	
Interest Cover At Year 1	58.05%
Discount Period	45
Cumulative Surplus	8,333
Oumulative Deficit	0

Unit Results

	Α	В	С	D	E	F
Dwelling Description	1b2p	1b2p W	2b3p W	2b4p	2b4p	3b4p
Units	20	2	5	11	8	•
Floor Area (m?)	51	67	76	73	73	10°
Product Type	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership
Total Unit Cost : Current Market Value Ratio	56.79%	56.78%	54.94%	53.94%	53.94%	49.14%
Receipts Set Aside						
NPV						
NPV Discount Rate	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
NPV Discount Period	45	45	45	45	45	4:
NPV of Net Rent Only	61,574	82,059	96,830	70,066	217,515	182,97
NPV of Capital Receipts	45,678	60,021	70,364	68,833	68,833	104,55
NPV of Asset Value						
Total of Above	107,252	142,080	167,193	138,899	286,348	287,52
Allocated Opening Loan	127,760	167,813	185,339	175,280	175,280	222,02
NPV at Unit Handover Date	-20,508	-25,733	-18,146	-36,381	111,068	65,49
Net Present Value Rank	4	5	3	6	1	
NPV Breakeven Year	74	74	51	51	51	3
NPV % of TSC	-8.99%	-8.58%	-5.34%	-11.14%	34.00%	14.499
NPV at First Handover	-20,508	-25,733	-18,146	-36,381	111,068	65,49
NPV at PC (Last Handover)	-20,508	-25,733	-18,146	-36,381	111,068	65,49
NPV at Land Acquisition Date	-19,532	-24,508	-17,282	-34,649	105,779	62,37
IRR						
IRR at Unit Handover	4.02%	4.06%	4.41%	3.73%	8.48%	6.64%
IRR Rank	5	4	3	6	1	
Loan						
Allocated Opening Loan	127,760	167,813	185,339	175,280	175,280	222,02
Loan Repaid - Year						

Loan Repayment Year Peak Loan Amount			88		20	28
Peak Loan Amount	1,015,602	1,131,904	218,090	2,866,512	173,798	231,679
Peak Loan Occurs - Year	100	100	21	100	1	4
Year Income First Exceeds Costs			57		1	12
Peak Cumulative Debt						
Peak Cumulative Debt - Year	1	1	1	1	1	1
First Cumulative Breakeven Year	1	1	1	1	1	1
Last Cumulative Breakeven Year						
Interest Total						
Total Interest	364,194	471,006	457,356	555,044	107,178	215,004
Min Interest Cover - Year						
Target Interest Cover						
Target Interest Cover First Met						
Number of Years Interest Cover Is Met						
Cumulative Deficits						
Cumulative Deficit	0	0	0	0	0	0
Cumulative Surplus	0	0	0	0	514,071	380,114
Max. Annual Deficit						
Max. Annual Deficit - Year	1	1	1	1	1	1
Capitalised Year 1 Net Revenue Deficit	69,406	90,133	93,743	108,930	-29,955	49,321

Section J - Long Term Cashflow

Long Term Cashflow

Year	1	2	3	4	5	6	7	8	9	10
Opening Loan		7,522,437	7,678,518	7,838,224	8,001,654	8,008,010	8,009,999	8,007,365	7,999,837	7,987,131
Loan Details										
Handed over from Dev CF	13,524,025									
Interest	363,698	371,235	378,946	386,837	394,912	395,175	395,221	395,035	394,604	393,914
Sales Receipts	6,154,147									
Set Aside										
Ground Rent Sales										
Other Capital Receipts										
Loan Repayment Total	6,365,286	215,154	219,240	223,407	388,556	393,187	397,855	402,562	407,310	412,099
Closing Loan	7,522,437	7,678,518	7,838,224	8,001,654	8,008,010	8,009,999	8,007,365	7,999,837	7,987,131	7,968,946
Gross Rent										
Gross Residential Rent	219,285	223,455	227,699	232,026	236,432	238,968	241,512	244,066	246,631	249,207
Gross Commercial Rent										
Other income and voids						:				
Service charges (income)										
Ground Rents										
Other Income										
Voids & Bad debts	-1,096	-1,117	-1,138	-1,160	-1,182	-1,195	-1,208	-1,220	-1,233	-1,246
Allowances	7,050	7,184	7,320	7,460	7,601	7,746	7,893	8,043	8,196	8,351
Managing Agent										
Own Management	7,050	7,184	7,320	7,460	7,601	7,746	7,893	8,043	8,196	8,351
Maintenance										
Service Costs										
Reinstatement										

Costs Major Repairs											
Other Allowances											
Net Rent	211,139	215,154	219,240	223,407	227,649	230.027	232,411	234,802	237,202	239.609	
Net Rent + Receipts - Interest Cost	6,001,588	-156,081	-159,706	-163,430	-6,356	-1,989	2,634	7,527	12,707	18,185	
Cashflow											_
Cumulative Balance											
PRA											
Year	11	12	13	14	15	16	17	18	19	20	2
Opening Loan	7,968,946	7,944,971	7,914,878	7,878,322	7,834,941	7,784,354	7,726,164	7,659,953	7,585,282	7,501,693	7,408,70
Loan Details											
Handed over from Dev CF											
Interest	392,950	391,696	390,137	388,254	386,030	383,445	380,480	377,114	373,326	369,091	364,38
Sales Receipts											
Set Aside											
Ground Rent Sales											
Other Capital Receipts											
Loan Repayment Total	416,925	421,789	426,693	431,634	436,616	441,635	446,691	451,785	456,915	462,084	467,28
Closing Loan	7,944,971	7,914,878	7,878,322	7,834,941	7,784,354	7,726,164	7,659,953	7,585,282	7,501,693	7,408,700	7,305,80
Gross Rent											
Gross Residential Rent	251,789	254,379	256,978	259,582	262,196	264,814	267,435	270,062	272,690	275,323	277,95
Gross Commercial Rent											
Other income and voids											
Service charges (income)											
Ground Rents											
Other Income											
Voids & Bad debts	-1,259	-1,272	-1,285	-1,298	-1,311	-1,324	-1,337	-1,350	-1,363	-1,377	-1,39
Allowances	8,510	8,672	8,836	9,004	9,175	9,350	9,527	9,708	9,893	10,081	10,2
Managing Agent											
Own Management	8,510	8,672	8,836	9,004	9,175	9,350	9,527	9,708	9,893	10,081	10,27
Maintenance Service Costs											
Reinstatement Costs											
Major Repairs											
Other Allowances											
Net Rent	242,020	244,436	246,857	249,280	251,709	254,140	256,571	259,003	261,433	263,866	266,29
Net Rent + Receipts - Interest Cost	23,975	30,093	36,557	43,380	50,587	58,190	66,211	74,671	83,589	92,993	102,90
Cashflow											
Cumulative Balance											
PRA											
Year	22	23	24	25	26	27	28	29	30	31	
				6,932,204							

Loan Details Handed over from Dev CF											
Interest	359,186	353,464	347,192	340,342	332,881	324,779	316,002	306,513	296,277	285,254	273,403
Sales Receipts	555, 100	550,404	541, 15Z	340,342	302,001	324,773	310,002	300,313	250,211	200,204	270,400
Set Aside											
Ground Rent Sales											
Other Capital Receipts											
Loan Repayment Total	472,526	477,802	483,111	488,457	493,832	499,246	504,691	510,167	515,675	521,214	526,782
Closing Loan	7,192,460	7,068,122	6,932,204	6,784,088	6,623,138	6,448,671	6,259,982	6,056,328	5,836,931	5,600,971	5,347,592
Gross Rent											
Gross Residential Rent	280,590	283,224	285,856	288,488	291,111	293,737	296,354	298,965	301,567	304,162	306,74
Gross Commercial Rent											
Other income and voids				!	!	!		!	!		
Service charges (income)											
Ground Rents											
Other Income											
Voids & Bad debts	-1,403	-1,416	-1,429	-1,442	-1,456	-1,469	-1,482	-1,495	-1,508	-1,521	-1,534
Allowances	10,468	10,666	10,869	11,076	11,286	11,501	11,719	11,942	12,169	12,400	12,63
Managing Agent											
Own Management	10,468	10,666	10,869	11,076	11,286	11,501	11,719	11,942	12,169	12,400	12,635
Maintenance											
Reinstatement Costs											
Major Repairs											
Other Allowances											
Net Rent	268,719	271,142	273,558	275,969	278,370	280,768	283,153	285,528	287,891	290,241	292,575
Net Rent + Receipts - Interest Cost	113,340	124,338	135,919	148,115	160,951	174,467	188,689	203,654	219,398	235,960	253,379
Cashflow											
Cumulative Balance											
PRA											
Year	33	34	35	36	37	38	39	40	41	42	43
Opening Loan	5,347,592	5,075,892	4,784,928	4,473,709	4,141,198	3,786,304	3,407,885	3,004,739	2,575,610	2,119,177	1,634,055
Loan Details											
Handed over from Dev CF											
Interest	260,681	247,044	232,444	216,831	200,155	182,360	163,389	143,183	121,678	98,808	74,505
Sales Receipts Set Aside											
Ground Rent Sales											
Other Capital Receipts											
Loan Repayment Total	532,381	538,008	543,663	549,342	555,049	560,779	566,535	572,312	578,111	583,931	589,769
Closing Loan	5,075,892	4,784,928	4,473,709	4,141,198	3,786,304	3,407,885	3,004,739	2,575,610	2,119,177	1,634,055	1,118,79
O B4											-
Gross Rent											

Residential Rent															
Gross Commercial Rent															
Other income and voids															
Service charges (income)															
Ground Rents															
Other Income															
Voids & Bad debts	-1,547	-1,559	-1,5	72 -1	,585	-1,597	-1	,610	-1,622		1,634	-1,	,647	-1,659	-1,
Allowances	12,875	13,120	13,3	69 13	3,623	13,882	14	,146	14,415	14	1,689	14.	,968	15,252	15,
Managing Agent		,	,					,	,					,	
Own Management	12,875	13,120	13,3	69 13	3,623	13,882	14	,146	14,415	14	4,689	14	,968	15,252	15,
Maintenance															
Service Costs															
Reinstatement Costs															
Major Repairs															
Other Allowances															
Net Rent	294,896	297,198	299,4	82 301	,742	303,983	306	,198	308,390	310	0,552	312	,687	314,791	316,
Net Rent + Receipts - Interest Cost	271,700	290,964	311,2	19 332	2,510	354,894	378	,419	403,146	429	9,129	456	,433	485,123	515,
Cashflow															
Cumulative															
Balance															
PRA															
Year	44	45	46	47	4	8	49	5	0	51		52		53	54
Opening Loan	1,118,791	571,861													
Loan Details															
Handed over from Dev CF															
Interest	48,696	21,304													
Sales Receipts															
Set Aside															
Ground Rent Sales															
Other Capital Receipts															
Loan Repayment Total	595,625	593,165													
Closing Loan	571,861											T			
Gross Rent						'									
Gross Residential Rent	336,416	338,727	341,004	347,483	354,08	5 360,	813	367,66	8 374	,652	381,7	73	389,0	27 396	5,417
Gross Commercial Rent															
Other income and voids		!!		!	!		-		!			!_		!	
Service charges (income)															
Ground Rents												\top			
Other Income												\top			
Other income	-1,682	-1,694	-1,705	-1,737	-1,77	0 -1,	804	-1,83	8 -1	,873	-1,9	09	-1,9	45 -	1,982
Voids & Bad debts	.,002														
Voids & Bad	15,837	16,138	16,445	16,757	17,07	6 17,	400	17,73	1 18	,068	18,4	11	18,7	61 19	9,117

Agent Own	15,837	16,138	16,445	16 757	47	7,076 17	,400 17	7,731	18,068	40	3,411	18,76	4 40	,117
Management	15,837	16,138	16,445	16,757	17	,076 17	,400 17	7,731	18,008	18	5,411		1 19	,117
Maintenance														
Service Costs														
Reinstatement Costs														
Major Repairs														
Other Allowances														
Net Rent	318,896	320,896	322,854	328,989	335	5,239 341	,609 348	3,099 3	54,712	361	,453 3	368,32	1 375	,318
Net Rent + Receipts - Interest Cost	546,929	580,194	322,854	328,989	335	5,239 341	,609 348	3,099 3	54,712	361	,453 3	368,32	1 375	,318
Cashflow		8,333	322,854	328,989	335	5,239 341	,609 348	3,099	54,712	361	,453 3	368,32	1 375	,318
Cumulative		8,333	331,187	660,175	995	,414 1,337	,024 1,685	5,123 2,0	39,834	2,401	,288 2,7	69,60	8 3,144	,926
Balance PRA													_	
Year	55	56	5	7	58	59	60	6	1	62	6	3	64	
Opening Loan	1													
Loan Details		1												
Handed over from Dev CF														
Interest														
Sales Receipts														
Set Aside														
Ground Rent Sales														
Other Capital Receipts Loan														
Repayment Total														
Closing Loan														
Gross Rent														
Gross Residential Rent	403,949	411,622	419,44	427	7,415	435,537	443,811	452,24	4 4	60,837	469,59	91	478,513	487
Gross Commercial Rent														
Other income and voids		ı		ı			I							
Service charges (income)														
Ground Rents														
Other Income														
Voids & Bad debts	-2,020	-2,058	-2,09)7 -2	2,137	-2,178	-2,219	-2,26	1	-2,304	-2,34	18	-2,393	-2
Allowances	19,480	19,850	20,22	28 20),612	21,004	21,403	21,80	9	22,224	22,64	16	23,076	23
Managing Agent														
Own Management	19,480	19,850	20,22	28 20),612	21,004	21,403	21,80	9	22,224	22,64	16	23,076	23
Maintenance Service Costs														
Reinstatement Costs														
Major Repairs														
Other														
Allowances Net Rent	000 440	000 =1 :	007.1	0 10	1.000	440.0=0	400.400	400.1-	4 .	20.000	444 ===	7	450.045	40.
Blot Hont	382,449	389,714	-		I,666 I,666	412,356 412,356	420,189 420,189	428,17 428,17		36,309	444,59	_	453,045	461
	,	200 744	2017 00					1 420.1/	+ 4	36,309	444,05	71	453,045	461
Net Rent + Receipts - Interest Cost	382,449	389,714		9 404	r,000									
Net Rent + Receipts -	,	389,714 389,714 3,917,089	397,11		1,666	412,356	420,189			36,309	444,59	97	453,045	461, 7,775

Balance PRA										
Year	66	67	68	69	70	71	72	73	74	7
Opening Loan										
Loan Details										
Handed over from Dev CF										
Interest										
Sales Receipts Set Aside										
Ground Rent										
Sales Other Capital										
Receipts Loan Repayment Total										
Closing Loan				!	!	!			<u> </u>	
Gross Rent			ı	ı	ı	1		I		
Gross Residential Rent	496,871	506,310	515,929	525,734	535,721	545,900	556,273	566,841	577,612	588,58
Gross Commercial Rent										
Other income and voids										
Service charges (income)										
Ground Rents										
Other Income										
Voids & Bad debts	-2,484	-2,532	-2,580	-2,629	-2,679	-2,729	-2,781	-2,834	-2,888	-2,94
Allowances	23,961	24,417	24,881	25,353	25,835	26,326	26,826	27,336	27,855	28,38
Managing Agent										
Own Management	23,961	24,417	24,881	25,353	25,835	26,326	26,826	27,336	27,855	28,38
Maintenance Service Costs										
Reinstatement Costs										
Major Repairs										
Other Allowances										
Net Rent	470,426	479,362	488,469	497,752	507,208	516,845	526,665	536,671	546,868	557,25
Net Rent + Receipts - Interest Cost	470,426	479,362	488,469	497,752	507,208	516,845	526,665	536,671	546,868	557,25
Cashflow	470,426	479,362	488,469	497,752	507,208	516,845	526,665	536,671	546,868	557,25
Cumulative Balance	8,245,623	8,724,985	9,213,453	9,711,205	10,218,413	10,735,258	11,261,923	11,798,594	12,345,462	12,902,72
PRA										
Year	76	7	7	78	79	80	81	82	83	84
Opening Loan										
Loan Details										
Handed over from Dev CF										
Interest										
Sales Receipts										
Set Aside Ground Rent										
Sales Other Capital										
Receipts										

Loan Repayment Total										
Closing Loan										
Gross Rent	1									
Gross Residential Rent	599,769	611,166	622,779	634,611	646,669	658,954	671,474	684,233	697,233	710,48
Gross Commercial Rent										
Other income and voids										
Service charges (income)										
Ground Rents										
Other Income Voids & Bad	-2,999	-3,056	-3,114	-3,173	-3,233	-3,295	-3,357	-3,421	-3,486	-3,552
debts										
Allowances	28,924	29,473	30,033	30,604	31,185	31,778	32,382	32,997	33,624	34,263
Managing Agent										
Own Management	28,924	29,473	30,033	30,604	31,185	31,778	32,382	32,997	33,624	34,263
Maintenance										
Service Costs Reinstatement Costs										
Major Repairs										
Other Allowances										
Net Rent	567,847	578,637	589,632	600,834	612,250	623,881	635,735	647,815	660,123	672,666
Net Rent + Receipts - Interest Cost	567,847	578,637	589,632	600,834	612,250	623,881	635,735	647,815	660,123	672,666
Cashflow Cumulative	567,847 13,470,567	578,637 14,049,204	589,632 14,638,836	600,834	612,250 15,851,920	623,881 16,475,801	635,735 17,111,536	647,815 17,759,352	660,123 18,419,474	672,666 19,092,14
Balance	,,	. 1,0 10,20 1	. 1,555,555	.0,200,010	.0,001,020	10,110,001	,,	,	,	
Year	86	87	88	89	90	91	92	93	94	9:
Opening Loan										
Loan Details										
Handed over from Dev CF										
Interest										
Sales Receipts										
Set Aside Ground Rent Sales										
Other Capital Receipts										
Loan Repayment Total										
Closing Loan			<u> </u>	<u> </u>				<u> </u>		
Gross Rent										
Gross Residential Rent	723,979	737,736	751,753	766,036	780,590	795,421	810,536	825,937	841,627	857,618
Gross Commercial Rent										
Other income and voids										
Service										

Ground Rents Other Income										
Voids & Bad debts	-3,620	-3,689	-3,759	-3,830	-3,903	-3,977	-4,053	-4,130	-4,208	-4,288
Allowances	34,914	35,577	36,253	36,942	37,644	38,359	39,088	39,830	40,587	41,358
Managing Agent										
Own Management	34,914	35,577	36,253	36,942	37,644	38,359	39,088	39,830	40,587	41,358
Maintenance										
Service Costs										
Reinstatement Costs										
Major Repairs										
Other Allowances										
Net Rent	685,446	698,470	711,741	725,264	739,044	753,085	767,396	781,977	796,831	811,971
Net Rent + Receipts - Interest Cost	685,446	698,470	711,741	725,264	739,044	753,085	767,396	781,977	796,831	811,971
Cashflow	685,446	698,470	711,741	725,264	739,044	753,085	767,396	781,977	796,831	811,971
Cumulative Balance	19,777,586	20,476,057	21,187,798	21,913,063	22,652,106	23,405,192	24,172,587	24,954,564	25,751,395	26,563,366
PRA										

