Supplementary Appendix 2

To the 2020 Viability Appraisal in support of the proposed Greater Norwich Local Plan

24 January 2022

Details regarding the author and accountabilities

This Supplementary Appendix has been prepared by Norse Consulting (NCGL) 5, Anson Road, Norwich, Norfolk, NR6 6ED on behalf of the Greater Norwich Development Partnership.

The parameters and terms of engagement for this assessment were agreed with the GNDP team on 21 January 2022.

The assessment has been prepared by Tracey Powell who is a member of the Royal Institution of Chartered Surveyors (RICS) and an RICS 'Registered Valuer' (the Practitioner).

The surveyor can confirm on behalf of NCGL that they have complied with the RICS professional standards and guidance, England – Financial viability in planning: conduct and reporting 1st edition, May 2019 as far as she was able to, and where any deviance may have occurred this is referred to within the body of the report

The practitioner can confirm that:

- They have remained objective, impartial and reasonable
- There are no known conflicts of interest
- Confirmation of instructions have been complied with
- There is no performance related or contingent fee relating to this commission
- With the exception of confidential material used to assess viability inputs the material used is available
- This is an assessment of sites specific
- Where possible the practitioner has provided commentary with justification and evidence with regard to the agent's appraisal inputs but where a high degree of practitioner judgement has been made, this has been stated
- Commentary regarding the land value including the approach to 'Benchmark Land Value' has been provided
- With regard to Sensitivity Analysis – where appropriate this will be undertaken.

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Date:	24 January 2022	Date:	

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A Comparable evidence.

B Appraisals and Data Sheets per Typology assessed for the 2020 Viability Appraisal and this 2022 Supplementary Appendix.

Purpose of this Supplementary Appendix

1. This Supplementary Appendix has been prepared to support GNDP's response to Issue 5: Self/Custom Build housing, Question 1.

   Is the requirement for at least 5% of plots on sites of 40 dwellings or more to be self/custom build housing justified by the evidence and consistent with national policy? Has this requirement been subject to viability testing?

2. The GNDP response is as follows:

- *3. The self/custom-build policy is justified, as explained in paragraph 283 of the GNLP Strategy (A1). A fuller explanation, including reference to the evidence base for this policy approach, is given in paragraphs 55-58 of the Homes Topic Paper (D3.6). As well as supporting a traditionally under-represented sector of the housebuilding industry, paragraph 58 of the Homes Topic Paper explains that if 5% of completions come forward as self/custom build, this equates to approximately 100 dwellings per year. This is in line with the number of applicants on the local authority self/custom build registers.*

- *4. Viability testing has not been completed for self/custom-build on sites of 40 or more homes. However, viability consultants working on the GNLP's behalf are currently doing this work and the results will be ready at the end of January, in advance of the hearing sessions beginning. Whilst the work is still to be completed, the consultant's initial view is that development viability will be unaffected or even slightly improved, because self/custom-build plots generally attract a premium.*

Background and Context

3. The 2020 Viability Appraisal and the 2021 Supplementary Appendix were prepared to support the Draft Greater Norwich Local Plan (GNLP) Strategy document. While the strategy document referred to Policy 5 relating to self-build plots this was not assessed for viability and as a consequence was neither referred to or tested for impact on viability of qualifying/relevant Typologies.

4. Following the Inspectors review of the suite of documents relating to the Draft Greater Norwich Local Plan a variety of questions were raised. This Supplementary Appendix seeks to address one of the questions raised regarding self-build plots.

5. The Supplementary Appendix therefore seeks to demonstrate how the provision of 5% self-build plots incorporated into relevant Typologies might impact on viability of those Typologies.

6. The assessment will be limited to 4 Typologies at this time, on the basis that the range of Typology size assessed does provide a reasonable conclusion as to the impact on viability of all relevant Typologies.

7. When considering this Supplementary Appendix, reference should be made to the 2020 Viability Appraisal which will provide the rationale behind the base data applied and the outcome of viability shown in the base appraisals.

8. In order to place in context and for ease of reference:

   The original 'testing' was undertaken by reference to the NPPF viability guidance September 2019, Viability Testing Local Plans: Advice for planning practitioners June 2012 the 'Harman Guidance', the RICS Financial viability in planning guidance, the outcome of stakeholder consultation and continuing client consultation taking forward the recommendations of the Hamson Baron Smith GNLP Viability Appraisal August 2017 (the HBS Report).

   The 2019 Interim Viability Study prepared by NPS Property Consultants Ltd took the viability process a stage further by applying a cost to the proposed emerging policies and where possible sought to update the viability inputs to enable further testing of viability to be undertaken.

   In December 2020 the Viability Appraisal was published and in May 2021 a Supplementary Appendix was prepared to address a number of anomalies which arose from the findings of the 2020 Viability Appraisal.

   All documents can be found here https://www.gnlp.org.uk/index.php/local-plan-examination-local-plan-examination-document-library/b-evidence-library

Viability Assessment Framework

9. The key publications and guidance considered in the preparation of this Supplementary Appendix remain the same as those publications considered for the 2020 Viability Appraisal. These were:

- National Planning Policy Framework 2019 (NPPF) (previously 2012)
- Planning Policy Guidance 2019
- Viability Testing Local Plans: Advice for planning practitioners. Local Housing Delivery Group chaired by Sir John Harman June 2012 (the Harman Report)
- RICS Professional Guidance, England 1st Edition: Financial viability in planning (GN 94/2012)
- RICS Financial viability in planning: conduct and reporting. 1st Edition, May 2019

Statement regarding impact of COVID19 and BREXIT

10. It is not the purpose of this document to update the impact on the economy on matters arising from either the current pandemic or Brexit.

General Approach Taken

11. In response to the question raised by the Inspectors with regard to self-build plots, this further study has been commissioned to explore the impact of providing self-build plots for qualifying notional Typologies.

12. This Supplementary Appendix will focus on:

Typology 5	50 dwellings
Typology 6	75 dwellings
Typology 9	250 dwellings
Typology 11	1000 dwellings

13. While not all of the potentially qualifying notional Typologies have been assessed, the 4 Typologies which have been adjusted are considered to cover a range of Typology scheme sizes.

14. It should be noted that had the findings of the initial assessment of the 4 Typology assessments been detrimental to the viability position, then further assessments of the remaining qualifying Typologies would have been assessed. Please see the conclusions/findings section below.

15. The Typologies assessed are shaded green in the Table below – Typology Base Information.

Table 1: Typology Base Details as amended March 2021

	Description:	**Indicative Locations:**	**No. Dw:**	**Ha:**
1	South Norfolk Village Clusters	Area outside main towns and key service centres	12	0.50
2	Main Town/Service Village	Acle, Aylsham, Brundall Dickelburgh, Harleston, Mulbarton, Wymondham	20	0.71
3a	Urban	City – outside inner ring road	20	0.27
3b	Urban	City – outside inner ring road	50	1.00
4a	Urban Centre	City – inside inner ring road	20	0.25
4b	Urban Centre	City – inside inner ring road	50	0.50
5	**Main Town/Service Village**	**Acle, Aylsham, Brundall Dickelburgh, Harleston, Mulbarton, Wymondham**	**50**	**2.02**
6	**Urban Fringe/Main Town**	**Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham**	**75**	**3.04**
7	Urban Centre	City – inside inner ring road	100	0.50
8	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	100	4.05
9	**Urban Fringe/Main Town**	**Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham**	**250**	**10.12**
10	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	600	24.28
11	**Urban Fringe/Main Town**	**Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham**	**1000**	**40.00**

Proposed Policy Requirements

16. The original criteria taking into account the proposed Greater Norwich Local Plan policy requirements are client led and remain in place.

Number of Self-Build Plots per Typology Assessed

17. The number of self-build plots are assessed net of flats/apartments and rounded to the nearest whole number.
18. The self-build plot numbers are deducted from the market dwelling numbers.

19. The resultant number of plots and dwellings assessed are as shown in the Table 2 below.

Table 2: Typology Densities as amended March 2021 also showing number of self-build plots

	Description:	No. Self Build Plots Assessed:	No. Dw & Plots per Typology:	Total Units/Plots Per Ha (acre):
5	**Main Town/Service Village**	2	50	25 (10)
6	**Urban Fringe/Main Town**	3	75	25 (10)
9	**Urban Fringe/Main Town**	11	250	25 (10)
11	**Urban Fringe/Main Town**	39	1000	25 (10)

NB

Self-build assessed at 5% Typology unit numbers net of flats/apartments

For Typologies 8, 9, 10 & 11, shown against the Gross Development Area – see other Summary Tables for Net Densities

Housing Mix

20. The housing mix assumptions will be as previously assessed, however there may be slight changes due to the effect of rounding up or down due to the inclusion of self-build plots.

21. Table 3 provides the base mix and numbers of dwellings assessed for the 2020 Viability Appraisal and the 2022 adjustments made for the Typologies assessed.

TYPOLOGY 5

2020 Viability Appraisal

Min. Space Standards	GIA m²:	No. Dw:	Market	ART 75%	AHO 25%	Mix
1 bed house	58	0	0	0	0	0%
2 bed house	79	21	12	7	2	42%
3 bed house	102	18	13	3	2	36%
4b+ house	124	11	9	2	0	22%
		50	34.00	12.00	4.00	100%

2022 Supplementry Report

Min. Space Standards	GIA m²:	No. Plots/Dw:	Market	ART 75%	AHO 25%	Mix
Plots	medium	2	2	0	0	4%
1 bed house	58	0	0	0	0	0%
2 bed house	79	20	11	7	2	40%
3 bed house	102	17	12	3	2	34%
4b+ house	124	11	9	2	0	22%
		50	34.00	12.00	4.00	100%

TYPOLOGY 6

2020 Viability Appraisal

Min. Space Standards	GIA m²:	No. Dw:	Market	ART 75%	AHO 25%	Mix
1/2 bed flat	60	10	6	4	0	13%
1 bed house	58	6	4	2	0	8%
2 bed house	79	28	12	12	4	37%
3 bed house	102	24	22	0	2	32%
4b+ house	124	7	6	1	0	9%
		75	50.00	19.00	6.00	100%

2022 Supplementry Report

Min. Space Standards	GIA m²:	No. Plots/Dw:	Market	ART 75%	AHO 25%	Mix
Plot	small	1	1	0	0	1%
Plot	medium	1	1	0	0	1%
Plot	large	1	1	0	0	1%
1/2 bed flat	60	10	6	4	0	13%
1 bed house	58	6	4	2	0	8%
2 bed house	79	28	12	12	4	37%
3 bed house	102	22	20	0	2	29%
4b+ house	124	6	5	1	0	8%
		75	50.00	19.00	6.00	100%

TYPOLOGY 9

2020 Viability Appraisal

Min. Space Standards	GIA m²:	No. Dw:	Market	ART 75%	AHO 25%	Mix
1 bed flat	50	16	10	6	0	6%
2 bed flat	70	10	10	0	0	4%
1 bed house	58	10	0	10	0	4%
2 bed house	79	97	63	22	12	39%
3 bed house	102	91	60	22	9	36%
4b+ house	124	26	24	2	0	10%
		250	167.00	62.00	21.00	100%

2022 Supplementry Report

Min. Space Standards	GIA m²:	No. Dw:	Market	ART 75%	AHO 25%	Mix
Plot	small	4	4	0	0	2%
Plot	medium	4	4	0	0	2%
Plot	large	3	3	0	0	1%
1 bed flat	50	16	10	6	0	6%
2 bed flat	70	10	10	0	0	4%
1 bed house	58	10	0	10	0	4%
2 bed house	79	93	59	22	12	37%
3 bed house	102	87	56	22	9	35%
4b+ house	124	23	21	2	0	9%
		250	167.00	62.00	21.00	100%

TYPOLOGY 11

2020 Viability Appraisal

Min. Space Standards	GIA m²:	No. Dw:	Market	ART 75%	AHO 25%	Mix
1 bed flat	50	132	100	32	0	13%
2 bed flat	70	90	90	0	0	9%
1 bed house	58	32	0	32	0	3%
2 bed house	79	339	197	91	51	34%
3 bed house	102	318	200	86	32	32%
4b+ house	124	89	80	9	0	9%
		1000	667.00	250.00	83.00	100%

2022 Supplementry Report

Min. Space Standards	GIA m²:	No. Dw:	Market	ART 75%	AHO 25%	Mix
Plot	small	10	10	0	0	1%
Plot	medium	24	24	0	0	2%
Plot	large	5	5	0	0	1%
1 bed flat	50	132	100	32	0	13%
2 bed flat	70	90	90	0	0	9%
1 bed house	58	32	0	32	0	3%
2 bed house	79	329	187	91	51	33%
3 bed house	102	294	176	86	32	29%
4b+ house	124	84	75	9	0	8%
		1000	667.00	250.00	83.00	100%

Size of Dwellings or Self-build Plots

22. Standard approach applied remains with regard to dwellings sizes/areas – see December 2020 Viability Appraisal.

23. It is assumed that the self-build plots will vary in size but will broadly be as a typical site for a 2, 3 or 4 bed plus dwelling. While typical plot sizes/areas are not identified in the Viability Appraisals switching market dwelling numbers to self-build plots will not impact on the overall purpose of the viability assessments.

Affordable Housing

24. Remain as provided in the November 2020 Viability Appraisal.

Emerging Policy Requirements

25. No change with exception of introducing a self-build policy and the subject of this Supplementary Report.

26. The qualifying dwelling numbers have however altered to reflect the inclusion of self-build plots on the basis that self-build dwellings would not incur these policy requirements – water, energy, access and visitor policy.

Existing Policy Requirements

27. With regard to CIL there are no changes to the multiplier although it should be noted that this is technically out of date. The qualifying area however has altered to reflect the inclusion of self-build plots within the Typology assessment on the basis that these will not incur CIL.

28. Both the formal and informal Open Space requirements have not altered from the base appraisals.

Application

Methodology

29. The basic methodology or accepted practice has not altered. Given that this underpins the approach to the assessment of the Typologies, this section is re stated below.

30. The RICS professional guidance Financial viability in planning: GN 94/2012 states:

'*It is accepted practice that a residual valuation model is most often used.*

This approach uses various inputs to establish the Gross Development Value (GDV) from which the Gross Development Cost is deducted.

GDC can include a Site Value as a fixed figure resulting in the developer's residual profit (return) becoming the output which is then considered against a benchmark to assess viability. Alternatively, the developer's return (profit) is an adopted input to GDC, leaving a residual land value as an output from which to benchmark viability i.e. being greater or less than what would be considered an acceptable Site Value.'

31. The 2020 Viability Appraisal assesses:

- the site or land value as a fixed cost where the value assessed is the benchmark land value,
- depending on the Typology, the developers profit for market housing is assessed at 17.5% or 20% of revenue, 6% of revenue for all Affordable dwellings irrespective of tenure type, and
- once the above has been established, the workbooks for each Typology will identify either a surplus or deficit.

32. With regard to this Supplementary Appendix the outcome of the adjustments required are identified below.

Process Undertaken

33. The principles have not altered from the 2020 Viability Appraisal and the stages of assessment are identified below.

34. With regard to this Supplementary Appendix Stage 2 and Stage 3 are not required, the reasoning for which will be clear in the conclusions/findings section below.

35. The stages are as follows:

Stage 1
Establish each Typology input parameters including revenue and costs i.e.

<u>The Assessment of Gross Development Value (Revenue)</u>

i. Evidence based study of sales values for each of the Typologies general localities, and
ii. Application of findings against each dwelling type considered.

<u>The Assessment of Gross Development Costs</u>

i. Evidence based assessment of all costs incurred where available i.e. land value, construction costs etc.,
ii. For elements of the GDC where no evidence is available, we used practitioner judgement in collaboration with industry professionals and the client,
iii. Application of planning policy costs against the notional Typology, and
iv. Assessment of an acceptable developers return (profit) for each Typology.

Stage 2
Identify the appropriate Benchmark Land Value for each notional Typology in accordance with current NPPF guidance that is to identify the minimum land value which must reasonably incentivise a landowner to release land for development.

Stage 3
Assess various scenarios to assess/test the extent of viability, in this Viability Appraisal the scenarios tested are a reduction in revenue and an increase in build costs. All other elements including affordable housing and developers profit remain the same.

<u>Analysis of results</u>

i. Establish whether the Typologies assessed were viable,
ii. If not, why not?
iii. What are the sensitivity thresholds?

Professional Input and Judgement

36. This has not altered.

Gross Development Value (GDV)

Market Revenue – Residential Market, Research and Data applied

37. With regard to the sales or revenue rates applied to the apartments and dwelling types, this has not altered.

38. Please note however that the revenue or sales rates assessed may have significantly altered since the date assessed.

39. The valuation date is the date of the 2020 Viability Appraisal to ensure the 2020 base appraisals can be directly compared to the 2022 Supplementary Appraisals.

40. It is assumed that the values reflect fully serviced plots.

41. There are a number of ways in which a suitable plot value as the valuation date:

    - Direct comparable assessment of serviced plot sales for development sites of a similar size to the relevant Typology,
    - Assessment of land transactions for potential residential development sites and adjusting for servicing those sites,
    - Assessment of smaller development sites which may not be directly comparable in terms of size but which may provide a guide, and
    - Assessment of single plots or sites of say 5 or less dwellings.

42. Good direct comparable information has been difficult to obtain on the basis that the provision of self-build plots on large scale residential development sites is in its infancy.

    There is some evidence with regard to land transactions and this was provided in the 2020 Viability Appraisal. This could be directly divided by the number of plots achievable or has planning permission, but it would be for unserviced plots.

    The assessment of smaller developments might provide a closer understanding of what someone (owner occupier or small-scale builder/developer) would be prepared to pay for a serviced plot.

    Appendix A provides some basic comparable evidence at around the valuation date.

43. In addition to researched comparables at the valuation date the practitioner is aware from Norfolk County Council Asset Valuations for 2020 (Red Book) that land value splits between land and buildings are broadly in line with that proposed below.

44. Following an initial assessment of limited evidence the plot sales values applied per Typology are:

    - £110,000 for a small plot,
    - £125,000 for a medium sized plot, and
    - £150,000 for a large plot.

45. The assessed plot values have not been adjusted further to reflect either the location or scale of the notional Typologies. This may require due consideration in the future.

46. The table below provides a comparison between serviced and unserviced plots.

Table 4: To enable comparison between serviced and un serviced comparables

Plot size:	Suggested Plot Value £:	Developers profit on revenue at 10%:	Typo 5 & 6 Servicing Costs say:	Unserviced Plot Value say:
Small	110,000	11,000	25,000	74,000
Medium	125,000	12,500	25,000	87,500
Large	150,000	15,000	25,000	110,000

Plot size:	Suggested Plot Value £:	Developers profit on revenue at 10%:	Typo 9 Servicing Costs say:	Unserviced Plot Value say:
Small	110,000	11,000	27,500	71,500
Medium	125,000	12,500	27,500	85,000
Large	150,000	15,000	27,500	107,500

Plot size:	Suggested Plot Value £:	Developers profit on revenue at 10%:	Typo 11 Servicing Costs say:	Unserviced Plot Value say:
Small	110,000	11,000	30,000	69,000
Medium	125,000	12,500	30,000	82,500
Large	150,000	15,000	30,000	105,000

Affordable Housing Revenue – Research and Data applied

47. No change.

48. Please note that there may have been changes in approaches made by Registered Social Landlords since the publishing of the 2020 Viability Appraisal when considering proposed affordable products at the date of this report.

Gross Development Costs (GDC)

49. The principles under lying the Development Costs applied are as provided in the November 2020 Viability Appraisal. The introduction of self-build plots requires additional costs to be included within the appraisals relevant to self-build plots together with adjustments to dwelling numbers, areas etc.

50. For details of the individual elements or cost headings including the benchmark land values please refer to the 2020 Viability Appraisal.

51. It should be noted that construction costs will have altered between the Viability Report preparation and the date of this Supplementary Appendix.

52. The key cost data relating to the self-build plots are provided below.

Plot Servicing

53. The costs assessed with regard to the provision of serviced plots are:

Typology 5	£25,000 per plot
Typology 6	£25,000 per plot
Typology 9	£27,500 per plot
Typology 11	£30,000 per plot

54. The assessment is broadly taking the total sum assessed in the base Typology appraisals assessed on a percentage basis and divide by the number of dwellings. This is then broadly translated to the adjusted Typology assessments.

55. It should be noted that while economies of scale might suggest the larger schemes would have a lower servicing cost per plot, it is these larger sites which are likely to incur greater site wide/enabling infrastructure costs.

Developers Profit

56. No change with regard to the percentages applied to the market dwellings and the affordable dwellings. The base 2020 Viability Appraisal applies 17.5% to the Gross Development Value of the market dwellings and 6% to the Gross Development of the Affordable Home Ownership and the Affordable Rented Tenure dwellings.

57. With regard to the application of a developers profit to the self-build plots the following is undertaken:

    10% of the sales or revenue value assessed.

58. The reason that the percentage applied is less than the sale of market dwellings is that there is less risk associated with the provision of serviced plots.

Benchmark Land Values

59. Currently no change.

60. Please note that the existing use values may have changed since the 2020 Viability Appraisal.

61. That as Local Plans are considered further following inspection and additional scrutinisation there maybe differing approaches emerging.

Summary

62. The Table below demonstrates that incorporating 5% self-build plots within schemes generate a greater surplus than the 2020 base appraisals although Typology 9 is marginally less.

Table 5: 2020 Viability Appraisal compared to 2022 Appraisals incorporating 5% self-build plots

Typology:	No. Units:	2020 Base Appraisal Surplus £:	Surplus per Unit:	2022 Adjusted for Self-Build Surplus £:	Surplus per Unit:
5	50	£514,028	£10,281	£567,551	£11,351
6	75	£1,021,280	£13,617	£1,226,023	£16,347
9	250	£3,054,957	£12,220	£2,792,784	£11,171
11	1000	£10,822,469	£10,822	£12,134,349	£12,134

63. The Typologies assessed provide the following:

Typology 5	10.41% increase in surplus generated
Typology 6	20.05% increase in surplus generated
Typology 9	a reduction of 8.58% surplus generated
Typology 11	12.12% increase in surplus generated

Conclusions

64. Based on the methodology and data inputs as set out in the 2020 Viability Appraisal it is concluded that the new emerging Local Plan policies including the provision of 5% self-build plots are deliverable.

