

Printed 11/10/2023

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|-----------------|-----------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Project | | | | | | | | | | | |
| Discount Rate | 5.64% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Managed By | Jane Lowe | | | | | | | | | | |
| Local Authority | Stockport | | | | | | | | | | |

| COSTS | |
|-----------------------------------|-------------------|
| Acquisition | £2,900,000 |
| Vatable Works | £0 |
| Non Vatable Works inc Contingency | £6,000 |
| Cont. Des. Fee | £0 |
| Works VAT | £0 |
| On Costs | £129,920 |
| Interest | £9,723 |
| TOTAL COSTS | £3,045,643 |

| RECEIPTS | |
|--------------------------------------|-------------------|
| Grant | £540,000 |
| RCGF | £0 |
| Land Subsidy | £0 |
| Disposal Subsidy | £0 |
| Non Pub Sub (inc Conversion Subsidy) | £0 |
| Sales @ | £0 |
| Finance Required | £1,286,000 |
| | £1,219,643 |
| TOTAL RECEIPTS | £3,045,643 |

| KPIs | |
|------------------------|--------|
| NPV | 90,093 |
| Profit at Closing Year | 3.6% |
| Corporation Tax Gross | - |
| Payback | 24 |

| DEVELOPMENT STATISTICS | | |
|---------------------------------|-------------------|---------|
| | Per Unit/Sq Meter | Cost |
| Acquisition (based on per unit) | 12 | 241,667 |
| Works (based on per Sq Meter) | 1,012 | 6 |

| TIMETABLE | |
|---------------|-----------|
| Acquisition | 16-Feb-24 |
| Start on Site | 16-Feb-24 |
| Completion | 16-Feb-24 |

| PROPERTIES | | | | | | | | | |
|-----------------|---------|-------------------|-------|------------|------|---------|-----------|--|---|
| Scheme | Tenure | Dwelling Type | Units | Floor Area | Beds | Persons | Value | Completion Rent Value per week @ 52.18 weeks | Completion Rent Value per week @ 48 weeks |
| Vine St SO x 12 | Homebuy | 1 Bed Flat | 1 | 44 | 1 | 2 | 150,000 | £79.05 | £85.94 |
| Vine St SO x 12 | Homebuy | 3 Bed House- semi | 8 | 88 | 3 | 5 | 280,000 | £147.57 | £160.42 |
| Vine St SO x 12 | Homebuy | 3 Bed House town | 3 | 88 | 3 | 5 | 275,000 £ | 144.93 £ | 157.55 |