Year	96	97	98	99	100
Opening Loan					
Loan Details					
Handed over from Dev CF					
Interest					
Sales Receipts					
Set Aside					
Ground Rent Sales					
Other Capital Receipts					
Loan Repayment Total					
Closing Loan					
Gross Rent					
Gross Residential Rent	873,914	890,518	907,437	924,678	942,248
Gross Commercial Rent					
Other income and voids					
Service charges (income)					
Ground Rents					
Other Income					
Voids & Bad debts	-4,370	-4,453	-4,537	-4,623	-4,71
Allowances	42,144	42,945	43,761	44,592	45,439
Managing Agent					
Own Management	42,144	42,945	43,761	44,592	45,439
Maintenance					
Service Costs					
Reinstatement Costs					
Major Repairs					
Other Allowances					
Net Rent	827,400	843,121	859,139	875,463	892,097
Net Rent + Receipts - Interest Cost	827,400	843,121	859,139	875,463	892,097
Cashflow	827,400	843,121	859,139	875,463	892,097
Cumulative Balance	27,390,766	28,233,887	29,093,025	29,968,488	30,860,585
PRA					

Section K - Affordability

Affordability						
Dwelling Description	1b2p	1b2p W	2b3p W	2b4p	2b4p	3b4p
Units	20	2	5	11	8	1

Floor Area (m?)	51	67	76	73	73	101
Product Type	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership
Current Market Value	401,898	528,098	619,100	605,634	605,634	919,885
Sales %	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Mortgage APR						
Repayment Term						
Deposit % of Full MSV	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deposit as % of Equity Share	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deposit Amount	0	0	0	0	0	0
Mortgage Required	100,475	132,025	154,775	151,409	151,409	229,971
Mortgage Repayment (per year)						
Mortgage Repayment (per month)						
Mortgage Repayment (per week)	0	0	0	0	0	0
Gross Rent (per year)	3,014	3,961	4,643	3,407	10,220	8,624
Gross Rent (per month)	251	330	387	284	852	719
Gross Rent (per week)	57.77	75.91	88.99	65.29	195.86	165.27
User Defined Service Charges (per year)						
Service Charges (per year)						
Service Charges (per month)						
Service Charges (per week)						
Purchase Cost (per year)	3,014	3,961	4,643	3,407	10,220	8,624
Purchase Cost (per month)	251	330	387	284	852	719
Purchase Cost (per week)	57.77	75.91	88.99	65.29	195.86	165.27
Target Total Cost/Earnings Ratio						
Actual Household Earnings						
Actual Earnings Ratio						
Mortgage Earnings Multiplier						
Minimum Earnings Required						
Minimum Earnings Ratio						
Maximum Mortgage on Earnings						
Affordable Equity Share On Earnings	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Outright Sale Cost (per week)						
Minimum Affordable Equity Share						
Homebuy Saving (per week)						
Homebuy % of Full Sale Cost						

Section L - Residual Land Value

Residual Land Value						
Dwelling Description	1b2p	1b2p W	2b3p W	2b4p	2b4p	3b4p
Units	20	2	5	11	8	
Floor Area (m?)	51	67	76	73	73	10
Product Type	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership
Residual Land Value						
Affordable Loan	107,252	142,080	167,193	138,899	286,348	287,52
Internal Subsidy						
Sales Income	100,475	132,025	154,775	151,409	151,409	229,97
External Subsidy						
Assessed GDV	207,726	274,104	321,968	290,308	437,757	517,49
Assessed Land Value						
Fees & Interest (%)						
Profit Margin (%)						
Fees & Interest + Profit						
Works	168,300	221,100	250,800	240,900	240,900	333,30

Sub Total	168,300	221,100	250,800	240,900	240,900	333,300
Residual Land Value	39,426	53,004	71,168	49,408	196,857	184,192
Avg. Plotting Density - upa						
RLV per acre						
Rank	1	1	1	1	1	1



APPENDIX FOURTEEN – Proval Appraisal London Living Rent



Full report

User Defined Questions

Start Section - Beginning of Appraisal

Beginning of Appraisal

Scheme Name	Ham Close LLR
Organisation	DS2 ILP
Weeks per Year	52.18
Practical Completion	2022/06/05 0:00:00
Total Units	10
Appraisal By	UserA
Funding Year	2022/23
Site Purchase Tenure	
Local Authority	Richmond upon Thames
Date Last Saved	2022/03/29 16:02:25
Seller	
Appraisal Date	2022/02/21 0:00:00
Site Area	
Site Area Description	
Scheme Description	
Project/File Reference	
Appraisal Comments	
Appraisal Version	
Investment Region	L
Rent Paid at End of Month?	
Drawing Number	
Smooth Tenant Payments?	Yes
HC Code	
Bid Reference	
Leasehold Term(years)	

Site Address

Address Line 1	HamClose
Address Line 2	
Town	
County	OUTERLONDON
Post Code	
Site Latitude	0.0000
Site Longitude	0.0000
Site OS X Coordinate	
Site OS Y Coordinate	

Loans

Name	Repayment Method	Term	Rate	Maximum Facility	Maximum Loan: Value	Maximum Loan: Cost	Cross Subsidy
Affordable Rent	Overdraft	40	4.50%				Yes
Commercial	Overdraft		0.00%				Yes
Discounted Sale	Overdraft		0.00%				Yes
Other	Overdraft		0.00%				Yes

Outright Sale Private Rent	Overdraft Overdraft	0.00% 0.00%	Yes Yes
Rent to Buy	Overdraft	0.00%	Yes
Rent to PRS	Overdraft	0.00%	Yes
Rent to Shared	Overdraft	0.00%	Yes
Shared Ownership	Overdraft	5.00%	Yes
Social Rent	Overdraft	5.00%	Yes

Milestones

Name	Abbreviation	Month no.	Date
Cashflow Start	CS	1	2021/05/05 0:00:00
Exchange of Contracts (Land)	EoC	2	2021/06/05 0:00:00
Legal Completion (Land)	LCL	2	2021/06/05 0:00:00
Start on Site	SoS	2	2021/06/05 0:00:00
First Handover	FH	14	2022/06/05 0:00:00
First Sale	FS	14	2022/06/05 0:00:00
Last Sale	LS	14	2022/06/05 0:00:00
Practical Completion (Last Handover)	PC	14	2022/06/05 0:00:00
Retention	R	15	2022/07/05 0:00:00

Section A - Units

Unit Attributes

	Α	В	С
Dwelling Description	1 bed	1 bed W	2 bed
Units	6	1	3
Floor Area (m2)	50	71	70
Product Type	Affordable Rent	Affordable Rent	Affordable Rent
User Defined Attributes			
LoanRates	100	100	100
Additional Attributes			
Number of Bedrooms	1	2	3
Is Bedsit?			
Persons			
January 1999 Value			
Current Market Value	0	0	(
Offset from First Handover			
Handover Date	2022/06/05 0:00:00	2022/06/05 0:00:00	2022/06/05 0:00:00
Is Flat?	Yes	Yes	Yes
Adjust Area by %	20.00%	20.00%	20.00%
Additional Floor Area (m?)	10	14	14
Is New Build?	Yes	Yes	Yes
Habitable Rooms			
Is Commercial?			
Is Shared?			
Storeys			
Other Description			
Is Extended Family?			
Is Elderly / Cat 2 Frail?			
Supported Stay Period			
NPV Rates			
NPV Discount Rate	4.50%	4.50%	4.50%
NPV Discount Period	45	45	45
Sales & Staircasing			
Sell Ground Rents at End of Year			
Sales %			
Actual Sales			
Handover Date	2022/06/05 0:00:00	2022/06/05 0:00:00	2022/06/05 0:00:00
Offset from handover (months) to Initial Sale			
Sold on			

Start staircasing in Year			
End staircasing in Year			
Maximum Equity % to be Sold	0.00%	0.00%	0.00%
Sell Remaining Equity in Year			
Capitalised Ground Rent at Year of Sale			
Ground Rent Yield			
Rent Allowances			
Managing Agent (% of Gross Rent)	0.00%	0.00%	0.00%
Add VAT to Managing Agent?			
Management per Unit per Annum	750	750	75
Management Inflation Base Year	2021/22	2021/22	2021/22
Maintenance per Unit per Annum	1,000	1,000	1,00
Maintenence Inflation Base Year	2021/22	2021/22	2021/22
Service Costs per unit per Annum	0	0	(
Service Costs Inflation Base Year	2021/22	2021/22	2021/22
Reinstatement Costs per Unit per Annum	0	0	(
Reinstatement Inflation Base Year			
Other Allowances per Unit per Annum	0	0	(
Other Allowances Inflation Base Year			
Voids (% of Gross Rents & Service Charges)	3.00%	3.00%	3.00%
Major Repairs			
Input Type	% of Works	% of Works	% of Works
Net Works Cost (per unit)	166,155	232,650	232,320
User Input Sum			
Input Value	0.80%	0.80%	0.80%
Defer to Start of Year	7	7	
Total in First Applicable Year	1,445	2,023	2,020
Life Cycle Cost			
Multiplier			
NPV of Major Repairs as a Percentage of Works	15.19%	15.19%	15.19%
NPV of Major Repairs	25,234	35,333	35,28
Major Repairs Description	0.8% of Works, from year	0.8% of Works, from year	0.8% of Works, from year
Da4	7	7	7
Rent Handover Date	2022/06/05 0:00:00	2022/06/05 0:00:00	2022/06/05 0:00:00
Market Rent Yield p.a.			
Market Rent p.w.			
Target Rent at Handover			
Rent Cap			
Local Housing Allowance	93	116	138
Residential Rent (per week)	248.71	238.32	268.89
Other Income (per year)	0	0	200.00
Year 1 Rent	£248.71 p.w.	£238.32 p.w.	£268.89 p.w.
Lock Rents		250.02 p.m.	2250.00 p.m.
Rent at 52.18 wks/yr	248.71	238.32	268.8
Unsold Equity	270.71	200.02	200.0
Gisola Equity	2.92%	2.72%	2.72%
Rent as % of Line old Equity	Z.3Z70	2.1270	2.127
Rent as % of Unsold Equity		Voc	Voc
Rent as % of Unsold Equity Make Service Charges Always Equal Costs Service Charges (income per week)	Yes 0.00	Yes 0.00	Yes 0.00

Gross Residential Floor Area	701
Gross Commercial Floor Area	
Net Residential Floor Area	584
Net Commercial Floor Area	
NetFloorAreaM2	584
Gross Area	701
GrossResFloorAreaFT2	7,541
GrossComFloorAreaFT2	

GrossAreaFT2	7,541
ResidentialRentHabRooms	
ResidentialSaleHabRooms	
Other Hab Rooms	
TotalHabRooms	

Section B - Capital Costs

Acquisition Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
New Cost	Lump Sum	275,000	All Units	275,000	Floor Area	2021/22	Cashflow Start		275,000		275,000	

At unit level

Description	1 bed	1 bed W	2 bed
Input			
Input Type			
Cost Base Year			
Inflation Rate			
Inflate To			
VAT			
Gross Total			

Work Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
New Cost	Per m²	2,750	All Residential	1,926,540	Floor Area	2021/22	Cashflow Start	0.00%	1,926,540	0.00%	1,926,540	

At unit level

Description	1 bed	1 bed W	2 bed
Input			
Input Type			
Cost Base Year			
Inflation Rate			
Inflate To			
VAT			
Gross Total			

Fees Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Employers Agent	% of Works ex Tax	1.80%	All Units	34,678	Floor Area	2021/22	Cashflow Start		34,678		34,678	
Dev and Admin	% of Works ex Tax	3.00%	All Units	57,796	Floor Area	2021/22	Cashflow Start		57,796		57,796	
Legals	Per Unit	500	All Units	5,000	Floor Area	2021/22	Cashflow Start		5,000		5,000	
Valuation	Per Unit	500	All Units	5,000	Floor Area	2021/22	Cashflow Start		5,000		5,000	

At unit level

Description	1 bed	1 bed W	2 bed
Input			
Input Type			
Cost Base Year			

Inflation Rate		
Inflate To		
VAT		
Gross Total		

Other Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Additional allowance for on-costs	Per Unit	0	All Units	0	Floor Area		Cashflow Start		0		0	

At unit level

Description	1 bed	1 bed W	2 bed
Input			
Input Type			
Cost Base Year			
Inflation Rate			
Inflate To			
VAT			
Gross Total			

Section C - Subsidy

Source

Subsidy

Subsidy per unit

Subsidy Analysis										
Source	Value									
HCA	0									
LA	0									
RCGF	0									
DFF	0									
Other	0									
та	0									

1 bed

1 bed W

2 bed

Section D - Development Cashflow

Туре

Development Cashflow

	1	2	3	4	5	6	7	8	9	10	11	12
HCA												
LA												
RCGF												
DPF												
Other												
TCI												
Subsidy												
Unit Acquisition Costs												
New Cost		275,000										
Acquisition Costs		275,000										
Unit Works Costs												
New Cost		48,302	94,182	135,340	169,711	195,572	211,626	217,068	211,626	195,572	169,711	135,340
Works Costs		48,302	94,182	135,340	169,711	195,572	211,626	217,068	211,626	195,572	169,711	135,340
Unit Fees Costs												
Employers Agent		869	1,695	2,436	3,054	3,520	3,809	3,907	3,809	3,520	3,054	2,436

Dev and Admin	1,449	2,825	4,060	5,091	5,867	6,348	6,512	6,348	5,867	5,091	4,060
Legals	5,000										
Valuation	5,000										
Assumptions											
Fees Costs	12,318	4,520	6,496	8,145	9,387	10,157	10,419	10,157	9,387	8,145	6,496
Unit Other Costs											
Additional allowance for on-costs											
Other Costs											
Handovers											
Cashflow	335,620	-98,702	- 141,836	- 177,856	204,959	-221,783	-227,487	-221,783	-204,959	-177,856	-141,836
Interest	-617	-1,417	-1,864	-2,458	-3,171	-3,967	-4,807	-5,650	-6,455	-7,182	-7,796
Cashflow & Interest	336,237	100,119	143,700	- 180,314	208,130	-225,750	-232,294	-227,433	-211,414	-185,038	-149,632
Cumulative Cashflow	336,237	436,356	580,056	760,370	968,500	- 1,194,250	1,426,543	1,653,976	1,865,390	2,050,427	2,200,059
Sales (in Long Term Cashflow)											

	13	14	15
HCA			
LA			
RCGF			
DPF			
Other			
TCI			
Subsidy			
Unit Acquisition Costs			
New Cost			
Acquisition Costs			
Unit Works Costs			
New Cost	94,182	48,308	
Works Costs	94,182	48,308	
Unit Fees Costs			
Employers Agent	1,695	874	
Dev and Admin	2,825	1,453	
Legals			
Valuation			
Assumptions			
Fees Costs	4,520	2,327	
Unit Other Costs			
Additional allowance for on-costs			
Other Costs			
Handovers		2,366,233	
Cashflow	-98,702	2,315,598	
Interest	-8,266	-8,571	0
Cashflow & Interest	-106,968	2,307,027	0
Cumulative Cashflow	-2,307,027	0	0
Sales (in Long Term Cashflow)		<u> </u>	
, , ,			

Section E - Total Scheme Costs

Appraisal						
	Total	Average per unit (10)	Average per person ()	Average per m ² (700.56)	As % of MSV	As % of TSC
Acquisition						
Works						

Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
Affordable Rent			'	'		
Allordable Refit	Total	Average per unit	Average per person	Average per m ²	As %of	As % of
	TOLAI	(10)	()	(700.56)	MSV	TSC
Acquisition				,		
Works						
Acquisition &						
Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
A: 1 bed						
	Total	Average per unit	Average per person	Average per m ²	As % of	As % of
	. Otta	(6)	()	(362.52)	MSV	TSC
Acquisition						
Works						
Acquisition &						
Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
3: 1 bed W						
	Total	Average per unit	Average per person	Average per m ² (84.6)	As % of	As % of
		(1)	0		MSV	TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Month 1 Sales Opening Loan Future Sales						
Opening Loan Future Sales						
Opening Loan	Total	Average per unit	Average per person	Average per m²	As % of	As % of

Works			
Acquisition & Works			
Fees			
Other			
Interest			
Total			
Subsidy			
MSV			
Month 1 Sales			
Opening Loan			
Future Sales			

Section F - Private Finance

Loan Report

Name	Affordable Rent
Loan repaid by year	45
Peak Ioan amount	2366232.8599737731398034199473
occurs in year	1
Peak loan as % of maximum facility	0.00%
Maximum loan to value ratio	0.00%
occurs in year	1
excess over lender's maximum	0.00%
Maximum loan to cost (A&Wonly)	107.48%
occurs in year	1
excess over lender's maximum	0
Grant Total	0

Requirement

•			
Private Finance Requiren	% of TSC	% of MSV	
Total Scheme Cost:	2,366,233	100.00%	
Development Subsidy:			
Receipts from Initial Sales:			
Loan Adj:			
Capital Contribution:			
Month 1 Sales:			
Net Loan:	2,366,233	100.00%	
Future Sales:			
ffordable Rent			
Private Finance Requiren	nent	% of TSC	% of MSV
Total Scheme Cost:	2,366,233	% of TSC 100.00%	% of MSV
•			% of MSV
Total Scheme Cost:			% of MSV
Total Scheme Cost: Development Subsidy:			% of MSV
Total Scheme Cost: Development Subsidy: Receipts from Initial Sales:			% of MSV
Total Scheme Cost: Development Subsidy: Receipts from Initial Sales: Loan Adj:			% of MSV
Total Scheme Cost: Development Subsidy: Receipts from Initial Sales: Loan Adj: Capital Contribution:			% of MSV

Value: Loan Ratios

1 bed	1 bed W	2 bed
6	1	3
50	71	70
Affordable Rent	Affordable Rent	Affordable Rent
0	0	0
235,660	212,717	250,559
204,076	285,748	285,342
	50 Affordable Rent 0 235,660	50 71 Affordable Rent Affordable Rent 0 0 235,660 212,717

MSV : Net Loan User Value : Net Loan	0.00%	0.00%	0.00%
Target Value : Loan Ratio			
Loan Adjustment			
Additional Unit Capital Contribution			
Additional Unit Loan Adjustment Reason			
Affordable Loan (Using NPV)			
Affordable Loan (User Value)			
Affordable Loan on Rent	246,030	234,092	269,216
Year 1 Net Rent	10,838	10,312	11,860
Rent Yield On Loan	5.31%	3.61%	4.16%

Section G - Inflation

Base Inflation Rate	1.40%
Inflate Allowances to Handover at	
Income Inflation Margins	
Residential Rent	0.00%
Commercial Rent	0.00%
Ground Rent	0.00%
Other Income	0.00%
Service Charges	0.00%
Market Sales Values (Residential)	0.00%
Market Sales Values (Commercial)	0.00%
Allowances Inflation Margins	
Management	0.50%
Maintenance	0.50%
Reinstatement	0.00%
Another Allowance	0.00%
Major Repairs	0.00%

Section H - Long Term Capital Receipts

Description	Amount	Applies To	Allocate by	Year of receipt	Inflation rate	Amount received	Total
New Receipt		All Units	Floor Area				

Section I - Long Term Results

Scheme Results

Repayment Term (years)			
Ournulative Surplus	45		
Cap Net Revenue Deficit	-151,687		
Loan Repaid Year	45		
FirstCumulativeBreakevenDate	2022/06/05 0:00:00		
LastQurulativeBreakevenDate	2022/06/05 0:00:00		
First Cumulative Breakeven Year			
ast Cumulative Breakeven Year			
Max Annual Deficit			
DiscountedCapitalValue	C		
CapitalValueOfScheme	C		
LongTermInterest	3,431,077		
NPV of Net Rent Only	2,378,358		
NPV of All Capital Receipts	C		
Discounted Capital Value	C		
Capital Value Of Scheme	C		
Max Annual Deficit	1		
Peak Loan	2,359,522		
NetPresentValueOfNetRentPusCapValMnusLoan	12,125		
Peak Loan	1		
Loan Repaid By	2066/06/05 0:00:00		
RevenueFirstExceedsCostsYear	1		
NPV at First Handover	12,125		