Great Norwich Development Partnership: Plot Values for the GNLP

Date: December 2019 and November 2020

Location:	Development Details:	Area Acres:	Price £:	£ per acre:	No. Dw:	£ Per Dw:	Other information:
Dec-19							
Little Fransham	Outline pp 4 houses 3PL/2018/0664/O	1.16	395,000	340,517	4	98,750	Further land by negoitaion
Little Dunham	Full pp for 5 plots	1.70	400,000	235,294	5	80,000	STC
Weasenham St Peter	Outline pp 5 detached dwellings 3PL/2018/1217/O	0.79	465,000	588,608	5	93,000	Option ofr additionla amenity land
Little Fransham	Outline pp 5 detached dwellings 3PL/2018/0996/O	1.20	500,000	416,667	5	100,000	
Snettisham	15/02021/O	0.00	500,000	-	4	125,000	
Harpley	Full pp for 5 plots 19/00301/F	1.40	500,000	357,143	6	83,333	Large units
Little Fransham	3PL/2018/0642/O	2.50	600,000	240,000	8	75,000	£600K-£650K STC
Hockering	3PL/2016/1262/O	1.20	600,000	500,000	12	50,000	40% Affordables
Foxley	3PL/2018/1053/O	0.95	650,000	684,211	7	92,857	Additional land if needed
Bunwell		0.50	750,000	1,500,000	9	83,333	
Nov-20							
Spooner Row		1.19			7		FPP
Sporle			180,000		1	180,000	
Norwich	Former golf HQ	3.79	175,000	46,174	4	43,750	Area?
Fleggburgh (Gt Yarmouth)		0.70	95,000	135,714	3	135,714	OPP 3 detached dwellings
Caston (Breckland)	5 dw plus carpark for school	0.84	395,000	470,238	5	79,000	

Source: Various web based sites and general knowledge

34 Market Units			
Capital Receipt			10,436,400
Direct Sale Fees		1.25 %	-130,455
Direct Sale Legal Fees		0.25 %	-26,091
		Total	10,279,854
12 ART Units			
RSL Payment 1 - 25% Capital Receipt			388,103
RSL Payment 2 - 25% Capital Receipt			388,103
RSL Payment 3 - 25% Capital Receipt			388,103
RSL Payment 4 - 25% Capital Receipt			388,103
Legal Fees		0.35 %	-5,433
		Total	1,546,979
4 AHO Units			
Capital Receipt			853,500
Legal Fees		0.35 %	-2,987
		Total	850,513
Construction Costs			
Construct 50 houses	4,859.00 sq m at	1,146.00 psm	-5,568,414
Construct Garages	651.00 sq m at	600.00 psm	-390,600
Policy - water	50.00 units at	9.00	-450
Policy - energy	50.00 units at	5,000.00	-250,000
Policy - access 20% of homes	10.00 units at	1,400.00	-14,000
External Works		20.00 %	-1,244,693
Contingency		3.00 %	-186,704
Professional Fee		10.00 %	-622,346
		Total	-8,277,207
Plannning Policy Payments			
Visitor Policy	50.00 units at	205.00 a	-10,250
CIL - payment 1 25%			-123,097
CIL - payment 2 75%			-369,291
PC - informal land purchase			-29,279
PC - informal equip & maintenance			-66,589
PC - formal land purchase			-36,599
PC - formal equip & maintenance			-70,791
		Total	-705,896
Other Outgoings			
Marketing Showrooms	1.00 units at	50,000.00 a	-50,000
		Total	-50,000
Notional Land Purchase			
Benchmark Land Value	2.02 hectares at	437,500.00	-883,750
SDLT			-33,688
Professional Fees		1.25 %	-11,468
		Total	-928,906
Developers Profit on GDV			
Market @ 17.5%			-1,826,370
AHO @ 6%			-51,210
ART @ 6%			-93,145
		Total	-1,970,725
Debt Interest - Overall	100.00 % of Cost	-12,097,701	(30.53% Used)
Charged Quarterly			
Compounded Quarterly	6.00 %pa	Interest	-230,584
		Revenue	12,842,312
		Outgoings	-12,328,284
		Surplus	**514,028**
		per Ha	254,469
		per acre	102,984

			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
			Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021
34 Market Units	From	To																												
Capital Receipt	12	28	0	0	0	0	0	0	0	0	0	0	0	613,906	613,906	613,906	613,906	613,906	613,906	613,906	613,906	613,906	613,906	613,906	613,906	613,906	613,906	613,906	613,906	613,906
Direct Sale Fees	12	28	0	0	0	0	0	0	0	0	0	0	0	-7,674	-7,674	-7,674	-7,674	-7,674	-7,674	-7,674	-7,674	-7,674	-7,674	-7,674	-7,674	-7,674	-7,674	-7,674	-7,674	-7,674
Direct Sale Legal Fees	12	28	0	0	0	0	0	0	0	0	0	0	0	-1,535	-1,535	-1,535	-1,535	-1,535	-1,535	-1,535	-1,535	-1,535	-1,535	-1,535	-1,535	-1,535	-1,535	-1,535	-1,535	-1,535
12 ART Units	From	To																												
RSL Payment 1 - 25% Capital Receipt	2	2	0	388,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	9	9	0	0	0	0	0	0	0	0	388,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	388,103	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	388,103	0	0	0	0
Legal Fees	2	2	0	-5,433	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4 AHO Units	From	To																												
Capital Receipt	12	15	0	0	0	0	0	0	0	0	0	0	0	213,375	213,375	213,375	213,375	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	15	0	0	0	0	0	0	0	0	0	0	0	-747	-747	-747	-747	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs	From	To																												
Construct 50 houses	4	24	0	0	0	-265,163	-265,163	-265,163	-265,163	-265,163	-265,163	-265,163	-265,163	-265,163	-265,163	-265,163	-265,163	-265,163	-265,163	-265,163	-265,163	-265,163	-265,163	-265,163	-265,163	-265,163	0	0	0	0
Construct Garages	8	24	0	0	0	0	0	0	0	-22,976	-22,976	-22,976	-22,976	-22,976	-22,976	-22,976	-22,976	-22,976	-22,976	-22,976	-22,976	-22,976	-22,976	-22,976	-22,976	-22,976	0	0	0	0
Policy - water	4	24	0	0	0	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	0	0	0	0
Policy - energy	4	24	0	0	0	-11,905	-11,905	-11,905	-11,905	-11,905	-11,905	-11,905	-11,905	-11,905	-11,905	-11,905	-11,905	-11,905	-11,905	-11,905	-11,905	-11,905	-11,905	-11,905	-11,905	-11,905	0	0	0	0
Policy - access 20% of homes	4	24	0	0	0	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	0	0	0	0
External Works	1	24	-51,862	-51,862	-51,862	-51,862	-51,862	-51,862	-51,862	-51,862	-51,862	-51,862	-51,862	-51,862	-51,862	-51,862	-51,862	-51,862	-51,862	-51,862	-51,862	-51,862	-51,862	-51,862	-51,862	-51,862	0	0	0	0
Contingency	1	24	-7,779	-7,779	-7,779	-7,779	-7,779	-7,779	-7,779	-7,779	-7,779	-7,779	-7,779	-7,779	-7,779	-7,779	-7,779	-7,779	-7,779	-7,779	-7,779	-7,779	-7,779	-7,779	-7,779	-7,779	0	0	0	0
Professional Fee	1	24	-25,931	-25,931	-25,931	-25,931	-25,931	-25,931	-25,931	-25,931	-25,931	-25,931	-25,931	-25,931	-25,931	-25,931	-25,931	-25,931	-25,931	-25,931	-25,931	-25,931	-25,931	-25,931	-25,931	-25,931	0	0	0	0
Plannning Policy Payments	From	To																												
Visitor Policy	12	12	0	0	0	0	0	0	0	0	0	0	0	-10,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 25%	2	2	0	-123,097	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 75%	12	12	0	0	0	0	0	0	0	0	0	0	0	-369,291	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase	12	12	0	0	0	0	0	0	0	0	0	0	0	-29,279	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & maintenance	12	12	0	0	0	0	0	0	0	0	0	0	0	-66,589	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land purchase	12	12	0	0	0	0	0	0	0	0	0	0	0	-36,599	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equip & maintenance	12	12	0	0	0	0	0	0	0	0	0	0	0	-70,791	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																												
Marketing Showrooms	11	28	0	0	0	0	0	0	0	0	0	0	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778
Notional Land Purchase	From	To																												
Benchmark Land Value	1	1	-883,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	-33,688	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	-11,468	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																												
Market @ 17.5%	28	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,826,370
AHO @ 6%	28	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-51,210
ART @ 6%	28	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-93,145
SUMMARY																														
Revenue			0	388,103	0	0	0	0	0	0	388,103	0	0	827,281	827,281	827,281	827,281	613,906	613,906	1,002,009	613,906	613,906	613,906	613,906	613,906	1,002,009	613,906	613,906	613,906	613,906
Costs			-1,014,479	-214,103	-85,573	-363,328	-363,328	-363,328	-363,328	-386,305	-386,305	-386,305	-389,082	-981,837	-399,038	-399,038	-399,038	-398,291	-398,291	-398,291	-398,291	-398,291	-398,291	-398,291	-398,291	-398,291	-11,986	-11,986	-11,986	-1,982,711
Net Cashflow			-1,014,479	-840,479	-926,051	-1,289,379	-1,652,707	-2,016,035	-2,379,364	-2,765,668	-2,763,870	-3,150,174	-3,539,256	-3,693,812	-3,265,569	-2,837,326	-2,409,083	-2,193,468	-1,977,853	-1,374,135	-1,158,520	-942,905	-727,290	-511,675	-296,060	307,658	909,578	1,511,497	2,113,417	744,611
Debt Interest - Overall			-1,014,479	-840,479	-926,051	-1,289,379	-1,652,707	-2,016,035	-2,379,364	-2,765,668	-2,763,870	-3,150,174	-3,539,256	-3,693,812	-3,265,569	-2,837,326	-2,409,083	-2,193,468	-1,977,853	-1,374,135	-1,158,520	-942,905	-727,290	-511,675	-296,060	0	0	0	0	0
Interest Bal			-1,014,479	-845,526	-931,099	-1,294,427	-1,673,099	-2,036,427	-2,399,755	-2,816,588	-2,814,789	-3,201,094	-3,634,329	-3,788,885	-3,360,642	-2,986,325	-2,558,081	-2,342,466	-2,166,302	-1,562,584	-1,346,969	-1,156,753	-941,138	-725,523	-524,036	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			-5,047	0	0	-15,344	0	0	-30,528	0	0	-44,153	0	0	-53,926	0	0	-39,450	0	0	-25,400	0	0	-14,128	0	0	-2,607	0	0	0
Balance B/F			0	-1,019,526	-845,526	-931,099	-1,309,771	-1,673,099	-2,036,427	-2,430,283	-2,816,588	-2,814,789	-3,245,247	-3,634,329	-3,788,885	-3,414,568	-2,986,325	-2,558,081	-2,381,917	-2,166,302	-1,562,584	-1,372,368	-1,156,753	-941,138	-739,651	-524,036	79,682	678,994	1,280,914	1,882,833
Period Total			-1,014,479	174,000	-85,573	-363,328	-363,328	-363,328	-363,328	-386,305	1,798	-386,305	-389,082	-154,556	428,243	428,243	428,243	215,615	215,615	603,718	215,615	215,615	215,615	215,615	215,615	603,718	601,920	601,920	601,920	-1,368,805
Interest			-5,047	0	0	-15,344	0	0	-30,528	0	0	-44,153	0	0	-53,926	0	0	-39,450	0	0	-25,400	0	0	-14,128	0	0	-2,607	0	0	0
Balance C/F			-1,019,526	-845,526	-931,099	-1,309,771	-1,673,099	-2,036,427	-2,430,283	-2,816,588	-2,814,789	-3,245,247	-3,634,329	-3,788,885	-3,414,568	-2,986,325	-2,558,081	-2,381,917	-2,166,302	-1,562,584	-1,372,368	-1,156,753	-941,138	-739,651	-524,036	79,682	678,994	1,280,914	1,882,833	514,028

BASE DATA SHEET 2020 VIABILITY APPRAISAL

TYPOLOGY 5: Main Town/ Service Village - Acle, Aylsham, Brundall, Dickleburgh, Harleston, Mulbarton, Wymondham

Notional Area:	**2.02**	**Ha**	**5**	**acres**
No. Dwellings:	**50**			
Density:	**25**	**/Ha**	**10**	**/acre**

EU Value:	**50,500**		**Benchmark LV:**	**883,750**	
Equates to £:	**25,000**	**Ha**	**EUV + £/Ha:**	**437,500**	**Ha**
Equates to £:	***10,117***	***ac***	***EUV + £/ac:***	***177,048***	***acre***
EUV multiplyer:	**17.5**		**£ per dwelling:**	**17,675**	**Dw**

No:	House Type:	Beds:	No. G:	Area/unit m²:	Total m²:	Tenure:	Proposed Sales Price £:	Price per m²:	% Adjust for Tenure:	Net Proposed Income £:	Total income £:
0	House	1	0	58	-	Market	188,500	3,250	100%	188,500	-
12	House	2	0	79	948	Market	252,800	3,200	100%	252,800	3,033,600
13	House	3	13	102	1,326	Market	316,200	3,100	100%	316,200	4,110,600
9	House	4+	9	124	1,116	Market	365,800	2,950	100%	365,800	3,292,200
34					3,390						**10,436,400**
0	House	1	0	58	-	ART	188,500	3,250	45%	84,825	-
7	House	2	0	79	553	ART	252,800	3,200	45%	113,760	796,320
3	House	3	0	102	306	ART	316,200	3,100	45%	142,290	426,870
2	House	4+	0	124	248	ART	365,800	2,950	45%	164,610	329,220
12					1,107						1,552,410
										x's 4	**388,103**
0	House	1	0	58	-	AHO	188,500	3,250	75%	141,375	-
2	House	2	0	79	158	AHO	252,800	3,200	75%	189,600	379,200
2	House	3	0	102	204	AHO	316,200	3,100	75%	237,150	474,300
0	House	4+	0	124	-	AHO	365,800	2,950	75%	274,350	-
4					362						**853,500**
50					**4,859**						**12,842,310**

21

Qualifying Area m²:	Garages:	Zone A CIL Rate £:	Total CIL £:
	273		
	378		
3,390	**651**	111.83	451,905
-			
-			
-			
-			
		111.83	
-			
-			
-			
-			
362		111.83	40,482
			492,387
Payment 1		25%	**123,097**
Payment 2		75%	**369,291**

Min. Space Standards	GIA m²:
1 bed house	58
2 bed house	79
3 bed house	102
4b+ house	124

No. Dw:	Market	ART 75%	AHO 25%	Mix
0	0	0	0	0%
21	12	7	2	42%
18	13	3	2	36%
11	9	2	0	22%
50	34.00	12.00	4.00	100%
50	*33.34*	*12.50*	*4.17*	

Notional Sales £ / Dwelling:
188,500
252,800
316,200
365,800

Affordable Housing Policy Check		
Tenure	**No. Dw:**	**%age:**
Market	34	
ART	12	
AHO	4	
	50	32%

Build Costs m²:	£/m²:	Total £:
3,390		
1,107		
362		
4,859	**1,146**	**5,568,414**
Apartments		
Houses		5,568,414
		5,568,414

Developers Profit on GDV:	Amount £:	DP £:	%:
Market	10,436,400	**1,826,370**	17.5%
ART	1,552,410	**93,145**	6%
AHO	853,500	**51,210**	6%
	12,842,310		

2 Self-Build Plots				
Plots				250,000
Direct Sale Fees			1.25 %	-3,125
Direct Sale Legal Fees			0.25 %	-625
			Total	246,250
32 Market Units				
Capital Receipt				9,867,400
Direct Sale Fees			1.25 %	-123,343
Direct Sale Legal Fees			0.25 %	-24,669
			Total	9,719,389
12 ART Units				
RSL Payment 1 - 25% Capital Receipt				388,103
RSL Payment 2 - 25% Capital Receipt				388,103
RSL Payment 3 - 25% Capital Receipt				388,103
RSL Payment 4 - 25% Capital Receipt				388,103
Legal Fees			0.35 %	-5,433
			Total	1,546,979
4 AHO Units				
Capital Receipt				853,500
Legal Fees			0.35 %	-2,987
			Total	850,513
Construction Costs - Plots				
Servicing plots	2.00	plots at	25,000.00	-50,000
Contingency			3.00 %	-1,500
Professional Fee			5.00 %	-2,500
			Total	-54,000
Construction Costs - Dwellings				
Construct 48 houses	4,678.00	sq m at	1,146.00 psm	-5,360,988
Construct Garages	630.00	sq m at	600.00 psm	-378,000
Policy - water	48.00	units at	9.00	-432
Policy - energy	48.00	units at	5,000.00	-240,000
Policy - access 20% of homes (of 48 no)	10.00	units at	1,400.00	-14,000
External Works			20.00 %	-1,198,684
Contingency			3.00 %	-179,803
Professional Fee			10.00 %	-599,342
			Total	-7,971,249
Plannning Policy Payments				
Visitor Policy	48.00	units at	205.00 a	-9,840
CIL - payment 1 25%				-117,449
CIL - payment 2 75%				-352,348
PC - informal land purchase				-29,279
PC - informal equip & maintenance				-66,589
PC - formal land purchase				-36,599
PC - formal equip & maintenance				-70,791
			Total	-682,895
Other Outgoings				
Marketing Showrooms	1.00	units at	50,000.00 a	-50,000
			Total	-50,000
Notional Land Purchase				
Benchmark Land Value	2.02	hectares at	437,500.00	-883,750
SDLT				-33,688
Professional Fees			1.25 %	-11,468
			Total	-928,906
Developers Profit on GDV				
Self-Build plots @10%				-25,000
Market @ 17.5%				-1,726,795
AHO @ 6%				-51,210
ART @ 6%				-93,145
			Total	-1,896,150
Debt Interest - Overall	100.00	% of Cost	-11,743,381	(28.75% Used)
Charged Quarterly				
Compounded Quarterly	6.00	%pa	Interest	-212,380
			Revenue	12,523,312
			Outgoings	-11,955,761
			Surplus	**567,551**
			per Ha	280,966
			per unit	11,351

			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
			Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021
2 Self-Build Plots	From	To																												
Plots	8	11	0	0	0	0	0	0	0	62,500	62,500	62,500	62,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	8	11	0	0	0	0	0	0	0	-781	-781	-781	-781	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	8	11	0	0	0	0	0	0	0	-156	-156	-156	-156	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32 Market Units	From	To																												
Capital Receipt	12	28	0	0	0	0	0	0	0	0	0	0	0	580,435	580,435	580,435	580,435	580,435	580,435	580,435	580,435	580,435	580,435	580,435	580,435	580,435	580,435	580,435	580,435	580,435
Direct Sale Fees	12	28	0	0	0	0	0	0	0	0	0	0	0	-7,255	-7,255	-7,255	-7,255	-7,255	-7,255	-7,255	-7,255	-7,255	-7,255	-7,255	-7,255	-7,255	-7,255	-7,255	-7,255	-7,255
Direct Sale Legal Fees	12	28	0	0	0	0	0	0	0	0	0	0	0	-1,451	-1,451	-1,451	-1,451	-1,451	-1,451	-1,451	-1,451	-1,451	-1,451	-1,451	-1,451	-1,451	-1,451	-1,451	-1,451	-1,451
12 ART Units	From	To																												
RSL Payment 1 - 25% Capital Receipt	2	2	0	388,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	9	9	0	0	0	0	0	0	0	0	388,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	388,103	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	388,103	0	0	0	0
Legal Fees	2	2	0	-5,433	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4 AHO Units	From	To																												
Capital Receipt	12	15	0	0	0	0	0	0	0	0	0	0	0	213,375	213,375	213,375	213,375	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	15	0	0	0	0	0	0	0	0	0	0	0	-747	-747	-747	-747	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Plots	From	To																												
Servicing plots	4	8	0	0	0	-10,000	-10,000	-10,000	-10,000	-10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	4	8	0	0	0	-300	-300	-300	-300	-300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee	4	8	0	0	0	-500	-500	-500	-500	-500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Dwellings	From	To																												
Construct 48 houses	4	24	0	0	0	-255,285	-255,285	-255,285	-255,285	-255,285	-255,285	-255,285	-255,285	-255,285	-255,285	-255,285	-255,285	-255,285	-255,285	-255,285	-255,285	-255,285	-255,285	-255,285	-255,285	-255,285	0	0	0	0
Construct Garages	8	24	0	0	0	0	0	0	0	-22,235	-22,235	-22,235	-22,235	-22,235	-22,235	-22,235	-22,235	-22,235	-22,235	-22,235	-22,235	-22,235	-22,235	-22,235	-22,235	-22,235	0	0	0	0
Policy - water	4	24	0	0	0	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	-21	0	0	0	0
Policy - energy	4	24	0	0	0	-11,429	-11,429	-11,429	-11,429	-11,429	-11,429	-11,429	-11,429	-11,429	-11,429	-11,429	-11,429	-11,429	-11,429	-11,429	-11,429	-11,429	-11,429	-11,429	-11,429	-11,429	0	0	0	0
Policy - access 20% of homes (of 48 no)	4	24	0	0	0	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	-667	0	0	0	0
External Works	1	24	-49,945	-49,945	-49,945	-49,945	-49,945	-49,945	-49,945	-49,945	-49,945	-49,945	-49,945	-49,945	-49,945	-49,945	-49,945	-49,945	-49,945	-49,945	-49,945	-49,945	-49,945	-49,945	-49,945	-49,945	0	0	0	0
Contingency	1	24	-7,492	-7,492	-7,492	-7,492	-7,492	-7,492	-7,492	-7,492	-7,492	-7,492	-7,492	-7,492	-7,492	-7,492	-7,492	-7,492	-7,492	-7,492	-7,492	-7,492	-7,492	-7,492	-7,492	-7,492	0	0	0	0
Professional Fee	1	24	-24,973	-24,973	-24,973	-24,973	-24,973	-24,973	-24,973	-24,973	-24,973	-24,973	-24,973	-24,973	-24,973	-24,973	-24,973	-24,973	-24,973	-24,973	-24,973	-24,973	-24,973	-24,973	-24,973	-24,973	0	0	0	0
Plannning Policy Payments	From	To																												
Visitor Policy	12	12	0	0	0	0	0	0	0	0	0	0	0	-9,840	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 25%	2	2	0	-117,449	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 75%	12	12	0	0	0	0	0	0	0	0	0	0	0	-352,348	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase	12	12	0	0	0	0	0	0	0	0	0	0	0	-29,279	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & maintenance	12	12	0	0	0	0	0	0	0	0	0	0	0	-66,589	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land purchase	12	12	0	0	0	0	0	0	0	0	0	0	0	-36,599	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equip & maintenance	12	12	0	0	0	0	0	0	0	0	0	0	0	-70,791	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																												
Marketing Showrooms	11	28	0	0	0	0	0	0	0	0	0	0	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778	-2,778
Notional Land Purchase	From	To																												
Benchmark Land Value	1	1	-883,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	-33,688	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	-11,468	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																												
Self-Build plots @10%	28	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-25,000
Market @ 17.5%	28	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,726,795
AHO @ 6%	28	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-51,210
ART @ 6%	28	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-93,145
SUMMARY																														
Revenue			0	388,103	0	0	0	0	0	62,500	450,603	62,500	62,500	793,810	793,810	793,810	793,810	580,435	580,435	968,538	580,435	580,435	580,435	580,435	580,435	968,538	580,435	580,435	580,435	580,435
Costs			-1,011,316	-205,292	-82,410	-360,610	-360,610	-360,610	-360,610	-383,783	-372,983	-372,983	-375,761	-949,723	-384,277	-384,277	-384,277	-383,530	-383,530	-383,530	-383,530	-383,530	-383,530	-383,530	-383,530	-383,530	-11,484	-11,484	-11,484	-1,907,634
Net Cashflow			-1,011,316	-828,504	-910,914	-1,271,524	-1,632,135	-1,992,745	-2,353,356	-2,674,639	-2,597,019	-2,907,503	-3,220,764	-3,376,676	-2,967,143	-2,557,610	-2,148,076	-1,951,171	-1,754,266	-1,169,258	-972,352	-775,447	-578,542	-381,637	-184,731	400,277	969,228	1,538,179	2,107,130	779,931
Debt Interest - Overall			-1,011,316	-828,504	-910,914	-1,271,524	-1,632,135	-1,992,745	-2,353,356	-2,674,639	-2,597,019	-2,907,503	-3,220,764	-3,376,676	-2,967,143	-2,557,610	-2,148,076	-1,951,171	-1,754,266	-1,169,258	-972,352	-775,447	-578,542	-381,637	-184,731	0	0	0	0	0
Interest Bal			-1,011,316	-833,536	-915,945	-1,276,556	-1,652,286	-2,012,896	-2,373,507	-2,724,965	-2,647,346	-2,957,829	-3,312,735	-3,468,648	-3,059,114	-2,698,789	-2,289,256	-2,092,351	-1,930,863	-1,345,854	-1,148,949	-974,192	-777,287	-580,381	-395,145	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			-5,032	0	0	-15,119	0	0	-30,176	0	0	-41,645	0	0	-49,209	0	0	-35,417	0	0	-22,148	0	0	-11,669	0	0	-1,966	0	0	0
Balance B/F			0	-1,016,347	-833,536	-915,945	-1,291,675	-1,652,286	-2,012,896	-2,403,682	-2,724,965	-2,647,346	-2,999,474	-3,312,735	-3,468,648	-3,108,323	-2,698,789	-2,289,256	-2,127,768	-1,930,863	-1,345,854	-1,171,097	-974,192	-777,287	-592,050	-395,145	189,863	756,848	1,325,799	1,894,750
Period Total			-1,011,316	182,811	-82,410	-360,610	-360,610	-360,610	-360,610	-321,283	77,620	-310,483	-313,261	-155,913	409,533	409,533	409,533	196,905	196,905	585,008	196,905	196,905	196,905	196,905	196,905	585,008	568,951	568,951	568,951	-1,327,199
Interest			-5,032	0	0	-15,119	0	0	-30,176	0	0	-41,645	0	0	-49,209	0	0	-35,417	0	0	-22,148	0	0	-11,669	0	0	-1,966	0	0	0
Balance C/F			-1,016,347	-833,536	-915,945	-1,291,675	-1,652,286	-2,012,896	-2,403,682	-2,724,965	-2,647,346	-2,999,474	-3,312,735	-3,468,648	-3,108,323	-2,698,789	-2,289,256	-2,127,768	-1,930,863	-1,345,854	-1,171,097	-974,192	-777,287	-592,050	-395,145	189,863	756,848	1,325,799	1,894,750	567,551

BASE DATA SHEET 2022 SUPPLEMENTARY REPORT

TYPOLOGY 5: Main Town/ Service Village - Acle, Aylsham, Brundall, Dickelburgh, Harleston, Mulbarton, Wymondham

Notional Area:	**2.02**	**Ha**	**5**	**acres**
No. Dwellings:	**50**			
Density:	**25**	**/Ha**	**10**	**/acre**

EU Value:	**50,500**		**Benchmark LV**	**883,750**	
Equates to £:	**25,000**	**Ha**	**EUV + £/Ha:**	**437,500**	**Ha**
Equates to £:	***10,117***	***ac***	***EUV + £/ac:***	***177,048***	***acre***
EUV multiplyer:	**17.5**		**£ per dwelling:**	**17,675**	**Dw**

No:	House Type:	Beds:	No. G:	Area/unit m²:	Total m²:	Tenure:	Proposed Sales Price £:	Price per m² or plot:	% Adjust for Tenure:	Net Proposed Income £:	Total income £:
2	Plot	0	0	0	0	Market	125,000	125,000	100%	125,000	250,000
2											**250,000**
0	House	1	0	58	-	Market	188,500	3,250	100%	188,500	-
11	House	2	0	79	869	Market	252,800	3,200	100%	252,800	2,780,800
12	House	3	12	102	1,224	Market	316,200	3,100	100%	316,200	3,794,400
9	House	4+	9	124	1,116	Market	365,800	2,950	100%	365,800	3,292,200
32					3,209						**9,867,400**
0	House	1	0	58	-	ART	188,500	3,250	45%	84,825	-
7	House	2	0	79	553	ART	252,800	3,200	45%	113,760	796,320
3	House	3	0	102	306	ART	316,200	3,100	45%	142,290	426,870
2	House	4+	0	124	248	ART	365,800	2,950	45%	164,610	329,220
12					1,107						1,552,410
										x's 4	**388,103**
0	House	1	0	58	-	AHO	188,500	3,250	75%	141,375	-
2	House	2	0	79	158	AHO	252,800	3,200	75%	189,600	379,200
2	House	3	0	102	204	AHO	316,200	3,100	75%	237,150	474,300
0	House	4+	0	124	-	AHO	365,800	2,950	75%	274,350	-
4					362						**853,500**
50					**4,678**						**12,523,310**

