

Printed 11/10/2023

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%	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