Discount Rates	4.5%
Discount Period (years)	45
IRR	4.53%
Total Set Aside Receipts	0
Summarise Cashflow to Year	45
Capital Growth Rate	
Total Interest	-62,219
Min Interest Cover: Year	
Target Interest Cover	
Target Interest Cover First Met in Year	
Mn Interest Cover	
Interest Cover At Year 1	106.44%
Discount Period	45
Cumulative Surplus	89,171
Cumulative Deficit	0

Unit Results

	Α	В	С
Dwelling Description	1 bed	1 bed W	2 bed
Units	6	1	3
Floor Area (m?)	50	71	70
Product Type	Affordable Rent	Affordable Rent	Affordable Rent
Total Unit Cost : Current Market Value Ratio			
Receipts Set Aside			
NPV			
NPV Discount Rate	4.50%	4.50%	4.50%
NPV Discount Period	45	45	45
NPV of Net Rent Only	235,660	212,717	250,559
NPV of Capital Receipts	,	,	,
NPV of Asset Value			
Total of Above	235,660	212,717	250,559
Allocated Opening Loan	204,076	285,748	285,342
NPV at Unit Handover Date	31,584	-73,031	-34,783
Net Present Value Rank	1	3	2
NPV Breakeven Year	43	49	43
NPV % of TSC	15.48%	-25.56%	-12.19%
NPV at First Handover	31,584	-73,031	-34,783
NPV at PC (Last Handover)	31,584	-73,031	-34,783
NPV at Land Acquisition Date	30,224	-69,886	-33,285
IRR			
IRR at Unit Handover	5.43%	2.81%	3.73%
IRR Rank	1	3	2
Loan			
Allocated Opening Loan	204,076	285,748	285,342
Loan Repaid - Year	'	,	
Loan Repayment Year	34		64
Peak Loan Amount	202,200	1,590,873	308,719
Peak Loan Occurs - Year	1	100	24
Year Income First Exceeds Costs	1		25
Peak Cumulative Debt			
Peak Cumulative Debt - Year	1	1	1
First Cumulative Breakeven Year	1	1	1
Last Cumulative Breakeven Year			
Interest Total			
Total Interest	202,598	765,747	585,124
Min Interest Cover - Year			
Target Interest Cover			
Target Interest Cover First Met			
Number of Years Interest Cover Is Met			

Cumulative Deficits			
Cumulative Deficit	0	0	0
Cumulative Surplus	178,058	0	0
Max. Annual Deficit			
Max. Annual Deficit - Year	1	1	1
Capitalised Year 1 Net Revenue Deficit	-41,954	51,655	16,126

Section J - Long Term Cashflow

Long Term Cashflow

Year	1	2	3	4	5	6	7	8	9	10	11
Opening Loan		2,359,522	2,351,014	2,340,608	2,328,201	2,313,680	2,296,932	2,294,933	2,291,468	2,286,456	2,279,807
Loan Details				1			1				
Handed over from Dev CF	2,366,233										
Interest	104,211	103,879	103,466	102,967	102,377	101,692	101,249	101,132	100,948	100,694	100,366
Sales Receipts											
Set Aside											
Ground Rent Sales											
Other Capital Receipts											
Loan Repayment Total	110,921	112,387	113,872	115,375	116,898	118,440	103,249	104,596	105,961	107,343	108,741
Closing Loan	2,359,522	2,351,014	2,340,608	2,328,201	2,313,680	2,296,932	2,294,933	2,291,468	2,286,456	2,279,807	2,271,432
Gross Rent											
Gross Residential Rent	132,393	134,247	136,127	138,032	139,965	141,925	143,912	145,926	147,969	150,041	152,141
Gross Commercial Rent											
Other income and voids											
Service charges (income)											
Ground Rents											
Other Income											
Voids & Bad debts	-3,972	-4,027	-4,084	-4,141	-4,199	-4,258	-4,317	-4,378	-4,439	-4,501	-4,564
Allowances	17,500	17,833	18,171	18,517	18,868	19,227	36,345	36,952	37,569	38,197	38,835
Managing Agent											
Own Management	7,500	7,643	7,788	7,936	8,086	8,240	8,397	8,556	8,719	8,884	9,053
Maintenance	10,000	10,190	10,384	10,581	10,782	10,987	11,196	11,408	11,625	11,846	12,071
Service Costs											
Reinstatement Costs											
Major Repairs							16,753	16,988	17,225	17,467	17,711
Other Allowances											
Net Rent	110,921	112,387	113,872	115,375	116,898	118,440	103,249	104,596	105,961	107,343	108,741
Net Rent + Receipts - Interest Cost	6,711	8,508	10,406	12,408	14,520	16,748	2,000	3,465	5,013	6,649	8,375
Cashflow											
Cumulative Balance											
PRA											
Year	12	13	14	15	16	17	18	19	20	21	22
Opening Loan	2,271,432	2,261,234	2,249,113	2,234,964	2,218,678	2,200,138	2,179,226	2,155,815	2,129,773	2,100,961	2,069,235
Loan Details	2,211,702	2,201,204	2,270,110	2,201,001	2,210,010	2,200,100	2,110,220	2, 100,010	2,120,110	2, 100,001	2,000,200

from Dev CF											
Interest	99,960	99,472	98,897	98,230	97,467	96,602	95,629	94,544	93,340	92,011	90,55
Sales Receipts											
Set Aside											
Ground Rent Sales											
Other Capital Receipts											
Loan Repayment Total	110,158	111,593	113,046	114,517	116,006	117,514	119,041	120,587	122,152	123,737	125,34
Closing Loan	2,261,234	2,249,113	2,234,964	2,218,678	2,200,138	2,179,226	2,155,815	2,129,773	2,100,961	2,069,235	2,034,44
Gross Rent											
Gross Residential Rent	154,271	156,431	158,622	160,842	163,094	165,377	167,692	170,040	172,420	174,834	177,28
Gross Commercial Rent											
Other income and voids											
Service charges (income)											
Ground Rents											
Other Income											
Voids & Bad debts	-4,628	-4,693	-4,759	-4,825	-4,893	-4,961	-5,031	-5,101	-5,173	-5,245	-5,3
Allowances	39,485	40,145	40,817	41,500	42,195	42,902	43,621	44,352	45,095	45,852	46,62
Managing Agent											
Own Management	9,225	9,401	9,579	9,761	9,947	10,136	10,328	10,524	10,724	10,928	11,1
Maintenance	12,300	12,534	12,772	13,015	13,262	13,514	13,771	14,033	14,299	14,571	14,84
Service Costs											
Reinstatement Costs											
Major Repairs	17,959	18,211	18,466	18,724	18,986	19,252	19,522	19,795	20,072	20,353	20,63
Other Allowances											
Net Rent	110,158	111,593	113,046	114,517	116,006	117,514	119,041	120,587	122,152	123,737	125,34
Net Rent + Receipts - Interest Cost	10,198	12,121	14,149	16,287	18,539	20,912	23,411	26,042	28,812	31,725	34,79
Cashflow											
Cumulative Balance											
PRA											
Year	23	24	25	26	27	28	29	30	31	32	;
Opening Loan	2,034,444	1,996,429	1,955,025	1,910,057	1,861,346	1,808,699	1,751,920	1,690,800	1,625,120	1,554,656	1,479,16
Loan Details											
Handed over from Dev CF											
Interest	88,952	87,208	85,310	83,252	81,025	78,621	76,030	73,243	70,251	67,043	63,6
Sales Receipts											
Set Aside											
Ground Rent Sales											
Other Capital Receipts											
Loan Repayment Total	126,967	128,612	130,278	131,964	133,672	135,400	137,151	138,923	140,716	142,532	144,37
Closing Loan	1,996,429	1,955,025	1,910,057	1,861,346	1,808,699	1,751,920	1,690,800	1,625,120	1,554,656	1,479,166	1,398,40
Gross Rent											
Gross Residential	179,764	182,280	184,833	187,420	190,044	192,704	195,403	198,138	200,912	203,725	206,5

Rent												
Gross Commercial Rent												
Other income and voids							'		'	'	'	
Service charges (income)												
Ground Rents												
Other Income												
Voids & Bad debts	-5,393	-5,468	-5,545	-5,623	-5,701	-5,78′	-5,8	62 -5	,944	-6,027	-6,112	-6,197
Allowances	47,404	48,200	49,010	49,833	50,671	51,523	52,3	90 53	,272	54,168	55,081	56,009
Managing Agent												
Own Management	11,347	11,563	11,783	12,006	12,235	12,467	7 12,7	04 12	,945	13,191	13,442	13,697
Maintenance	15,130	15,417	15,710	16,009	16,313	16,623	3 16,9	39 17	,260	17,588	17,923	18,263
Service Costs												
Reinstatement Costs												
Major Repairs	20,927	21,220	21,517	21,818	22,124	22,433	3 22,7	47 23	,066	23,389	23,716	24,048
Other Allowances	400.00		4		4==		<u> </u>	<u> </u>		40 = 15	140 == :	44.5-
Net Rent	126,967	128,612	130,278	131,964	133,672	135,400	-			40,716	142,532	144,371
Net Rent + Receipts - Interest Cost	38,015	41,404	44,968	48,711	52,647	56,779	9 61,1	20 65	,679	70,465	75,489	80,763
Cashflow												
Cumulative Balance												
PRA												
Year	34	35	36	37	38	39	40	41	42	43	44	45
Opening Loan	1,398,403	1,312,107	1,220,004	1,121,810	1,017,226	905,942	787,629	661,948	528,541	387,037	237,044	78,154
Loan Details						ı	ı	ı	ı			
Handed over from Dev CF												
Interest	59,936	56,014	51,831	47,372	42,626	37,578	32,213	26,515	20,470	14,060	7,267	962
Sales Receipts												
Set Aside												
Ground Rent Sales												
Other Capital Receipts												
Loan Repayment Total	146,232	148,117	150,025	151,956	153,911	155,890	157,894	159,922	161,975	164,053	166,157	79,116
Closing Loan	1,312,107	1,220,004	1,121,810	1,017,226	905,942	787,629	661,948	528,541	387,037	237,044	78,154	
Gross Rent												
Gross Residential Rent	209,469	212,402	215,375	218,391	221,448	224,548	227,692	230,880	234,112	237,389	240,713	244,083
Gross Commercial												
Rent Other income												
and voids Service charges												
(income) Ground Rents												
Other Income												
Voids & Bad debts	-6,284	-6,372	-6,461	-6,552	-6,643	-6,736	-6,831	-6,926	-7,023	-7,122	-7,221	-7,322
Allowances	56,953	57,913	58,889	59,883	60,894	61,922	62,967	64,031	65,114	66,214	67,334	68,474
Managing												

Own Management	13,958	8 14,2	223 14	,493	14,768	15,049	15,335	15,	,626 1	5,923	16,226	16,534	16,848	17,16
Maintenance	18,610	0 18,9	964 19	,324	19,691	20,065	20,447	20,	,835 2	1,231	21,634	22,045	22,464	22,89
Service Costs												· ·		
Reinstatement Costs														
Major Repairs	24,385	5 24,7	726 25	5,072	25,423	25,779	26,140	26,	,506 2	6,877	27,254	27,635	28,022	28,41
Other Allowances														
Net Rent	146,232	2 148,1	17 150),025 1	51,956	153,911	155,890	157,	,894 15	9,922	161,975	164,053	166,157	168,28
Net Rent + Receipts - Interest Cost	86,296	6 92,1	103 98	3,194 1	04,584	111,285	118,313	125,	,681 13	3,406	141,505	149,993	158,890	167,32
Cashflow														89,17
Cumulative Balance														89,1
PRA														
Year	46	47	48	49	50	Ę	1	52		3	54	55	56	5
Opening Loan														
Loan Details														
Handed over from Dev CF														
Interest														_
Sales Receipts														_
Set Aside Ground Rent Sales														
Other Capital Receipts														
Loan Repayment Total														
Closing Loan														
Gross Rent														
Gross Residential Rent	247,500	250,965	254,479	258,041	261,654	265,31	7 269	9,032	272,79	8	276,617	280,489	284,416	3
Gross Commercial Rent														
Other income and voids														
Service charges (income)														
Ground Rents														
Other Income Voids & Bad	-7,425	-7,529	-7,634	-7,741	-7,850	-7,95	i9 -8	3,071	-8,18	4	-8,299	-8,415	-8,532	2
debts			70.011											
Allowances Managing Agent	69,632	70,811	72,011	73,231	74,472	75,73	0 //	7,019	78,32	.00	79,655	81,008	82,384	-
Own Management	17,494	17,827	18,166	18,511	18,862	19,22	1 19	9,586	19,95	8	20,337	20,724	21,117	7
Maintenance Service Costs	23,326	23,769	24,221	24,681	25,150	25,62	28 26	6,115	26,61	1	27,116	27,632	28,157	7
Reinstatement Costs														
Major Repairs Other	28,812	29,216	29,625	30,039	30,460	30,88	6 31	1,319	31,75	7	32,202	32,653	33,110)
Allowances										_				
Net Rent + Receipts -	170,443 170,443	172,625 172,625	174,834 174,834	177,069 177,069	179,332 179,332	181,62 181,62		3,942 3,942	186,28 186,28	_	188,663 188,663	191,067 191,067	193,500 193,500	_
Interest Cost Cashflow	170,443	172,625	174,834	177,069	179,332	181,62	2 183	3,942	186,28	8	188,663	191,067	193,500)
Cumulative	259,613	432,238	607,072	784,141	963,473	1,145,09			1,515,32	_	703,988	1,895,055	2,088,555	_
Balance		. 52,200	-3.,312		233, 11 3	.,,50	.,020	.,	.,0.0,02	- ',	,000	.,_50,000	_,555,550	

PRΔ 58 59 60 62 63 64 67 Year 61 65 66 Opening Loan Loan Details Handed over from Dev CF Interest Sales Receipts Set Aside **Ground Rent** Sales Other Capital Receipts Loan Repayment Total Closing Loan **Gross Rent** Gross Residential Rent Gross Commercial Rent Other income and voids Service charges (income) **Ground Rents** Other Income Voids & Bad debts Allowances Managing Agent Own Management Maintenance Service Costs Reinstatement Costs Major Repairs Other Allowances Net Rent 195,963 Net Rent + Receipts -Interest Cost Cashflow Cumulative **Balance** PRA Year 68 69 70 74 75 76 78 Opening Loan Loan Details Handed over from Dev CF Interest Sales Receipts Set Aside **Ground Rent** Sales Other Capital Receipts Loan

Repayment Total											
Closing Loan											
Gross Rent											
Gross Residential Rent	336,055	340,760	345,531	350,368	355,273	360,247	365,290	370,404	375,590	380,848	386,180
Gross Commercial Rent											
Other income and voids											
Service charges (income)											
Ground Rents											
Other Income											
Voids & Bad debts	-10,082	-10,223	-10,366	-10,511	-10,658	-10,807	-10,959	-11,112	-11,268	-11,425	-11,585
Allowances	100,881	102,602	104,353	106,135	107,948	109,792	111,668	113,577	115,520	117,496	119,507
Managing Agent											
Own Management	26,469	26,972	27,484	28,006	28,538	29,081	29,633	30,196	30,770	31,354	31,950
Maintenance	35,292	35,962	36,645	37,342	38,051	38,774	39,511	40,261	41,026	41,806	42,600
Service Costs											
Reinstatement Costs											
Major Repairs	39,121	39,669	40,224	40,787	41,358	41,937	42,524	43,120	43,723	44,336	44,956
Other Allowances											
Net Rent	225,092	227,935	230,811	233,721	236,667	239,648	242,663	245,715	248,802	251,927	255,088
Net Rent + Receipts - Interest Cost	225,092	227,935	230,811	233,721	236,667	239,648	242,663	245,715	248,802	251,927	255,088
Cashflow	225,092	227,935	230,811	233,721	236,667	239,648	242,663	245,715	248,802	251,927	255,088
Cumulative Balance	4,611,404	4,839,338	5,070,150	5,303,871	5,540,538	5,780,186	6,022,849	6,268,564	6,517,366	6,769,292	7,024,381
PRA											1
Year	79	80	81	82	83	84	85	86	87	88	
Opening Loan											
Loan Details											
Handed over from Dev CF											
Sales Receipts											
Set Aside											
Ground Rent Sales											
Other Capital Receipts											
Loan Repayment Total											
Closing Loan											
Gross Rent											4
Gross Residential Rent	391,586	397,069	402,627	408,265	413,980	419,776	425,653	431,612	437,654	443,781	
Gross Commercial Rent											
Other income and voids											
Service charges (income)											

Other Income Voids & Bad debts	-11,748	-11,912	-12,079	-12,248	-12,419	-12	2,593	-12,770	0 -12,9	48 -13,1	30 -13,313	
Allowances	121,553	123,634	125,752	127,907	130,100	132	2,331	134,600	136,9	139,2	60 141,651	
Managing Agent												
Own Management	32,557	33,176	33,806	34,448	35,103	35	5,770	36,450	37,1	42 37,8	48 38,567	
Maintenance	43,410	44,234	45,075	45,931	46,804	47	,693	48,599	9 49,5	23 50,4	64 51,423	
Service Costs												
Reinstatement Costs												
Major Repairs	45,586	46,224	46,871	47,527	48,193	48	3,867	49,55	1 50,2	45 50,9	49 51,662	2
Other Allowances												
Net Rent	258,286	261,522	264,797	268,110	271,461	274	,852	278,283	3 281,7	53 285,2	65 288,817	,
Net Rent + Receipts - Interest Cost	258,286	261,522	264,797	268,110	271,461	274	,852	278,283	3 281,7	53 285,2	65 288,817	
Cashflow	258,286	261,522	264,797	268,110	271,461	274	,852	278,283	3 281,7	53 285,2	65 288,817	,
Cumulative Balance	7,282,667	7,544,189	7,808,986	8,077,095	8,348,557	8,623	3,409	8,901,692	9,183,4	45 9,468,7	09 9,757,526	
PRA												
Year	89	90) (91	92	93		94	95	96	97	98
Opening Loan												
Loan Details	1											
Handed over from Dev CF												
Interest												
Sales Receipts Set Aside												
Ground Rent Sales												
Other Capital Receipts												
Loan Repayment Total												
Closing Loan												
Gross Rent												
Gross Residential Rent	449,995	456,295	462,68	33 469,	160 47	75,729	482	2,389	489,143	495,990	502,934	509,975
Gross Commercial Rent												
Other income and voids												
Service charges (income)												
Ground Rents												
Other Income												
Voids & Bad debts	-13,500	-13,689	-13,88	30 -14,	.075 -1	4,272	-14	1,472	-14,674	-14,880	-15,088	-15,299
Allowances	144,084	146,560	149,07	79 151,	642 15	4,251	156	6,904	159,605	162,353	165,149	167,994
Managing Agent												
Own Management	39,300	40,046	40,80	07 41,	583 4	12,373	43	3,178	43,998	44,834	45,686	46,554
Maintenance	52,400	53,395	54,4	10 55,	444 5	66,497	57	7,570	58,664	59,779	60,915	62,072
Service Costs												
Reinstatement Costs												
Major Repairs Other	52,385	53,119	53,86	52 54,	616 5	55,381	56	6,156	56,942	57,740	58,548	59,368
Allowances												
Net Rent	292,411	296,046	299,72	23 303,	443 30	7,206	311	1,013	314,863	318,758	322,698	326,682