21

Qualifying Area m²:	Garages:	Zone A CIL Rate £:	Total CIL £:
-			
-			
-	252		
-	378		
3,209	**630**	111.83	429,315
-			
-			
-			
-			
		111.83	
-			
-			
-			
-			
362		111.83	40,482
			469,798
Payment 1		25%	**117,449**
Payment 2		75%	**352,348**

Min. Space Standards	GIA m²:
Plots	medium
1 bed house	58
2 bed house	79
3 bed house	102
4b+ house	124

No. Plots/Dw:	Market	ART 75%	AHO 25%	Mix
2	2	0	0	4%
0	0	0	0	0%
20	11	7	2	40%
17	12	3	2	34%
11	9	2	0	22%
50	34.00	12.00	4.00	100%
50	*33.34*	*12.50*	*4.17*	

Notional Sales £ / Dwelling:
125,000
188,500
252,800
316,200
365,800

Affordable Housing Policy Check		
Tenure	**No. Dw:**	**%age:**
Plots	2	
Market	32	
ART	12	
AHO	4	
	50	33%

NB of dwellings excluding plots

Build Costs m²:	£/m²:	Total £:
0		
3,209		
1,107		
362		
4,678	**1,146**	**5,360,988**
	Apartments	
	Houses	5,360,988
		5,360,988

Developers Profit on GDV:	Amount £:	DP £:	%:
Plot sales	250,000	**25,000**	10%
Market	9,867,400	**1,726,795**	17.5%
ART	1,552,410	**93,145**	6%
AHO	853,500	**51,210**	6%
	12,523,310	1,896,150	

Typology 6 - Urban Fringe / Main Town (75 dwellings)

50 Market Units			
Capital Receipt			14,481,600
Direct Sale Fees		1.25 %	-181,020
Direct Sale Legal Fees		0.25 %	-36,204
		Total	14,264,376
19 ART Units			
RSL Payment 1 - 25% Capital Receipt			527,423
RSL Payment 2 - 25% Capital Receipt			527,423
RSL Payment 3 - 25% Capital Receipt			527,423
RSL Payment 4 - 25% Capital Receipt			527,423
Legal Fees		0.35 %	-7,384
		Total	2,102,308
6 AHO Units			
Capital Receipt dwellings			1,252,200
Legal Fees		0.35 %	-4,383
		Total	1,247,817
Construction Costs			
Construct 10 apartments	600.00 sq m at	1,370.00 psm	-822,000
Construct 65 houses	5,876.00 sq m at	1,136.00 psm	-6,675,136
Construct Garages	714.00 sq m at	600.00 psm	-428,400
Policy - water	75.00 units at	9.00	-675
Policy - energy	75.00 units at	5,000.00	-375,000
Policy - access 20% of homes	75.00 units at	1,400.00	-105,000
External Works		20.00 %	-1,681,242
Contingency		3.00 %	-252,186
Professional Fee		10.00 %	-840,621
		Total	-11,180,261
Planning Policy Payments			
Visitor Policy	75.00 units at	205.00 a	-15,375
CIL - payment 1 25%			-161,091
CIL - payment 2 75%			-483,273
PC - informal land purchase			-48,840
PC - informal equip & maintenance			-111,061
PC - formal land purchase			-50,796
PC - formal equiping & maintenance			-98,252
		Total	-968,688
Other Outgoings			
Marketing Showrooms	1.00 units at	50,000.00 a	-50,000
		Total	-50,000
Notional Land Purchase			
Benchmark Land Value	3.04 hectares at	437,500.00	-1,330,000
SDLT			-56,000
Professional Fees inc Bank		1.25 %	-17,325
		Total	-1,403,325
Developers Profit on GDV			
Market @ 17.5%			-2,534,280
AHO at 6%			-75,132
ART @ 6%			-126,581
		Total	-2,735,993
Debt Interest - Overall	100.00 % of Cost	-16,567,257	(24.35% Used)
Charged Quarterly			
Compounded Quarterly	6.00 %pa	Interest	-254,955
		Revenue	17,843,492
		Outgoings	-16,822,212
		Surplus	**1,021,280**
		per Ha	335,947
		per acre	135,958
		per dwelling	13,617

			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
			Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021
50 Market Units	From	To																														
Capital Receipt	12	36	0	0	0	0	0	0	0	0	0	0	0	579,264	579,264	579,264	579,264	579,264	579,264	579,264	579,264	579,264	579,264	579,264	579,264	579,264	579,264	579,264	579,264	579,264	579,264	579,264
Direct Sale Fees	12	36	0	0	0	0	0	0	0	0	0	0	0	-7,241	-7,241	-7,241	-7,241	-7,241	-7,241	-7,241	-7,241	-7,241	-7,241	-7,241	-7,241	-7,241	-7,241	-7,241	-7,241	-7,241	-7,241	-7,241
Direct Sale Legal Fees	12	36	0	0	0	0	0	0	0	0	0	0	0	-1,448	-1,448	-1,448	-1,448	-1,448	-1,448	-1,448	-1,448	-1,448	-1,448	-1,448	-1,448	-1,448	-1,448	-1,448	-1,448	-1,448	-1,448	-1,448
19 ART Units	From	To																														
RSL Payment 1 - 25% Capital Receipt	2	2	0	527,423	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	9	9	0	0	0	0	0	0	0	0	527,423	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	527,423	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	527,423	0	0	0	0	0	0	0
Legal Fees	2	2	0	-7,384	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6 AHO Units	From	To																														
Capital Receipt dwellings	12	17	0	0	0	0	0	0	0	0	0	0	0	208,700	208,700	208,700	208,700	208,700	208,700	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	17	0	0	0	0	0	0	0	0	0	0	0	-730	-730	-730	-730	-730	-730	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs	From	To																														
Construct 10 apartments	4	33	0	0	0	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400
Construct 65 houses	4	33	0	0	0	-222,505	-222,505	-222,505	-222,505	-222,505	-222,505	-222,505	-222,505	-222,505	-222,505	-222,505	-222,505	-222,505	-222,505	-222,505	-222,505	-222,505	-222,505	-222,505	-222,505	-222,505	-222,505	-222,505	-222,505	-222,505	-222,505	-222,505
Construct Garages	8	33	0	0	0	0	0	0	0	-16,477	-16,477	-16,477	-16,477	-16,477	-16,477	-16,477	-16,477	-16,477	-16,477	-16,477	-16,477	-16,477	-16,477	-16,477	-16,477	-16,477	-16,477	-16,477	-16,477	-16,477	-16,477	-16,477
Policy - water	4	33	0	0	0	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23
Policy - energy	4	33	0	0	0	-12,500	-12,500	-12,500	-12,500	-12,500	-12,500	-12,500	-12,500	-12,500	-12,500	-12,500	-12,500	-12,500	-12,500	-12,500	-12,500	-12,500	-12,500	-12,500	-12,500	-12,500	-12,500	-12,500	-12,500	-12,500	-12,500	-12,500
Policy - access 20% of homes	4	33	0	0	0	-3,500	-3,500	-3,500	-3,500	-3,500	-3,500	-3,500	-3,500	-3,500	-3,500	-3,500	-3,500	-3,500	-3,500	-3,500	-3,500	-3,500	-3,500	-3,500	-3,500	-3,500	-3,500	-3,500	-3,500	-3,500	-3,500	-3,500
External Works	1	33	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947	-50,947
Contingency	1	33	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642	-7,642
Professional Fee	1	33	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473	-25,473
Planning Policy Payments	From	To																														
Visitor Policy	12	12	0	0	0	0	0	0	0	0	0	0	0	-15,375	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 25%	2	2	0	-161,091	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 75%	12	12	0	0	0	0	0	0	0	0	0	0	0	-483,273	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase	12	12	0	0	0	0	0	0	0	0	0	0	0	-48,840	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & maintenance	12	12	0	0	0	0	0	0	0	0	0	0	0	-111,061	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land purchase	12	12	0	0	0	0	0	0	0	0	0	0	0	-50,796	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equiping & maintenance	12	12	0	0	0	0	0	0	0	0	0	0	0	-98,252	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																														
Marketing Showrooms	12	23	0	0	0	0	0	0	0	0	0	0	0	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	0	0	0	0	0	0	0	0
Notional Land Purchase	From	To																														
Benchmark Land Value	1	1	-1,330,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	-56,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees inc Bank	1	1	-17,325	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																														
Market @ 17.5%	36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO at 6%	36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																																
Revenue			0	527,423	0	0	0	0	0	0	527,423	0	0	787,964	787,964	787,964	787,964	787,964	787,964	1,106,687	579,264	579,264	579,264	579,264	579,264	1,106,687	579,264	579,264	579,264	579,264	579,264	579,264
Costs			-1,487,387	-252,537	-84,062	-349,989	-349,989	-349,989	-349,989	-366,466	-366,466	-366,466	-366,466	-1,187,649	-380,052	-380,052	-380,052	-380,052	-380,052	-379,322	-379,322	-379,322	-379,322	-379,322	-379,322	-375,155	-375,155	-375,155	-375,155	-375,155	-375,155	-375,155
Net Cashflow			-1,487,387	-1,212,501	-1,296,563	-1,646,552	-1,996,542	-2,346,531	-2,696,520	-3,062,986	-2,902,029	-3,268,495	-3,634,961	-4,034,646	-3,626,734	-3,218,823	-2,810,911	-2,402,999	-1,995,087	-1,267,722	-1,067,779	-867,837	-667,895	-467,952	-268,010	463,522	667,631	871,740	1,075,849	1,279,958	1,484,067	1,688,176
Debt Interest - Overall			-1,487,387	-1,212,501	-1,296,563	-1,646,552	-1,996,542	-2,346,531	-2,696,520	-3,062,986	-2,902,029	-3,268,495	-3,634,961	-4,034,646	-3,626,734	-3,218,823	-2,810,911	-2,402,999	-1,995,087	-1,267,722	-1,067,779	-867,837	-667,895	-467,952	-268,010	0	0	0	0	0	0	0
Interest Bal			-1,487,387	-1,219,901	-1,303,963	-1,653,952	-2,024,820	-2,374,809	-2,724,798	-3,126,869	-2,965,912	-3,332,378	-3,745,965	-4,145,650	-3,737,738	-3,387,973	-2,980,061	-2,572,150	-2,208,959	-1,481,594	-1,281,651	-1,106,593	-906,651	-706,708	-520,376	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			-7,400	0	0	-20,878	0	0	-35,605	0	0	-47,121	0	0	-58,147	0	0	-44,721	0	0	-24,884	0	0	-13,610	0	0	-2,589	0	0	0	0	0
Balance B/F			0	-1,494,787	-1,219,901	-1,303,963	-1,674,831	-2,024,820	-2,374,809	-2,760,403	-3,126,869	-2,965,912	-3,379,499	-3,745,965	-4,145,650	-3,795,885	-3,387,973	-2,980,061	-2,616,871	-2,208,959	-1,481,594	-1,306,535	-1,106,593	-906,651	-720,318	-520,376	211,156	412,676	616,785	820,894	1,025,003	1,229,112
Period Total			-1,487,387	274,886	-84,062	-349,989	-349,989	-349,989	-349,989	-366,466	160,957	-366,466	-366,466	-399,685	407,912	407,912	407,912	407,912	407,912	727,365	199,942	199,942	199,942	199,942	199,942	731,532	204,109	204,109	204,109	204,109	204,109	204,109
Interest			-7,400	0	0	-20,878	0	0	-35,605	0	0	-47,121	0	0	-58,147	0	0	-44,721	0	0	-24,884	0	0	-13,610	0	0	-2,589	0	0	0	0	0
Balance C/F			-1,494,787	-1,219,901	-1,303,963	-1,674,831	-2,024,820	-2,374,809	-2,760,403	-3,126,869	-2,965,912	-3,379,499	-3,745,965	-4,145,650	-3,795,885	-3,387,973	-2,980,061	-2,616,871	-2,208,959	-1,481,594	-1,306,535	-1,106,593	-906,651	-720,318	-520,376	211,156	412,676	616,785	820,894	1,025,003	1,229,112	1,433,221

			31	32	33	34	35	36
			Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022
50 Market Units	From	To						
Capital Receipt	12	36	579,264	579,264	579,264	579,264	579,264	579,264
Direct Sale Fees	12	36	-7,241	-7,241	-7,241	-7,241	-7,241	-7,241
Direct Sale Legal Fees	12	36	-1,448	-1,448	-1,448	-1,448	-1,448	-1,448
19 ART Units	From	To						
RSL Payment 1 - 25% Capital Receipt	2	2	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	9	9	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	18	18	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	24	24	0	0	0	0	0	0
Legal Fees	2	2	0	0	0	0	0	0
6 AHO Units	From	To						
Capital Receipt dwellings	12	17	0	0	0	0	0	0
Legal Fees	12	17	0	0	0	0	0	0
Construction Costs	From	To						
Construct 10 apartments	4	33	-27,400	-27,400	-27,400	0	0	0
Construct 65 houses	4	33	-222,505	-222,505	-222,505	0	0	0
Construct Garages	8	33	-16,477	-16,477	-16,477	0	0	0
Policy - water	4	33	-23	-23	-23	0	0	0
Policy - energy	4	33	-12,500	-12,500	-12,500	0	0	0
Policy - access 20% of homes	4	33	-3,500	-3,500	-3,500	0	0	0
External Works	1	33	-50,947	-50,947	-50,947	0	0	0
Contingency	1	33	-7,642	-7,642	-7,642	0	0	0
Professional Fee	1	33	-25,473	-25,473	-25,473	0	0	0
Planning Policy Payments	From	To						
Visitor Policy	12	12	0	0	0	0	0	0
CIL - payment 1 25%	2	2	0	0	0	0	0	0
CIL - payment 2 75%	12	12	0	0	0	0	0	0
PC - informal land purchase	12	12	0	0	0	0	0	0
PC - informal equip & maintenance	12	12	0	0	0	0	0	0
PC - formal land purchase	12	12	0	0	0	0	0	0
PC - formal equiping & maintenance	12	12	0	0	0	0	0	0
Other Outgoings	From	To						
Marketing Showrooms	12	23	0	0	0	0	0	0
Notional Land Purchase	From	To						
Benchmark Land Value	1	1	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0
Professional Fees inc Bank	1	1	0	0	0	0	0	0
Developers Profit on GDV	From	To						
Market @ 17.5%	36	36	0	0	0	0	0	-2,534,280
AHO at 6%	36	36	0	0	0	0	0	-75,132
ART @ 6%	36	36	0	0	0	0	0	-126,581
SUMMARY								
Revenue			579,264	579,264	579,264	579,264	579,264	579,264
Costs			-375,155	-375,155	-375,155	-8,689	-8,689	-2,744,682
Net Cashflow			1,892,285	2,096,394	2,300,503	2,871,078	3,441,653	1,276,235
Debt Interest - Overall			0	0	0	0	0	0
Interest Bal			0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	0	0	0	0
Balance B/F			1,433,221	1,637,330	1,841,439	2,045,548	2,616,123	3,186,698
Period Total			204,109	204,109	204,109	570,575	570,575	-2,165,418
Interest			0	0	0	0	0	0
Balance C/F			1,637,330	1,841,439	2,045,548	2,616,123	3,186,698	1,021,280

BASE DATA SHEET 2020 VIABILITY APPRAISAL

TYPOLOGY 6: Urban Fringe/Main Town - Bowthorpe, Aylsham, Drayton, Hellesdon, Costessey, Harleston, Wymondham

Notional Area:	**3.04**	**Ha**	**7.5**	**acres**
No. Dwellings:	**75**			
Density:	**25**	**/Ha**	**10**	**/acre**

EU Value:	**76,000**		**Benchmark LV:**	**1,330,000**	
Equates to £:	**25,000**	**Ha**	**EUV + £/Ha:**	**437,500**	**Ha**
Equates to £:	***10,117***	***ac***	***EUV + £/ac:***	***177,048***	***acre***
EUV multiplye	**17.5**		**£ per dwelling:**	**17,733**	**Dw**

No:	House Type	Beds:	No. G:	Area/unit m²:	Total m²:	Tenure:	Proposed Sales Price £:	Price per m²:	% Adjust for Tenure:	Net Proposed Income £:	Total income £:
6	Flat	1	0	60	360	Market	210,000	3,500	100%	210,000	1,260,000
4	House	1	0	58	232	Market	191,400	3,300	100%	191,400	765,600
12	House	2	0	79	948	Market	256,750	3,250	100%	256,750	3,081,000
22	House	3	22	102	2,244	Market	321,300	3,150	100%	321,300	7,068,600
6	House	4+	6	124	744	Market	384,400	3,100	100%	384,400	2,306,400
50					*4,528*						**14,481,600**
4	Flat	1	0	60	240	ART	210,000	3,500	45%	94,500	378,000
2	House	1	0	58	116	ART	191,400	3,300	45%	86,130	172,260
12	House	2	0	79	948	ART	256,750	3,250	45%	115,538	1,386,450
0	House	3	0	102	-	ART	321,300	3,150	45%	144,585	-
1	House	4+	0	124	124	ART	384,400	3,100	45%	172,980	172,980
19					*1,428*						*2,109,690*
										x's 4	**527,423**
0	Flat	1	0	60	-	AHO	210,000	3,500	75%	157,500	-
0	House	1	0	58	-	AHO	191,400	3,300	75%	143,550	-
4	House	2	0	79	316	AHO	256,750	3,250	75%	192,563	770,250
2	House	3	0	102	204	AHO	321,300	3,150	75%	240,975	481,950
0	House	4+	0	124	-	AHO	384,400	3,100	75%	288,300	-
6					*520*						**1,252,200**
75					**6,476**						**17,843,490**
										Check	-

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	Qualifying Area m²:	Garages:	Zone A CIL Rate £:	Total CIL £:
		462		
		252		
	4,528	***714***	*111.83*	*586,213*
0				
6	*520*		*111.83*	*58,152*
				644,364
			25%	**161,091**
			75%	**483,273**

Min. Space Standards	GIA m²:
1/2 bed flat	60
1 bed house	58
2 bed house	79
3 bed house	102
4b+ house	124

No. Dw:	Market	ART 75%	AHO 25%	Mix
10	6	4	0	13%
6	4	2	0	8%
28	12	12	4	37%
24	22	0	2	32%
7	6	1	0	9%
75	50.00	19.00	6.00	100%
75	*50.00*	*18.75*	*6.25*	

Notional Sales £ / Dwelling:
210,000
191,400
256,750
321,300
384,400

Affordable Housing Policy Check		
Tenure	**No. Dw:**	**%age:**
Market	50	
ART	19	
AHO	6	
	75	33%

Build Costs m²:	£/m²:	Total £:
600	1,370	822,000
4,168	1,136	4,734,848
1,188	1,136	1,349,568
520	1,136	590,720
6,476		7,497,136
	Apartments	**822,000**
	Houses	**6,675,136**
		7,497,136

Developers Profit on GDV:	Amount £:	DP £:	%:
Market	14,481,600	**2,534,280**	17.5%
ART	2,109,690	**126,581**	6%
AHO	1,252,200	**75,132**	6%
	17,843,490	2,735,993	

Typo 6 - Urban Fringe / Main Town (75 dwellings) adj 5% self-build

3 Self Build Plots			
Plots			385,000
Direct Sale Fees		1.25 %	-4,813
Direct Sale Legal Fees		0.25 %	-963
		Total	379,225
47 Market Units			
Capital Receipt			13,454,600
Direct Sale Fees		1.25 %	-168,183
Direct Sale Legal Fees		0.25 %	-33,637
		Total	13,252,781
19 ART Units			
RSL Payment 1 - 25% Capital Receipt			527,423
RSL Payment 2 - 25% Capital Receipt			527,423
RSL Payment 3 - 25% Capital Receipt			527,423
RSL Payment 4 - 25% Capital Receipt			527,423
Legal Fees		0.35 %	-7,384
		Total	2,102,308
6 AHO Units			
Capital Receipt dwellings			1,252,200
Legal Fees		0.35 %	-4,383
		Total	1,247,817
Construction Costs - Plots			
Servicing Plots	3.00 plots at	25,000.00	-75,000
Contingency		3.00 %	-2,250
Professional Fee		5.00 %	-3,750
		Total	-81,000
Construction Costs			
Construct 10 apartments	600.00 sq m at	1,370.00 psm	-822,000
Construct 62 houses	5,548.00 sq m at	1,136.00 psm	-6,302,528
Construct Garages	630.00 sq m at	600.00 psm	-378,000
Policy - water	72.00 units at	9.00	-648
Policy - energy	72.00 units at	5,000.00	-360,000
Policy - access 20% of homes (of 72 no)	14.00 units at	1,400.00	-19,600
External Works		20.00 %	-1,576,555
Contingency		3.00 %	-236,483
Professional Fee		10.00 %	-788,278
		Total	-10,484,092
Planning Policy Payments			
Visitor Policy	72.00 units at	205.00 a	-14,760
CIL - payment 1 25%			-149,573
CIL - payment 2 75%			-448,718
PC - informal land purchase			-48,840
PC - informal equip & maintenance			-111,061
PC - formal land purchase			-50,796
PC - formal equiping & maintenance			-98,252
		Total	-922,000
Other Outgoings			
Marketing Showrooms	1.00 units at	50,000.00 a	-50,000
		Total	-50,000
Notional Land Value			
Benchmark Land Value	3.04 hectares at	437,500.00	-1,330,000
Stamp Duty		56,000 a	-56,000
Legals on Purchase 1.25%		17,325 a	-17,325
		Total	-1,403,325
Developers Profit on GDV			
Plots @ 10%			-38,500
Market @ 17.5%			-2,354,555
AHO at 6%			-75,132
ART @ 6%			-126,581
		Total	-2,594,768
Debt Interest - Overall	100.00 % of Cost	-15,754,546	(22.32% Used)
Charged Quarterly			
Compounded Quarterly	6.00 %pa	Interest	-220,923
		Revenue	17,201,492
		Outgoings	-15,975,469
		Surplus	**1,226,023**
		per Ha	403,297
		per unit	16,347

Typo 6 - Urban Fringe / Main Town (75 dwellings) adj 5% self-build - (Cashflow) - Page 1

