

DEVELOPMENT COSTS

PHASE ON

Year 1

Qtr 1

HEALTH HUB

Construction Cost	£0	
Construction Cost Inflation	5.00%	
Borrowing - build phase	4.50%	
Total		-

Housing Net Build costs

Extra Care Housing build rate - One Bedroom	60	
Build Costs -1B	£182,325	
Extra Care Housing build rate 2B	5	
Build Costs -2B	£220,825	
Supported Living 1B units	20	
Build costs 1B	£118,800	
Market Housing Units 1B Apartment	-	
Build cost 1B Apartment	£0	
Market Housing Units 2B Apartment	-	
Build cost 2B Apartment	£0	
Market Housing 2B House	-	
Build cost 2B House	£0	
Market Housing 3/4B House	-	
Build cost 3/4B House	£0	

Affordable Housing Build Costs		-
Affordable Housing Construction Cost Inflation	5.00%	-
Borrowing - Affordable Housing Build Cost	4.50%	-

Housing Net Build costs		
Construction cost inflation	5.00%	
Borrowing - Build Cost	4.50%	

Total

Planning Fees (included in Construction Costs)

Total Construction Costs

Construction Costs		-
Accumulative		-
Borrowing - build phase	4.5%	-
Borrowing - operational phase		
Borrowing - Accumulative		-
Contingency (included in Construction Costs)		
Construction Overhead and profit (included in Construction Costs)		

Net Development Cost -

Accumulative NDC -

Land Purchase		
Former Middle School Site (Housing Land Only)	600,000	
Total cost of land purchase before borrowing		
Cost of borrowing	4.5%	
Total cost of land.		
Accumulative Cash flow		-
Gross Development Costs		-
OPERATIONAL COSTS (Whole Life Costings)		
Affordable Housing		
Build costs - Affordable Housing	£15,140,606	
ASSUMED COST OF LAND (Housing Land Only)	£600,000	
Cost of Borrowing -build phase - Affordable Housing	£681,327	
Homes England Grant Funding - INCOME	£ 6,400,000	
DC Subsidy (S106 or CIL)		
Cost of borrowing operational phase	£ 6,463,207	
Maintenance	£ 3,785,152	
Refurbishment	£ 4,996,400	
Property Management	£ 175,631	
Total Cost	£25,442,324	

		600,000				
		600,000	-	-	-	-
		27,000	27,000	27,000	27,000	27,000
		627,000	27,000	27,000	27,000	27,000
-	-	627,000	654,000	681,000	708,000	735,000
-	-	1,809,131	3,325,388	5,548,881	8,212,870	10,876,859

Homes England Grant Subsidy

	Number	Grant per Dwelling	
Extra Care Properties	65	£80,000	£ 5,200,000.00
Supported Living Property	20	£60,000	£ 1,200,000.00
TOTAL			£ 6,400,000.00

Rental Income

	Number	Core Rent per week	Core Rent per annum	Total Core Rent income
Extra Care Properties	65	£ 120.00	£ 6,240.00	£ 405,600.00
Supported Living Property	20	£ 120.00	£ 6,240.00	£ 124,800.00
				£ 530,400.00

Year 3				Check Total	
Qtr 1	Qtr 2	Qtr 3	Qtr 4		
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
60	48	36		60.00	
1,823,250	1,458,600	1,093,950		£10,939,500	10,939,500
5	4	2		5.00	
184,021	147,217	73,608		£1,104,125	1,104,125
20				20.00	
396,000	-	-		£2,376,000	2,376,000
				-	
				£0	-
				-	
				£0	-
				-	
				£0	-
				-	
				£0	-
2,403,271	1,605,817	1,167,558		£14,419,625	
120,164	80,291	58,378		£720,981	
113,555	75,875	55,167		£681,327	
2,403,271	1,605,817	1,167,558		£14,419,625	14,419,625
120,164	80,291	58,378		£720,981	720,981
113,555	75,875	55,167		681,327	681,327
2,636,989	1,761,982	1,281,103		£15,821,934	15,821,934
				-	
2,523,434	1,686,108	1,225,936		15,140,606	
12,228,563	13,914,670	15,140,606	15,140,606		
113,555	75,875	55,167		681,327	
			6,463,207	6,463,207	
550,285	626,160	681,327	681,327		
				-	
				-	
2,636,989	1,761,982	1,281,103	6,463,207		
12,778,848	14,540,830	15,821,934	22,285,141	22,285,141	