Other Income

Net Rent + Receipts - Interest Cost	292,411	296,046	299,723	303,443	307,206	311,013	314,863	318,758	322,698	326,682
Cashflow	292,411	296,046	299,723	303,443	307,206	311,013	314,863	318,758	322,698	326,682
Cumulative Balance	10,049,937	10,345,983	10,645,706	10,949,149	11,256,355	11,567,367	11,882,231	12,200,989	12,523,687	12,850,369
PRA										

Year	99	100
Opening Loan		
Loan Details		
Handed over from Dev CF		
Interest		
Sales Receipts		
Set Aside		
Ground Rent Sales		
Other Capital Receipts		
Loan Repayment Total		
Closing Loan		
Gross Rent		
Gross Residential Rent	517,114	524,354
Gross Commercial Rent		
Other income and voids		
Service charges (income)		
Ground Rents		
Other Income		
Voids & Bad debts	-15,513	-15,731
Allowances	170,889	173,835
Managing Agent		
Own Management	47,439	48,340
Maintenance	63,251	64,453
Service Costs		
Reinstatement Costs		
Major Repairs	60,199	61,042
Other Allowances		
Net Rent	330,712	334,789
Net Rent + Receipts - Interest Cost	330,712	334,789
Cashflow	330,712	334,789
Cumulative Balance	13,181,081	13,515,870
PRA	10,101,001	10,010,

Section K - Affordability

Affordability			
Dwelling Description	1 bed	1 bed W	2 bed
Units	6	1	
Floor Area (m?)	50	71	70
Product Type	Affordable Rent	Affordable Rent	Affordable Rent
Current Market Value	0	0	
Sales %			
Mortgage APR			
Repayment Term			
Deposit % of Full MSV			
Deposit as % of Equity Share			
Deposit Amount	0	0	
Mortgage Required	0	0	
Mortgage Repayment (per year)			
Mortgage Repayment (per month)			
Mortgage Repayment (per week)	0	0	
Gross Rent (per year)	12,978	12,436	14,03
Gross Rent (per month)	1,081	1,036	1,16

Gross Rent (per week)	248.71	238.32	268.89
User Defined Service Charges (per year)			
Service Charges (per year)			
Service Charges (per month)			
Service Charges (per week)			
Purchase Cost (per year)	12,978	12,436	14,031
Purchase Cost (per month)	1,081	1,036	1,169
Purchase Cost (per week)	248.71	238.32	268.89
Target Total Cost/Earnings Ratio			
Actual Household Earnings			
Actual Earnings Ratio			
Mortgage Earnings Multiplier			
Minimum Earnings Required			
Minimum Earnings Ratio			
Maximum Mortgage on Earnings			
Affordable Equity Share On Earnings			
Outright Sale Cost (per week)			
Minimum Affordable Equity Share			
Homebuy Saving (per week)			
Homebuy % of Full Sale Cost			

Section L - Residual Land Value

D Illian D	4 51	4 5 110/	0.51
Dwelling Description	1 bed	1 bed W	2 bed
Units	6	1	3
Floor Area (m?)	50	71	70
Product Type	Affordable Rent	Affordable Rent	Affordable Rent
Residual Land Value			
Affordable Loan	235,660	212,717	250,55
Internal Subsidy			
Sales Income			
External Subsidy			
Assessed GDV	235,660	212,717	250,55
Assessed Land Value			
Fees & Interest (%)			
Profit Margin (%)			
Fees & Interest + Profit			
Works	166,155	232,650	232,32
Sub Total	166,155	232,650	232,32
Residual Land Value	69,505	-19,933	18,23
Avg. Plotting Density - upa			
Avg. Plotting Density - upa RLV per acre			



APPENDIX FIFTEEN – Cost Plan

DRAWING/INFO ISSUE 23/02/22



PRE01 Budget Estimate Summary

PR	E01 Budget Estima	te Summary				Author:	CW/ARH
Project Name:			Ham Close Rege	neration		Date:	20/04/2022
Region			Revision:	6.6			
Site Location:		TOVIOIOII.	0.0				
		Budget Ref:	T20-070				
Brief Description of Project:	_	r 3 main phases to	•	ure scheme comp		Plots	452.00
	basement built in two pl	nases, extensive e	xternal works and i	nfrastructure.		Net Area	32,858.30
						0	40,000,00
Number of Dwellings / net m2 / gross m2		452	32,858.30	Budget Totals	42,638.83	Gross Area 458,960.53	42,638.83 Final Totals
		per plot	per m2 net		per m2 gross	per ft2 gross	
Site clearance & demolition	а	1,965.15	27.03	888,250.00	20.83	1.94	£ 888,250.00
Substructures	b	27,433.46	377.38	12,399,923.00	290.81	27.02	
Superstructures	С	152,093.40	2,092.20	68,746,216.00	1,612.29	149.79	
External works	d	6,859.11	94.35	3,100,318.00	72.71	6.76	
Drainage	е	2,910.29	40.03	1,315,450.00	30.85	2.87	
BWIC services	f	865.40	11.90	391,160.00	9.17	0.85	
Abnormals	g	1,199.12	16.50	542,000.00	12.71	1.18	
Prelims	h :	25,976.94	357.34	11,741,576.52	275.37	25.58	
Management Costs	:	-	-	-	-		£ -
Pre-planning design fees Post planning design development fees	k	-	-	-		-	£ -
Planning, Inspection fees and insurances	I I	2,449.25	33.69	1,107,062.20	25.96	2.41	£ 1,107,062.20
Statutory authorities	m	4,253.02	58.50	1,922,365.00	25.96 45.08	4.19	
Provisional sums	n	4,233.02	-	1,922,303.00	40.00		£ 1,922,303.00
Construction prime cost		226,005.13	3,108.94	102,154,320.72	2,395.80	222.58	
						0110 70741	
						SUB TOTAL	£ 102,154,320.72
Fixed Price Addition		0.00%					£ -
						SUB TOTAL	£ 102,154,320.72
Design and Build Risk				Ground Risk incl		0	
				Design Developm		0	
				Quantities Risk a	-d	0	
				Total Risk		ᅃ	£ -
						SUB TOTAL	£ 102,154,320.72
0 - 1 1 0		7.500 / [74.00	" 0	145.004.00		0.500.445.04
Overhead Recovery		7.50%	74.00	months @	115,681.32		£ 8,560,417.94
Cultinated						CUR TOTAL	C 440 744 720 CC
Subtotal						SUB TOTAL	£ 110,714,738.66
Drofit		3.00%					C 2 424 467 47
Profit		3.00%					£ 3,424,167.17
Subtotal						SUB TOTAL	£ 114,138,905.83
Subtotal						30B TOTAL	114,130,303.03
Bond		0.00%					£ -
		0.00 /6					~ .
Project Insurances		0.00%					
i rojost modramoso		0.00 /6					
Development Management Fee		0.00%		GDV			£ -
		5.50 /0		52.			
Budget Estimate							£ 114,138,905.83
							, ,



APPENDIX SIXTEEN – Community Centre and Maker Labs Cost Plan

Community Facilities & Makers Lab Budget	
	7 <u>2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 </u>
Description	Totals
Community Centre	-
Site Clearance	£ 5,346.50
Substructures	£ 203,107.70
Superstructures	£2,010,424.00
External works	£ 55,363.20
Drainage	£ 15,000.00
BWIC	£ 5,000.00
Makers Lab	
Site Clearance	£ 7,500.00
Substructures	£ 48,322.46
Superstructures	£ 350,498.22
External works	£ 19,924.80
Drainage	£ 13,021.00
BWIC	£ 2,250.00
Fees & Stats	2
Planning Fees	Excluded
Consultant Fees	£ 124,122.10
Inspection Fees	£ 99,095.50
Stats	£ 54,456.61
Diversions	£ 64,140.00
Mayoral Community Infrastructure Levy	£ 63,863.00
Risk	
Ground Risk	£ 18,741.78
Design Risk	£ 47,218.44
Drolime	
Prelims Prelims totals	£ 783.960.00
riellins totals	£ 783,960.00
Sub Totals 1	£3,991,355.30
OHP	1
Overheads	£ 334,471.11
Profit	£ 133,788.45
Sub Totale 2	64 450 644 06
Sub Totals 2	£4,459,614.86
Add BCIS April 22 - April 23 (2.24%)	£ 100,083.06
Grand Totals	£4,559,697.92



APPENDIX SEVENTEEN – RHP Investment in Existing Homes

	DECENT HOMES INVESTMENT 2001-2020																	
COMPONENT / YEAR	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2019	2020	Grand Total
BATHROOM INSTALL	£21,600	£867,600	£61,200															£950,400
ELECTRICAL UPGRADE		£97,500	£19,500	£15,600	£19,500	£19,500	£25,350	£46,800	£44,000	£28,000	£18,000	£32,000	£105,000	£43,200	£9,600	£4,800	£9,600	£537,950
HEATING	£14,400	£578,400	£40,800															£633,600
KITCHEN INSTALL	£28,200	£1,132,700	£79,900															£1,240,800
EXTERNAL ROOF				£78,000			£84,000	£160,000	£72,000					£73,000				£467,000
CYCLICAL REAPIRS AND REDECORATION											£198,000							£198,000
SECURITY				£150,000														£150,000
Grand Total	£64,200	£2,676,200	£201,400	£243,600	£19,500	£19,500	£109,350	£206,800	£116,000	£28,000	£216,000	£32,000	£105,000	£116,200	£9,600	£4,800	£9,600	£4,177,750



APPENDIX EIGHTEEN – Site Photos



SITE PHOTOS APPENDIX

SITE PHOTOS



View of one of the five storey blocks of Ham Close



View of Ham Close from the community centre looking west



View of four storey block (Greig House).



View of three storey 'T' shaped block



View of the Maker Labs and the garages looking from Hatch House facing north east



View of Maker Labs



View of garages



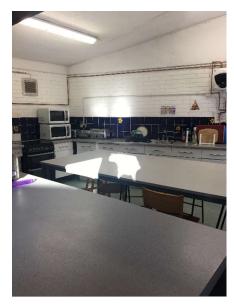
View of community centre facing east



Community centre hall



Community centre hall



Community centre kitchen



Ground floor corridor of the community centre



Office of the community centre



Basement of community centre



Music room of community centre



Apartment kitchen



Apartment bathroom



Apartment kitchen



Interior of large bedroom



Interior of small bedroom





Interior of duplex apartment

Interior of bedroom



APPENDIX NINETEEN – Accommodation Schedule of Existing Homes

Block	Tenure	Lease Holder - Owner Occupier (OO) or Home Owner (HO)?	Property size	Hab Room	Gross Internal Area (SqM) GL HEARN 14/03/2018	Gross Internal Area (Sqft) GL HEARN 14/03/2018
Benson House	RHP Tnt	NA	0	1	31.87	343
Benson House	RHP Tnt	NA	0	1	31.87	343
Benson House	RHP Tnt	NA	0	1	31.87	343
Benson House	Council (Temp Accom)	NA	0	1	31.87	343
Benson House	RHP Tnt	NA	2 Duplex	3	64.17	691
Benson House	Leaseholder	00	2 Duplex	3	64.17	691
Benson House	RHP Tnt	NA	2 Duplex	3	64.17	691
Benson House	RHP Tnt	NA	2 Duplex	3	64.17	691
Benson House	RHP Tnt	NA	2 Duplex	3	64.17	691
Benson House	Absent Leaseholder	НО	2 Duplex	3	64.17	691
Benson House	RHP Tnt	NA	2 Duplex	3	64.17	691
Benson House	Absent Leaseholder	НО	3 Duplex	4	78.7	847.13
Bentinck House	RHP Tnt	NA	0	1	31.87	343
Bentinck House	RHP Tnt	NA	0	1	31.87	343
Bentinck House	RHP Tnt	NA	0	1	31.87	343
Bentinck House	RHP Tnt	NA	0	1	31.87	343
Bentinck House	RHP Tnt	NA NA	2 Duplex	3	64.17	691
Bentinck House	RHP Tnt	NA NA	2 Duplex	3	64.17	691
Bentinck House	RHP Tnt	NA	2 Duplex	3	64.17	691
Bentinck House	RHP Tnt	NA NA	2 Duplex	3	64.17	691
Bentinck House	LH Void	RHP	2 Duplex	3	64.17	691
Bentinck House	RHP Tnt	NA	2 Duplex	3	64.17	691
Bentinck House	RHP Tnt	NA NA	2 Duplex	3	64.17	691
Bentinck House	RHP Tnt	NA NA	3 Duplex	4	78.7	847.13
Bowes Lyon House	RHP Tnt	NA NA	0	1	31.87	343
Bowes Lyon House	Leaseholder	00	0	1	31.87	343
Bowes Lyon House	Council (Temp Accom)	NA NA	0	1	31.87	343
Bowes Lyon House	RHP Tnt	NA NA	0	1	31.87	343
Bowes Lyon House	RHP Tnt	NA NA	2 Duplex	3	64.17	691
Bowes Lyon House	Absent Leaseholder	НО	2 Duplex	3	64.17	691
Bowes Lyon House	RHP Tnt	NA	2 Duplex	3	64.17	691
Bowes Lyon House	RHP Tnt	NA NA	2 Duplex	3	64.17	691
Bowes Lyon House	TNT Void	NA NA	2 Duplex	3	64.17	691
	LH Void	RHP	2 Duplex	3	64.17	691
Bowes Lyon House Bowes Lyon House	RHP Tnt	NA	2 Duplex 2 Duplex	3	64.17	691
				4		
Bowes Lyon House	RHP Tnt RHP Tnt	NA NA	3 Duplex		78.7 31.87	847.13 343
Cavendish House Cavendish House	RHP Tnt	NA NA	0	1	31.87	343
Cavendish House	Council (Temp Accom)	NA OO	0	1	31.87	343
Cavendish House	Leaseholder	OO NA	0 2 Duploy	3	31.87 64.17	343 691
Cavendish House	RHP Tnt		2 Duplex			
Cavendish House	RHP Tnt	NA DUD	2 Duplex	3	64.17	691
Cavendish House	Private Market Rent	RHP	2 Duplex	3	64.17	691
Cavendish House	Council (Temp Accom)	NA NA	2 Duplex	3	64.17	691
Cavendish House	LH Void	RHP	2 Duplex	3	64.17	691
Cavendish House	RHP Tnt	NA	2 Duplex	3	64.17	691
Cavendish House	Private Market Rent	RHP	2 Duplex	3	64.17	691
Cavendish House	RHP Tnt	NA	3 Duplex	4	78.7	847.13
Clarke House	RHP Tnt	NA	1	2	45.09	485
Clarke House	LH Void	RHP	1	2	45.09	485
Clarke House	RHP Tnt	NA	1	2	45.09	485
Clarke House	RHP Tnt	NA	1	2	45.09	485
Clarke House	RHP Tnt	NA	1	2	45.09	485