			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
			Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021
3 Self Build Plots	From	To																										
Plots	8	11	0	0	0	0	0	0	0	96,250	96,250	96,250	96,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	8	11	0	0	0	0	0	0	0	-1,203	-1,203	-1,203	-1,203	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	8	11	0	0	0	0	0	0	0	-241	-241	-241	-241	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
47 Market Units	From	To																										
Capital Receipt	12	36	0	0	0	0	0	0	0	0	0	0	0	538,184	538,184	538,184	538,184	538,184	538,184	538,184	538,184	538,184	538,184	538,184	538,184	538,184	538,184	538,184
Direct Sale Fees	12	36	0	0	0	0	0	0	0	0	0	0	0	-6,727	-6,727	-6,727	-6,727	-6,727	-6,727	-6,727	-6,727	-6,727	-6,727	-6,727	-6,727	-6,727	-6,727	-6,727
Direct Sale Legal Fees	12	36	0	0	0	0	0	0	0	0	0	0	0	-1,345	-1,345	-1,345	-1,345	-1,345	-1,345	-1,345	-1,345	-1,345	-1,345	-1,345	-1,345	-1,345	-1,345	-1,345
19 ART Units	From	To																										
RSL Payment 1 - 25% Capital Receipt	2	2	0	527,423	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	9	9	0	0	0	0	0	0	0	0	527,423	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	527,423	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	527,423	0	0
Legal Fees	2	2	0	-7,384	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6 AHO Units	From	To																										
Capital Receipt dwellings	12	17	0	0	0	0	0	0	0	0	0	0	0	208,700	208,700	208,700	208,700	208,700	208,700	0	0	0	0	0	0	0	0	0
Legal Fees	12	17	0	0	0	0	0	0	0	0	0	0	0	-730	-730	-730	-730	-730	-730	0	0	0	0	0	0	0	0	0
Construction Costs - Plots	From	To																										
Servicing Plots	4	8	0	0	0	-15,000	-15,000	-15,000	-15,000	-15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	4	8	0	0	0	-450	-450	-450	-450	-450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee	4	8	0	0	0	-750	-750	-750	-750	-750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs	From	To																										
Construct 10 apartments	4	33	0	0	0	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400
Construct 62 houses	4	33	0	0	0	-210,084	-210,084	-210,084	-210,084	-210,084	-210,084	-210,084	-210,084	-210,084	-210,084	-210,084	-210,084	-210,084	-210,084	-210,084	-210,084	-210,084	-210,084	-210,084	-210,084	-210,084	-210,084	-210,084
Construct Garages	8	33	0	0	0	0	0	0	0	-14,538	-14,538	-14,538	-14,538	-14,538	-14,538	-14,538	-14,538	-14,538	-14,538	-14,538	-14,538	-14,538	-14,538	-14,538	-14,538	-14,538	-14,538	-14,538
Policy - water	4	33	0	0	0	-22	-22	-22	-22	-22	-22	-22	-22	-22	-22	-22	-22	-22	-22	-22	-22	-22	-22	-22	-22	-22	-22	-22
Policy - energy	4	33	0	0	0	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000
Policy - access 20% of homes (of 72 no)	4	33	0	0	0	-653	-653	-653	-653	-653	-653	-653	-653	-653	-653	-653	-653	-653	-653	-653	-653	-653	-653	-653	-653	-653	-653	-653
External Works	1	33	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774
Contingency	1	33	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166
Professional Fee	1	33	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887
Planning Policy Payments	From	To																										
Visitor Policy	12	12	0	0	0	0	0	0	0	0	0	0	0	-14,760	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 25%	2	2	0	-149,573	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 75%	12	12	0	0	0	0	0	0	0	0	0	0	0	-448,718	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase	12	12	0	0	0	0	0	0	0	0	0	0	0	-48,840	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & maintenance	12	12	0	0	0	0	0	0	0	0	0	0	0	-111,061	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land purchase	12	12	0	0	0	0	0	0	0	0	0	0	0	-50,796	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equiping & maintenance	12	12	0	0	0	0	0	0	0	0	0	0	0	-98,252	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																										
Marketing Showrooms	12	23	0	0	0	0	0	0	0	0	0	0	0	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	0	0	0
Notional Land Value	From	To																										
Benchmark Land Value	1	1	-1,330,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty	1	1	-56,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals on Purchase 1.25%	1	1	-17,325	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																										
Plots @ 10%	36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market @ 17.5%	36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO at 6%	36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																												
Revenue			0	527,423	0	0	0	0	0	96,250	623,673	96,250	96,250	746,884	746,884	746,884	746,884	746,884	746,884	1,065,607	538,184	538,184	538,184	538,184	538,184	1,065,607	538,184	538,184
Costs			-1,482,153	-235,785	-78,828	-345,187	-345,187	-345,187	-345,187	-361,169	-344,969	-344,969	-344,969	-1,128,922	-356,495	-356,495	-356,495	-356,495	-356,495	-355,765	-355,765	-355,765	-355,765	-355,765	-355,765	-351,598	-351,598	-351,598
Net Cashflow			-1,482,153	-1,190,514	-1,269,342	-1,614,529	-1,959,716	-2,304,903	-2,650,090	-2,915,009	-2,636,305	-2,885,025	-3,133,744	-3,515,782	-3,125,393	-2,735,005	-2,344,616	-1,954,227	-1,563,839	-853,996	-671,577	-489,158	-306,739	-124,320	58,099	772,108	958,694	1,145,280
Debt Interest - Overall			-1,482,153	-1,190,514	-1,269,342	-1,614,529	-1,959,716	-2,304,903	-2,650,090	-2,915,009	-2,636,305	-2,885,025	-3,133,744	-3,515,782	-3,125,393	-2,735,005	-2,344,616	-1,954,227	-1,563,839	-853,996	-671,577	-489,158	-306,739	-124,320	0	0	0	0
Interest Bal			-1,482,153	-1,197,888	-1,276,716	-1,621,903	-1,987,562	-2,332,749	-2,677,936	-2,977,829	-2,699,126	-2,947,845	-3,239,689	-3,621,727	-3,231,338	-2,891,413	-2,501,025	-2,110,636	-1,757,782	-1,047,940	-865,521	-701,480	-519,061	-336,642	-162,018	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			-7,374	0	0	-20,472	0	0	-34,974	0	0	-43,125	0	0	-50,464	0	0	-37,535	0	0	-18,378	0	0	-7,795	0	0	-806	0
Balance B/F			0	-1,489,527	-1,197,888	-1,276,716	-1,642,375	-1,987,562	-2,332,749	-2,712,910	-2,977,829	-2,699,126	-2,990,969	-3,239,689	-3,621,727	-3,281,802	-2,891,413	-2,501,025	-2,148,171	-1,757,782	-1,047,940	-883,899	-701,480	-519,061	-344,437	-162,018	551,991	737,771
Period Total			-1,482,153	291,638	-78,828	-345,187	-345,187	-345,187	-345,187	-264,919	278,704	-248,719	-248,719	-382,038	390,389	390,389	390,389	390,389	390,389	709,842	182,419	182,419	182,419	182,419	182,419	714,009	186,586	186,586
Interest			-7,374	0	0	-20,472	0	0	-34,974	0	0	-43,125	0	0	-50,464	0	0	-37,535	0	0	-18,378	0	0	-7,795	0	0	-806	0
Balance C/F			-1,489,527	-1,197,888	-1,276,716	-1,642,375	-1,987,562	-2,332,749	-2,712,910	-2,977,829	-2,699,126	-2,990,969	-3,239,689	-3,621,727	-3,281,802	-2,891,413	-2,501,025	-2,148,171	-1,757,782	-1,047,940	-883,899	-701,480	-519,061	-344,437	-162,018	551,991	737,771	924,357

			27	28	29	30	31	32	33	34	35	36
			Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022
3 Self Build Plots	From	To										
Plots	8	11	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	8	11	0	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	8	11	0	0	0	0	0	0	0	0	0	0
47 Market Units	From	To										
Capital Receipt	12	36	538,184	538,184	538,184	538,184	538,184	538,184	538,184	538,184	538,184	538,184
Direct Sale Fees	12	36	-6,727	-6,727	-6,727	-6,727	-6,727	-6,727	-6,727	-6,727	-6,727	-6,727
Direct Sale Legal Fees	12	36	-1,345	-1,345	-1,345	-1,345	-1,345	-1,345	-1,345	-1,345	-1,345	-1,345
19 ART Units	From	To										
RSL Payment 1 - 25% Capital Receipt	2	2	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	9	9	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	18	18	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0
Legal Fees	2	2	0	0	0	0	0	0	0	0	0	0
6 AHO Units	From	To										
Capital Receipt dwellings	12	17	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	17	0	0	0	0	0	0	0	0	0	0
Construction Costs - Plots	From	To										
Servicing Plots	4	8	0	0	0	0	0	0	0	0	0	0
Contingency	4	8	0	0	0	0	0	0	0	0	0	0
Professional Fee	4	8	0	0	0	0	0	0	0	0	0	0
Construction Costs	From	To										
Construct 10 apartments	4	33	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	0	0	0
Construct 62 houses	4	33	-210,084	-210,084	-210,084	-210,084	-210,084	-210,084	-210,084	0	0	0
Construct Garages	8	33	-14,538	-14,538	-14,538	-14,538	-14,538	-14,538	-14,538	0	0	0
Policy - water	4	33	-22	-22	-22	-22	-22	-22	-22	0	0	0
Policy - energy	4	33	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	0	0	0
Policy - access 20% of homes (of 72 no)	4	33	-653	-653	-653	-653	-653	-653	-653	0	0	0
External Works	1	33	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774	-47,774	0	0	0
Contingency	1	33	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166	-7,166	0	0	0
Professional Fee	1	33	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	0	0	0
Planning Policy Payments	From	To										
Visitor Policy	12	12	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 25%	2	2	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 75%	12	12	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase	12	12	0	0	0	0	0	0	0	0	0	0
PC - informal equip & maintenance	12	12	0	0	0	0	0	0	0	0	0	0
PC - formal land purchase	12	12	0	0	0	0	0	0	0	0	0	0
PC - formal equiping & maintenance	12	12	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To										
Marketing Showrooms	12	23	0	0	0	0	0	0	0	0	0	0
Notional Land Value	From	To										
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0
Stamp Duty	1	1	0	0	0	0	0	0	0	0	0	0
Legals on Purchase 1.25%	1	1	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To										
Plots @ 10%	36	36	0	0	0	0	0	0	0	0	0	-38,500
Market @ 17.5%	36	36	0	0	0	0	0	0	0	0	0	-2,354,555
AHO at 6%	36	36	0	0	0	0	0	0	0	0	0	-75,132
ART @ 6%	36	36	0	0	0	0	0	0	0	0	0	-126,581
SUMMARY												
Revenue			538,184	538,184	538,184	538,184	538,184	538,184	538,184	538,184	538,184	538,184
Costs			-351,598	-351,598	-351,598	-351,598	-351,598	-351,598	-351,598	-8,073	-8,073	-2,602,841
Net Cashflow			1,331,866	1,518,451	1,705,037	1,891,623	2,078,209	2,264,795	2,451,381	2,981,492	3,511,603	1,446,946
Debt Interest - Overall			0	0	0	0	0	0	0	0	0	0
Interest Bal			0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	0	0	0	0	0	0	0	0
Balance B/F			924,357	1,110,943	1,297,528	1,484,114	1,670,700	1,857,286	2,043,872	2,230,458	2,760,569	3,290,680
Period Total			186,586	186,586	186,586	186,586	186,586	186,586	186,586	530,111	530,111	-2,064,657
Interest			0	0	0	0	0	0	0	0	0	0
Balance C/F			1,110,943	1,297,528	1,484,114	1,670,700	1,857,286	2,043,872	2,230,458	2,760,569	3,290,680	1,226,023

BASE DATA SHEET 2022 SUPPLPEMENTARY REPORT

TYPOLOGY 6: Urban Fringe/Main Town - Bowthorpe, Aylsham, Drayton, Hellesdon, Costessey, Harleston, Wymondham

Notional Area:	**3.04**	**Ha**	**7.5**	**acres**
No. Dwellings:	**75**			
Density:	**25**	**/Ha**	**10**	**/acre**

EU Value:	**76,000**	**Benchmark LV:**	**1,330,000**	
Equates to £:	**25,000** **Ha**	**EUV + £/Ha:**	**437,500**	**Ha**
Equates to £:	***10,117*** ***ac***	***EUV + £/ac:***	***177,048***	***acre***
EUV multiplyer	**17.5**	**£ per dwelling:**	**17,733**	**Dw**

No:	House Type:	Plots size / Beds:	No. G:	Area/unit m²:	Total m²:	Tenure:	Proposed Sales Price £:	Price per plot or m²:	% Adjust for Tenure:	Net Proposed Income £:	Total income £:
1	Plot	small				Market	110,000	110,000	100%	110,000	110,000
1	Plot	medium				Market	125,000	125,000	100%	125,000	125,000
1	Plot	large				Market	150,000	150,000	100%	150,000	150,000
3											**385,000**
6	Flat	1	0	60	360	Market	210,000	3,500	100%	210,000	1,260,000
4	House	1	0	58	232	Market	191,400	3,300	100%	191,400	765,600
12	House	2	0	79	948	Market	256,750	3,250	100%	256,750	3,081,000
20	House	3	20	102	2,040	Market	321,300	3,150	100%	321,300	6,426,000
5	House	4+	5	124	620	Market	384,400	3,100	100%	384,400	1,922,000
47					*4,200*						**13,454,600**
4	Flat	1	0	60	240	ART	210,000	3,500	45%	94,500	378,000
2	House	1	0	58	116	ART	191,400	3,300	45%	86,130	172,260
12	House	2	0	79	948	ART	256,750	3,250	45%	115,538	1,386,450
0	House	3	0	102	-	ART	321,300	3,150	45%	144,585	-
1	House	4+	0	124	124	ART	384,400	3,100	45%	172,980	172,980
19					*1,428*						*2,109,690*
										x's 4	**527,423**
0	Flat	1	0	60	-	AHO	210,000	3,500	75%	157,500	-
0	House	1	0	58	-	AHO	191,400	3,300	75%	143,550	-
4	House	2	0	79	316	AHO	256,750	3,250	75%	192,563	770,250
2	House	3	0	102	204	AHO	321,300	3,150	75%	240,975	481,950
0	House	4+	0	124	-	AHO	384,400	3,100	75%	288,300	-
6					*520*						**1,252,200**
75					**6,148**						**17,201,490**
										Check	-

21

	Qualifying Area m²:	Garages:	Zone A CIL Rate £:	Total CIL £:
		420		
		210		
0	*4,200*	**630**	*111.83*	*540,139*
0				
6	*520*		*111.83*	*58,152*
				598,291
	Payment 1		25%	**149,573**
	Payment 2		75%	**448,718**

Min. Space Standards	GIA m²:
Plot	small
Plot	medium
Plot	large
1/2 bed flat	60
1 bed house	58
2 bed house	79
3 bed house	102
4b+ house	124

No. Plots/Dw:	Market	ART 75%	AHO 25%	Mix
1	1	0	0	1%
1	1	0	0	1%
1	1	0	0	1%
10	6	4	0	13%
6	4	2	0	8%
28	12	12	4	37%
22	20	0	2	29%
6	5	1	0	8%
75	50.00	19.00	6.00	100%
75	*50.00*	*18.75*	*6.25*	

Notional Sales £ / Dwelling:
110,000
125,000
150,000
210,000
191,400
256,750
321,300
384,400

Affordable Housing Policy Check		
Tenure	**No. Dw:**	**%age:**
Plots	3	
Market	47	
ART	19	
AHO	6	
	75	33%

Build Costs		
m²:	**£/m²:**	**Total £:**
600	1,370	822,000
3,840	1,136	4,362,240
1,188	1,136	1,349,568
520	1,136	590,720
6,148		7,124,528
	Apartments	**822,000**
	Houses	**6,302,528**
		7,124,528

Developers Profit on GDV:			
	Amount £:	**DP £:**	**%:**
Plots	385,000	**38,500**	10%
Market	13,454,600	**2,354,555**	17.5%
ART	2,109,690	**126,581**	6%
AHO	1,252,200	**75,132**	6%
	17,201,490	2,594,768	

Typology 9 - Urban Fringe / Main Towns (250 dwellings)

167 Market Units			
Capital Receipt			48,285,200
Direct Sale Fees		1.25 %	-603,565
Direct Sale Legal Fees		0.50 %	-241,426
		Total	47,440,209
62 ART Units			
RSL Payment 1 - 25% Capital Receipt			1,831,883
RSL Payment 2 - 25% Capital Receipt			1,831,883
RSL Payment 3 - 25% Capital Receipt			1,831,883
RSL Payment 4 - 25% Capital Receipt			1,831,883
Legal Fees		0.35 %	-25,646
		Total	7,301,886
21 AHO Units			
Capital Reciept			4,409,550
Direct Sale Fees		0.35 %	-15,433
		Total	4,394,117
Construction Costs			
Construct 26 apartments	1,500.00 sq m at	1,370.00 psm	-2,055,000
Construct 224 houses	20,749.00 sq m at	1,136.00 psm	-23,570,864
Construct Garages	2,268.00 sq m at	600.00 psm	-1,360,800
Policy - water	250.00 units at	9.00	-2,250
Policy - energy	250.00 units at	5,000.00	-1,250,000
Policy - access 20% of homes	50.00 units at	1,400.00	-70,000
External Works		25.00 %	-7,077,229
Contingency		3.00 %	-849,267
Professional Fee		10.00 %	-2,830,891
		Total	-39,066,301
Planning Policy Payments			
Visitor Policy	250.00 units at	205.00 a	-51,250
CIL - payment 1 20%			-434,057
CIL - payment 2 30%			-651,086
CIL - payment 3 50%			-1,085,142
PC - formal land purchase (50%)			-88,105
PC - formal equipment (50%)			-88,755
PC - formal maintenance (100%)			-156,566
PC - formal allotments (100%)			-6,803
PC - informal land purchase (100%)			-140,968
PC - informal equip & main (100%)			-320,611
		Total	-3,023,343
Other Outgoings			
Marketing Showrooms	5.00 units at	50,000.00 a	-250,000
		Total	-250,000
Notional Land Purchase			
Benchmark Land Value	10.12 hectares at	375,000.00	-3,795,000
SDLT			-179,250
Professional Fees		1.25 %	-49,678
		Total	-4,023,928
Developers Profit on GDV			
Market @ 17.5%			-8,449,910
AHO @ 6%			-264,573
ART @ 6%			-439,652
		Total	-9,154,135
Debt Interest - Overall	100.00 % of Cost	-56,403,778	(11.35% Used)
Charged Quarterly			
Compounded Quarterly	6.00 %pa	Interest	-563,546
		Revenue	60,022,282
		Outgoings	-56,967,325
		Surplus	**3,054,957**
		per Ha	301,873
		per acre	122,168
		per dwelling	12,220

			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
			Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021
167 Market Units	From	To																									
Capital Receipt	12	86	0	0	0	0	0	0	0	0	0	0	0	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803
Direct Sale Fees	12	86	0	0	0	0	0	0	0	0	0	0	0	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048
Direct Sale Legal Fees	12	86	0	0	0	0	0	0	0	0	0	0	0	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219
62 ART Units	From	To																									
RSL Payment 1 - 25% Capital Receipt	2	2	0	1,831,883	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	1,831,883	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	56	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	2	2	0	-25,646	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21 AHO Units	From	To																									
Capital Reciept	12	32	0	0	0	0	0	0	0	0	0	0	0	209,979	209,979	209,979	209,979	209,979	209,979	209,979	209,979	209,979	209,979	209,979	209,979	209,979	209,979
Direct Sale Fees	12	32	0	0	0	0	0	0	0	0	0	0	0	-735	-735	-735	-735	-735	-735	-735	-735	-735	-735	-735	-735	-735	-735
Construction Costs	From	To																									
Construct 26 apartments	6	80	0	0	0	0	0	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400
Construct 224 houses	6	80	0	0	0	0	0	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278
Construct Garages	6	80	0	0	0	0	0	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144
Policy - water	6	80	0	0	0	0	0	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30
Policy - energy	6	80	0	0	0	0	0	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667
Policy - access 20% of homes	6	80	0	0	0	0	0	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933
External Works	1	80	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465
Contingency	1	80	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616
Professional Fee	1	80	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386
Planning Policy Payments	From	To																									
Visitor Policy	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 20%	2	2	0	-434,057	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 30%	12	12	0	0	0	0	0	0	0	0	0	0	0	-651,086	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 50%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,085,142	0	0	0	0	0	0	0
PC - formal land purchase (50%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equipment (50%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																									
Marketing Showrooms	11	75	0	0	0	0	0	0	0	0	0	0	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846
Notional Land Purchase	From	To																									
Benchmark Land Value	1	1	-3,795,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	-179,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	-49,678	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																									
Market @ 17.5%	86	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	86	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	86	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																											
Revenue			0	1,831,883	0	0	0	0	0	0	0	0	0	2,685,664	853,781	853,781	853,781	853,781	853,781	853,781	853,781	853,781	853,781	853,781	853,781	853,781	853,781
Costs			-4,158,395	-594,171	-134,467	-134,467	-134,467	-511,920	-511,920	-511,920	-511,920	-511,920	-515,766	-1,178,853	-527,767	-527,767	-527,767	-527,767	-527,767	-1,612,909	-527,767	-527,767	-527,767	-527,767	-527,767	-527,767	-527,767
Net Cashflow			-4,158,395	-2,920,683	-3,055,151	-3,189,618	-3,324,085	-3,836,005	-4,347,924	-4,859,844	-5,371,763	-5,883,683	-6,399,449	-4,892,637	-4,566,623	-4,240,609	-3,914,595	-3,588,581	-3,262,567	-4,021,695	-3,695,681	-3,369,667	-3,043,653	-2,717,639	-2,391,625	-2,065,610	-1,739,596
Debt Interest - Overall			-4,158,395	-2,920,683	-3,055,151	-3,189,618	-3,324,085	-3,836,005	-4,347,924	-4,859,844	-5,371,763	-5,883,683	-6,399,449	-4,892,637	-4,566,623	-4,240,609	-3,914,595	-3,588,581	-3,262,567	-4,021,695	-3,695,681	-3,369,667	-3,043,653	-2,717,639	-2,391,625	-2,065,610	-1,739,596
Interest Bal			-4,158,395	-2,941,372	-3,075,839	-3,210,307	-3,390,905	-3,902,825	-4,414,744	-4,985,181	-5,497,100	-6,009,020	-6,607,216	-5,100,405	-4,774,391	-4,530,833	-4,204,819	-3,878,805	-3,615,879	-4,375,007	-4,048,993	-3,783,167	-3,457,153	-3,131,139	-2,856,998	-2,530,984	-2,204,970
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			-20,689	0	0	-46,131	0	0	-58,517	0	0	-82,431	0	0	-82,456	0	0	-63,088	0	0	-60,189	0	0	-51,873	0	0	-37,981
Balance B/F			0	-4,179,084	-2,941,372	-3,075,839	-3,256,438	-3,390,905	-3,902,825	-4,473,261	-4,985,181	-5,497,100	-6,091,451	-6,607,216	-5,100,405	-4,856,847	-4,530,833	-4,204,819	-3,941,893	-3,615,879	-4,375,007	-4,109,181	-3,783,167	-3,457,153	-3,183,013	-2,856,998	-2,530,984
Period Total			-4,158,395	1,237,712	-134,467	-134,467	-134,467	-511,920	-511,920	-511,920	-511,920	-511,920	-515,766	1,506,811	326,014	326,014	326,014	326,014	326,014	-759,128	326,014	326,014	326,014	326,014	326,014	326,014	326,014
Interest			-20,689	0	0	-46,131	0	0	-58,517	0	0	-82,431	0	0	-82,456	0	0	-63,088	0	0	-60,189	0	0	-51,873	0	0	-37,981
Balance C/F			-4,179,084	-2,941,372	-3,075,839	-3,256,438	-3,390,905	-3,902,825	-4,473,261	-4,985,181	-5,497,100	-6,091,451	-6,607,216	-5,100,405	-4,856,847	-4,530,833	-4,204,819	-3,941,893	-3,615,879	-4,375,007	-4,109,181	-3,783,167	-3,457,153	-3,183,013	-2,856,998	-2,530,984	-2,242,951

Typology 9 - Urban Fringe / Main Towns (250 dwellings) - (Cashflow) - Page 2

			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
			Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023
167 Market Units	From	To																									
Capital Receipt	12	86	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803
Direct Sale Fees	12	86	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048
Direct Sale Legal Fees	12	86	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219
62 ART Units	From	To																									
RSL Payment 1 - 25% Capital Receipt	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,831,883	0	0
RSL Payment 4 - 25% Capital Receipt	56	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21 AHO Units	From	To																									
Capital Reciept	12	32	209,979	209,979	209,979	209,979	209,979	209,979	209,979	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	12	32	-735	-735	-735	-735	-735	-735	-735	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs	From	To																									
Construct 26 apartments	6	80	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400
Construct 224 houses	6	80	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278
Construct Garages	6	80	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144
Policy - water	6	80	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30
Policy - energy	6	80	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667
Policy - access 20% of homes	6	80	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933
External Works	1	80	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465
Contingency	1	80	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616
Professional Fee	1	80	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386
Planning Policy Payments	From	To																									
Visitor Policy	30	30	0	0	0	0	-51,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 20%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 30%	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 50%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land purchase (50%)	30	30	0	0	0	0	-88,105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equipment (50%)	30	30	0	0	0	0	-88,755	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	30	30	0	0	0	0	-156,566	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	30	30	0	0	0	0	-6,803	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	30	30	0	0	0	0	-140,968	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	30	30	0	0	0	0	-320,611	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																									
Marketing Showrooms	11	75	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846
Notional Land Purchase	From	To																									
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																									
Market @ 17.5%	86	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	86	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	86	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																											
Revenue			853,781	853,781	853,781	853,781	853,781	853,781	853,781	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	2,475,686	643,803	643,803
Costs			-527,767	-527,767	-527,767	-527,767	-1,380,825	-527,767	-527,767	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032
Net Cashflow			-1,413,582	-1,087,568	-761,554	-435,540	-962,584	-636,570	-310,556	-193,785	-77,015	39,756	156,526	273,296	390,067	506,837	623,608	740,378	857,149	973,919	1,090,690	1,207,460	1,324,230	1,441,001	3,389,654	3,506,425	3,623,195
Debt Interest - Overall			-1,413,582	-1,087,568	-761,554	-435,540	-962,584	-636,570	-310,556	-193,785	-77,015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Bal			-1,916,937	-1,590,923	-1,264,909	-962,775	-1,489,819	-1,163,805	-855,868	-739,097	-622,327	-516,649	-399,878	-283,108	-172,341	-55,571	0	0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	-23,880	0	0	-18,077	0	0	-11,092	0	0	-6,004	0	0	-1,138	0	0	0	0	0	0	0	0	0	0	0
Balance B/F			-2,242,951	-1,916,937	-1,590,923	-1,288,789	-962,775	-1,489,819	-1,181,882	-855,868	-739,097	-633,419	-516,649	-399,878	-289,112	-172,341	-55,571	60,061	176,832	293,602	410,373	527,143	643,914	760,684	877,454	2,826,108	2,942,878
Period Total			326,014	326,014	326,014	326,014	-527,044	326,014	326,014	116,770	116,770	116,770	116,770	116,770	116,770	116,770	116,770	116,770	116,770	116,770	116,770	116,770	116,770	116,770	1,948,653	116,770	116,770
Interest			0	0	-23,880	0	0	-18,077	0	0	-11,092	0	0	-6,004	0	0	-1,138	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			-1,916,937	-1,590,923	-1,288,789	-962,775	-1,489,819	-1,181,882	-855,868	-739,097	-633,419	-516,649	-399,878	-289,112	-172,341	-55,571	60,061	176,832	293,602	410,373	527,143	643,914	760,684	877,454	2,826,108	2,942,878	3,059,649