-	-	-	-	600,000
27,000	27,000	27,000	27,000	243,000
27,000	27,000	27,000	27,000	843,000
762,000	789,000	816,000	843,000	
13,540,848	15,329,830	16,637,934	23,128,141	23,128,141

Housing Period (Years) Interest Rate
 Capital Borrowing Repayment 25 4.50%

Operational Phase

Year	Gross Capital	Interest	Principle	Annual Repayment
1	£9,421,934	£ 423,987.01	£ 211,419.03	£ 635,406.04
2	£ 9,210,514.50	£ 414,473.12	£ 220,932.92	£ 635,406.04
3	£ 8,989,581.58	£ 404,531.10	£ 230,874.94	£ 635,406.04
4	£ 8,758,706.64	£ 394,141.70	£ 241,264.34	£ 635,406.04
5	£ 8,517,442.30	£ 383,284.77	£ 252,121.27	£ 635,406.04
6	£ 8,265,321.03	£ 371,939.28	£ 263,466.76	£ 635,406.04
7	£ 8,001,854.26	£ 360,083.24	£ 275,322.80	£ 635,406.04
8	£ 7,726,531.47	£ 347,693.68	£ 287,712.35	£ 635,406.04
9	£ 7,438,819.11	£ 334,746.60	£ 300,659.44	£ 635,406.04
10	£ 7,138,159.67	£ 321,216.90	£ 314,189.14	£ 635,406.04
11	£ 6,823,970.53	£ 307,078.36	£ 328,327.68	£ 635,406.04
12	£ 6,495,642.85	£ 292,303.59	£ 343,102.45	£ 635,406.04
13	£ 6,152,540.41	£ 276,863.96	£ 358,542.08	£ 635,406.04
14	£ 5,793,998.33	£ 260,729.55	£ 374,676.49	£ 635,406.04
15	£ 5,419,321.84	£ 243,869.10	£ 391,536.94	£ 635,406.04
16	£ 5,027,784.91	£ 226,249.93	£ 409,156.11	£ 635,406.04
17	£ 4,618,628.80	£ 207,837.90	£ 427,568.13	£ 635,406.04
18	£ 4,191,060.66	£ 188,597.34	£ 446,808.70	£ 635,406.04
19	£ 3,744,251.97	£ 168,490.96	£ 466,915.08	£ 635,406.04
20	£ 3,277,336.89	£ 147,479.80	£ 487,926.23	£ 635,406.04
21	£ 2,789,410.65	£ 125,523.15	£ 509,882.89	£ 635,406.04
22	£ 2,279,527.77	£ 102,578.46	£ 532,827.58	£ 635,406.04
23	£ 1,746,700.19	£ 78,601.27	£ 556,804.77	£ 635,406.04
24	£ 1,189,895.42	£ 53,545.12	£ 581,860.92	£ 635,406.04
25	£ 608,034.51	£ 27,361.46	£ 608,044.58	£ 635,406.04
26	£ -	£ -	£ -	£ -
27	£ -	£ -	£ -	£ -
28	£ -	£ -	£ -	£ -
29	£ -	£ -	£ -	£ -
30	£ -	£ -	£ -	£ -
31	£ -	£ -	£ -	£ -
32	£ -	£ -	£ -	£ -
33	£ -	£ -	£ -	£ -
34	£ -	£ -	£ -	£ -
35	£ -	£ -	£ -	£ -
36	£ -	£ -	£ -	£ -
37	£ -	£ -	£ -	£ -
38	£ -	£ -	£ -	£ -
39	£ -	£ -	£ -	£ -

40	£	-	£	-	£	-	£	-
41	£	-	£	-	£	-	£	-
42	£	-	£	-	£	-	£	-
43	£	-	£	-	£	-	£	-
44	£	-	£	-	£	-	£	-
45	£	-	£	-	£	-	£	-
46	£	-	£	-	£	-	£	-
47	£	-	£	-	£	-	£	-
48	£	-	£	-	£	-	£	-
49	£	-	£	-	£	-	£	-
50	£	-	£	-	£	-	£	-

Total

6,463,207

15,885,151