Clarks Harris	DUD Total	NIA	1	1 2	45.00	405
Clarke House	RHP Tnt	NA NA	1	2	45.09	485
Clarke House	TNT Void	NA	1	2	45.09	485
Clarke House	RHP Tnt	NA	1	2	45.09	485
Clarke House	TNT Void	NA	1	2	45.09	485
Clarke House	RHP Tnt	NA	1	2	45.09	485
Clarke House	Leaseholder	00	1	2	45.09	485
Clarke House	TNT Void	NA	1	2	45.09	485
Clarke House	RHP Tnt	NA	1	2	45.09	485
Clarke House	RHP Tnt	NA	1	2	45.09	485
Clarke House	LH Void	RHP	1	2	45.09	485
Clarke House	RHP Tnt	NA	1	2	45.09	485
Clarke House	RHP Tnt	NA	1	2	45.09	485
Clarke House	RHP Tnt	NA	1	2	45.09	485
Clarke House	RHP Tnt	NA	1	2	45.09	485
Clarke House	RHP Tnt	NA	1	2	45.09	485
Edwards House	LH Void	RHP	0	1	31.87	343
Edwards House	RHP Tnt	NA	0	1	31.87	343
Edwards House	RHP OFFICE	NA NA	0	1	31.87	343
Edwards House	Council (Temp Accom)	NA NA	0	1	31.87	343
Edwards House	RHP Tnt	NA NA	2 Duplex	3	64.17	691
Edwards House	Council (Temp Accom)	NA NA	2 Duplex	3	64.17	691
Edwards House	Absent Leaseholder	НО	2 Duplex	3	64.17	691
Edwards House	RHP Tnt	NA		3	64.17	691
		NA NA	2 Duplex	3	64.17	
Edwards House	RHP Tnt		2 Duplex	_		691
Edwards House	RHP Tnt	NA	2 Duplex	3	64.17	691
Edwards House	Leaseholder	00	2 Duplex	3	64.17	691
Edwards House	LH Void	RHP		4		
			3 Duplex		78.7	847.13
Field House	RHP Tnt	NA NA	0 0	1	31.87	343
Field House	RHP Tnt	NA NA	0	1	31.87	343
Field House	RHP Tnt Council (Temp Accom)	NA NA	0	1	31.87 31.87	343 343
Field House Field House Field House	RHP Tnt Council (Temp Accom) TNT Void	NA NA NA	0 0	1 1 1	31.87 31.87 31.87	343 343 343
Field House Field House Field House Field House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt	NA NA NA NA	0 0 0	1 1 1 1	31.87 31.87 31.87 31.87	343 343 343 343
Field House Field House Field House Field House Field House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt RHP Tnt	NA NA NA NA NA NA	0 0 0 0 0 2 Duplex	1 1 1 1 3	31.87 31.87 31.87 31.87 64.17	343 343 343 343 691
Field House Field House Field House Field House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt	NA NA NA NA	0 0 0	1 1 1 1	31.87 31.87 31.87 31.87	343 343 343 343
Field House Field House Field House Field House Field House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt RHP Tnt	NA NA NA NA NA NA	0 0 0 0 0 2 Duplex	1 1 1 1 3	31.87 31.87 31.87 31.87 64.17 64.17	343 343 343 343 691
Field House Field House Field House Field House Field House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt RHP Tnt	NA NA NA NA NA NA	0 0 0 0 0 2 Duplex	1 1 1 1 3	31.87 31.87 31.87 31.87 64.17 64.17	343 343 343 343 691 691
Field House Field House Field House Field House Field House Field House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt RHP Tnt Leaseholder Private Market Rent Private Market Rent	NA NA NA NA NA OO	0 0 0 0 2 Duplex 2 Duplex 2 Duplex 2 Duplex 2 Duplex	1 1 1 1 3 3 3	31.87 31.87 31.87 31.87 64.17 64.17 64.17	343 343 343 343 691 691 691
Field House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt RHP Tnt Leaseholder Private Market Rent Private Market Rent RHP Tnt RHP Tnt	NA NA NA NA NA OO RHP RHP NA	0 0 0 0 2 Duplex	1 1 1 1 3 3 3 3	31.87 31.87 31.87 31.87 64.17 64.17 64.17 64.17 64.17	343 343 343 343 691 691 691 691 691
Field House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt RHP Tnt Leaseholder Private Market Rent Private Market Rent RHP Tnt RHP Tnt RHP Tnt RHP Tnt	NA NA NA NA NA OO RHP RHP NA NA NA	0 0 0 2 Duplex	1 1 1 1 3 3 3 3 3 3	31.87 31.87 31.87 31.87 31.87 64.17 64.17 64.17 64.17 64.17 64.17	343 343 343 343 343 691 691 691 691 691 691 691
Field House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt RHP Tnt Leaseholder Private Market Rent Private Market Rent RHP Tnt RHP Tnt	NA NA NA NA NA OO RHP RHP NA	0 0 0 0 2 Duplex	1 1 1 1 3 3 3 3	31.87 31.87 31.87 31.87 64.17 64.17 64.17 64.17 64.17 64.17 64.17	343 343 343 343 691 691 691 691 691 691 691 69
Field House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt RHP Tnt Leaseholder Private Market Rent Private Market Rent RHP Tnt RHP Tnt RHP Tnt RHP Tnt	NA NA NA NA NA OO RHP RHP NA NA NA	0 0 0 2 Duplex	1 1 1 1 3 3 3 3 3 3	31.87 31.87 31.87 31.87 64.17 64.17 64.17 64.17 64.17 64.17 64.17 78.7	343 343 343 343 343 691 691 691 691 691 691 691
Field House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt RHP Tnt Leaseholder Private Market Rent Private Market Rent RHP Tnt RHP Tnt RHP Tnt RHP Tnt	NA NA NA NA NA OO RHP RHP NA NA NA NA	0 0 0 0 2 Duplex	1 1 1 1 3 3 3 3 3 3 3 3	31.87 31.87 31.87 31.87 64.17 64.17 64.17 64.17 64.17 64.17 64.17	343 343 343 343 691 691 691 691 691 691 691 69
Field House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt RHP Tnt Leaseholder Private Market Rent Private Market Rent RHP Tnt RHP Tnt RHP Tnt RHP Tnt RHP Tnt Leaseholder	NA NA NA NA NA OO RHP RHP NA NA NA NA NA OO	0 0 0 0 2 Duplex 3 Duplex 3 Duplex	1 1 1 1 3 3 3 3 3 3 3 3 3	31.87 31.87 31.87 31.87 64.17 64.17 64.17 64.17 64.17 64.17 64.17 78.7	343 343 343 343 691 691 691 691 691 691 691 847.13
Field House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt RHP Tnt Leaseholder Private Market Rent Private Market Rent RHP Tnt RHP Tnt RHP Tnt RHP Tnt Leaseholder RHP Tnt Leaseholder RHP Tnt	NA NA NA NA NA OO RHP RHP NA NA NA OA NA NA NA NA NA NA	0 0 0 2 Duplex 3 Duplex 3 Duplex 1	1 1 1 1 3 3 3 3 3 3 3 3 3 4	31.87 31.87 31.87 31.87 64.17 64.17 64.17 64.17 64.17 64.17 64.17 78.7 45.09	343 343 343 343 343 691 691 691 691 691 691 691 847.13
Field House Greig House Greig House Greig House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt RHP Tnt Leaseholder Private Market Rent Private Market Rent RHP Tnt RHP Tnt RHP Tnt Leaseholder RHP Tnt Leaseholder RHP Tnt	NA NA NA NA NA OO RHP RHP NA NA OA NA NA NA NA NA NA NA	0 0 0 2 Duplex 3 Duplex 3 Duplex 1	1 1 1 1 3 3 3 3 3 3 3 3 4 2	31.87 31.87 31.87 31.87 31.87 64.17 64.17 64.17 64.17 64.17 64.17 64.17 64.17 64.17 64.17 64.17 64.10 64.17	343 343 343 343 343 691 691 691 691 691 691 691 847.13 485 485
Field House Greig House Greig House Greig House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt RHP Tnt Leaseholder Private Market Rent Private Market Rent RHP Tnt	NA NA NA NA NA OO RHP RHP NA	0 0 0 0 2 Duplex 3 Duplex 1 1	1 1 1 1 3 3 3 3 3 3 3 4 2 2	31.87 31.87 31.87 31.87 31.87 64.17 64.17 64.17 64.17 64.17 64.17 64.17 64.17 64.17 64.17 64.10 45.09 45.09	343 343 343 343 343 691 691 691 691 691 691 691 847.13 485 485
Field House Greig House Greig House Greig House Greig House Greig House Greig House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt RHP Tnt Leaseholder Private Market Rent Private Market Rent RHP Tnt RHP Tnt RHP Tnt RHP Tnt Leaseholder RHP Tnt Council (Temp Accom)	NA NA NA NA NA NA OO RHP RHP NA NA NA NA NA NA NA NA NA N	0 0 0 0 2 Duplex 3 Duplex 1 1 1	1 1 1 1 3 3 3 3 3 3 3 4 2 2 2	31.87 31.87 31.87 31.87 64.17 64.17 64.17 64.17 64.17 64.17 64.17 78.7 45.09 45.09 45.09 45.09	343 343 343 343 691 691 691 691 691 691 691 847.13 485 485 485
Field House Greig House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt RHP Tnt Leaseholder Private Market Rent Private Market Rent RHP Tnt Council (Temp Accom) RHP Tnt	NA NA NA NA NA OO RHP RHP NA	0 0 0 0 2 Duplex 3 Duplex 1 1 1 1	1 1 1 1 3 3 3 3 3 3 3 4 2 2 2 2 2	31.87 31.87 31.87 31.87 31.87 64.17 64.17 64.17 64.17 64.17 64.17 64.17 78.7 45.09 45.09 45.09 45.09 45.09	343 343 343 343 691 691 691 691 691 691 691 847.13 485 485 485 485
Field House Greig House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt RHP Tnt Leaseholder Private Market Rent Private Market Rent RHP Tnt	NA NA NA NA NA NA OO RHP RHP NA NA NA NA NA NA NA NA NA N	0 0 0 0 2 Duplex 3 Duplex 1 1 1 1 1 1 1	1 1 1 1 3 3 3 3 3 3 4 2 2 2 2 2 2 2 2 2	31.87 31.87 31.87 31.87 64.17 64.17 64.17 64.17 64.17 64.17 78.7 45.09 45.09 45.09 45.09 45.09 45.09 45.09	343 343 343 343 343 691 691 691 691 691 691 847.13 485 485 485 485 485 485
Field House Greig House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt RHP Tnt Leaseholder Private Market Rent Private Market Rent RHP Tnt RHP Tnt Leaseholder RHP Tnt	NA NA NA NA NA NA OO RHP RHP RHP NA NA NA NA NA NA NA NA NA N	0 0 0 0 2 Duplex 2 Duplex 2 Duplex 2 Duplex 2 Duplex 2 Duplex 3 Duplex 1 Duplex 1 Duplex 1 Duplex 1 Duplex 1 Duplex 1 Duplex	1 1 1 1 3 3 3 3 3 3 4 2 2 2 2 2 2 2 2 2 2 2 2 2	31.87 31.87 31.87 31.87 31.87 64.17 64.17 64.17 64.17 64.17 64.17 78.7 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09	343 343 343 343 343 691 691 691 691 691 691 847.13 485 485 485 485 485 485 485
Field House Greig House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt RHP Tnt Leaseholder Private Market Rent Private Market Rent RHP Tnt RHP Tnt Leaseholder RHP Tnt RHP Tnt Leaseholder RHP Tnt	NA NA NA NA NA NA OO RHP RHP NA NA NA NA NA NA NA NA NA N	0 0 0 0 2 Duplex 3 Duplex 1 1 1 1 1 1 1 1	1 1 1 1 3 3 3 3 3 3 4 2 2 2 2 2 2 2 2 2 2 2 2 2	31.87 31.87 31.87 31.87 31.87 64.17 64.17 64.17 64.17 64.17 64.17 78.7 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09	343 343 343 343 343 691 691 691 691 691 691 847.13 485 485 485 485 485 485 485 48
Field House Greig House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt RHP Tnt Leaseholder Private Market Rent Private Market Rent RHP Tnt RHP Tnt Leaseholder RHP Tnt RHP Tnt Caseholder RHP Tnt	NA NA NA NA NA NA OO RHP RHP RHP NA NA NA NA NA NA NA NA NA N	0 0 0 0 2 Duplex 3 Duplex 1 1 1 1 1 1 1 1 1 1	1 1 1 1 3 3 3 3 3 3 4 2 2 2 2 2 2 2 2 2 2 2 2 2	31.87 31.87 31.87 31.87 31.87 64.17 64.17 64.17 64.17 64.17 64.17 64.17 78.7 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09	343 343 343 343 343 691 691 691 691 691 691 691 847.13 485 485 485 485 485 485 485 48
Field House Greig House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt RHP Tnt Leaseholder Private Market Rent Private Market Rent RHP Tnt RHP Tnt RHP Tnt RHP Tnt Leaseholder RHP Tnt RHP Tnt Council (Temp Accom) RHP Tnt	NA NA NA NA NA NA NA OO RHP RHP NA NA NA NA NA NA NA NA NA N	0 0 0 0 2 Duplex 3 Duplex 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 3 3 3 3 3 3 4 2 2 2 2 2 2 2 2 2 2 2 2 2	31.87 31.87 31.87 31.87 31.87 64.17 64.17 64.17 64.17 64.17 64.17 78.7 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09	343 343 343 343 343 691 691 691 691 691 691 847.13 485 485 485 485 485 485 485 48
Field House Greig House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt RHP Tnt Leaseholder Private Market Rent Private Market Rent RHP Tnt RHP Tnt RHP Tnt RHP Tnt Leaseholder RHP Tnt RHP Tnt Causeholder RHP Tnt	NA NA NA NA NA NA NA OO RHP RHP RHP NA NA NA NA NA NA NA NA NA N	0 0 0 0 2 Duplex 3 Duplex 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 3 3 3 3 3 3 3 4 2 2 2 2 2 2 2 2 2 2 2 2	31.87 31.87 31.87 31.87 31.87 64.17 64.17 64.17 64.17 64.17 64.17 64.17 78.7 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09	343 343 343 343 343 691 691 691 691 691 691 691 847.13 485 485 485 485 485 485 485 48
Field House Greig House	RHP Tnt Council (Temp Accom) TNT Void RHP Tnt RHP Tnt Leaseholder Private Market Rent Private Market Rent RHP Tnt RHP Tnt RHP Tnt RHP Tnt Leaseholder RHP Tnt RHP Tnt Council (Temp Accom) RHP Tnt	NA NA NA NA NA NA NA OO RHP RHP NA NA NA NA NA NA NA NA NA N	0 0 0 0 2 Duplex 3 Duplex 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 3 3 3 3 3 3 4 2 2 2 2 2 2 2 2 2 2 2 2 2	31.87 31.87 31.87 31.87 31.87 64.17 64.17 64.17 64.17 64.17 64.17 78.7 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09 45.09	343 343 343 343 343 691 691 691 691 691 691 847.13 485 485 485 485 485 485 485 48

Greig House	Private Market Rent	RHP	1	2	45.09	485
Greig House	Leaseholder	00	1	2	45.09	485
Greig House	RHP Tnt	NA	1	2	45.09	485
Greig House	Leaseholder	00	1	2	45.09	485
Greig House	RHP Tnt	NA	1	2	45.09	485
Greig House	RHP Tnt	NA	1	2	45.09	485
Hatch House	RHP Tnt	NA	0	1	31.87	343
Hatch House	Absent Leaseholder	НО	3	4	72.74	783
Hatch House	RHP Tnt	NA	3	4	72.74	783
Hatch House	RHP Tnt	NA NA	0	1	31.87	343
Hatch House	RHP Tnt	NA NA	0	1	31.87	343
Hatch House	Council (Temp Accom)	NA NA	3	4	72.74	783
				4		
Hatch House	RHP Tnt	NA 	3		72.74	783
Hatch House	Council (Temp Accom)	NA	0	1	31.87	343
Hatch House	RHP Tnt	NA	0	1	31.87	343
Hatch House	RHP Tnt	NA	3	4	72.74	783
Hatch House	RHP Tnt	NA	3	4	72.74	783
Hatch House	RHP Tnt	NA	0	1	31.87	343
Hawkins House	TNT Void	NA	0	1	31.87	343
Hawkins House	RHP Tnt	NA	3	4	72.74	783
Hawkins House	RHP Tnt	NA	3	4	72.74	783
Hawkins House	RHP Tnt	NA	0	1	31.87	343
Hawkins House	RHP Tnt	NA NA	0	1	31.87	343
Hawkins House	Leaseholder	00	3	4	72.74	783
Hawkins House	RHP Tnt	NA NA	3	4	72.74	783
	_	NA NA	0	1	31.87	343
Hawkins House	Council (Temp Accom)			1		
Hawkins House	RHP Tnt	NA NA	0	_	31.87	343
Hawkins House	Leaseholder	00	3	4	72.74	783
Hawkins House	RHP Tnt	NA	3	4	72.74	783
Hawkins House	Potenial TNT Void	NA	0	1	31.87	343
Hornby House	Leaseholder	00	1	2	45.09	485
Hornby House	RHP Tnt	NA	1	2	45.09	485
Hornby House	Private Market Rent	RHP	1	2	45.09	485
Hornby House	RHP Tnt	NA	1	2	45.09	485
Hornby House	LH Void	RHP	1	2	45.09	485
Hornby House	RHP Tnt	NA	1	2	45.09	485
Hornby House	RHP Tnt	NA	1	2	45.09	485
Hornby House	RHP Tnt	NA	1	2	45.09	485
Hornby House	RHP Tnt	NA NA	1	2	45.09	485
Hornby House	Private Market Rent	RHP	1	2	45.09	485
		NA	1	2		485
Hornby House	TNT Void				45.09	
Hornby House	RHP Tnt	NA NA	1	2	45.09	485
Hornby House	RHP Tnt	NA	1	2	45.09	485
Hornby House	Absent Leaseholder	НО	1	2	45.09	485
Hornby House	RHP Tnt	NA	1	2	45.09	485
Hornby House	LH Void	RHP	1	2	45.09	485
Hornby House	Absent Leaseholder	НО	1	2	45.09	485
Hornby House	RHP Tnt	NA	1	2	45.09	485
Hornby House	RHP Tnt	NA	1	2	45.09	485
Hornby House	LH Void	RHP	1	2	45.09	485
Leyland House	RHP Tnt	NA NA	0	1	31.87	343
Leyland House	RHP Tnt	NA NA	0	1	31.87	343
Leyland House	RHP Tnt	NA NA	0	1	31.87	343
Leyland House	RHP Tnt	NA NA	0	1	31.87	343
			-	_	64.17	
Leyland House	RHP Tnt	NA	2 Duplex	3	64.17	691

Leyland House	RHP Tnt	NA	2 Duplex	3	64.17	691
Leyland House	Leaseholder	00	2 Duplex	3	64.17	691
Leyland House	Absent Leaseholder	НО	2 Duplex	3	64.17	691
Leyland House	RHP Tnt	NA	2 Duplex	3	64.17	691
Leyland House	RHP Tnt	NA	2 Duplex	3	64.17	691
Leyland House	Leaseholder	00	2 Duplex	3	64.17	691
Leyland House	RHP Tnt	NA	3 Duplex	4	78.7	847.13
Newman House	RHP Tnt	NA	0	1	31.87	343
Newman House	Potenial TNT Void	NA	0	1	31.87	343
Newman House	TNT Void	NA	0	1	31.87	343
Newman House	RHP Tnt	NA	0	1	31.87	343
Newman House	Absent Leaseholder	НО	2 Duplex	3	64.17	691
Newman House	Leaseholder	00	2 Duplex	3	64.17	691
Newman House	RHP Tnt	NA	2 Duplex	3	64.17	691
Newman House	Leaseholder	00	2 Duplex	3	64.17	691
Newman House	LH Void	RHP	2 Duplex	3	64.17	691
Newman House	Absent Leaseholder	НО	2 Duplex	3	64.17	691
Newman House	RHP Tnt	NA	2 Duplex	3	64.17	691
Newman House	RHP Tnt	NA	3 Duplex	4	78.7	847.13
Secrett House	RHP Tnt	NA	0	1	31.87	343
Secrett House	RHP Tnt	NA	0	1	31.87	343
Secrett House	RHP Tnt	NA	0	1	31.87	343
Secrett House	Absent Leaseholder	НО	0	1	31.87	343
Secrett House	Absent Leaseholder	НО	2 Duplex	3	64.17	691
Secrett House	RHP Tnt	NA	2 Duplex	3	64.17	691
Secrett House	RHP Tnt	NA	2 Duplex	3	64.17	691
Secrett House	LH Void	RHP	2 Duplex	3	64.17	691
Secrett House	RHP Tnt	NA	2 Duplex	3	64.17	691
Secrett House	RHP Tnt	NA	2 Duplex	3	64.17	691
Secrett House	Leaseholder	00	2 Duplex	3	64.17	691
Secrett House	Absent Leaseholder	НО	3 Duplex	4	78.7	847.13