Typology 9 - Urban Fringe / Main Towns (250 dwellings) - (Cashflow) - Page 3

			51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75
			Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025
167 Market Units	From	To																									
Capital Receipt	12	86	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803
Direct Sale Fees	12	86	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048
Direct Sale Legal Fees	12	86	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219
62 ART Units	From	To																									
RSL Payment 1 - 25% Capital Receipt	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	56	56	0	0	0	0	0	1,831,883	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21 AHO Units	From	To																									
Capital Reciept	12	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	12	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs	From	To																									
Construct 26 apartments	6	80	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400
Construct 224 houses	6	80	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278	-314,278
Construct Garages	6	80	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144	-18,144
Policy - water	6	80	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30
Policy - energy	6	80	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667	-16,667
Policy - access 20% of homes	6	80	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933	-933
External Works	1	80	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465	-88,465
Contingency	1	80	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616	-10,616
Professional Fee	1	80	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386	-35,386
Planning Policy Payments	From	To																									
Visitor Policy	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 20%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 30%	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 50%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land purchase (50%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equipment (50%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																									
Marketing Showrooms	11	75	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846
Notional Land Purchase	From	To																									
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																									
Market @ 17.5%	86	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	86	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	86	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																											
Revenue			643,803	643,803	643,803	643,803	643,803	2,475,686	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803
Costs			-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032	-527,032
Net Cashflow			3,739,966	3,856,736	3,973,506	4,090,277	4,207,047	6,155,701	6,272,471	6,389,242	6,506,012	6,622,783	6,739,553	6,856,323	6,973,094	7,089,864	7,206,635	7,323,405	7,440,176	7,556,946	7,673,716	7,790,487	7,907,257	8,024,028	8,140,798	8,257,569	8,374,339
Debt Interest - Overall			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Bal			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance B/F			3,059,649	3,176,419	3,293,190	3,409,960	3,526,731	3,643,501	5,592,154	5,708,925	5,825,695	5,942,466	6,059,236	6,176,007	6,292,777	6,409,548	6,526,318	6,643,088	6,759,859	6,876,629	6,993,400	7,110,170	7,226,941	7,343,711	7,460,481	7,577,252	7,694,022
Period Total			116,770	116,770	116,770	116,770	116,770	1,948,653	116,770	116,770	116,770	116,770	116,770	116,770	116,770	116,770	116,770	116,770	116,770	116,770	116,770	116,770	116,770	116,770	116,770	116,770	116,770
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			3,176,419	3,293,190	3,409,960	3,526,731	3,643,501	5,592,154	5,708,925	5,825,695	5,942,466	6,059,236	6,176,007	6,292,777	6,409,548	6,526,318	6,643,088	6,759,859	6,876,629	6,993,400	7,110,170	7,226,941	7,343,711	7,460,481	7,577,252	7,694,022	7,810,793

			76	77	78	79	80	81	82	83	84	85	86
			Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026
167 Market Units	From	To											
Capital Receipt	12	86	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803
Direct Sale Fees	12	86	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048	-8,048
Direct Sale Legal Fees	12	86	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219	-3,219
62 ART Units	From	To											
RSL Payment 1 - 25% Capital Receipt	2	2	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	56	56	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	2	2	0	0	0	0	0	0	0	0	0	0	0
21 AHO Units	From	To											
Capital Reciept	12	32	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	12	32	0	0	0	0	0	0	0	0	0	0	0
Construction Costs	From	To											
Construct 26 apartments	6	80	-27,400	-27,400	-27,400	-27,400	-27,400	0	0	0	0	0	0
Construct 224 houses	6	80	-314,278	-314,278	-314,278	-314,278	-314,278	0	0	0	0	0	0
Construct Garages	6	80	-18,144	-18,144	-18,144	-18,144	-18,144	0	0	0	0	0	0
Policy - water	6	80	-30	-30	-30	-30	-30	0	0	0	0	0	0
Policy - energy	6	80	-16,667	-16,667	-16,667	-16,667	-16,667	0	0	0	0	0	0
Policy - access 20% of homes	6	80	-933	-933	-933	-933	-933	0	0	0	0	0	0
External Works	1	80	-88,465	-88,465	-88,465	-88,465	-88,465	0	0	0	0	0	0
Contingency	1	80	-10,616	-10,616	-10,616	-10,616	-10,616	0	0	0	0	0	0
Professional Fee	1	80	-35,386	-35,386	-35,386	-35,386	-35,386	0	0	0	0	0	0
Planning Policy Payments	From	To											
Visitor Policy	30	30	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 20%	2	2	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 30%	12	12	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 50%	18	18	0	0	0	0	0	0	0	0	0	0	0
PC - formal land purchase (50%)	30	30	0	0	0	0	0	0	0	0	0	0	0
PC - formal equipment (50%)	30	30	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To											
Marketing Showrooms	11	75	0	0	0	0	0	0	0	0	0	0	0
Notional Land Purchase	From	To											
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To											
Market @ 17.5%	86	86	0	0	0	0	0	0	0	0	0	0	-8,449,910
AHO @ 6%	86	86	0	0	0	0	0	0	0	0	0	0	-264,573
ART @ 6%	86	86	0	0	0	0	0	0	0	0	0	0	-439,652
SUMMARY													
Revenue			643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803	643,803
Costs			-523,186	-523,186	-523,186	-523,186	-523,186	-11,267	-11,267	-11,267	-11,267	-11,267	-9,165,402
Net Cashflow			8,494,956	8,615,572	8,736,189	8,856,805	8,977,422	9,609,958	10,242,494	10,875,030	11,507,567	12,140,103	3,618,504
Debt Interest - Overall			0	0	0	0	0	0	0	0	0	0	0
Interest Bal			0	0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	0	0	0	0	0	0	0	0	0
Balance B/F			7,810,793	7,931,409	8,052,026	8,172,643	8,293,259	8,413,876	9,046,412	9,678,948	10,311,484	10,944,020	11,576,556
Period Total			120,617	120,617	120,617	120,617	120,617	632,536	632,536	632,536	632,536	632,536	-8,521,599
Interest			0	0	0	0	0	0	0	0	0	0	0
Balance C/F			7,931,409	8,052,026	8,172,643	8,293,259	8,413,876	9,046,412	9,678,948	10,311,484	10,944,020	11,576,556	3,054,957

BASE DATA 2020 VIABILITY APPRAISAL

TYPOLOGY 9: Urban Fringe/Main Town - Bowthorpe, Aylsham, Drayton, Hellesdon, Costessey, Harleston, Wymondham

Gross Notional Area:	**10.12**	**Ha**	**25**	**acres**
Net Notional Area:	*9.42*	*Ha*	*23.23*	*acres*
No. Dwellings:	**250**		**250**	
Gross Density:	**25**	**/Ha**	**10**	**/acre**
Net Density:	*27*	*/Ha*	*11*	*/acre*

EU Value:	**253,000**		**Benchmark LV:**	**3,795,000**	
Equates to £:	**25,000**	**Ha**	**EUV + £/Ha:**	**375,000**	**Ha**
Equates to £:	***10,117***	***ac***	***EUV + £/ac:***	***151,755***	***acre***
EUV multiplyer:	**15**		**£ per dwelling:**	**15,180**	**Dw**

No:	House Type:	Beds:	No.G	Area/unit m²:	Total m²:	Tenure:	Proposed Sales Price £:	Price per m²:	% Adjust for Tenure:	Net Proposed Income £:	Total income £:
10	Flat	1	0	50	500	Market	182,500	3,650	100%	182,500	1,825,000
10	Flat	2	0	70	700	Market	248,500	3,550	100%	248,500	2,485,000
0	House	1	0	58	-	Market	191,400	3,300	100%	191,400	-
63	House	2	0	79	4,977	Market	252,800	3,200	100%	252,800	15,926,400
60	House	3	60	102	6,120	Market	316,200	3,100	100%	316,200	18,972,000
24	House	4+	24	124	2,976	Market	378,200	3,050	100%	378,200	9,076,800
167					*15,273*						**48,285,200**
6	Flat	1	0	50	300	ART	182,500	3,650	45%	82,125	492,750
0	Flat	2	0	70	-	ART	248,500	3,550	45%	111,825	-
10	House	1	0	58	580	ART	191,400	3,300	45%	86,130	861,300
22	House	2	0	79	1,738	ART	252,800	3,200	45%	113,760	2,502,720
22	House	3	0	102	2,244	ART	316,200	3,100	45%	142,290	3,130,380
2	House	4+	0	124	248	ART	378,200	3,050	45%	170,190	340,380
62					*5,110*						*7,327,530*
										4 x's	**1,831,883**
0	Flat	1	0	50	-	AHO	182,500	3,650	75%	136,875	-
0	Flat	2	0	70	-	AHO	248,500	3,550	75%	186,375	-
0	House	1	0	58	-	AHO	191,400	3,300	75%	143,550	-
12	House	2	0	79	948	AHO	252,800	3,200	75%	189,600	2,275,200
9	House	3	0	102	918	AHO	316,200	3,100	75%	237,150	2,134,350
0	House	4+	0	124	-	AHO	378,200	3,050	75%	283,650	-
21					*1,866*						**4,409,550**
250					**22,249**						**60,022,280**

21

Qualifying Area m²:	Garages:	Zone A CIL Rate £:	Total CIL £:
	1,260		
	1,008		
15,273	**2,268**	111.83	1,961,610
-			
-			
-			
-			
-			
-			
-			
1,866		*111.83*	*208,675*
			2,170,285

Payment 1	20%	**434,057**	60
Payment 2	30%	#########	360
Payment 3	50%	**1,085,142**	540

Min. Space Standards	GIA m²:
1 bed flat	50
2 bed flat	70
1 bed house	58
2 bed house	79
3 bed house	102
4b+ house	124

No. Dw:	Market	ART 75%	AHO 25%	Mix
16	10	6	0	6%
10	10	0	0	4%
10	0	10	0	4%
97	63	22	12	39%
91	60	22	9	36%
26	24	2	0	10%
250	167.00	62.00	21.00	100%
250	*166.68*	*62.49*	*20.83*	

Notional Sales £ / Dwelling:
182,500
248,500
191,400
252,800
316,200
378,200

250	
26	
224	
5%	
11	

Affordable Housing Policy Check		
Tenure	**No. Dw:**	**%age:**
Market	167	
ART	62	
AHO	21	
	250	33%

Build Costs m²:	£/m²:	Total £:
1,500	1,370	2,055,000
14,073	1,136	15,986,928
4,810	1,136	5,464,160
1,866	1,136	2,119,776
22,249		25,625,864

Apartments	**2,055,000**
Houses	**23,570,864**
	25,625,864

Developers Profit on GDV:	Amount £:	DP £:	%:
Market	48,285,200	**8,449,910**	17.5%
ART	7,327,530	**439,652**	6%
AHO	4,409,550	**264,573**	6%
	60,022,280	9,154,135	

11 Self-Build Plots			
Plots			1,390,000
Direct Sale Fees		1.25 %	-17,375
Direct Sale Legal Fees		0.50 %	-6,950
		Total	1,365,675
156 Market Units			
Capital Receipt			44,874,600
Direct Sale Fees		1.25 %	-560,933
Direct Sale Legal Fees		0.50 %	-224,373
		Total	44,089,295
62 ART Units			
RSL Payment 1 - 25% Capital Receipt			1,831,883
RSL Payment 2 - 25% Capital Receipt			1,831,883
RSL Payment 3 - 25% Capital Receipt			1,831,883
RSL Payment 4 - 25% Capital Receipt			1,831,883
Legal Fees		0.35 %	-25,646
		Total	7,301,886
21 AHO Units			
Capital Reciept			4,409,550
Direct Sale Fees		0.35 %	-15,433
		Total	4,394,117
Construction Costs - Plots			
Servicing	11.00 plots at	27,500.00	-302,500
Contingency		3.00 %	-9,075
Professional Fee		5.00 %	-15,125
		Total	-326,700
Construction Costs - Dwellings			
Construct 26 apartments	1,500.00 sq m at	1,370.00 psm	-2,055,000
Construct 213 houses	19,653.00 sq m at	1,136.00 psm	-22,325,808
Construct Garages	2,058.00 sq m at	600.00 psm	-1,234,800
Policy - water	239.00 units at	9.00	-2,151
Policy - energy	239.00 units at	5,000.00	-1,195,000
Policy - access 20% of homes (of 239 no)	48.00 units at	1,400.00	-67,200
External Works		25.00 %	-6,719,990
Contingency		3.00 %	-806,399
Professional Fee		10.00 %	-2,687,996
		Total	-37,094,343
Planning Policy Payments			
Visitor Policy	239.00 units at	205.00 a	-48,995
CIL - payment 1 20%			-404,847
CIL - payment 2 30%			-607,270
CIL - payment 3 50%			-1,012,117
PC - formal land purchase (50%)			-88,105
PC - formal equipment (50%)			-88,755
PC - formal maintenance (100%)			-156,566
PC - formal allotments (100%)			-6,803
PC - informal land purchase (100%)			-140,968
PC - informal equip & main (100%)			-320,611
		Total	-2,875,037
Other Outgoings			
Marketing Showrooms	5.00 units at	50,000.00 a	-250,000
		Total	-250,000
Notional Land Purchase			
Benchmark Land Value	10.12 hectares at	375,000.00	-3,795,000
SDLT			-179,250
Professional Fees		1.25 %	-49,678
		Total	-4,023,928
Developers Profit on GDV			
Plots @ 10%			-139,000
Market @ 17.5%			-8,449,910
AHO @ 6%			-264,573
ART @ 6%			-439,652
		Total	-9,293,135
Debt Interest - Overall	100.00 % of Cost	-54,713,854	(11.50% Used)
Charged Quarterly			
Compounded Quarterly	6.00 %pa	Interest	-495,044
		Revenue	58,001,682
		Outgoings	-55,208,898
		Surplus	**2,792,784**
		per Ha	275,967
		per unit	11,171

			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
			Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021
11 Self-Build Plots	From	To																									
Plots	12	35	0	0	0	0	0	0	0	0	0	0	0	57,917	57,917	57,917	57,917	57,917	57,917	57,917	57,917	57,917	57,917	57,917	57,917	57,917	57,917
Direct Sale Fees	12	35	0	0	0	0	0	0	0	0	0	0	0	-724	-724	-724	-724	-724	-724	-724	-724	-724	-724	-724	-724	-724	-724
Direct Sale Legal Fees	12	35	0	0	0	0	0	0	0	0	0	0	0	-290	-290	-290	-290	-290	-290	-290	-290	-290	-290	-290	-290	-290	-290
156 Market Units	From	To																									
Capital Receipt	12	86	0	0	0	0	0	0	0	0	0	0	0	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328
Direct Sale Fees	12	86	0	0	0	0	0	0	0	0	0	0	0	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479
Direct Sale Legal Fees	12	86	0	0	0	0	0	0	0	0	0	0	0	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992
62 ART Units	From	To																									
RSL Payment 1 - 25% Capital Receipt	2	2	0	1,831,883	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	1,831,883	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	56	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	2	2	0	-25,646	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21 AHO Units	From	To																									
Capital Reciept	12	32	0	0	0	0	0	0	0	0	0	0	0	209,979	209,979	209,979	209,979	209,979	209,979	209,979	209,979	209,979	209,979	209,979	209,979	209,979	209,979
Direct Sale Fees	12	32	0	0	0	0	0	0	0	0	0	0	0	-735	-735	-735	-735	-735	-735	-735	-735	-735	-735	-735	-735	-735	-735
Construction Costs - Plots	From	To																									
Servicing	6	23	0	0	0	0	0	-16,806	-16,806	-16,806	-16,806	-16,806	-16,806	-16,806	-16,806	-16,806	-16,806	-16,806	-16,806	-16,806	-16,806	-16,806	-16,806	-16,806	-16,806	0	0
Contingency	6	23	0	0	0	0	0	-504	-504	-504	-504	-504	-504	-504	-504	-504	-504	-504	-504	-504	-504	-504	-504	-504	-504	0	0
Professional Fee	6	23	0	0	0	0	0	-840	-840	-840	-840	-840	-840	-840	-840	-840	-840	-840	-840	-840	-840	-840	-840	-840	-840	0	0
Construction Costs - Dwellings	From	To																									
Construct 26 apartments	6	80	0	0	0	0	0	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400
Construct 213 houses	6	80	0	0	0	0	0	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677
Construct Garages	6	80	0	0	0	0	0	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464
Policy - water	6	80	0	0	0	0	0	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29
Policy - energy	6	80	0	0	0	0	0	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933
Policy - access 20% of homes (of 239 no)	6	80	0	0	0	0	0	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896
External Works	1	80	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000
Contingency	1	80	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080
Professional Fee	1	80	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600
Planning Policy Payments	From	To																									
Visitor Policy	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 20%	2	2	0	-404,847	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 30%	12	12	0	0	0	0	0	0	0	0	0	0	0	-607,270	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 50%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,012,117	0	0	0	0	0	0	0
PC - formal land purchase (50%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equipment (50%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																									
Marketing Showrooms	11	75	0	0	0	0	0	0	0	0	0	0	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846
Notional Land Purchase	From	To																									
Benchmark Land Value	1	1	-3,795,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	-179,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	-49,678	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																									
Plots @ 10%	86	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market @ 17.5%	86	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	86	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	86	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																											
Revenue			0	1,831,883	0	0	0	0	0	0	0	0	0	2,698,106	866,223	866,223	866,223	866,223	866,223	866,223	866,223	866,223	866,223	866,223	866,223	866,223	866,223
Costs			-4,151,608	-558,173	-127,680	-127,680	-127,680	-504,229	-504,229	-504,229	-504,229	-504,229	-508,075	-1,127,565	-520,295	-520,295	-520,295	-520,295	-520,295	-1,532,412	-520,295	-520,295	-520,295	-520,295	-520,295	-502,145	-502,145
Net Cashflow			-4,151,608	-2,877,898	-3,005,578	-3,133,258	-3,260,938	-3,765,167	-4,269,396	-4,773,625	-5,277,855	-5,782,084	-6,290,159	-4,719,618	-4,373,689	-4,027,760	-3,681,832	-3,335,903	-2,989,975	-3,656,163	-3,310,234	-2,964,306	-2,618,377	-2,272,448	-1,926,520	-1,562,441	-1,198,363
Debt Interest - Overall			-4,151,608	-2,877,898	-3,005,578	-3,133,258	-3,260,938	-3,765,167	-4,269,396	-4,773,625	-5,277,855	-5,782,084	-6,290,159	-4,719,618	-4,373,689	-4,027,760	-3,681,832	-3,335,903	-2,989,975	-3,656,163	-3,310,234	-2,964,306	-2,618,377	-2,272,448	-1,926,520	-1,562,441	-1,198,363
Interest Bal			-4,151,608	-2,898,553	-3,026,233	-3,153,913	-3,326,980	-3,831,209	-4,335,438	-4,897,111	-5,401,340	-5,905,569	-6,494,640	-4,924,098	-4,578,169	-4,312,273	-3,966,344	-3,620,416	-3,333,999	-4,000,188	-3,654,259	-3,363,265	-3,017,336	-2,671,408	-2,370,756	-2,006,678	-1,642,599
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			-20,655	0	0	-45,387	0	0	-57,443	0	0	-80,995	0	0	-80,032	0	0	-59,512	0	0	-54,934	0	0	-45,277	0	0	-30,118
Balance B/F			0	-4,172,263	-2,898,553	-3,026,233	-3,199,300	-3,326,980	-3,831,209	-4,392,881	-4,897,111	-5,401,340	-5,986,564	-6,494,640	-4,924,098	-4,658,202	-4,312,273	-3,966,344	-3,679,928	-3,333,999	-4,000,188	-3,709,193	-3,363,265	-3,017,336	-2,716,685	-2,370,756	-2,006,678
Period Total			-4,151,608	1,273,710	-127,680	-127,680	-127,680	-504,229	-504,229	-504,229	-504,229	-504,229	-508,075	1,570,542	345,929	345,929	345,929	345,929	345,929	-666,188	345,929	345,929	345,929	345,929	345,929	364,079	364,079
Interest			-20,655	0	0	-45,387	0	0	-57,443	0	0	-80,995	0	0	-80,032	0	0	-59,512	0	0	-54,934	0	0	-45,277	0	0	-30,118
Balance C/F			-4,172,263	-2,898,553	-3,026,233	-3,199,300	-3,326,980	-3,831,209	-4,392,881	-4,897,111	-5,401,340	-5,986,564	-6,494,640	-4,924,098	-4,658,202	-4,312,273	-3,966,344	-3,679,928	-3,333,999	-4,000,188	-3,709,193	-3,363,265	-3,017,336	-2,716,685	-2,370,756	-2,006,678	-1,672,717

			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
			Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023
11 Self-Build Plots	From	To																									
Plots	12	35	57,917	57,917	57,917	57,917	57,917	57,917	57,917	57,917	57,917	57,917	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	12	35	-724	-724	-724	-724	-724	-724	-724	-724	-724	-724	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	12	35	-290	-290	-290	-290	-290	-290	-290	-290	-290	-290	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
156 Market Units	From	To																									
Capital Receipt	12	86	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328
Direct Sale Fees	12	86	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479
Direct Sale Legal Fees	12	86	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992
62 ART Units	From	To																									
RSL Payment 1 - 25% Capital Receipt	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,831,883	0	0
RSL Payment 4 - 25% Capital Receipt	56	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21 AHO Units	From	To																									
Capital Reciept	12	32	209,979	209,979	209,979	209,979	209,979	209,979	209,979	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	12	32	-735	-735	-735	-735	-735	-735	-735	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Plots	From	To																									
Servicing	6	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	6	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee	6	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Dwellings	From	To																									
Construct 26 apartments	6	80	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400
Construct 213 houses	6	80	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677
Construct Garages	6	80	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464
Policy - water	6	80	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29
Policy - energy	6	80	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933
Policy - access 20% of homes (of 239 no)	6	80	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896
External Works	1	80	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000
Contingency	1	80	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080
Professional Fee	1	80	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600
Planning Policy Payments	From	To																									
Visitor Policy	30	30	0	0	0	0	-48,995	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 20%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 30%	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 50%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land purchase (50%)	30	30	0	0	0	0	-88,105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equipment (50%)	30	30	0	0	0	0	-88,755	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	30	30	0	0	0	0	-156,566	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	30	30	0	0	0	0	-6,803	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	30	30	0	0	0	0	-140,968	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	30	30	0	0	0	0	-320,611	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																									
Marketing Showrooms	11	75	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846
Notional Land Purchase	From	To																									
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																									
Plots @ 10%	86	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market @ 17.5%	86	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	86	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	86	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																											
Revenue			866,223	866,223	866,223	866,223	866,223	866,223	866,223	656,245	656,245	656,245	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	2,430,211	598,328	598,328
Costs			-502,145	-502,145	-502,145	-502,145	-1,352,948	-502,145	-502,145	-501,410	-501,410	-501,410	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396
Net Cashflow			-834,284	-470,205	-106,127	257,952	-228,772	135,306	499,385	654,220	809,055	963,890	1,061,822	1,159,753	1,257,685	1,355,617	1,453,549	1,551,481	1,649,413	1,747,344	1,845,276	1,943,208	2,041,140	2,139,072	4,068,887	4,166,819	4,264,750
Debt Interest - Overall			-834,284	-470,205	-106,127	0	-228,772	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Bal			-1,308,639	-944,560	-580,481	-230,589	-717,314	-353,235	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	-14,186	0	0	-6,503	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance B/F			-1,672,717	-1,308,639	-944,560	-594,668	-230,589	-717,314	-359,738	4,341	159,176	314,011	468,846	566,778	664,710	762,642	860,573	958,505	1,056,437	1,154,369	1,252,301	1,350,233	1,448,164	1,546,096	1,644,028	3,573,843	3,671,775
Period Total			364,079	364,079	364,079	364,079	-486,724	364,079	364,079	154,835	154,835	154,835	97,932	97,932	97,932	97,932	97,932	97,932	97,932	97,932	97,932	97,932	97,932	97,932	1,929,815	97,932	97,932
Interest			0	0	-14,186	0	0	-6,503	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			-1,308,639	-944,560	-594,668	-230,589	-717,314	-359,738	4,341	159,176	314,011	468,846	566,778	664,710	762,642	860,573	958,505	1,056,437	1,154,369	1,252,301	1,350,233	1,448,164	1,546,096	1,644,028	3,573,843	3,671,775	3,769,707

			51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75
			Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025
11 Self-Build Plots	From	To																									
Plots	12	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	12	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	12	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
156 Market Units	From	To																									
Capital Receipt	12	86	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328
Direct Sale Fees	12	86	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479
Direct Sale Legal Fees	12	86	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992
62 ART Units	From	To																									
RSL Payment 1 - 25% Capital Receipt	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	56	56	0	0	0	0	0	1,831,883	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21 AHO Units	From	To																									
Capital Reciept	12	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	12	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Plots	From	To																									
Servicing	6	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	6	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee	6	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Dwellings	From	To																									
Construct 26 apartments	6	80	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400	-27,400
Construct 213 houses	6	80	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677	-297,677
Construct Garages	6	80	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464	-16,464
Policy - water	6	80	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29	-29
Policy - energy	6	80	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933	-15,933
Policy - access 20% of homes (of 239 no)	6	80	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896	-896
External Works	1	80	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000	-84,000
Contingency	1	80	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080	-10,080
Professional Fee	1	80	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600	-33,600
Planning Policy Payments	From	To																									
Visitor Policy	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 20%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 30%	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 50%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land purchase (50%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equipment (50%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																									
Marketing Showrooms	11	75	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846	-3,846
Notional Land Purchase	From	To																									
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																									
Plots @ 10%	86	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market @ 17.5%	86	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	86	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	86	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																											
Revenue			598,328	598,328	598,328	598,328	598,328	2,430,211	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328
Costs			-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396	-500,396
Net Cashflow			4,362,682	4,460,614	4,558,546	4,656,478	4,754,410	6,684,224	6,782,156	6,880,088	6,978,020	7,075,952	7,173,884	7,271,816	7,369,747	7,467,679	7,565,611	7,663,543	7,761,475	7,859,407	7,957,339	8,055,270	8,153,202	8,251,134	8,349,066	8,446,998	8,544,930
Debt Interest - Overall			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Bal			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance B/F			3,769,707	3,867,639	3,965,570	4,063,502	4,161,434	4,259,366	6,189,181	6,287,113	6,385,044	6,482,976	6,580,908	6,678,840	6,776,772	6,874,704	6,972,636	7,070,567	7,168,499	7,266,431	7,364,363	7,462,295	7,560,227	7,658,159	7,756,090	7,854,022	7,951,954
Period Total			97,932	97,932	97,932	97,932	97,932	1,929,815	97,932	97,932	97,932	97,932	97,932	97,932	97,932	97,932	97,932	97,932	97,932	97,932	97,932	97,932	97,932	97,932	97,932	97,932	97,932
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			3,867,639	3,965,570	4,063,502	4,161,434	4,259,366	6,189,181	6,287,113	6,385,044	6,482,976	6,580,908	6,678,840	6,776,772	6,874,704	6,972,636	7,070,567	7,168,499	7,266,431	7,364,363	7,462,295	7,560,227	7,658,159	7,756,090	7,854,022	7,951,954	8,049,886

			76	77	78	79	80	81	82	83	84	85	86
			Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026
11 Self-Build Plots	From	To											
Plots	12	35	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	12	35	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	12	35	0	0	0	0	0	0	0	0	0	0	0
156 Market Units	From	To											
Capital Receipt	12	86	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328
Direct Sale Fees	12	86	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479	-7,479
Direct Sale Legal Fees	12	86	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992	-2,992
62 ART Units	From	To											
RSL Payment 1 - 25% Capital Receipt	2	2	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	56	56	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	2	2	0	0	0	0	0	0	0	0	0	0	0
21 AHO Units	From	To											
Capital Reciept	12	32	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	12	32	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Plots	From	To											
Servicing	6	23	0	0	0	0	0	0	0	0	0	0	0
Contingency	6	23	0	0	0	0	0	0	0	0	0	0	0
Professional Fee	6	23	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Dwellings	From	To											
Construct 26 apartments	6	80	-27,400	-27,400	-27,400	-27,400	-27,400	0	0	0	0	0	0
Construct 213 houses	6	80	-297,677	-297,677	-297,677	-297,677	-297,677	0	0	0	0	0	0
Construct Garages	6	80	-16,464	-16,464	-16,464	-16,464	-16,464	0	0	0	0	0	0
Policy - water	6	80	-29	-29	-29	-29	-29	0	0	0	0	0	0
Policy - energy	6	80	-15,933	-15,933	-15,933	-15,933	-15,933	0	0	0	0	0	0
Policy - access 20% of homes (of 239 no)	6	80	-896	-896	-896	-896	-896	0	0	0	0	0	0
External Works	1	80	-84,000	-84,000	-84,000	-84,000	-84,000	0	0	0	0	0	0
Contingency	1	80	-10,080	-10,080	-10,080	-10,080	-10,080	0	0	0	0	0	0
Professional Fee	1	80	-33,600	-33,600	-33,600	-33,600	-33,600	0	0	0	0	0	0
Planning Policy Payments	From	To											
Visitor Policy	30	30	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 20%	2	2	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 30%	12	12	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 50%	18	18	0	0	0	0	0	0	0	0	0	0	0
PC - formal land purchase (50%)	30	30	0	0	0	0	0	0	0	0	0	0	0
PC - formal equipment (50%)	30	30	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	30	30	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To											
Marketing Showrooms	11	75	0	0	0	0	0	0	0	0	0	0	0
Notional Land Purchase	From	To											
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To											
Plots @ 10%	86	86	0	0	0	0	0	0	0	0	0	0	-139,000
Market @ 17.5%	86	86	0	0	0	0	0	0	0	0	0	0	-8,449,910
AHO @ 6%	86	86	0	0	0	0	0	0	0	0	0	0	-264,573
ART @ 6%	86	86	0	0	0	0	0	0	0	0	0	0	-439,652
SUMMARY													
Revenue			598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328	598,328
Costs			-496,550	-496,550	-496,550	-496,550	-496,550	-10,471	-10,471	-10,471	-10,471	-10,471	-9,303,606
Net Cashflow			8,646,708	8,748,486	8,850,264	8,952,042	9,053,820	9,641,677	10,229,534	10,817,391	11,405,249	11,993,106	3,287,828
Debt Interest - Overall			0	0	0	0	0	0	0	0	0	0	0
Interest Bal			0	0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	0	0	0	0	0	0	0	0	0
Balance B/F			8,049,886	8,151,664	8,253,442	8,355,220	8,456,998	8,558,776	9,146,633	9,734,490	10,322,348	10,910,205	11,498,062
Period Total			101,778	101,778	101,778	101,778	101,778	587,857	587,857	587,857	587,857	587,857	-8,705,278
Interest			0	0	0	0	0	0	0	0	0	0	0
Balance C/F			8,151,664	8,253,442	8,355,220	8,456,998	8,558,776	9,146,633	9,734,490	10,322,348	10,910,205	11,498,062	2,792,784

BASE DATA SHEET 2022 SUPPLEMENTARY REPORT

TYPOLOGY 9: Urban Fringe/Main Town - Bowthorpe, Aylsham, Drayton, Hellesdon, Costessey, Harleston, Wymondham

Gross Notional Area:	**10.12**	**Ha**	**25**	**acres**
Net Notional Area:	*9.42*	*Ha*	*23.23*	*acres*
No. Dwellings:	**250**		**250**	
Gross Density:	**25**	**/Ha**	**10**	**/acre**
Net Density:	*27*	*/Ha*	*11*	*/acre*

EU Value:	**253,000**		**Benchmark LV**	**3,795,000**	
Equates to £:	**25,000**	**Ha**	**EUV + £/Ha:**	**375,000**	**Ha**
Equates to £:	***10,117***	***ac***	***EUV + £/ac:***	***151,755***	***acre***
EUV multiplyer:	**15**		**£ per dwelling:**	**15,180**	**Dw**

No:	House Type:	Beds:	No.G	Area/unit m²:	Total m²:	Tenure:	Proposed Sales Price £:	Price per m²:	% Adjust for Tenure:	Net Proposed Income £:	Total income £:
4	Plot	small					110,000	110,000	100%	110,000	440,000
4	Plot	medium					125,000	125,000	100%	125,000	500,000
3	Plot	large					150,000	150,000	100%	150,000	450,000
11											**1,390,000**
10	Flat	1	0	50	500	Market	182,500	3,650	100%	182,500	1,825,000
10	Flat	2	0	70	700	Market	248,500	3,550	100%	248,500	2,485,000
0	House	1	0	58	-	Market	191,400	3,300	100%	191,400	-
59	House	2	0	79	4,661	Market	252,800	3,200	100%	252,800	14,915,200
56	House	3	56	102	5,712	Market	316,200	3,100	100%	316,200	17,707,200
21	House	4+	21	124	2,604	Market	378,200	3,050	100%	378,200	7,942,200
156					*14,177*						**44,874,600**
6	Flat	1	0	50	300	ART	182,500	3,650	45%	82,125	492,750
0	Flat	2	0	70	-	ART	248,500	3,550	45%	111,825	-
10	House	1	0	58	580	ART	191,400	3,300	45%	86,130	861,300
22	House	2	0	79	1,738	ART	252,800	3,200	45%	113,760	2,502,720
22	House	3	0	102	2,244	ART	316,200	3,100	45%	142,290	3,130,380
2	House	4+	0	124	248	ART	378,200	3,050	45%	170,190	340,380
62					*5,110*						*7,327,530*
										4 x's	**1,831,883**
0	Flat	1	0	50	-	AHO	182,500	3,650	75%	136,875	-
0	Flat	2	0	70	-	AHO	248,500	3,550	75%	186,375	-
0	House	1	0	58	-	AHO	191,400	3,300	75%	143,550	-
12	House	2	0	79	948	AHO	252,800	3,200	75%	189,600	2,275,200
9	House	3	0	102	918	AHO	316,200	3,100	75%	237,150	2,134,350
0	House	4+	0	124	-	AHO	378,200	3,050	75%	283,650	-
21					*1,866*						**4,409,550**
250					**21,153**						**58,001,680**

21

Qualifying Area m²:	Garages:	Zone A CIL Rate £:	Total CIL £:
	1,176		
	882		
14,177	**2,058**	111.83	1,815,560
-			
-			
-			
-			
1,866		*111.83*	*208,675*
			2,024,235

Payment 1	20%	**404,847**	60
Payment 2	30%	**607,270**	##
Payment 3	50%	**1,012,117**	##

Min. Space Standards	GIA m²:
Plot	small
Plot	medium
Plot	large
1 bed flat	50
2 bed flat	70
1 bed house	58
2 bed house	79
3 bed house	102
4b+ house	124

No. Dw:	Market	ART 75%	AHO 25%	Mix
4	4	0	0	2%
4	4	0	0	2%
3	3	0	0	1%
16	10	6	0	6%
10	10	0	0	4%
10	0	10	0	4%
93	59	22	12	37%
87	56	22	9	35%
23	21	2	0	9%
250	167.00	62.00	21.00	100%
250	*166.68*	*62.49*	*20.83*	

Notional Sales £ / Dwelling:	
110,000	250
125,000	
150,000	
182,500	26
248,500	224
191,400	5%
252,800	11
316,200	
378,200	

Affordable Housing Policy Check Tenure	No. Dw:	%age:
Plots	11	
Market	156	
ART	62	
AHO	21	
	239	35%

Build Costs m²:	£/m²:	Total £:
1,500	1,370	2,055,000
12,977	1,136	14,741,872
4,810	1,136	5,464,160
1,866	1,136	2,119,776
21,153		24,380,808
	Apartments	**2,055,000**
	Houses	**22,325,808**
		24,380,808

Developers Profit on GDV:	Amount £:	DP £:	%:
Plots	1,390,000	**139,000**	10%
Market	44,874,600	**7,853,055**	17.5%
ART	7,327,530	**439,652**	6%
AHO	4,409,550	**264,573**	6%
	58,001,680	8,696,280	

Typology 11 - Urban Fringe / Main Towns (1000 dwellings)

667 Market Units			
Capital Receipt			183,912,600
Direct Sale Fees		1.25 %	-2,298,908
Direct Sale Legal Fees		0.25 %	-459,782
		Total	181,153,911
250 ART Units			
RSL Payment 1 - 25% Capital Receipt			7,376,243
RSL Payment 2 - 25% Capital Receipt			7,376,243
RSL Payment 3 - 25% Capital Receipt			7,376,243
RSL Payment 4 - 25% Capital Receipt			7,376,243
Legal Fees		0.35 %	-103,267
		Total	29,401,705
83 AHO Units			
Capital Receipt			17,258,400
Legal Fees		0.35 %	-60,404
		Total	17,197,996
Construction Costs			
Construct 222 apartments	12,900.00 sq m at	1,370.00 psm	-17,673,000
Construct 778 houses	72,109.00 sq m at	1,136.00 psm	-81,915,824
Construct Garages	7,560.00 sq m at	600.00 psm	-4,536,000
Policy - water	1,000.00 units at	9.00	-9,000
Policy - energy	1,000.00 units at	5,000.00	-5,000,000
Policy - access 20% of homes	200.00 units at	1,400.00	-280,000
External Works		30.00 %	-32,824,147
Contingency		3.00 %	-3,282,415
Professional Fee		10.00 %	-10,941,382
		Total	-156,461,768
Planning Policy Payments			
Visitor Policy	1,000.00 units at	205.00 a	-205,000
CIL - payment 1 15%			-1,208,368
CIL - payment 2 15%			-1,208,368
CIL - payment 3 20%			-1,611,157
CIL - payment 4 50%			-4,027,893
PC - formal land pur (nil on site)			-1
PC - formal equip (nil on site)			-1
PC - formal maintenance (100%)			-607,166
PC - formal allotments (100%)			-26,447
PC - informal land purchase (100%)			-546,708
PC - informal equip & main (100%)			-1,243,393
		Total	-10,684,502
Other Outgoings			
Marketing Showrooms	10.00 units at	50,000.00 a	-500,000
		Total	-500,000
Notional Land Purchase			
Benchmark Land Value	40.00 hectares at	250,000.00	-10,000,000
SDLT			-489,500
Professional Fees		1.25 %	-131,119
		Total	-10,620,619
Developers Profit on GDV			
Market @ 17.5%			-32,184,705
AHO @ 6%			-1,035,504
ART @ 6%			-1,770,298
		Total	-34,990,507
Debt Interest - Overall	100.00 % of Cost	-216,179,757	(8.23% Used)
Charged Quarterly			
Compounded Quarterly	6.00 %pa	Interest	-3,673,746
Accrual Interest	0.00 %pa (apr)	Accrual Intr.	0
		Revenue	230,675,972
		Outgoings	-219,853,503
		Surplus	**10,822,469**
		per Ha	270,562
		per acre	109,497
		per dwelling	10,822

			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
			Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021
667 Market Units	From	To																								
Capital Receipt	24	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	817,389
Direct Sale Fees	24	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-10,217
Direct Sale Legal Fees	24	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,043
250 ART Units	From	To																								
RSL Payment 1 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	7,376,243	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,376,243
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	96	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	12	0	0	0	0	0	0	0	0	0	0	0	-103,267	0	0	0	0	0	0	0	0	0	0	0	0
83 AHO Units	From	To																								
Capital Receipt	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	207,933
Legal Fees	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-728
Construction Costs	From	To																								
Construct 222 apartments	12	236	0	0	0	0	0	0	0	0	0	0	0	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547
Construct 778 houses	12	236	0	0	0	0	0	0	0	0	0	0	0	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070
Construct Garages	12	236	0	0	0	0	0	0	0	0	0	0	0	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160
Policy - water	12	236	0	0	0	0	0	0	0	0	0	0	0	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40
Policy - energy	12	236	0	0	0	0	0	0	0	0	0	0	0	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222
Policy - access 20% of homes	12	236	0	0	0	0	0	0	0	0	0	0	0	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244
External Works	1	236	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085
Contingency	1	236	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909
Professional Fee	1	236	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362
Planning Policy Payments	From	To																								
Visitor Policy	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-205,000
CIL - payment 1 15%	2	2	0	-1,208,368	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 15%	9	9	0	0	0	0	0	0	0	0	-1,208,368	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 20%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,611,157	0	0	0	0	0	0
CIL - payment 4 50%	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-4,027,893
PC - formal land pur (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
PC - formal equip (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
PC - formal maintenance (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-607,166
PC - formal allotments (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-26,447
PC - informal land purchase (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-546,708
PC - informal equip & main (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,243,393
Other Outgoings	From	To																								
Marketing Showrooms	23	242	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,273	-2,273	
Notional Land Purchase	From	To																								
Benchmark Land Value	1	1	-10,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	-489,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	-131,119	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																								
Market @ 17.5%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																										
Revenue			0	0	0	0	0	0	0	0	0	0	0	7,376,243	0	0	0	0	0	0	0	0	0	0	0	8,401,565
Costs			-10,819,974	-1,407,724	-199,356	-199,356	-199,356	-199,356	-199,356	-199,356	-1,407,724	-199,356	-199,356	-788,907	-685,639	-685,639	-685,639	-685,639	-685,639	-2,296,796	-685,639	-685,639	-685,639	-685,639	-687,912	-7,357,510
Net Cashflow			-10,819,974	-12,227,698	-12,427,054	-12,626,410	-12,825,765	-13,025,121	-13,224,477	-13,423,832	-14,831,556	-15,030,912	-15,230,267	-8,642,931	-9,328,571	-10,014,210	-10,699,849	-11,385,489	-12,071,128	-14,367,924	-15,053,564	-15,739,203	-16,424,842	-17,110,482	-17,798,394	-16,754,339
Debt Interest - Overall			-10,819,974	-12,227,698	-12,427,054	-12,626,410	-12,825,765	-13,025,121	-13,224,477	-13,423,832	-14,831,556	-15,030,912	-15,230,267	-8,642,931	-9,328,571	-10,014,210	-10,699,849	-11,385,489	-12,071,128	-14,367,924	-15,053,564	-15,739,203	-16,424,842	-17,110,482	-17,798,394	-16,754,339
Interest Bal			-10,819,974	-12,281,530	-12,480,885	-12,680,241	-13,066,800	-13,266,156	-13,465,512	-13,863,850	-15,271,573	-15,470,929	-15,893,277	-9,305,940	-9,991,580	-10,853,320	-11,538,959	-12,224,598	-13,083,288	-15,380,085	-16,065,724	-16,973,935	-17,659,574	-18,345,213	-19,297,985	-18,253,930
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			-53,832	0	0	-187,203	0	0	-198,982	0	0	-222,992	0	0	-176,101	0	0	-173,050	0	0	-222,571	0	0	-264,860	0	0
Balance B/F			0	-10,873,806	-12,281,530	-12,480,885	-12,867,445	-13,066,800	-13,266,156	-13,664,494	-13,863,850	-15,271,573	-15,693,921	-15,893,277	-9,305,940	-10,167,680	-10,853,320	-11,538,959	-12,397,649	-13,083,288	-15,380,085	-16,288,295	-16,973,935	-17,659,574	-18,610,073	-19,297,985
Period Total			-10,819,974	-1,407,724	-199,356	-199,356	-199,356	-199,356	-199,356	-199,356	-1,407,724	-199,356	-199,356	6,587,336	-685,639	-685,639	-685,639	-685,639	-685,639	-2,296,796	-685,639	-685,639	-685,639	-685,639	-687,912	1,044,055
Interest			-53,832	0	0	-187,203	0	0	-198,982	0	0	-222,992	0	0	-176,101	0	0	-173,050	0	0	-222,571	0	0	-264,860	0	0
Accrual Intr.			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			-10,873,806	-12,281,530	-12,480,885	-12,867,445	-13,066,800	-13,266,156	-13,664,494	-13,863,850	-15,271,573	-15,693,921	-15,893,277	-9,305,940	-10,167,680	-10,853,320	-11,538,959	-12,397,649	-13,083,288	-15,380,085	-16,288,295	-16,973,935	-17,659,574	-18,610,073	-19,297,985	-18,253,930

			25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
			Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023
667 Market Units	From	To																								
Capital Receipt	24	248	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389
Direct Sale Fees	24	248	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217
Direct Sale Legal Fees	24	248	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043
250 ART Units	From	To																								
RSL Payment 1 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,376,243
RSL Payment 4 - 25% Capital Receipt	96	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
83 AHO Units	From	To																								
Capital Receipt	24	106	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933
Legal Fees	24	106	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728
Construction Costs	From	To																								
Construct 222 apartments	12	236	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547
Construct 778 houses	12	236	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070
Construct Garages	12	236	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160
Policy - water	12	236	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40
Policy - energy	12	236	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222
Policy - access 20% of homes	12	236	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244
External Works	1	236	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085
Contingency	1	236	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909
Professional Fee	1	236	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362
Planning Policy Payments	From	To																								
Visitor Policy	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 15%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 15%	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 20%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 4 50%	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land pur (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equip (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																								
Marketing Showrooms	23	242	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273
Notional Land Purchase	From	To																								
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																								
Market @ 17.5%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																										
Revenue			1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	8,401,565
Costs			-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901
Net Cashflow			-16,429,917	-16,105,496	-15,781,075	-15,456,654	-15,132,233	-14,807,812	-14,483,390	-14,158,969	-13,834,548	-13,510,127	-13,185,706	-12,861,285	-12,536,863	-12,212,442	-11,888,021	-11,563,600	-11,239,179	-10,914,758	-10,590,336	-10,265,915	-9,941,494	-9,617,073	-9,292,652	-1,591,987
Debt Interest - Overall			-16,429,917	-16,105,496	-15,781,075	-15,456,654	-15,132,233	-14,807,812	-14,483,390	-14,158,969	-13,834,548	-13,510,127	-13,185,706	-12,861,285	-12,536,863	-12,212,442	-11,888,021	-11,563,600	-11,239,179	-10,914,758	-10,590,336	-10,265,915	-9,941,494	-9,617,073	-9,292,652	-1,591,987
Interest Bal			-17,929,509	-17,882,529	-17,558,107	-17,233,686	-17,172,653	-16,848,232	-16,523,811	-16,452,129	-16,127,708	-15,803,287	-15,720,797	-15,396,376	-15,071,955	-14,978,495	-14,654,074	-14,329,653	-14,225,059	-13,900,638	-13,576,217	-13,460,321	-13,135,900	-12,811,479	-12,684,112	-4,983,448
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			-277,441	0	0	-263,388	0	0	-252,740	0	0	-241,932	0	0	-230,962	0	0	-219,827	0	0	-208,526	0	0	-197,055	0	0
Balance B/F			-18,253,930	-18,206,950	-17,882,529	-17,558,107	-17,497,074	-17,172,653	-16,848,232	-16,776,550	-16,452,129	-16,127,708	-16,045,218	-15,720,797	-15,396,376	-15,302,917	-14,978,495	-14,654,074	-14,549,480	-14,225,059	-13,900,638	-13,784,742	-13,460,321	-13,135,900	-13,008,533	-12,684,112
Period Total			324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	7,700,664
Interest			-277,441	0	0	-263,388	0	0	-252,740	0	0	-241,932	0	0	-230,962	0	0	-219,827	0	0	-208,526	0	0	-197,055	0	0
Accrual Intr.			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			-18,206,950	-17,882,529	-17,558,107	-17,497,074	-17,172,653	-16,848,232	-16,776,550	-16,452,129	-16,127,708	-16,045,218	-15,720,797	-15,396,376	-15,302,917	-14,978,495	-14,654,074	-14,549,480	-14,225,059	-13,900,638	-13,784,742	-13,460,321	-13,135,900	-13,008,533	-12,684,112	-4,983,448

			49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72
			Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025
667 Market Units	From	To																								
Capital Receipt	24	248	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389
Direct Sale Fees	24	248	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217
Direct Sale Legal Fees	24	248	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043
250 ART Units	From	To																								
RSL Payment 1 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	96	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
83 AHO Units	From	To																								
Capital Receipt	24	106	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933
Legal Fees	24	106	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728
Construction Costs	From	To																								
Construct 222 apartments	12	236	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547
Construct 778 houses	12	236	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070
Construct Garages	12	236	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160
Policy - water	12	236	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40
Policy - energy	12	236	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222
Policy - access 20% of homes	12	236	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244
External Works	1	236	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085
Contingency	1	236	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909
Professional Fee	1	236	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362
Planning Policy Payments	From	To																								
Visitor Policy	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 15%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 15%	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 20%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 4 50%	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land pur (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equip (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																								
Marketing Showrooms	23	242	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273
Notional Land Purchase	From	To																								
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																								
Market @ 17.5%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																										
Revenue			1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322
Costs			-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901
Net Cashflow			-1,267,566	-943,145	-618,724	-294,303	30,118	354,540	678,961	1,003,382	1,327,803	1,652,224	1,976,645	2,301,067	2,625,488	2,949,909	3,274,330	3,598,751	3,923,172	4,247,594	4,572,015	4,896,436	5,220,857	5,545,278	5,869,700	6,194,121
Debt Interest - Overall			-1,267,566	-943,145	-618,724	-294,303	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Bal			-4,659,027	-4,446,438	-4,122,017	-3,797,596	-3,535,021	-3,210,600	-2,886,178	-2,609,932	-2,285,511	-1,961,090	-1,670,968	-1,346,546	-1,022,125	-717,918	-393,497	-69,076	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			-111,832	0	0	-61,846	0	0	-48,175	0	0	-34,299	0	0	-20,214	0	0	-5,919	0	0	0	0	0	0	0	0
Balance B/F			-4,983,448	-4,770,859	-4,446,438	-4,122,017	-3,859,442	-3,535,021	-3,210,600	-2,934,354	-2,609,932	-2,285,511	-1,995,389	-1,670,968	-1,346,546	-1,042,340	-717,918	-393,497	-74,995	249,427	573,848	898,269	1,222,690	1,547,111	1,871,532	2,195,954
Period Total			324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421
Interest			-111,832	0	0	-61,846	0	0	-48,175	0	0	-34,299	0	0	-20,214	0	0	-5,919	0	0	0	0	0	0	0	0
Accrual Intr.			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			-4,770,859	-4,446,438	-4,122,017	-3,859,442	-3,535,021	-3,210,600	-2,934,354	-2,609,932	-2,285,511	-1,995,389	-1,670,968	-1,346,546	-1,042,340	-717,918	-393,497	-74,995	249,427	573,848	898,269	1,222,690	1,547,111	1,871,532	2,195,954	2,520,375