APPENDIX TWENTY – Rent Schedule of Existing Social Rent Homes

	1	1			1	1 1	-	
					Construction			
Address Line1	Address Line2	Address Line3	post code	Void Status	Type	Bedrooms Weekly re	ent	Service Charge
1 Benson House	Ham Close	Richmond	TW10 7PQ		STUDIO		14.18	£10.32
2 Benson House	Ham Close	Richmond	TW10 7PQ		STUDIO	1 £1:	14.18	£10.32
3 Benson House	Ham Close	Richmond	TW10 7PQ		STUDIO	1 £8	89.34	£10.32
4 Benson House	Ham Close	Richmond	TW10 7PQ	TA to LBRuT	STUDIO	1 £1:	12.49	£6.08
5 Benson House	Ham Close	Richmond	TW10 7PQ		MAISON		09.60	£16.02
7 Benson House	Ham Close	Richmond	TW10 7PQ		MAISON		13.74	£16.02
8 Benson House	Ham Close	Richmond	TW10 7PQ		MAISON		30.33	£16.02
9 Benson House	Ham Close	Richmond	TW10 7PQ		MAISON		13.74	£16.02
11 Benson House	Ham Close	Richmond	TW10 7PQ		MAISON		19.45	£16.02
13 Bentinck House	Ham Close	Richmond	TW10 7PG		STUDIO		89.11	£10.11
14 Bentinck House	Ham Close	Richmond	TW10 7PG		STUDIO		89.11	£10.11
15 Bentinck House	Ham Close	Richmond	TW10 7PG		STUDIO		83.87	£10.11
16 Bentinck House 17 Bentinck House	Ham Close	Richmond	TW10 7PG TW10 7PG		STUDIO		14.18 30.33	£6.51 £15.71
18 Bentinck House	Ham Close Ham Close	Richmond Richmond	TW10 7PG		MAISON		08.57	£15.71
19 Bentinck House	Ham Close	Richmond	TW10 7PG		FLAT		21.27	£0.00
20 Bentinck House	Ham Close	Richmond	TW10 7PG	+	MAISON		08.57	£15.71
22 Bentinck House	Ham Close	Richmond	TW10 7PG		MAISON		08.57	£15.71
23 Bentinck House	Ham Close	Richmond	TW10 7PG		MAISON		35.38	£0.00
24 Bentinck House	Ham Close	Richmond	TW10 7PG		MAISON		16.17	£17.54
25 Bowes Lyon House	Ham Close	Richmond	TW10 7PH	1	STUDIO		89.34	£10.33
27 Bowes Lyon House	Ham Close	Richmond	TW10 7PH	TA to LBRuT	STUDIO		13.57	£10.33
28 Bowes Lyon House	Ham Close	Richmond	TW10 7PH		STUDIO		92.81	£10.33
29 Bowes Lyon House	Ham Close	Richmond	TW10 7PH		MAISON		09.59	£16.02
31 Bowes Lyon House	Ham Close	Richmond	TW10 7PH		MAISON		30.33	£16.02
32 Bowes Lyon House	Ham Close	Richmond	TW10 7PH		MAISON	2 £1	24.11	£16.02
33 Bowes Lyon House	Ham Close	Richmond	TW10 7PH	Void	MAISON		£0.00	£0.00
35 Bowes Lyon House	Ham Close	Richmond	TW10 7PH		MAISON	2 £1:	13.74	£16.02
36 Bowes Lyon House	Ham Close	Richmond	TW10 7PH		MAISON	3 £1!	57.51	£17.37
37 Cavendish House	Ham Close	Richmond	TW10 7PJ		STUDIO	1 £8	89.61	£9.99
38 Cavendish House	Ham Close	Richmond	TW10 7PJ		STUDIO	1 £8	86.33	£9.99
39 Cavendish House	Ham Close	Richmond	TW10 7PJ	TA to LBRuT	STUDIO	1 £24	41.06	£0.00
41 Cavendish House	Ham Close	Richmond	TW10 7PJ		MAISON		11.01	£0.00
42 Cavendish House	Ham Close	Richmond	TW10 7PJ		MAISON		33.03	£15.52
44 Cavendish House	Ham Close	Richmond	TW10 7PJ	TA to LBRuT	MAISON		24.11	£15.51
46 Cavendish House	Ham Close	Richmond	TW10 7PJ		MAISON		14.19	£15.52
48 Cavendish House	Ham Close	Richmond	TW10 7PJ		MAISON		79.56	£16.62
49 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT		10.13	£12.04
51 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT		95.32	£11.77
52 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT		07.66	£12.39
53 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT		97.13	£12.04
54 Clarke House 55 Clarke House	Ham Close	Richmond Richmond	TW10 7PF TW10 7PF	Void	FLAT		07.66 £0.00	£12.39 £0.00
56 Clarke House	Ham Close	Richmond	TW10 7PF	Voiu	FLAT		97.66	£11.77
57 Clarke House	Ham Close	Richmond	TW10 7PF	Void	FLAT		£0.00	£0.00
58 Clarke House	Ham Close	Richmond	TW10 7FF	Voiu	FLAT		02.14	£12.39
60 Clarke House	Ham Close	Richmond	TW10 7PF	Void	FLAT		£0.00	£0.00
61 Clarke House	Ham Close	Richmond	TW10 7PF	Void	FLAT	+ + +	04.32	£11.77
62 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT		10.13	£12.04
64 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT		10.13	£12.04
65 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT		98.40	£12.39
66 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT	1 £9	98.92	£11.77
67 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT	1 £10	63.38	£0.00
68 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT	1 £9	97.13	£12.39
70 Edwards House	Ham Close	Richmond	TW10 7PB		STUDIO	1 £8	89.35	£9.82
71 Edwards House	Ham Close	Richmond	TW10 7PB	Void	STUDIO		£0.00	£0.00
72 Edwards House	Ham Close	Richmond	TW10 7PB	TA to LBRuT	STUDIO		41.06	£0.00
73 Edwards House	Ham Close	Richmond	TW10 7PB		FLAT		35.38	£0.00
74 Edwards House	Ham Close	Richmond	TW10 7PB	TA to LBRuT	MAISON		30.33	£9.98
76 Edwards House	Ham Close	Richmond	TW10 7PB	+	MAISON		30.33	£13.89
77 Edwards House	Ham Close	Richmond	TW10 7PB	+	FLAT		03.27	£0.00
78 Edwards House	Ham Close	Richmond	TW10 7PB	+	FLAT		96.34	£0.00
81 Field House	Ham Close	Richmond	TW10 7PN	TA 4- 100 T	STUDIO		14.18	£9.26
82 Field House	Ham Close	Richmond	TW10 7PN	TA to LBRuT	STUDIO		13.57	£9.26
83 Field House	Ham Close	Richmond	TW10 7PN	Void	STUDIO STUDIO		£0.00	£0.00
84 Field House	Ham Close	Richmond	TW10 7PN	+			84.01	£10.00
85 Field House 89 Field House	Ham Close Ham Close	Richmond Richmond	TW10 7PN TW10 7PN		MAISON		24.11 30.33	£14.37 £9.45
90 Field House	Ham Close	Richmond	TW10 7PN	+	MAISON		09.37	£15.51
91 Field House	Ham Close	Richmond	TW10 7PN	+	MAISON		09.37	£15.51
93 Greig House	Ham Close	Richmond	TW10 7PN	+	FLAT		10.13	£11.32
94 Greig House	Ham Close	Richmond	TW10 7PA	+	FLAT		99.20	£12.67
95 Greig House	Ham Close	Richmond	TW10 7PA	+	FLAT		77.38	£0.00
96 Greig House	Ham Close	Richmond	TW10 7PA	Void	FLAT		£0.00	£0.00
	Ham Close	Richmond	TW10 7PA	TA to LBRuT	FLAT		09.56	£11.32
			_				98.95	£12.67
97 Greig House		Richmond	TW10 7PA		IFLAI	11 +		
	Ham Close Ham Close	Richmond Richmond	TW10 7PA TW10 7PA		FLAT FLAT		93.91	£12.67
97 Greig House 98 Greig House	Ham Close				_	1 £9	$\overline{}$	
97 Greig House 98 Greig House 99 Greig House	Ham Close Ham Close	Richmond	TW10 7PA		FLAT	1 £9	93.91	£12.67

103 Greig House	Ham Close	Richmond	TW10 7PA		FLAT	1	£197.54	£0.00
104 Greig House	Ham Close	Richmond	TW10 7PA		FLAT	1	£110.13	£11.32
105 Greig House	Ham Close	Richmond	TW10 7PA		FLAT	1	£95.16	£12.05
106 Greig House	Ham Close	Richmond	TW10 7PA		FLAT	1	£99.20	£12.67
109 Greig House	Ham Close	Richmond	TW10 7PA		FLAT	1	£98.11	£12.67
111 Greig House	Ham Close	Richmond	TW10 7PA		FLAT	1	£110.14	£5.02
112 Greig House	Ham Close	Richmond	TW10 7PA		FLAT	1	£104.90	£12.67
113 Hatch House	Ham Close	Richmond	TW10 7NX		STUDIO	1	£89.55	£9.61
115 Hatch House	Ham Close	Richmond	TW10 7NX		FLAT	3	£121.96	£17.25
116 Hatch House	Ham Close	Richmond	TW10 7NX		STUDIO	1	£112.27	£8.11
117 Hatch House	Ham Close	Richmond	TW10 7NX		STUDIO	1	£84.37	£9.61
118 Hatch House	Ham Close	Richmond	TW10 7NX	TA to LBRuT	FLAT	3	£138.67	£17.25
119 Hatch House	Ham Close	Richmond	TW10 7NX	Tr to Estat	FLAT	3	£121.68	£17.25
120 Hatch House	Ham Close	Richmond	TW10 7NX	Void	STUDIO	1	£0.00	£0.00
121 Hatch House	Ham Close	Richmond	TW10 7NX	70.0	STUDIO	1	£93.07	£9.61
122 Hatch House	Ham Close	Richmond	TW10 7NX		FLAT	3	£178.49	£14.59
123 Hatch House	Ham Close	Richmond	TW10 7NX		FLAT	3	£130.88	£17.25
124 Hatch House	Ham Close	Richmond	TW10 7NX		STUDIO	1	£85.74	£9.61
			+	Void	STUDIO	1	£0.00	£0.00
125 Hawkins House	Ham Close	Richmond	TW10 7NY	Void				
126 Hawkins House	Ham Close	Richmond	TW10 7NY		FLAT	3	£145.60	£15.12
127 Hawkins House	Ham Close	Richmond	TW10 7NY		FLAT	3	£131.43	£16.67
128 Hawkins House	Ham Close	Richmond	TW10 7NY		STUDIO	1	£104.90	£9.25
129 Hawkins House	Ham Close	Richmond	TW10 7NY		STUDIO	1	£89.87	£9.25
131 Hawkins House	Ham Close	Richmond	TW10 7NY		FLAT	3	£131.43	£16.67
132 Hawkins House	Ham Close	Richmond	TW10 7NY	TA to LBRuT	STUDIO	1	£113.91	£8.39
133 Hawkins House	Ham Close	Richmond	TW10 7NY		STUDIO	1	£89.87	£9.25
135 Hawkins House	Ham Close	Richmond	TW10 7NY		FLAT	3	£145.67	£15.12
136 Hawkins House	Ham Close	Richmond	TW10 7NY		STUDIO	1	£104.90	£8.39
138 Hornby House	Ham Close	Richmond	TW10 7NU		FLAT	1	£189.52	£0.00
140 Hornby House	Ham Close	Richmond	TW10 7NU		FLAT	1	£96.76	£12.76
142 Hornby House	Ham Close	Richmond	TW10 7NU		FLAT	1	£108.51	£4.96
143 Hornby House	Ham Close	Richmond	TW10 7NU		FLAT	1	£179.09	£0.00
144 Hornby House	Ham Close	Richmond	TW10 7NU		FLAT	1	£110.13	£10.47
145 Hornby House	Ham Close	Richmond	TW10 7NU		FLAT	1	£97.39	£12.76
147 Hornby House	Ham Close	Richmond	TW10 7NU	Void	FLAT	1	£0.00	£0.00
148 Hornby House	Ham Close	Richmond	TW10 7NU		FLAT	1	£179.09	£0.00
149 Hornby House	Ham Close	Richmond	TW10 7NU		FLAT	1	£179.26	£0.00
151 Hornby House	Ham Close	Richmond	TW10 7NU		FLAT	1	£96.76	£12.76
154 Hornby House	Ham Close	Richmond	TW10 7NU		FLAT	1	£108.51	£4.71
155 Hornby House	Ham Close	Richmond	TW10 7NU		FLAT	1	£96.76	£12.76
157 Leyland House	Ham Close	Richmond	TW10 7PD		STUDIO	1	£110.13	£8.56
158 Leyland House	Ham Close	Richmond	TW10 7PD		STUDIO	1	£110.14	£8.56
159 Leyland House	Ham Close	Richmond	TW10 7PD		STUDIO	1	£89.89	£9.24
160 Leyland House	Ham Close	Richmond	TW10 7PD		STUDIO	1	£110.13	£8.56
161 Leyland House	Ham Close	Richmond	TW10 7PD		MAISON	2	£241.74	£0.00
162 Leyland House	Ham Close	Richmond	TW10 7PD		MAISON	2	£109.81	£14.32
165 Leyland House	Ham Close	Richmond	TW10 7PD		MAISON	2	£107.47	£13.28
166 Leyland House	Ham Close	Richmond	TW10 7PD		MAISON	2	£107.47	£14.32
168 Leyland House	Ham Close	Richmond	TW10 7PD		MAISON	3	£110.45	£14.32
· · · · · · · · · · · · · · · · · · ·	_	Richmond	+				£110.13	
169 Newman House	Ham Close		TW10 7NT		STUDIO	1		£8.68 £9.53
170 Newman House	Ham Close	Richmond	TW10 7NT	Maid	STUDIO	-	£85.26	
171 Newman House	Ham Close	Richmond	TW10 7NT	Void	STUDIO	1	£0.00	£0.00
172 Newman House	Ham Close	Richmond	TW10 7NT		STUDIO	1	£110.13	£8.68
175 Newman House	Ham Close	Richmond	TW10 7NT		MAISON	2	£123.11	£13.46
179 Newman House	Ham Close	Richmond	TW10 7NT		MAISON	2	£123.11	£13.46
180 Newman House	Ham Close	Richmond	TW10 7NT		MAISON	3	£145.60	£15.06
181 Secrett House	Ham Close	Richmond	TW10 7PE		STUDIO	1	£104.90	£9.00
182 Secrett House	Ham Close	Richmond	TW10 7PE		STUDIO	1	£104.90	£9.00
183 Secrett House	Ham Close	Richmond	TW10 7PE		STUDIO	1	£89.27	£9.92
186 Secrett House	Ham Close	Richmond	TW10 7PE		MAISON	2	£106.48	£15.41
187 Secrett House	Ham Close	Richmond	TW10 7PE		MAISON	2	£117.25	£13.96
189 Secrett House	Ham Close	Richmond	TW10 7PE TW10 7PE		MAISON	2	£109.44	£15.41 £13.96



APPENDIX TWENTY-ONE – RHP Maintenance Cost of Existing Social Rent Homes

HAM CLOSE PROPERTIES	- 30 YEAR	FORECAS	T ASSESE	EMENT J	AN 2022																											
COMPONENT ELEMENT	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	Grand Total
Balcony		£22,500										£18,750																				£41,250
Bathroom	£80,978	£57,300	£51,990	£17,550	£25,800	£17,200	£350	£73,878	£15,350	£17,900	£99,250	£2,839	£13,600	£739	£17,901	£17,200		£8,950	£700	£9,300		£35,100	£12,900	£4,300	£38,700	£25,800	£4,301	£4,300			£80,978	£735,153
Common Facilities	£9,061	£9,791	£3,300	£5,290	£2,040	£3,400	£4,320	£2,940	£19,780	£2,700	£1,500	£16,486	£24,791	£4,775			£1,740		£8,490	£1,920	£3,525	£800	£10,020	£7,030	£120	£400	£1,740	£240	£6,710		£7,500	£160,409
yclical Decoration	£229,200										£229,200										£229,200										£229,200	£916,800
Doors								£76,480	£11,200	£720	£1,520	£5,200	£720			£800		£720	£800			£1,600		£2,428					£800			£102,988
lectrics	£36,417	£13,096	£12,104	£6,796	£1,808	£1,079	£700	£2,479	£5,075		£979	£1,488	£350	£1,750		£36,167	£13,096	£12,104	£6,796	£1,808	£1,329	£700	£2,479	£5,454		£729	£1,488	£3,513	£9,191		£36,417	£215,392
xternal Work		£1,590	£9	£19	£200			£21	£883	£364	£5	£10	£64						£293				£384									£3,842
leating	£29,201		£158,942	£39,024	£9,600	£2,400	£12,341	£7,400	£4,801		£7,200	£13,100	£24,541	£32,227	£7,741	£29,203		£158,592	£39,028	£10,020	£2,820	£12,404	£7,404	£4,808		£7,201	£12,803	£24,543	£32,228	£7,744	£29,204	£726,520
litchen	£164,701	£73,200	£24,400	£42,700	£24,400	£24,400	£48,800	£36,600	£122,000	£30,500	£6,100	£140,300	£42,700	£12,200	£12,200	£18,300	£6,100	£6,100	£30,500	£6,100	£170,800	£97,600	£24,400	£42,700	£24,400	£24,400	£48,800	£36,600	£122,000	£30,500	£6,101	£1,500,602
Outbuildings Within Curtilage	£41	£120	£30		£30				£30		£30	£60							£30				£30	£30							£41	£472
lumbing	£2,318	£2,093		£371		£500						£618										£1,783									£1,218	£8,900
oof	£67,200		£40,915		£38,464			£2,615		£84,000		£40,000	£150,108	£116,000	£40,464		£40		£184	£38,428		£48	£88	£60				£39,200	£88	£38,400	£67,200	£763,502
ecurity & Services	£4,621	£1,566	£1,028	£654	£109		£10	£364	£1,970	£60	£4,721	£3,959	£1,451	£746	£279			£333	£2,236	£128	£4,721	£4,447	£1,451	£746	£279			£333	£2,215	£128	£4,728	£43,284
/alls	£48	£5,430		£48		£48		£15,680	£9,758	£388	£50	£1,008	£10,930	£730					£50					£1,054					£330			£45,552
/indows									£315,358	£43,575	£2,548	£36,342	£60,746	£1,790	£2,100			£5,201	£30,975		£896	£7,000	£19,600									£526,130
rand Total	£623,785	£186,686	£292,718	£112,451	£102,451	£49,027	£66,521	£218,457	£506,205	£180,207	£353,103	£280,159	£330,001	£170,957	£80,685	£101,670	£20,976	£192,000	£120,081	£67,704	£413,290	£161,482	£78,757	£68,611	£63,499	£58,530	£69,132	£108,729	£173,561	£76,772	£462,586	£5,790,796



APPENDIX TWENTY-TWO – Proval Appraisal of Existing Social Rent Homes



Full report

User Defined Questions

NPVCalculationOption	NetRentPlusCapValMnusLoan
----------------------	---------------------------

Start Section - Beginning of Appraisal

Beginning of Appraisal

Scheme Name	Ham Close - Social Rent EUV
Organisation	DS2 LLP
Weeks per Year	52.18
Practical Completion	2021/10/01 0:00:00
Total Units	143
Appraisal By	UserA
Funding Year	2021/22
Site Purchase Tenure	
Local Authority	Richmond upon Tharres
Date Last Saved	2022/04/19 16:50:51
Seller	
Appraisal Date	2023/03/31 0:00:00
Site Area	
Site Area Description	
Scheme Description	
Project/File Reference	
Appraisal Comments	
Appraisal Version	
Investment Region	L
Rent Paid at End of Month?	
Drawing Number	
Smooth Tenant Payments?	Yes
HC Code	
Bid Reference	
Leasehold Term (years)	

Site Address

Address Line 1	
Address Line 2	
Town	
County	OUTERLONDON
Post Code	
Site Latitude	0.0000
Site Longitude	0.0000
Site OS X Coordinate	
Site OS Y Coordinate	

Loans

Name	Repayment Method	Term	Rate	Maximum Facility	Maximum Loan: Value	Maximum Loan: Cost	Cross Subsidy
Affordable Rent	Overdraft		4.50%				Yes
Commercial	Overdraft		0.00%				Yes
Discounted Sale	Overdraft		0.00%				Yes
Other	Overdraft		0.00%				Yes

Outright Sale Private Rent	Overdraft Overdraft	0.00% 0.00%	Yes Yes
Rent to Buy	Overdraft	0.00%	Yes
Rent to PRS	Overdraft	0.00%	Yes
Rent to Shared	Overdraft	0.00%	Yes
Shared Ownership	Overdraft	5.00%	Yes
Social Rent	Overdraft	5.00%	Yes

Milestones

Name	Abbreviation	Month no.	Date
Cashflow Start	CS	1	2021/08/01 0:00:00
Exchange of Contracts (Land)	EoC	2	2021/09/01 0:00:00
First Handover	FH	3	2021/10/01 0:00:00
First Sale	FS	3	2021/10/01 0:00:00
Legal Completion (Land)	LaL	3	2021/10/01 0:00:00
Last Sale	LS	3	2021/10/01 0:00:00
Practical Completion (Last Handover)	PC	3	2021/10/01 0:00:00
Retention	R	3	2021/10/01 0:00:00
Start on Site	SoS	3	2021/10/01 0:00:00