			73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96
			Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027
667 Market Units	From	To																								
Capital Receipt	24	248	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389
Direct Sale Fees	24	248	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217
Direct Sale Legal Fees	24	248	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043
250 ART Units	From	To																								
RSL Payment 1 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	96	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,376,243
Legal Fees	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
83 AHO Units	From	To																								
Capital Receipt	24	106	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933
Legal Fees	24	106	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728
Construction Costs	From	To																								
Construct 222 apartments	12	236	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547
Construct 778 houses	12	236	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070
Construct Garages	12	236	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160
Policy - water	12	236	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40
Policy - energy	12	236	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222
Policy - access 20% of homes	12	236	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244
External Works	1	236	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085
Contingency	1	236	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909
Professional Fee	1	236	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362
Planning Policy Payments	From	To																								
Visitor Policy	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 15%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 15%	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 20%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 4 50%	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land pur (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equip (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																								
Marketing Showrooms	23	242	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273
Notional Land Purchase	From	To																								
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																								
Market @ 17.5%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																										
Revenue			1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	8,401,565
Costs			-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901
Net Cashflow			6,518,542	6,842,963	7,167,384	7,491,805	7,816,227	8,140,648	8,465,069	8,789,490	9,113,911	9,438,332	9,762,754	10,087,175	10,411,596	10,736,017	11,060,438	11,384,859	11,709,281	12,033,702	12,358,123	12,682,544	13,006,965	13,331,387	13,655,808	21,356,472
Debt Interest - Overall			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Bal			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance B/F			2,520,375	2,844,796	3,169,217	3,493,638	3,818,059	4,142,481	4,466,902	4,791,323	5,115,744	5,440,165	5,764,587	6,089,008	6,413,429	6,737,850	7,062,271	7,386,692	7,711,114	8,035,535	8,359,956	8,684,377	9,008,798	9,333,219	9,657,641	9,982,062
Period Total			324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	7,700,664
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accrual Intr.			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			2,844,796	3,169,217	3,493,638	3,818,059	4,142,481	4,466,902	4,791,323	5,115,744	5,440,165	5,764,587	6,089,008	6,413,429	6,737,850	7,062,271	7,386,692	7,711,114	8,035,535	8,359,956	8,684,377	9,008,798	9,333,219	9,657,641	9,982,062	17,682,726

			97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120
			Jun 2027	Jul 2027	Aug 2027	Sep 2027	Oct 2027	Nov 2027	Dec 2027	Jan 2028	Feb 2028	Mar 2028	Apr 2028	May 2028	Jun 2028	Jul 2028	Aug 2028	Sep 2028	Oct 2028	Nov 2028	Dec 2028	Jan 2029	Feb 2029	Mar 2029	Apr 2029	May 2029
667 Market Units	From	To																								
Capital Receipt	24	248	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389
Direct Sale Fees	24	248	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217
Direct Sale Legal Fees	24	248	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043
250 ART Units	From	To																								
RSL Payment 1 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	96	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
83 AHO Units	From	To																								
Capital Receipt	24	106	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	24	106	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs	From	To																								
Construct 222 apartments	12	236	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547
Construct 778 houses	12	236	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070
Construct Garages	12	236	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160
Policy - water	12	236	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40
Policy - energy	12	236	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222
Policy - access 20% of homes	12	236	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244
External Works	1	236	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085
Contingency	1	236	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909
Professional Fee	1	236	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362
Planning Policy Payments	From	To																								
Visitor Policy	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 15%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 15%	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 20%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 4 50%	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land pur (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equip (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																								
Marketing Showrooms	23	242	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273
Notional Land Purchase	From	To																								
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																								
Market @ 17.5%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																										
Revenue			1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	1,025,322	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389
Costs			-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,901	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173
Net Cashflow			21,680,893	22,005,314	22,329,735	22,654,157	22,978,578	23,302,999	23,627,420	23,951,841	24,276,262	24,600,684	24,717,900	24,835,116	24,952,333	25,069,549	25,186,766	25,303,982	25,421,198	25,538,415	25,655,631	25,772,848	25,890,064	26,007,280	26,124,497	26,241,713
Debt Interest - Overall			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Bal			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance B/F			17,682,726	18,007,147	18,331,568	18,655,989	18,980,411	19,304,832	19,629,253	19,953,674	20,278,095	20,602,517	20,926,938	21,044,154	21,161,371	21,278,587	21,395,803	21,513,020	21,630,236	21,747,453	21,864,669	21,981,885	22,099,102	22,216,318	22,333,535	22,450,751
Period Total			324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	324,421	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accrual Intr.			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			18,007,147	18,331,568	18,655,989	18,980,411	19,304,832	19,629,253	19,953,674	20,278,095	20,602,517	20,926,938	21,044,154	21,161,371	21,278,587	21,395,803	21,513,020	21,630,236	21,747,453	21,864,669	21,981,885	22,099,102	22,216,318	22,333,535	22,450,751	22,567,967

			121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144
			Jun 2029	Jul 2029	Aug 2029	Sep 2029	Oct 2029	Nov 2029	Dec 2029	Jan 2030	Feb 2030	Mar 2030	Apr 2030	May 2030	Jun 2030	Jul 2030	Aug 2030	Sep 2030	Oct 2030	Nov 2030	Dec 2030	Jan 2031	Feb 2031	Mar 2031	Apr 2031	May 2031
667 Market Units	From	To																								
Capital Receipt	24	248	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389
Direct Sale Fees	24	248	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217
Direct Sale Legal Fees	24	248	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043
250 ART Units	From	To																								
RSL Payment 1 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	96	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
83 AHO Units	From	To																								
Capital Receipt	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs	From	To																								
Construct 222 apartments	12	236	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547
Construct 778 houses	12	236	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070
Construct Garages	12	236	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160
Policy - water	12	236	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40
Policy - energy	12	236	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222
Policy - access 20% of homes	12	236	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244
External Works	1	236	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085
Contingency	1	236	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909
Professional Fee	1	236	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362
Planning Policy Payments	From	To																								
Visitor Policy	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 15%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 15%	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 20%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 4 50%	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land pur (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equip (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																								
Marketing Showrooms	23	242	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273
Notional Land Purchase	From	To																								
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																								
Market @ 17.5%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																										
Revenue			817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389
Costs			-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173
Net Cashflow			26,358,930	26,476,146	26,593,363	26,710,579	26,827,795	26,945,012	27,062,228	27,179,445	27,296,661	27,413,877	27,531,094	27,648,310	27,765,527	27,882,743	27,999,959	28,117,176	28,234,392	28,351,609	28,468,825	28,586,041	28,703,258	28,820,474	28,937,691	29,054,907
Debt Interest - Overall			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Bal			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance B/F			22,567,967	22,685,184	22,802,400	22,919,617	23,036,833	23,154,049	23,271,266	23,388,482	23,505,699	23,622,915	23,740,131	23,857,348	23,974,564	24,091,781	24,208,997	24,326,214	24,443,430	24,560,646	24,677,863	24,795,079	24,912,296	25,029,512	25,146,728	25,263,945
Period Total			117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accrual Intr.			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			22,685,184	22,802,400	22,919,617	23,036,833	23,154,049	23,271,266	23,388,482	23,505,699	23,622,915	23,740,131	23,857,348	23,974,564	24,091,781	24,208,997	24,326,214	24,443,430	24,560,646	24,677,863	24,795,079	24,912,296	25,029,512	25,146,728	25,263,945	25,381,161

			145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168
			Jun 2031	Jul 2031	Aug 2031	Sep 2031	Oct 2031	Nov 2031	Dec 2031	Jan 2032	Feb 2032	Mar 2032	Apr 2032	May 2032	Jun 2032	Jul 2032	Aug 2032	Sep 2032	Oct 2032	Nov 2032	Dec 2032	Jan 2033	Feb 2033	Mar 2033	Apr 2033	May 2033
667 Market Units	From	To																								
Capital Receipt	24	248	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389
Direct Sale Fees	24	248	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217
Direct Sale Legal Fees	24	248	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043
250 ART Units	From	To																								
RSL Payment 1 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	96	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
83 AHO Units	From	To																								
Capital Receipt	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs	From	To																								
Construct 222 apartments	12	236	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547
Construct 778 houses	12	236	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070
Construct Garages	12	236	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160
Policy - water	12	236	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40
Policy - energy	12	236	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222
Policy - access 20% of homes	12	236	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244
External Works	1	236	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085
Contingency	1	236	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909
Professional Fee	1	236	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362
Planning Policy Payments	From	To																								
Visitor Policy	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 15%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 15%	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 20%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 4 50%	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land pur (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equip (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																								
Marketing Showrooms	23	242	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273
Notional Land Purchase	From	To																								
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																								
Market @ 17.5%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																										
Revenue			817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389
Costs			-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173
Net Cashflow			29,172,123	29,289,340	29,406,556	29,523,773	29,640,989	29,758,206	29,875,422	29,992,638	30,109,855	30,227,071	30,344,288	30,461,504	30,578,720	30,695,937	30,813,153	30,930,370	31,047,586	31,164,802	31,282,019	31,399,235	31,516,452	31,633,668	31,750,884	31,868,101
Debt Interest - Overall			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Bal			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance B/F			25,381,161	25,498,378	25,615,594	25,732,810	25,850,027	25,967,243	26,084,460	26,201,676	26,318,892	26,436,109	26,553,325	26,670,542	26,787,758	26,904,974	27,022,191	27,139,407	27,256,624	27,373,840	27,491,057	27,608,273	27,725,489	27,842,706	27,959,922	28,077,139
Period Total			117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accrual Intr.			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			25,498,378	25,615,594	25,732,810	25,850,027	25,967,243	26,084,460	26,201,676	26,318,892	26,436,109	26,553,325	26,670,542	26,787,758	26,904,974	27,022,191	27,139,407	27,256,624	27,373,840	27,491,057	27,608,273	27,725,489	27,842,706	27,959,922	28,077,139	28,194,355

			169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192
			Jun 2033	Jul 2033	Aug 2033	Sep 2033	Oct 2033	Nov 2033	Dec 2033	Jan 2034	Feb 2034	Mar 2034	Apr 2034	May 2034	Jun 2034	Jul 2034	Aug 2034	Sep 2034	Oct 2034	Nov 2034	Dec 2034	Jan 2035	Feb 2035	Mar 2035	Apr 2035	May 2035
667 Market Units	From	To																								
Capital Receipt	24	248	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389
Direct Sale Fees	24	248	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217
Direct Sale Legal Fees	24	248	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043
250 ART Units	From	To																								
RSL Payment 1 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	96	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
83 AHO Units	From	To																								
Capital Receipt	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs	From	To																								
Construct 222 apartments	12	236	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547
Construct 778 houses	12	236	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070
Construct Garages	12	236	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160
Policy - water	12	236	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40
Policy - energy	12	236	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222
Policy - access 20% of homes	12	236	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244
External Works	1	236	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085
Contingency	1	236	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909
Professional Fee	1	236	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362
Planning Policy Payments	From	To																								
Visitor Policy	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 15%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 15%	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 20%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 4 50%	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land pur (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equip (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																								
Marketing Showrooms	23	242	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273
Notional Land Purchase	From	To																								
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																								
Market @ 17.5%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																										
Revenue			817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389
Costs			-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173
Net Cashflow			31,985,317	32,102,534	32,219,750	32,336,966	32,454,183	32,571,399	32,688,616	32,805,832	32,923,049	33,040,265	33,157,481	33,274,698	33,391,914	33,509,131	33,626,347	33,743,563	33,860,780	33,977,996	34,095,213	34,212,429	34,329,645	34,446,862	34,564,078	34,681,295
Debt Interest - Overall			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Bal			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance B/F			28,194,355	28,311,571	28,428,788	28,546,004	28,663,221	28,780,437	28,897,653	29,014,870	29,132,086	29,249,303	29,366,519	29,483,735	29,600,952	29,718,168	29,835,385	29,952,601	30,069,818	30,187,034	30,304,250	30,421,467	30,538,683	30,655,900	30,773,116	30,890,332
Period Total			117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accrual Intr.			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			28,311,571	28,428,788	28,546,004	28,663,221	28,780,437	28,897,653	29,014,870	29,132,086	29,249,303	29,366,519	29,483,735	29,600,952	29,718,168	29,835,385	29,952,601	30,069,818	30,187,034	30,304,250	30,421,467	30,538,683	30,655,900	30,773,116	30,890,332	31,007,549

			193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216
			Jun 2035	Jul 2035	Aug 2035	Sep 2035	Oct 2035	Nov 2035	Dec 2035	Jan 2036	Feb 2036	Mar 2036	Apr 2036	May 2036	Jun 2036	Jul 2036	Aug 2036	Sep 2036	Oct 2036	Nov 2036	Dec 2036	Jan 2037	Feb 2037	Mar 2037	Apr 2037	May 2037
667 Market Units	From	To																								
Capital Receipt	24	248	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389
Direct Sale Fees	24	248	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217
Direct Sale Legal Fees	24	248	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043
250 ART Units	From	To																								
RSL Payment 1 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	96	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
83 AHO Units	From	To																								
Capital Receipt	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs	From	To																								
Construct 222 apartments	12	236	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547
Construct 778 houses	12	236	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070
Construct Garages	12	236	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160
Policy - water	12	236	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40
Policy - energy	12	236	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222
Policy - access 20% of homes	12	236	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244
External Works	1	236	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085
Contingency	1	236	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909
Professional Fee	1	236	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362
Planning Policy Payments	From	To																								
Visitor Policy	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 15%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 15%	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 20%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 4 50%	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land pur (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equip (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																								
Marketing Showrooms	23	242	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273
Notional Land Purchase	From	To																								
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																								
Market @ 17.5%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																										
Revenue			817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389
Costs			-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173
Net Cashflow			34,798,511	34,915,727	35,032,944	35,150,160	35,267,377	35,384,593	35,501,809	35,619,026	35,736,242	35,853,459	35,970,675	36,087,892	36,205,108	36,322,324	36,439,541	36,556,757	36,673,974	36,791,190	36,908,406	37,025,623	37,142,839	37,260,056	37,377,272	37,494,488
Debt Interest - Overall			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Bal			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance B/F			31,007,549	31,124,765	31,241,982	31,359,198	31,476,414	31,593,631	31,710,847	31,828,064	31,945,280	32,062,496	32,179,713	32,296,929	32,414,146	32,531,362	32,648,578	32,765,795	32,883,011	33,000,228	33,117,444	33,234,661	33,351,877	33,469,093	33,586,310	33,703,526
Period Total			117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accrual Intr.			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			31,124,765	31,241,982	31,359,198	31,476,414	31,593,631	31,710,847	31,828,064	31,945,280	32,062,496	32,179,713	32,296,929	32,414,146	32,531,362	32,648,578	32,765,795	32,883,011	33,000,228	33,117,444	33,234,661	33,351,877	33,469,093	33,586,310	33,703,526	33,820,743

			217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240
			Jun 2037	Jul 2037	Aug 2037	Sep 2037	Oct 2037	Nov 2037	Dec 2037	Jan 2038	Feb 2038	Mar 2038	Apr 2038	May 2038	Jun 2038	Jul 2038	Aug 2038	Sep 2038	Oct 2038	Nov 2038	Dec 2038	Jan 2039	Feb 2039	Mar 2039	Apr 2039	May 2039
667 Market Units	From	To																								
Capital Receipt	24	248	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389
Direct Sale Fees	24	248	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217
Direct Sale Legal Fees	24	248	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043
250 ART Units	From	To																								
RSL Payment 1 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	96	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
83 AHO Units	From	To																								
Capital Receipt	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs	From	To																								
Construct 222 apartments	12	236	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	0	0	0	0
Construct 778 houses	12	236	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	-364,070	0	0	0	0
Construct Garages	12	236	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	-20,160	0	0	0	0
Policy - water	12	236	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	0	0	0	0
Policy - energy	12	236	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	-22,222	0	0	0	0
Policy - access 20% of homes	12	236	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	-1,244	0	0	0	0
External Works	1	236	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	-139,085	0	0	0	0
Contingency	1	236	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	-13,909	0	0	0	0
Professional Fee	1	236	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	-46,362	0	0	0	0
Planning Policy Payments	From	To																								
Visitor Policy	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 15%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 15%	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 20%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 4 50%	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land pur (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equip (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																								
Marketing Showrooms	23	242	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273
Notional Land Purchase	From	To																								
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																								
Market @ 17.5%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																										
Revenue			817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389
Costs			-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-700,173	-14,534	-14,534	-14,534	-14,534
Net Cashflow			37,611,705	37,728,921	37,846,138	37,963,354	38,080,570	38,197,787	38,315,003	38,432,220	38,549,436	38,666,652	38,783,869	38,901,085	39,018,302	39,135,518	39,252,735	39,369,951	39,487,167	39,604,384	39,721,600	39,838,817	40,641,672	41,444,528	42,247,384	43,050,240
Debt Interest - Overall			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Bal			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance B/F			33,820,743	33,937,959	34,055,175	34,172,392	34,289,608	34,406,825	34,524,041	34,641,257	34,758,474	34,875,690	34,992,907	35,110,123	35,227,339	35,344,556	35,461,772	35,578,989	35,696,205	35,813,421	35,930,638	36,047,854	36,165,071	36,967,926	37,770,782	38,573,638
Period Total			117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	117,216	802,856	802,856	802,856	802,856
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accrual Intr.			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			33,937,959	34,055,175	34,172,392	34,289,608	34,406,825	34,524,041	34,641,257	34,758,474	34,875,690	34,992,907	35,110,123	35,227,339	35,344,556	35,461,772	35,578,989	35,696,205	35,813,421	35,930,638	36,047,854	36,165,071	36,967,926	37,770,782	38,573,638	39,376,494

			241	242	243	244	245	246	247	248
			Jun 2039	Jul 2039	Aug 2039	Sep 2039	Oct 2039	Nov 2039	Dec 2039	Jan 2040
667 Market Units	From	To								
Capital Receipt	24	248	817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389
Direct Sale Fees	24	248	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217	-10,217
Direct Sale Legal Fees	24	248	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043	-2,043
250 ART Units	From	To								
RSL Payment 1 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	96	96	0	0	0	0	0	0	0	0
Legal Fees	12	12	0	0	0	0	0	0	0	0
83 AHO Units	From	To								
Capital Receipt	24	106	0	0	0	0	0	0	0	0
Legal Fees	24	106	0	0	0	0	0	0	0	0
Construction Costs	From	To								
Construct 222 apartments	12	236	0	0	0	0	0	0	0	0
Construct 778 houses	12	236	0	0	0	0	0	0	0	0
Construct Garages	12	236	0	0	0	0	0	0	0	0
Policy - water	12	236	0	0	0	0	0	0	0	0
Policy - energy	12	236	0	0	0	0	0	0	0	0
Policy - access 20% of homes	12	236	0	0	0	0	0	0	0	0
External Works	1	236	0	0	0	0	0	0	0	0
Contingency	1	236	0	0	0	0	0	0	0	0
Professional Fee	1	236	0	0	0	0	0	0	0	0
Planning Policy Payments	From	To								
Visitor Policy	24	24	0	0	0	0	0	0	0	0
CIL - payment 1 15%	2	2	0	0	0	0	0	0	0	0
CIL - payment 2 15%	9	9	0	0	0	0	0	0	0	0
CIL - payment 3 20%	18	18	0	0	0	0	0	0	0	0
CIL - payment 4 50%	24	24	0	0	0	0	0	0	0	0
PC - formal land pur (nil on site)	24	24	0	0	0	0	0	0	0	0
PC - formal equip (nil on site)	24	24	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	24	24	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	24	24	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	24	24	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	24	24	0	0	0	0	0	0	0	0
Other Outgoings	From	To								
Marketing Showrooms	23	242	-2,273	-2,273	0	0	0	0	0	0
Notional Land Purchase	From	To								
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To								
Market @ 17.5%	248	248	0	0	0	0	0	0	0	-32,184,705
AHO @ 6%	248	248	0	0	0	0	0	0	0	-1,035,504
ART @ 6%	248	248	0	0	0	0	0	0	0	-1,770,298
SUMMARY										
Revenue			817,389	817,389	817,389	817,389	817,389	817,389	817,389	817,389
Costs			-14,534	-14,534	-12,261	-12,261	-12,261	-12,261	-12,261	-35,002,768
Net Cashflow			43,853,095	44,655,951	45,461,080	46,266,208	47,071,337	47,876,465	48,681,594	14,496,215
Debt Interest - Overall			0	0	0	0	0	0	0	0
Interest Bal			0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	0	0	0	0	0	0
Balance B/F			39,376,494	40,179,350	40,982,205	41,787,334	42,592,462	43,397,591	44,202,719	45,007,848
Period Total			802,856	802,856	805,128	805,128	805,128	805,128	805,128	-34,185,379
Interest			0	0	0	0	0	0	0	0
Accrual Intr.			0	0	0	0	0	0	0	0
Balance C/F			40,179,350	40,982,205	41,787,334	42,592,462	43,397,591	44,202,719	45,007,848	10,822,469

BASE DATA SHEET 2020 VIABILITY APPRAISAL

TYPOLOGY 11: Urban Fringe/Main Town - Bowthorpe, Aylsham, Drayton, Hellesdon, Costessey, Harleston, Wymondham

Gross Notional Area:	**40**	**Ha**	**99**	**acres**
Net Notional Area:	*34.59*	*Ha*	*85.47*	*acres*
No. Dwellings:	**1000**		**1000**	
Gross Density:	**25**	**/Ha**	**10**	**/acre**
Net Density:	*29*	*/Ha*	*12*	*/acre*

EU Value:	**1,000,000**		**Benchmark LV:**	**10,000,000**	
Equates to £:	**25,000**	**Ha**	**EUV + £/Ha:**	**250,000**	**Ha**
Equates to £:	***10,117***	***ac***	***EUV + £/ac:***	***101,170***	***acre***
EUV multiplyer:	**10**		**£ per dwelling:**	**10,000**	**Dw**

No:	House Type:	Beds:	No. G:	Area/unit m²:	Total m²:	Tenure:	Proposed Sales Price £:	Price per m²:	% Adjust for Tenure:	Net Proposed Income £:	Total income £:
100	Flat	1	0	50	5,000	Market	182,500	3,650	100%	182,500	18,250,000
90	Flat	2	0	70	6,300	Market	248,500	3,550	100%	248,500	22,365,000
0	House	1	0	58	-	Market	191,400	3,300	100%	191,400	-
197	House	2	0	79	15,563	Market	252,800	3,200	100%	252,800	49,801,600
200	House	3	200	102	20,400	Market	316,200	3,100	100%	316,200	63,240,000
80	House	4+	80	124	9,920	Market	378,200	3,050	100%	378,200	30,256,000
667					*57,183*						**183,912,600**
32	Flat	1	0	50	1,600	ART	182,500	3,650	45%	82,125	2,628,000
0	Flat	2	0	70	-	ART	248,500	3,550	45%	111,825	-
32	House	1	0	58	1,856	ART	191,400	3,300	45%	86,130	2,756,160
91	House	2	0	79	7,189	ART	252,800	3,200	45%	113,760	10,352,160
86	House	3	0	102	8,772	ART	316,200	3,100	45%	142,290	12,236,940
9	House	4+	0	124	1,116	ART	378,200	3,050	45%	170,190	1,531,710
250					20,533						29,504,970
										x's 4	**7,376,243**
0	Flat	1	0	50	-	AHO	182,500	3,650	75%	136,875	-
0	Flat	2	0	70	-	AHO	248,500	3,550	75%	186,375	-
0	House	1	0	58	-	AHO	191,400	3,300	75%	143,550	-
51	House	2	0	79	4,029	AHO	252,800	3,200	75%	189,600	9,669,600
32	House	3	0	102	3,264	AHO	316,200	3,100	75%	237,150	7,588,800
0	House	4+	0	124	-	AHO	378,200	3,050	75%	283,650	-
83					*7,293*						**17,258,400**
1000					**85,009**						**230,675,970**
										Check	-

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Qualifying Area m²:	Garage Area:	Zone A & Flat CIL Rates £:	Total CIL £:	
			-	
			-	
	4,200		-	
	3,360		-	
57,183	**7,560**	*111.83*	*7,240,210*	
7,293		*111.83*	*815,576*	
64,476			**8,055,786**	
Payment 1		15%	**1,208,368**	60
Payment 2		15%	**1,208,368**	270
Payment 3		20%	**1,611,157**	540
Payment 4		50%	**4,027,893**	720

Min. Space Standards	GIA m²:
1 bed flat	50
2 bed flat	70
1 bed house	58
2 bed house	79
3 bed house	102
4b+ house	124

No. Dw:	Market	ART 75%	AHO 25%	Mix
132	100	32	0	13%
90	90	0	0	9%
32	0	32	0	3%
339	197	91	51	34%
318	200	86	32	32%
89	80	9	0	9%
1000	667.00	250.00	83.00	100%
1000	*666.70*	*249.98*	*83.33*	

Notional Sales £ / Dwelling:	
182,500	1000
248,500	222
191,400	778
252,800	5%
316,200	39
378,200	

Affordable Housing Policy Check Tenure	No. Dw:	%age:
Market	667	
ART	250	
AHO	83	
	1000	33%

Build Costs m²:	£/m²:	Total £:
12,900	1,370	17,673,000
45,883	1,136	52,123,088
18,933	1,136	21,507,888
7,293	1,136	8,284,848
85,009		**99,588,824**
	Apartments	**17,673,000**
	Houses	**81,915,824**
		99,588,824

Developers Profit on GDV:	Amount £:	DP £:	%:
Market	183,912,600	**32,184,705**	17.5%
ART	29,504,970	**1,770,298**	6%
AHO	17,258,400	**1,035,504**	6%
	230,675,970	34,990,507	