Section A - Units

Unit Attributes

	Α	В	С	D	E
Dwelling Description	Studio	1 Bed	2 Bed	3 Bed	3 Bed Duplex
Units	44	46	39	9	
Floor Area (m2)	32	45	64	73	79
Product Type	Social Rent				
User Defined Attributes					
LoanRates	100	100	100	100	100
Additional Attributes			!		!
Number of Bedrooms	1	1	2	3	(
Is Bedsit?					
Persons	1	2	4	5	į.
January 1999 Value	53,863	60,316	76,467	83,981	89,400
Current Market Value	250,082	280,046	355,033	389,921	415,092
Offset from First Handover					
Handover Date	2021/10/01 0:00:00	2021/10/01 0:00:00	2021/10/01 0:00:00	2021/10/01 0:00:00	2021/10/01 0:00:00
Is Flat?	Yes	Yes	Yes	Yes	Yes
Adjust Area by %	20.00%	20.00%	20.00%	20.00%	20.00%
Additional Floor Area (m?)	6	9	13	15	10
Is New Build?	Yes	Yes	Yes	Yes	Yes
Habitable Rooms	1	2	3	4	
Is Commercial?					
Is Shared?					
Storeys					
Other Description					
Is Extended Family?					
Is Elderly / Cat 2 Frail?					
Supported Stay Period					
NPV Rates					
NPV Discount Rate	5.00%	5.00%	5.00%	5.00%	5.00%
NPV Discount Period	45	45	45	45	4:
Sales & Staircasing			ı		ı
Sell Ground Rents at End of Year					
Sales %					
Actual Sales					
Handover Date	2021/10/01 0:00:00	2021/10/01 0:00:00	2021/10/01 0:00:00	2021/10/01 0:00:00	2021/10/01 0:00:00
Offset from handover (months) to Initial					

Sale					
Sold on					
Defer Inital Sale Until End of Year					
Start staircasing in Year					
End staircasing in Year					
Maximum Equity %to be Sold	0.00%	0.00%	0.00%	0.00%	0.00%
Sell Remaining Equity in Year					
Capitalised Ground Rent at Year of Sale					
Ground Rent Yield					
5 (41)	'				
Rent Allowances	0.000/	0.000/	0.000/	0.000/	0.000/
Managing Agent (% of Gross Rent)	0.00%	0.00%	0.00%	0.00%	0.00%
Add VAT to Managing Agent?	450	450	450	450	450
Management per Unit per Annum	450	450	450	450	450
Management Inflation Base Year	2021/22	2021/22	2021/22	2021/22	2021/22
Maintenance per Unit per Annum	2,350	2,350	2,350	2,350	2,350
Maintenence Inflation Base Year	2021/22	2021/22	2021/22	2021/22	2021/22
Service Costs per unit per Annum	0	0	0	0	0
Service Costs Inflation Base Year	2020/21	2020/21	2020/21	2020/21	2020/21
Reinstatement Costs per Unit per Annum	0	0	0	0	0
Reinstatement Inflation Base Year					
Other Allowances per Unit per Annum	0	0	0	0	0
Other Allowances Inflation Base Year					
Voids (% of Gross Rents & Service	1.90%	1.90%	1.90%	1.90%	1.90%
Charges)					
Major Repairs					
Input Type	% of Works				
Net Works Cost (per unit)	2,140	3,028	4,309	4,885	5,285
User Input Sum	2,110	0,020	1,000	1,000	0,200
Input Value	1.00%	1.00%	1.00%	1.00%	1.00%
Defer to Start of Year	1.0070	1.0070	1.0070	1.0070	1.0070
Total in First Applicable Year	21	30	43	49	53
Life Cycle Cost		30	10	10	
Multiplier					
NPV of Major Repairs as a Percentage	28.59%	28.59%	28.59%	28.59%	28.59%
of Works	20.0070	20.00 /0	20.0070	20.0070	20.0070
NPV of Major Repairs	510	721	1,027	1,164	1,259
Major Repairs Description	1.0% of Works				
Rent					
Handover Date	2021/10/01 0:00:00	2021/10/01 0:00:00	2021/10/01 0:00:00	2021/10/01 0:00:00	2021/10/01 0:00:00
Market Rent Yield p.a.					
Market Rent p.w.					
Target Rent at Handover	93.83	97.38	113.39	124.65	127.63
Rent Cap	148.88	148.88	157.62	166.38	166.38
Local Housing Allowance	241	241	305	368	368
Residential Rent (per week)	106.53	115.74	136.85	138.42	143.40
Other Income (per year)	0	0	0	0	0
Year 1 Rent	£106.53 p.w.	£115.74 p.w.	£136.85 p.w.	£138.42 p.w.	£143.40 p.w.
Lock Rents					
Rent at 52.18 wks/yr	106.53	115.74	136.85	138.42	143.40
Unsold Equity	250,082	280,046	355,033	389,921	415,092
Rent as %of Unsold Equity	2.22%	2.16%	2.01%	1.85%	1.80%
Make Service Charges Always Equal Costs	Yes	Yes	Yes	Yes	Yes
Service Charges (income per week)	0.00	0.00	0.00	0.00	0.00
Ground Rent Per Annum	0	0	0	0	0
Units Summary	1	1	1	1	1

Units Summary

Gross Residential Floor Area	8,433
Gross Commercial Floor Area	
Net Residential Floor Area	7,027
Net Commercial Floor Area	

NetFloorAreaM2	7,027
Gross Area	8,433
GrossResFloorAreaFT2	90,769
GrossComFloorAreaFT2	
GrossAreaFT2	90,769
ResidentialRentHabRooms	309
ResidentialSaleHabRooms	
Other Hab Rooms	
TotalHabRooms	309

Section B - Capital Costs

Acquisition Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Land Cost	Lump Sum	10,700,000	All Units	10,700,000	Floor Area	2021/22	Cashflow Start	2.00%	10,700,000	0.00%	10,700,000	

At unit level

Description	Studio	1 Bed	2 Bed	3 Bed	3 Bed Duplex
Input					
Input Type					
Cost Base Year					
Inflation Rate					
Inflate To					
VAT					
Gross Total					

Work Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Construction	Per Unit	2,750	All Units	393,250	Floor Area	2021/22	Cashflow Start	2.00%	393,250	20.00%	471,900	

At unit level

Description	Studio	1 Bed	2 Bed	3 Bed	3 Bed Duplex
Input					
Input Type					
Cost Base Year					
Inflation Rate					
Inflate To					
VAT					
Gross Total					

Fees Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Employers Agent	% of Works ex Tax	1.80%	All Units	7,078	Floor Area	2020/21	Cashflow Start		7,078		7,078	
Dev & Admin fee	% of Works ex Tax	3.00%	All Units	11,797	Floor Area	2020/21	Cashflow Start		11,797		11,797	
Legal costs	Per Unit	500	All Units	71,500	Floor Area	2020/21	Cashflow Start		71,500		71,500	
Valuation	Per Unit	500	All Units	71,500	Floor Area	2020/21	Cashflow Start		71,500		71,500	
Planning Supervisor	% of Works ex	0.50%	All Units	1,966	Floor Area	2020/21	Cashflow Start		1,966		1,966	

Tax						

At unit level

Description	Studio	1 Bed	2 Bed	3 Bed	3 Bed Duplex
Input					
Input Type					
Cost Base Year					
Inflation Rate					
Inflate To					
VAT					
Gross Total					

Other Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Additional allow ance for on-costs	Per Unit	0		0					0		0	

At unit level

Description	Studio	1 Bed	2 Bed	3 Bed	3 Bed Duplex
Input					
Input Type					
Cost Base Year					
Inflation Rate					
Inflate To					
VAT					
Gross Total					

Section C - Subsidy

Subsidy

Subsidy per unit

Source

Subsidy Analysis	Subsidy Analysis								
Source	Value								
HCA	0								
LA	0								
ROGF	0								
DPF	0								
Other	0								
та	0								

2 Bed

3 Bed

3 Bed Duplex

1 Bed

Section D - Development Cashflow

Type

Studio

Development Cashflow

	1	2	3
HCA			
LA			
RCGF			
DPF			
Other			
TCI			
Subsidy			
Unit Acquisition Costs			
Land Cost		5,350,000	5,350,000
Acquisition Costs		5,350,000	5,350,000
Unit Works Costs			
Construction		235,950	235,950

Works Costs	235,950	235,950
Unit Fees		
Employers Agent		7,078
Dev & Admin fee		11,797
Legal costs	71,500	
Valuation	71,500	
Planning Supervisor		1,966
Assumptions		
Fees Costs	143,000	20,841
Unit Other Costs		
Additional allowance for on-costs		
Other Costs		
Handovers		11,393,642
Cashflow	-5,728,950	5,786,851
Interest	-11,670	-46,231
Cashflow & Interest	-5,740,620	5,740,620
Cumulative Cashflow	-5,740,620	0
Sales (in Long Term Cashflow)		

Section E - Total Scheme Costs

Section F - Private Finance

Loan Report

Name	Social Rent
Loan repaid by year	1
Peak loan amount	0
occurs in year	1
Peak Ioan as % of maximum facility	0.00%
Maximum loan to value ratio	0.00%
occurs in year	1
excess over lender's maximum	0.00%
Maximum loan to cost (A&W only)	0.00%
occurs in year	1
excess over lender's maximum	0
Grant Total	0

Requirement

Appraisal			
Private Finance Re	quirement	% of TSC	% of MSV
Total Scheme Cost:	11,393,642	100.00%	
Development Subsidy:			
Receipts from Initial Sales:			
Loan Adj:			
Capital Contribution:			
Month 1 Sales:			
Net Loan:	11,393,642		
Future Sales:			
Social Rent			
Private Finance Re	quirement	% of TSC	% of MSV
Total Scheme Cost:	11,393,642	100.00%	26.30%
Development Subsidy:			
Receipts from Initial Sales:			
Loan Adj:			
Capital Contribution:			
Month 1 Sales:			
** * *	11,393,642	100.00%	26.30%
Net Loan:	11,000,042		

Value: Loan Ratios

	Α	В	С	D	E
Dwelling Description	Studio	1 Bed	2 Bed	3 Bed	3 Bed Duplex
Units	44	46	39	9	5
Floor Area (m?)	32	45	64	73	79
Product Type	Social Rent				
Current Market Value	250,082	280,046	355,033	389,921	415,092
NPV of Net Rent Only	62,702	73,722	99,161	100,939	106,917
User Specified Value					
Allocated Opening Loan	51,673	73,107	104,043	117,938	127,601
MSV : Net Loan	483.97%	383.06%	341.24%	330.62%	325.30%
User Value : Net Loan					
Target Value : Loan Ratio					
Loan Adjustment					
Additional Unit Capital Contribution					
Additional Unit Loan Adjustment Reason					
Affordable Loan (Using NPV)					
Affordable Loan (User Value)					
Affordable Loan on Rent	53,901	63,375	85,242	86,771	91,909
Year 1 Net Rent	2,632	3,094	4,162	4,237	4,488
Rent Yield On Loan	5.09%	4.23%	4.00%	3.59%	3.52%

Section G - Inflation

Base Inflation Rate	1.75%
Inflate Allowances to Handover at	
Income Inflation Margins	
Residential Rent	0.00%
Commercial Rent	0.00%
Ground Rent	0.00%
Other Income	0.00%
Service Charges	0.00%
Market Sales Values (Residential)	0.00%
Market Sales Values (Commercial)	0.00%
Allowances Inflation Margins	
Management	0.00%
Maintenance	0.00%
Reinstatement	0.00%
Another Allowance	0.00%
Major Repairs	0.00%

Section H - Long Term Capital Receipts

Description	Amount	Applies To	Allocate by	Year of receipt	Inflation rate	Amount received	Total
New Receipt		All Units	Roor Area				

Section I - Long Term Results

Scheme Results

Repayment Term (years)	
Ournulative Surplus	45
Cap Net Revenue Deficit	1,541,788
Loan Repaid Year	45
FirstQumulativeBreakevenDate	2021/10/01 0:00:00
LastQumulativeBreakevenDate	2021/10/01 0:00:00
First Cumulative Breakeven Year	1
Last Cumulative Breakeven Year	1
Max Annual Deficit	
DiscountedCapitalValue	0
CapitalValueOfScheme	0
LongTermInterest	20,880,004
NPV of Net Rent Only	11,460,450
NPV of All Capital Receipts	0

Discounted Capital Value Capital Value Of Scheme	8
Max Annual Deficit	1
Peak Loan	11,996,524
NetPresentValueOfNetRentPlusCapValMnusLoan	66,808
Peak Loan	12
Loan Repaid By	2065/10/01 0:00:00
RevenueFirstExceedsCostsYear	13
NPV at First Handover	66,808
Loan Repayment Method	
Discount Rates	5.0%
Discount Period (years)	45
IRR	5.04%
Total Set Aside Receipts	0
Summarise Cashflow to Year	45
Capital Growth Rate	
Total Interest	-57,901
Min Interest Cover: Year	
Target Interest Cover	
Target Interest Cover First Met in Year	
Min Interest Cover	
Interest Cover At Year 1	86.09%
Discount Period	45
Cumulative Surplus	197,995
Cumulative Deficit	0

Unit Results

	Α	В	С	D	E
Dwelling Description	Studio	1 Bed	2 Bed	3 Bed	3 Bed Duplex
Units	44	46	39	9	5
Floor Area (m?)	32	45	64	73	79
Product Type	Social Rent				
Total Unit Cost : Current Market Value Ratio	20.66%	26.11%	29.31%	30.25%	30.74%
Receipts Set Aside					
NPV					
NPV Discount Rate	5.00%	5.00%	5.00%	5.00%	5.00%
NPV Discount Period	45	45	45	45	45
NPV of Net Rent Only	62,702	73,722	99,161	100,939	106,917
NPV of Capital Receipts					
NPV of Asset Value					
Total of Above	62,702	73,722	99,161	100,939	106,917
Allocated Opening Loan	51,673	73,107	104,043	117,938	127,601
NPV at Unit Handover Date	11,030	615	-4,881	-16,999	-20,684
Net Present Value Rank	1	2	3	4	5
NPV Breakeven Year	31	31	31	31	31
NPV % of TSC	21.34%	0.84%	-4.69%	-14.41%	-16.21%
NPV at First Handover	11,030	615	-4,881	-16,999	-20,684
NPV at PC (Last Handover)	11,030	615	-4,881	-16,999	-20,684
NPV at Land Acquisition Date	10,985	613	-4,862	-16,930	-20,600
IRR					
IRR at Unit Handover	6.24%	5.05%	4.71%	4.10%	3.98%
IRR Rank	1	2	3	4	5
Loan					
Allocated Opening Loan	51,673	73,107	104,043	117,938	127,601
Loan Repaid - Year	!	!	!	!	!
Loan Repayment Year	0	0	0	0	С
Peak Loan Amount					
Peak Loan Occurs - Year	1	1	1	1	1
Year Income First Exceeds Costs					
Peak Cumulative Debt					

Peak Cumulative Debt - Year First Cumulative Breakeven Year	1	1	1	1	1
Last Cumulative Breakeven Year					
Interest Total					
Total Interest	55,907	130,682	221,230	321,254	361,669
Min Interest Cover - Year					
Target Interest Cover					
Target Interest Cover First Met					
Number of Years Interest Cover Is Met					
Cumulative Deficits					
Cumulative Deficit	0	0	0	0	0
Cumulative Surplus	70,332	5,390	0	0	0
Max. Annual Deficit					
Max. Annual Deficit - Year					
Capitalised Year 1 Net Revenue Deficit	-2,229	9,732	18,800	31,167	35,692

Section J - Long Term Cashflow

Long Term Cashflow

Year	1	2	3	4	5	6	7	8	9	10
Opening Loan		11,517,580	11,592,884	11,663,191	11,728,097	11,787,176	11,839,986	11,886,039	11,924,844	11,955,877
Loan Details	1									
Handed over from Dev CF	11,439,873									
Interest	558,755	564,761	568,332	571,649	574,693	577,442	579,874	581,964	583,689	585,021
Sales Receipts										
Set Aside										
Ground Rent Sales										
Other Capital Receipts										
Loan Repayment Total	481,048	489,457	498,025	506,744	515,614	524,631	533,821	543,159	552,657	562,335
Closing Loan	11,517,580	11,592,884	11,663,191	11,728,097	11,787,176	11,839,986	11,886,039	11,924,844	11,955,877	11,978,562
Gross Rent										
Gross Residential Rent	903,307	919,105	935,192	951,561	968,216	985,154	1,002,403	1,019,941	1,037,782	1,055,950
Gross Commercial Rent										
Other income and voids										
Service charges (income)										
Ground Rents										
Other Income										
Voids & Bad debts	-17,163	-17,463	-17,769	-18,080	-18,396	-18,718	-19,046	-19,379	-19,718	-20,063
Allowances	405,096	412,185	419,399	426,738	434,206	441,805	449,536	457,403	465,408	473,552
Managing Agent										
Own Management	64,350	65,476	66,622	67,788	68,974	70,181	71,409	72,659	73,931	75,224
Maintenance	336,027	341,908	347,891	353,979	360,174	366,477	372,890	379,416	386,055	392,811
Service Costs										
Reinstatement Costs										
Major Repairs	4,719	4,802	4,886	4,971	5,058	5,147	5,237	5,328	5,422	5,516
Other Allowances										
Net Rent	481,048	489,457	498,025	506,744	515,614	524,631	533,821	543,159	552,657	562,335
Net Rent + Receipts -	-77,707	-75,304	-70,307	-64,905	-59,079	-52,811	-46,053	-38,805	-31,032	-22,686

Interest Cost Cashflow										
Cumulative Balance										
PRA										
Year	11	12	13	14	15	16	17	18	19	20
Opening Loan	11,978,562	11,992,321	11,996,524	11,990,519	11,973,608	11,945,064	11,904,121	11,849,959	11,781,730	11,698,522
Loan Details										
Handed over from Dev CF										
Interest	585,931	586,392	586,371	585,835	584,750	583,079	580,783	577,823	574,155	569,733
Sales Receipts										
Set Aside										
Ground Rent Sales										
Other Capital Receipts										
Loan Repayment Total	572,173	582,189	592,376	602,745	613,294	624,021	634,946	646,052	657,362	668,864
Closing Loan	11,992,321	11,996,524	11,990,519	11,973,608	11,945,064	11,904,121	11,849,959	11,781,730	11,698,522	11,599,391
Gross Rent										
Gross Residential Rent	1,074,426	1,093,231	1,112,362	1,131,831	1,151,639	1,171,787	1,192,298	1,213,158	1,234,392	1,255,992
Gross Commercial Rent										
Other income and voids										
Service charges (income)										
Ground Rents										
Other Income										
Voids & Bad debts	-20,414	-20,771	-21,135	-21,505	-21,881	-22,264	-22,654	-23,050	-23,453	-23,864
Allowances	481,839	490,272	498,851	507,581	516,464	525,502	534,698	544,055	553,576	563,264
Managing Agent										
Own Management	76,541	77,880	79,243	80,630	82,041	83,477	84,937	86,424	87,936	89,475
Maintenance	399,686	406,680	413,797	421,038	428,407	435,904	443,532	451,294	459,192	467,227
Service Costs	,	,	,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			,	10.,=11	100,100	,
Reinstatement Costs										
Major Repairs	5,613	5,711	5,811	5,913	6,016	6,122	6,229	6,338	6,449	6,562
Other Allowances										
Net Rent	572,173	582,189	592,376	602,745	613,294	624,021	634,946	646,052	657,362	668,864
Net Rent + Receipts - Interest Cost	-13,759	-4,203	6,005	16,911	28,545	40,942	54,162	68,229	83,208	99,131
Cashflow										
Cumulative Balance										
PRA										
Year	21	22	23	24	25	26	27	28	29	30
Opening Loan	11,599,391	11,483,336	11,349,299	11,196,162	11,022,755	10,827,845	10,610,134	10,368,257	10,100,766	9,806,148
Loan Details			-	-	-				-	
Handed over from Dev CF										
Interest	564,511	558,437	551,460	543,523	534,568	524,532	513,352	500,958	487,278	472,236
Sales Receipts										
Set Aside										
Ground Rent										

Other Capital Receipts													
Loan Repayment Total	680,566	692,474	704,59	716,9	930 72	9,478	742,	243	755,229	768	449	781,895	795,578
Closing Loan	11,483,336	11,349,299	11,196,16	11,022,7	755 10,82	7,845	10,610,	134 10	,368,257	10,100	766	9,806,148	9,482,806
Gross Rent													
Gross Residential Rent	1,277,968	1,300,331	1,323,09	1,346,2	248 1,36	9,809	1,393,	780 1	,418,168	1,442	989	1,468,240	1,493,934
Gross Commercial Rent													
Other income and voids													
Service charges (income)													
Ground Rents													
Other Income													
Voids & Bad debts	-24,281	-24,706	-25,13	-25,5	579 -2	6,026	-26,	482	-26,945	-27	417	-27,897	-28,385
Allowances	573,121	583,151	593,35	603,7	740 61	4,305	625,	055	635,994	647	124	658,448	669,971
Managing Agent			_					00:	40				
Own Management	91,041	92,634	94,25	55 95,9	905 9	7,583	99,	291	101,028	102	796	104,595	106,426
Maintenance	475,404	483,723	492,18	39 500,8	302 509	9,566	518,	483	527,557	536	789	546,183	555,741
Service Costs					7,002 000,								
Reinstatement Costs													
Major Repairs	6,676	6,793	6,91	2 7,0)33	7,156		7,281		7,	538	7,670	7,805
Other Allowances									755,229				
Net Rent	680,566	692,474				729,478					449	781,895	795,578
Net Rent + Receipts - Interest Cost	116,055	134,037	153,13	173,4	19	4,910	217,	711	241,877	267,	491	294,617	323,342
Cashflow													
Cumulative Balance PRA													
FIVA													
Year	31	32	33	34	35		36	37		38	39	40	41
Opening Loan	9,482,806	9,129,061	8,743,138	8,323,179	7,867,218	7,37	3,197	5,838,947	6,262,1	81 5,6	40,504	4,971,383	4,252,162
Loan Details	1												
Handed over from Dev CF													
Interest	455,753	437,744	418,120	396,789	373,652	34	8,606	321,542	292,3	47 2	60,900	227,074	190,737
Sales Receipts													
Set Aside Ground Rent Sales													
Other Capital Receipts													
Loan Repayment Total	809,498	823,666	838,079	852,751	867,672	88	2,856	898,309	914,0	024 9	30,022	946,295	962,861
Closing Loan	9,129,061	8,743,138	8,323,179	7,867,218	7,373,197	6,83	8,947	5,262,181	5,640,5	504 4,9	71,383	4,252,162	3,480,038
Gross Rent	1												
Gross Residential Rent	1,520,075	1,546,678	1,573,744	1,601,290	1,629,311	1,65	7,823	1,686,838	1,716,3	352 1,7	'46,391	1,776,950	1,808,053
Gross Commercial Rent													
Other income and voids							-					:	+

Service charges (income)											
Ground Rents											
Other Income											
Voids & Bad debts	-28,881	-29,387	-29,901	-30,425	-30,957	-31,499	-32,050	-32,611	-33,181	-33,762	-34
Allowances	681,696	693,625	705,764	718,115	730,682	743,469	756,479	769,718	783,188	796,894	810
Managing Agent											
Own Management	108,288	110,183	112,111	114,073	116,070	118,101	120,168	122,271	124,410	126,588	128
Maintenance Service Costs	565,466	575,362	585,431	595,676	606,100	616,707	627,499	638,481	649,654	661,023	672
Reinstatement Costs											
Major Repairs	7,941	8,080	8,222	8,365	8,512	8,661	8,812	8,967	9,123	9,283	9
Other Allowances	,,,,,	3,000	5,222	3,000	5,0.2	5,551	6,6.2	6,66.	5,125	3,230	
Net Rent	809,498	823,666	838,079	852.751	867.672	882,856	898,309	914,024	930,022	946,295	962
Net Rent + Receipts - Interest Cost	353,745	385,922	419,959	455,962	494,021	534,250	576,766	621,677	669,122	719,220	772
Cashflow											
Cumulative Balance											
PRA											
Year	42	43	44	45	46	47	48	49	50	51	
Opening Loan	3,480,038	2,652,084	1,765,197	816,123							
Loan Details	1										
Handed over from Dev CF											
Interest Sales Receipts	151,748	109,961	65,220	17,926							
Set Aside											
Ground Rent Sales											
Other Capital Receipts											
Loan Repayment Total	979,702	996,849	1,014,294	834,049							
Closing Loan	2,652,084	1,765,197	816,123								
Gross Rent	1		· ·			ı	ı	ı	ı	ı	
Gross Rent Gross Residential Rent	1,839,685	1,871,881	1,904,640	1,937,971	1,971,890	2,006,396	2,041,513	2,077,234	2,113,589	2,150,571	2,188
Gross Commercial Rent											
Other income and voids	ĺ										
Service charges (income)											
Ground Rents											
Other Income											
Voids & Bad debts	-34,954	-35,566	-36,188	-36,821	-37,466	-38,122	-38,789	-39,467	-40,158	-40,861	-41
Allowances Managing	825,029	839,467	854,158	869,105	884,315	899,790	915,537	931,559	947,861	964,448	981
Agent Own Management	131,057	133,350	135,684	138,058	140,474	142,933	145,434	147,979	150,569	153,204	155
Maintenance	684,361	696,338	708,524	720,923	733,539	746,376	759,437	772,728	786,250	800,010	814
Service Costs	20.,007	200,000	. 55,52 7	. 25,525	. 00,000		. 55, 167	, , 20	. 55,255	200,010	
Reinstatement Costs											

Major Repairs	9,611	9,779	9,950	10,124	10,30	1	10,482	10),665 10	,852 11,0)42 11,23	35 11,432
Other Allowances												
Net Rent	979,702	996,849	1,014,294	1,032,044	1,050,10	9 1,0	68,484	1,087	7,187 1,106	,208 1,125,5	70 1,145,26	31 1,165,308
Net Rent + Receipts - Interest Cost	827,954	886,888	949,074	1,014,118	1,050,10	9 1,0	68,484	1,087	7,187 1,106	208 1,125,5	570 1,145,26	51 1,165,308
Cashflow				197,995	1,050,10	9 1,0	68,484	1,087	7,187 1,106	,208 1,125,5	570 1,145,26	1,165,308
Cumulative Balance				197,995	1,248,10	4 2,3	16,589	3,403	3,776 4,509	,984 5,635,5	554 6,780,81	15 7,946,123
PRA												
Year	53	54	55		56	57		58	59	60	61	62
Opening Loan												
Loan Details					-							
Handed over from Dev CF												
Interest												
Sales Receipts												
Set Aside												
Ground Rent Sales												
Other Capital Receipts Loan												
Repayment Total												
Closing Loan												
Gross Rent												
Gross Residential Rent	2,226,504	2,265,468	2,305,116	2,345,4	47 2,38	6,494	2,428,	264	2,470,751	2,513,991	2,557,994	2,602,755
Gross Commercial Rent												
Other income and voids								'				
Service charges (income)												
Ground Rents												
Other Income												
Voids & Bad debts	-42,304	-43,044	-43,797	-44,5	63 -4	5,343	-46,	137	-46,944	-47,766	-48,602	-49,452
Allowances Managing Agent	998,499	1,015,973	1,033,753	1,051,8	43 1,07	0,251	1,088,	980	1,108,037	1,127,428	1,147,158	1,167,233
Own Management	158,613	161,389	164,213	167,0	87 17	0,011	172,	986	176,013	179,093	182,227	185,416
Maintenance	828,255	842,749	857,498	872,5	04 88	7,773	903,	309	919,117	935,201	951,567	968,219
Service Costs Reinstatement												
Costs	11,632	11,835	12,042	12,2	52 4	2,467	40	686	12,908	13,134	13,363	13,597
Major Repairs Other Allowances	11,032	11,000	12,042	12,2	03 1	2,407	12,	000	12,908	13,134	13,303	13,597
Net Rent	1,185,701	1,206,451	1,227,566	1,249,0	40 1 27	0,900	1,293,	147	1,315,770	1,338,798	1,362,234	1,386,070
Net Rent + Receipts -	1,185,701	1,206,451	1,227,566			0,900	1,293,	_	1,315,770	1,338,798	1,362,234	1,386,070
Interest Cost Cashflow	1,185,701	1,206,451	1,227,566	1,249,0	40 1,27	0,900	1,293,	147	1,315,770	1,338,798	1,362,234	1,386,070
Cumulative Balance	9,131,825	10,338,276	11,565,842	12,814,8	82 14,08	5,783	15,378,	930	16,694,700	18,033,497	19,395,731	20,781,802
PRA												
Year	63	64	6:	5	66	67		68	69	70	71	72
Opening Loan			1	1			1		1	1	1	1

from Dev CF										
Interest										
Sales Receipts										
Set Aside										
Ground Rent Sales										
Other Capital Receipts										
Loan Repayment Total										
Closing Loan										
Gross Rent										
Gross Residential Rent	2,648,299	2,694,644	2,741,805	2,789,787	2,838,604	2,888,282	2,938,827	2,990,253	3,042,591	3,095,8
Gross Commercial Rent										
Other income and voids										
Service charges (income)										
Ground Rents										
Other Income Voids & Bad	-50,318	-51,198	-52,094	-53,006	-53,933	-54,877	-55,838	-56,815	-57,809	-58,8
debts	1,187,660	1,208,444	1,229,591	1,251,109	1,273,004	1,295,281	1,317,949	1,341,013	1,364,481	1,388,3
Managing Agent	1, 107,000	1,200,	1,220,001	1,201,100	1,273,004	1,200,201	1,017,040	1,041,010	1,504,401	1,500,0
Own Management	188,661	191,963	195,322	198,740	202,218	205,757	209,358	213,021	216,749	220,
Maintenance Service Costs	985,163	1,002,404	1,019,946	1,037,795	1,055,956	1,074,435	1,093,238	1,112,370	1,131,836	1,151,6
Reinstatement Costs										
Major Repairs Other	13,835	14,077	14,324	14,574	14,829	15,089	15,353	15,622	15,895	16,
Allowances										
Net Rent	1,410,321	1,435,002	1,460,119	1,485,672	1,511,667	1,538,123	1,565,041	1,592,425	1,620,301	1,648,6
Net Rent + Receipts - Interest Cost	1,410,321	1,435,002	1,460,119	1,485,672	1,511,667	1,538,123	1,565,041	1,592,425	1,620,301	1,648,6
Cashflow	1,410,321	1,435,002	1,460,119	1,485,672	1,511,667	1,538,123	1,565,041	1,592,425	1,620,301	1,648,6
Cumulative Balance	22,192,123	23,627,125	25,087,245	26,572,917	28,084,583	29,622,707	31,187,747	32,780,173	34,400,473	36,049,1
PRA										
Year	73	74	75	76	77	78	79	80	81	
Opening Loan										
Loan Details										ı
Handed over from Dev CF										
Interest										
Sales Receipts										
Set Aside										
Ground Rent Sales										
Other Capital Receipts										
Loan Repayment Total										
Closing Loan										
Gross Rent										
Gross Residential	3,150,005	3,205,132	3,261,224	3,318,290	3,376,362	3,435,445	3,495,570	3,556,741	3,618,983	3,682,3

Rent Gross Commercial Rent										
Other income and voids										
Service charges (income)										
Other Income										
Voids & Bad debts	-59,850	-60,898	-61,963	-63,048	-64,151	-65,273	-66,416	-67,578	-68,761	-69,964
Allowances Managing Agent	1,412,655	1,437,377	1,462,531	1,488,125	1,514,167	1,540,665	1,567,627	1,595,060	1,622,974	1,651,376
Own Management	224,402	228,329	232,325	236,390	240,527	244,736	249,019	253,377	257,811	262,323
Maintenance	1,171,797	1,192,304	1,213,169	1,234,399	1,256,001	1,277,981	1,300,346	1,323,102	1,346,256	1,369,816
Service Costs Reinstatement Costs										
Major Repairs Other Allowances	16,456	16,744	17,037	17,335	17,639	17,947	18,261	18,581	18,906	19,237
	4 077 500	4 700 050	4 700 700	4 707 115	4 700 011	4 000 =0=	4 004 505	4.004.100	4.007.046	4.000.0==
Net Rent + Receipts - Interest Cost	1,677,500 1,677,500	1,706,858 1,706,858	1,736,730 1,736,730	1,767,117 1,767,117	1,798,044 1,798,044	1,829,507 1,829,507	1,861,527 1,861,527	1,894,103 1,894,103	1,927,249 1,927,249	1,960,979 1,960,979
Cashflow	1,677,500	1,706,858	1,736,730	1,767,117	1,798,044	1,829,507	1,861,527	1,894,103	1,927,249	1,960,979
Cumulative Balance	37,726,621	39,433,478	41,170,209	42,937,326	44,735,370	46,564,876	48,426,403	50,320,506	52,247,755	54,208,734
PRA										
Year	83	84	85	86	87	88	89	90	91	92
Opening Loan										
Loan Details										
Handed over from Dev CF										
Interest										
Sales Receipts										
Set Aside Ground Rent Sales										
Other Capital Receipts										
Loan Repayment Total										
Closing Loan										
Gross Rent										
Gross Residential Rent	3,746,759	3,812,326	3,879,041	3,946,928	4,016,001	4,086,278	4,157,786	4,230,545	4,304,583	4,379,914
Gross Commercial Rent										
Other income and voids										
Service charges (income)										
Ground Rents										
Other Income										
Voids & Bad debts	-71,188	-72,434	-73,702	-74,992	-76,304	-77,639	-78,998	-80,380	-81,787	-83,218
Allowances	1,680,275	1,709,680	1,739,599	1,770,042	1,801,018	1,832,536	1,864,605	1,897,236	1,930,437	1,964,220
Managing Agent										

Own Management	266,914	271,585	276,337	281,173	286,094	291,100	296,195	301,378	306,652	312,019
Maintenance	1,393,788	1,418,179	1,442,997	1,468,249	1,493,944	1,520,088	1,546,689	1,573,756	1,601,297	1,629,320
Service Costs										
Reinstatement Costs										
Major Repairs	19,574	19,916	20,265	20,619	20,980	21,347	21,721	22,101	22,488	22,881
Other Allowances										
Net Rent	1,995,295	2,030,212	2,065,740	2,101,894	2,138,679	2,176,103	2,214,183	2,252,929	2,292,359	2,332,476
Net Rent + Receipts - Interest Cost	1,995,295	2,030,212	2,065,740	2,101,894	2,138,679	2,176,103	2,214,183	2,252,929	2,292,359	2,332,476
Cashflow	1,995,295	2,030,212	2,065,740	2,101,894	2,138,679	2,176,103	2,214,183	2,252,929	2,292,359	2,332,476
Cumulative Balance	56,204,029	58,234,241	60,299,981	62,401,876	64,540,555	66,716,658	68,930,841	71,183,770	73,476,129	75,808,605
PRA										

Year	93	94	95	96	97	98	99	100
Opening Loan								
Loan Details			!	!				!
Handed over from Dev CF								
Interest								
Sales Receipts								
Set Aside								
Ground Rent Sales								
Other Capital Receipts								
Loan Repayment Total								
Closing Loan								
Gross Rent								
Gross Residential Rent	4,456,560	4,534,554	4,613,906	4,694,653	4,776,805	4,860,404	4,945,460	5,031,999
Gross Commercial Rent								
Other income and voids								
Service charges (income)								
Ground Rents								
Other Income								
Voids & Bad debts	-84,675	-86,157	-87,664	-89,198	-90,759	-92,348	-93,964	-95,608
Allowances	1,998,594	2,033,569	2,069,157	2,105,367	2,142,211	2,179,699	2,217,844	2,256,656
Managing Agent								
Own Management	317,479	323,035	328,688	334,440	340,293	346,248	352,307	358,473
Maintenance	1,657,833	1,686,845	1,716,365	1,746,401	1,776,963	1,808,060	1,839,701	1,871,896
Service Costs								
Reinstatement Costs								
Major Repairs	23,282	23,689	24,104	24,526	24,955	25,392	25,836	26,288
Other Allowances								
Net Rent	2,373,292	2,414,828	2,457,085	2,500,087	2,543,835	2,588,356	2,633,652	2,679,734
Net Rent + Receipts - Interest Cost	2,373,292	2,414,828	2,457,085	2,500,087	2,543,835	2,588,356	2,633,652	2,679,734
Cashflow	2,373,292	2,414,828	2,457,085	2,500,087	2,543,835	2,588,356	2,633,652	2,679,734
Cumulative Balance	78,181,896	80,596,724	83,053,809	85,553,897	88,097,732	90,686,088	93,319,740	95,999,475
PRA								

Section K - Affordability

Affordability					
Dwelling Description	Studio	1 Bed	2 Bed	3 Bed	3 Bed Duplex
Units	44	46	39	9	5
Floor Area (m?)	32	45	64	73	79
Product Type	Social Rent				
Current Market Value	250,082	280,046	355,033	389,921	415,092

Sales % Mortgage APR					
Repayment Term					
Deposit % of Full MSV	0.00%	0.00%	0.00%	0.00%	0.00%
Deposit as % of Equity Share					
Deposit Amount	0	0	0	0	0
Mortgage Required	0	0	0	0	0
Mortgage Repayment (per year)					
Mortgage Repayment (per month)					
Mortgage Repayment (per week)	0	0	0	0	C
Gross Rent (per year)	5,559	6,039	7,141	7,223	7,483
Gross Rent (per month)	463	503	595	602	624
Gross Rent (per week)	106.53	115.74	136.85	138.42	143.40
User Defined Service Charges (per year)					
Service Charges (per year)					
Service Charges (per month)					
Service Charges (per week)					
Purchase Cost (per year)	5,559	6,039	7,141	7,223	7,483
Purchase Cost (per month)	463	503	595	602	624
Purchase Cost (per week)	106.53	115.74	136.85	138.42	143.40
Target Total Cost/Earnings Ratio					
Actual Household Earnings					
Actual Earnings Ratio					
Mortgage Earnings Multiplier					
Minimum Earnings Required					
Minimum Earnings Ratio					
Maximum Mortgage on Earnings					
Affordable Equity Share On Earnings	0.00%	0.00%	0.00%	0.00%	0.00%
Outright Sale Cost (per week)					
Minimum Affordable Equity Share					
Homebuy Saving (per week)					
Homebuy % of Full Sale Cost					

Section L - Residual Land Value

D 111 D 111	Ot I	4.5.1	0.0.1	0.0.1	00.10.1
Dwelling Description	Studio	1 Bed	2 Bed	3 Bed	3 Bed Duplex
Units	44	46	39	9	5
Floor Area (m?)	32	45	64	73	79
Product Type	Social Rent				
Residual Land Value					
Affordable Loan	62,702	73,722	99,161	100,939	106,917
Internal Subsidy					
Sales Income					
External Subsidy					
Assessed GDV	62,702	73,722	99,161	100,939	106,917
Assessed Land Value					
Fees & Interest (%)					
Profit Margin (%)					
Fees & Interest + Profit					
Works	2,140	3,028	4,309	4,885	5,285
Sub Total	2,140	3,028	4,309	4,885	5,285
Residual Land Value	60,562	70,694	94,852	96,054	101,632
Avg. Plotting Density - upa					
RLV per acre					
Rank	1	1	1	1	•



APPENDIX TWENTY-THREE – Full Pricing Schedule of Existing Leasehold Homes