39 Self-Build Plots				
Sell				4,850,000
Direct Sale Fees			1.25 %	-60,625
Direct Sale Legal Fees			0.25 %	-12,125
			Total	4,777,250
628 Market Units				
Capital Receipt				171,904,800
Direct Sale Fees			1.25 %	-2,148,810
Direct Sale Legal Fees			0.25 %	-429,762
			Total	169,326,228
250 ART Units				
RSL Payment 1 - 25% Capital Receipt				7,376,243
RSL Payment 2 - 25% Capital Receipt				7,376,243
RSL Payment 3 - 25% Capital Receipt				7,376,243
RSL Payment 4 - 25% Capital Receipt				7,376,243
Legal Fees			0.35 %	-103,267
			Total	29,401,705
83 AHO Units				
Capital Receipt				17,258,400
Legal Fees			0.35 %	-60,404
			Total	17,197,996
Construction Costs - Plots				
Service 39 Plots	39.00	plots at	30,000.00	-1,170,000
Contingency			3.00 %	-35,100
Professional Fee			5.00 %	-58,500
			Total	-1,263,600
Construction Costs - Dwellings				
Construct 222 apartments	12,900.00	sq m at	1,370.00 psm	-17,673,000
Construct 739 houses	68,251.00	sq m at	1,136.00 psm	-77,533,136
Construct Garages	6,846.00	sq m at	600.00 psm	-4,107,600
Policy - water	961.00	units at	9.00	-8,649
Policy - energy	961.00	units at	5,000.00	-4,805,000
Policy - access 20% of homes (of 961 no)	192.00	units at	1,400.00	-268,800
External Works			30.00 %	-31,318,856
Contingency			3.00 %	-3,131,886
Professional Fee			10.00 %	-10,439,619
			Total	-149,286,545
Planning Policy Payments				
Visitor Policy	961.00	units at	205.00 a	-197,005
CIL - payment 1 15%				-1,131,675
CIL - payment 2 15%				-1,131,675
CIL - payment 3 20%				-1,508,900
CIL - payment 4 50%				-3,772,250
PC - formal land pur (nil on site)				-1
PC - formal equip (nil on site)				-1
PC - formal maintenance (100%)				-607,166
PC - formal allotments (100%)				-26,447
PC - informal land purchase (100%)				-546,708
PC - informal equip & main (100%)				-1,243,393
			Total	-10,165,221
Other Outgoings				
Marketing Showrooms	10.00	units at	50,000.00 a	-500,000
			Total	-500,000
Notional Land Purchase				
Benchmark Land Value	40.00	hectares at	250,000.00	-10,000,000
SDLT				-489,500
Professional Fees			1.25 %	-131,119
			Total	-10,620,619
Developers Profit on GDV				
Plots @ 10%				-485,000
Market @ 17.5%				-30,083,340
AHO @ 6%				-1,035,504
ART @ 6%				-1,770,298
			Total	-33,374,142
Debt Interest - Overall	100.00	% of Cost	-208,025,120	(8.81% Used)
Charged Quarterly				
Compounded Quarterly	6.00	%pa	Interest	-3,358,703
Accrual Interest	0.00	%pa (apr)	Accrual Intr.	0
			Revenue	223,518,172
			Outgoings	-211,383,823
			Surplus	**12,134,349**
			per Ha	303,359
			per unit	12,134

			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
			Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
39 Self-Build Plots	From	To																							
Sell	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
628 Market Units	From	To																							
Capital Receipt	24	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	24	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	24	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
250 ART Units	From	To																							
RSL Payment 1 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	7,376,243	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	96	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	12	0	0	0	0	0	0	0	0	0	0	0	-103,267	0	0	0	0	0	0	0	0	0	0	0
83 AHO Units	From	To																							
Capital Receipt	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Plots	From	To																							
Service 39 Plots	12	23	0	0	0	0	0	0	0	0	0	0	0	-97,500	-97,500	-97,500	-97,500	-97,500	-97,500	-97,500	-97,500	-97,500	-97,500	-97,500	-97,500
Contingency	12	23	0	0	0	0	0	0	0	0	0	0	0	-2,925	-2,925	-2,925	-2,925	-2,925	-2,925	-2,925	-2,925	-2,925	-2,925	-2,925	-2,925
Professional Fee	1	23	-2,543	-2,543	-2,543	-2,543	-2,543	-2,543	-2,543	-2,543	-2,543	-2,543	-2,543	-2,543	-2,543	-2,543	-2,543	-2,543	-2,543	-2,543	-2,543	-2,543	-2,543	-2,543	-2,543
Construction Costs - Dwellings	From	To																							
Construct 222 apartments	12	236	0	0	0	0	0	0	0	0	0	0	0	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547
Construct 739 houses	12	236	0	0	0	0	0	0	0	0	0	0	0	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592
Construct Garages	12	236	0	0	0	0	0	0	0	0	0	0	0	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256
Policy - water	12	236	0	0	0	0	0	0	0	0	0	0	0	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38
Policy - energy	12	236	0	0	0	0	0	0	0	0	0	0	0	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356
Policy - access 20% of homes (of 961 no)	12	236	0	0	0	0	0	0	0	0	0	0	0	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195
External Works	1	236	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707
Contingency	1	236	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271
Professional Fee	1	236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236
Planning Policy Payments	From	To																							
Visitor Policy	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 15%	2	2	0	-1,131,675	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 15%	9	9	0	0	0	0	0	0	0	0	-1,131,675	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 20%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,508,900	0	0	0	0	0
CIL - payment 4 50%	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land pur (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equip (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																							
Marketing Showrooms	23	242	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,273
Notional Land Purchase	From	To																							
Benchmark Land Value	1	1	-10,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	-489,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	-131,119	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																							
Plots @ 10%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market @ 17.5%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																									
Revenue			0	0	0	0	0	0	0	0	0	0	0	7,376,243	0	0	0	0	0	0	0	0	0	0	0
Costs			-10,813,376	-1,324,432	-192,757	-192,757	-192,757	-192,757	-192,757	-192,757	-1,324,432	-192,757	-192,757	-860,432	-757,165	-757,165	-757,165	-757,165	-757,165	-2,266,065	-757,165	-757,165	-757,165	-757,165	-759,438
Net Cashflow			-10,813,376	-12,137,807	-12,330,564	-12,523,321	-12,716,078	-12,908,835	-13,101,592	-13,294,349	-14,618,781	-14,811,537	-15,004,294	-8,488,484	-9,245,649	-10,002,813	-10,759,978	-11,517,143	-12,274,308	-14,540,373	-15,297,538	-16,054,703	-16,811,868	-17,569,033	-18,328,470
Debt Interest - Overall			-10,813,376	-12,137,807	-12,330,564	-12,523,321	-12,716,078	-12,908,835	-13,101,592	-13,294,349	-14,618,781	-14,811,537	-15,004,294	-8,488,484	-9,245,649	-10,002,813	-10,759,978	-11,517,143	-12,274,308	-14,540,373	-15,297,538	-16,054,703	-16,811,868	-17,569,033	-18,328,470
Interest Bal			-10,813,376	-12,191,606	-12,384,363	-12,577,120	-12,955,633	-13,148,390	-13,341,146	-13,731,120	-15,055,551	-15,248,308	-15,661,202	-9,145,392	-9,902,557	-10,833,410	-11,590,575	-12,347,740	-13,278,726	-15,544,791	-16,301,956	-17,284,673	-18,041,838	-18,799,003	-19,829,031
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			-53,799	0	0	-185,756	0	0	-197,216	0	0	-220,137	0	0	-173,689	0	0	-173,821	0	0	-225,552	0	0	-270,590	0
Balance B/F			0	-10,867,174	-12,191,606	-12,384,363	-12,762,876	-12,955,633	-13,148,390	-13,538,363	-13,731,120	-15,055,551	-15,468,446	-15,661,202	-9,145,392	-10,076,245	-10,833,410	-11,590,575	-12,521,561	-13,278,726	-15,544,791	-16,527,508	-17,284,673	-18,041,838	-19,069,593
Period Total			-10,813,376	-1,324,432	-192,757	-192,757	-192,757	-192,757	-192,757	-192,757	-1,324,432	-192,757	-192,757	6,515,811	-757,165	-757,165	-757,165	-757,165	-757,165	-2,266,065	-757,165	-757,165	-757,165	-757,165	-759,438
Interest			-53,799	0	0	-185,756	0	0	-197,216	0	0	-220,137	0	0	-173,689	0	0	-173,821	0	0	-225,552	0	0	-270,590	0
Accrual Intr.			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			-10,867,174	-12,191,606	-12,384,363	-12,762,876	-12,955,633	-13,148,390	-13,538,363	-13,731,120	-15,055,551	-15,468,446	-15,661,202	-9,145,392	-10,076,245	-10,833,410	-11,590,575	-12,521,561	-13,278,726	-15,544,791	-16,527,508	-17,284,673	-18,041,838	-19,069,593	-19,829,031

			24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46
			May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023
39 Self-Build Plots	From	To																							
Sell	24	59	134,722	134,722	134,722	134,722	134,722	134,722	134,722	134,722	134,722	134,722	134,722	134,722	134,722	134,722	134,722	134,722	134,722	134,722	134,722	134,722	134,722	134,722	134,722
Direct Sale Fees	24	59	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684
Direct Sale Legal Fees	24	59	-337	-337	-337	-337	-337	-337	-337	-337	-337	-337	-337	-337	-337	-337	-337	-337	-337	-337	-337	-337	-337	-337	-337
628 Market Units	From	To																							
Capital Receipt	24	248	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021
Direct Sale Fees	24	248	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550
Direct Sale Legal Fees	24	248	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910
250 ART Units	From	To																							
RSL Payment 1 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	24	24	7,376,243	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	96	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
83 AHO Units	From	To																							
Capital Receipt	24	106	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933
Legal Fees	24	106	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728
Construction Costs - Plots	From	To																							
Service 39 Plots	12	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	12	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee	1	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Dwellings	From	To																							
Construct 222 apartments	12	236	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547
Construct 739 houses	12	236	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592
Construct Garages	12	236	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256
Policy - water	12	236	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38
Policy - energy	12	236	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356
Policy - access 20% of homes (of 961 no)	12	236	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195
External Works	1	236	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707
Contingency	1	236	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271
Professional Fee	1	236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236
Planning Policy Payments	From	To																							
Visitor Policy	24	24	-197,005	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 15%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 15%	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 20%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 4 50%	24	24	-3,772,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land pur (nil on site)	24	24	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equip (nil on site)	24	24	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	24	24	-607,166	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	24	24	-26,447	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	24	24	-546,708	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	24	24	-1,243,393	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																							
Marketing Showrooms	23	242	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273
Notional Land Purchase	From	To																							
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																							
Plots @ 10%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market @ 17.5%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																									
Revenue			8,482,919	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676
Costs			-7,063,649	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678
Net Cashflow			-16,909,200	-16,473,202	-16,037,204	-15,601,206	-15,165,208	-14,729,210	-14,293,212	-13,857,214	-13,421,216	-12,985,218	-12,549,220	-12,113,222	-11,677,224	-11,241,226	-10,805,228	-10,369,230	-9,933,232	-9,497,234	-9,061,236	-8,625,238	-8,189,240	-7,753,242	-7,317,244
Debt Interest - Overall			-16,909,200	-16,473,202	-16,037,204	-15,601,206	-15,165,208	-14,729,210	-14,293,212	-13,857,214	-13,421,216	-12,985,218	-12,549,220	-12,113,222	-11,677,224	-11,241,226	-10,805,228	-10,369,230	-9,933,232	-9,497,234	-9,061,236	-8,625,238	-8,189,240	-7,753,242	-7,317,244
Interest Bal			-18,409,761	-17,973,763	-17,818,873	-17,382,875	-16,946,877	-16,771,644	-16,335,646	-15,899,648	-15,708,707	-15,272,708	-14,836,710	-14,629,825	-14,193,827	-13,757,829	-13,534,760	-13,098,762	-12,662,764	-12,423,269	-11,987,271	-11,551,273	-11,295,105	-10,859,107	-10,423,109
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	-281,109	0	0	-260,765	0	0	-245,056	0	0	-229,112	0	0	-212,929	0	0	-196,503	0	0	-179,831	0	0	-162,908
Balance B/F			-19,829,031	-18,409,761	-18,254,871	-17,818,873	-17,382,875	-17,207,642	-16,771,644	-16,335,646	-16,144,705	-15,708,707	-15,272,708	-15,065,823	-14,629,825	-14,193,827	-13,970,758	-13,534,760	-13,098,762	-12,859,267	-12,423,269	-11,987,271	-11,731,103	-11,295,105	-10,859,107
Period Total			1,419,270	435,998	435,998	435,998	435,998	435,998	435,998	435,998	435,998	435,998	435,998	435,998	435,998	435,998	435,998	435,998	435,998	435,998	435,998	435,998	435,998	435,998	435,998
Interest			0	-281,109	0	0	-260,765	0	0	-245,056	0	0	-229,112	0	0	-212,929	0	0	-196,503	0	0	-179,831	0	0	-162,908
Accrual Intr.			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			-18,409,761	-18,254,871	-17,818,873	-17,382,875	-17,207,642	-16,771,644	-16,335,646	-16,144,705	-15,708,707	-15,272,708	-15,065,823	-14,629,825	-14,193,827	-13,970,758	-13,534,760	-13,098,762	-12,859,267	-12,423,269	-11,987,271	-11,731,103	-11,295,105	-10,859,107	-10,586,018

			47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69
			Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025
39 Self-Build Plots	From	To																							
Sell	24	59	134,722	134,722	134,722	134,722	134,722	134,722	134,722	134,722	134,722	134,722	134,722	134,722	134,722	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	24	59	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	-1,684	0	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	24	59	-337	-337	-337	-337	-337	-337	-337	-337	-337	-337	-337	-337	-337	0	0	0	0	0	0	0	0	0	0
628 Market Units	From	To																							
Capital Receipt	24	248	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021
Direct Sale Fees	24	248	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550
Direct Sale Legal Fees	24	248	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910
250 ART Units	From	To																							
RSL Payment 1 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	7,376,243	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	96	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
83 AHO Units	From	To																							
Capital Receipt	24	106	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933
Legal Fees	24	106	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728
Construction Costs - Plots	From	To																							
Service 39 Plots	12	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	12	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee	1	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Dwellings	From	To																							
Construct 222 apartments	12	236	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547
Construct 739 houses	12	236	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592
Construct Garages	12	236	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256
Policy - water	12	236	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38
Policy - energy	12	236	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356
Policy - access 20% of homes (of 961 no)	12	236	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195
External Works	1	236	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707
Contingency	1	236	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271
Professional Fee	1	236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236
Planning Policy Payments	From	To																							
Visitor Policy	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 15%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 15%	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 20%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 4 50%	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land pur (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equip (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																							
Marketing Showrooms	23	242	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273
Notional Land Purchase	From	To																							
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																							
Plots @ 10%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market @ 17.5%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																									
Revenue			1,106,676	8,482,919	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	1,106,676	971,954	971,954	971,954	971,954	971,954	971,954	971,954	971,954	971,954	971,954
Costs			-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-670,678	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657
Net Cashflow			-6,881,246	930,995	1,366,993	1,802,991	2,238,989	2,674,987	3,110,985	3,546,983	3,982,981	4,418,979	4,854,977	5,290,975	5,726,973	6,030,270	6,333,566	6,636,863	6,940,159	7,243,456	7,546,753	7,850,049	8,153,346	8,456,643	8,759,939
Debt Interest - Overall			-6,881,246	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Bal			-10,150,020	-2,337,779	-1,901,781	-1,537,935	-1,101,937	-665,939	-246,492	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	-72,153	0	0	-16,551	0	0	-1,226	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance B/F			-10,586,018	-10,150,020	-2,337,779	-1,973,933	-1,537,935	-1,101,937	-682,490	-246,492	189,506	624,278	1,060,276	1,496,274	1,932,272	2,368,270	2,671,566	2,974,863	3,278,160	3,581,456	3,884,753	4,188,049	4,491,346	4,794,643	5,097,939
Period Total			435,998	7,812,241	435,998	435,998	435,998	435,998	435,998	435,998	435,998	435,998	435,998	435,998	435,998	303,297	303,297	303,297	303,297	303,297	303,297	303,297	303,297	303,297	303,297
Interest			0	0	-72,153	0	0	-16,551	0	0	-1,226	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accrual Intr.			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			-10,150,020	-2,337,779	-1,973,933	-1,537,935	-1,101,937	-682,490	-246,492	189,506	624,278	1,060,276	1,496,274	1,932,272	2,368,270	2,671,566	2,974,863	3,278,160	3,581,456	3,884,753	4,188,049	4,491,346	4,794,643	5,097,939	5,401,236

			70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92
			Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Jan 2027
39 Self-Build Plots	From	To																							
Sell	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
628 Market Units	From	To																							
Capital Receipt	24	248	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021
Direct Sale Fees	24	248	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550
Direct Sale Legal Fees	24	248	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910
250 ART Units	From	To																							
RSL Payment 1 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	96	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
83 AHO Units	From	To																							
Capital Receipt	24	106	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933
Legal Fees	24	106	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728
Construction Costs - Plots	From	To																							
Service 39 Plots	12	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	12	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee	1	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Dwellings	From	To																							
Construct 222 apartments	12	236	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547
Construct 739 houses	12	236	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592
Construct Garages	12	236	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256
Policy - water	12	236	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38
Policy - energy	12	236	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356
Policy - access 20% of homes (of 961 no)	12	236	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195
External Works	1	236	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707
Contingency	1	236	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271
Professional Fee	1	236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236
Planning Policy Payments	From	To																							
Visitor Policy	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 15%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 15%	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 20%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 4 50%	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land pur (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equip (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																							
Marketing Showrooms	23	242	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273
Notional Land Purchase	From	To																							
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																							
Plots @ 10%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market @ 17.5%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																									
Revenue			971,954	971,954	971,954	971,954	971,954	971,954	971,954	971,954	971,954	971,954	971,954	971,954	971,954	971,954	971,954	971,954	971,954	971,954	971,954	971,954	971,954	971,954	971,954
Costs			-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657
Net Cashflow			9,063,236	9,366,532	9,669,829	9,973,126	10,276,422	10,579,719	10,883,016	11,186,312	11,489,609	11,792,905	12,096,202	12,399,499	12,702,795	13,006,092	13,309,388	13,612,685	13,915,982	14,219,278	14,522,575	14,825,872	15,129,168	15,432,465	15,735,761
Debt Interest - Overall			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Bal			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance B/F			5,401,236	5,704,532	6,007,829	6,311,126	6,614,422	6,917,719	7,221,016	7,524,312	7,827,609	8,130,905	8,434,202	8,737,499	9,040,795	9,344,092	9,647,389	9,950,685	10,253,982	10,557,278	10,860,575	11,163,872	11,467,168	11,770,465	12,073,761
Period Total			303,297	303,297	303,297	303,297	303,297	303,297	303,297	303,297	303,297	303,297	303,297	303,297	303,297	303,297	303,297	303,297	303,297	303,297	303,297	303,297	303,297	303,297	303,297
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accrual Intr.			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			5,704,532	6,007,829	6,311,126	6,614,422	6,917,719	7,221,016	7,524,312	7,827,609	8,130,905	8,434,202	8,737,499	9,040,795	9,344,092	9,647,389	9,950,685	10,253,982	10,557,278	10,860,575	11,163,872	11,467,168	11,770,465	12,073,761	12,377,058

			93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115
			Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Jul 2027	Aug 2027	Sep 2027	Oct 2027	Nov 2027	Dec 2027	Jan 2028	Feb 2028	Mar 2028	Apr 2028	May 2028	Jun 2028	Jul 2028	Aug 2028	Sep 2028	Oct 2028	Nov 2028	Dec 2028
39 Self-Build Plots	From	To																							
Sell	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
628 Market Units	From	To																							
Capital Receipt	24	248	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021
Direct Sale Fees	24	248	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550
Direct Sale Legal Fees	24	248	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910
250 ART Units	From	To																							
RSL Payment 1 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	96	96	0	0	0	7,376,243	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
83 AHO Units	From	To																							
Capital Receipt	24	106	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	207,933	0	0	0	0	0	0	0	0	0
Legal Fees	24	106	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	-728	0	0	0	0	0	0	0	0	0
Construction Costs - Plots	From	To																							
Service 39 Plots	12	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	12	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee	1	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Dwellings	From	To																							
Construct 222 apartments	12	236	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547
Construct 739 houses	12	236	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592
Construct Garages	12	236	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256
Policy - water	12	236	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38
Policy - energy	12	236	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356
Policy - access 20% of homes (of 961 no)	12	236	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195
External Works	1	236	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707
Contingency	1	236	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271
Professional Fee	1	236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236
Planning Policy Payments	From	To																							
Visitor Policy	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 15%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 15%	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 20%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 4 50%	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land pur (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equip (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																							
Marketing Showrooms	23	242	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273
Notional Land Purchase	From	To																							
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																							
Plots @ 10%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market @ 17.5%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																									
Revenue			971,954	971,954	971,954	8,348,197	971,954	971,954	971,954	971,954	971,954	971,954	971,954	971,954	971,954	971,954	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021
Costs			-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-668,657	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929
Net Cashflow			16,039,058	16,342,355	16,645,651	24,325,191	24,628,488	24,931,784	25,235,081	25,538,377	25,841,674	26,144,971	26,448,267	26,751,564	27,054,861	27,358,157	27,454,249	27,550,341	27,646,433	27,742,525	27,838,616	27,934,708	28,030,800	28,126,892	28,222,984
Debt Interest - Overall			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Bal			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance B/F			12,377,058	12,680,355	12,983,651	13,286,948	20,966,488	21,269,784	21,573,081	21,876,377	22,179,674	22,482,971	22,786,267	23,089,564	23,392,861	23,696,157	23,999,454	24,095,546	24,191,637	24,287,729	24,383,821	24,479,913	24,576,005	24,672,097	24,768,189
Period Total			303,297	303,297	303,297	7,679,540	303,297	303,297	303,297	303,297	303,297	303,297	303,297	303,297	303,297	303,297	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accrual Intr.			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			12,680,355	12,983,651	13,286,948	20,966,488	21,269,784	21,573,081	21,876,377	22,179,674	22,482,971	22,786,267	23,089,564	23,392,861	23,696,157	23,999,454	24,095,546	24,191,637	24,287,729	24,383,821	24,479,913	24,576,005	24,672,097	24,768,189	24,864,280

			116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138
			Jan 2029	Feb 2029	Mar 2029	Apr 2029	May 2029	Jun 2029	Jul 2029	Aug 2029	Sep 2029	Oct 2029	Nov 2029	Dec 2029	Jan 2030	Feb 2030	Mar 2030	Apr 2030	May 2030	Jun 2030	Jul 2030	Aug 2030	Sep 2030	Oct 2030	Nov 2030
39 Self-Build Plots	From	To																							
Sell	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
628 Market Units	From	To																							
Capital Receipt	24	248	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021
Direct Sale Fees	24	248	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550
Direct Sale Legal Fees	24	248	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910
250 ART Units	From	To																							
RSL Payment 1 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	96	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
83 AHO Units	From	To																							
Capital Receipt	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Plots	From	To																							
Service 39 Plots	12	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	12	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee	1	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Dwellings	From	To																							
Construct 222 apartments	12	236	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547
Construct 739 houses	12	236	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592
Construct Garages	12	236	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256
Policy - water	12	236	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38
Policy - energy	12	236	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356
Policy - access 20% of homes (of 961 no)	12	236	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195
External Works	1	236	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707
Contingency	1	236	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271
Professional Fee	1	236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236
Planning Policy Payments	From	To																							
Visitor Policy	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 15%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 15%	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 20%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 4 50%	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land pur (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equip (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																							
Marketing Showrooms	23	242	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273
Notional Land Purchase	From	To																							
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																							
Plots @ 10%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market @ 17.5%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																									
Revenue			764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021
Costs			-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929
Net Cashflow			28,319,076	28,415,168	28,511,259	28,607,351	28,703,443	28,799,535	28,895,627	28,991,719	29,087,810	29,183,902	29,279,994	29,376,086	29,472,178	29,568,270	29,664,362	29,760,453	29,856,545	29,952,637	30,048,729	30,144,821	30,240,913	30,337,005	30,433,096
Debt Interest - Overall			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Bal			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance B/F			24,864,280	24,960,372	25,056,464	25,152,556	25,248,648	25,344,740	25,440,832	25,536,923	25,633,015	25,729,107	25,825,199	25,921,291	26,017,383	26,113,475	26,209,566	26,305,658	26,401,750	26,497,842	26,593,934	26,690,026	26,786,118	26,882,209	26,978,301
Period Total			96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accrual Intr.			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			24,960,372	25,056,464	25,152,556	25,248,648	25,344,740	25,440,832	25,536,923	25,633,015	25,729,107	25,825,199	25,921,291	26,017,383	26,113,475	26,209,566	26,305,658	26,401,750	26,497,842	26,593,934	26,690,026	26,786,118	26,882,209	26,978,301	27,074,393

			139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161
			Dec 2030	Jan 2031	Feb 2031	Mar 2031	Apr 2031	May 2031	Jun 2031	Jul 2031	Aug 2031	Sep 2031	Oct 2031	Nov 2031	Dec 2031	Jan 2032	Feb 2032	Mar 2032	Apr 2032	May 2032	Jun 2032	Jul 2032	Aug 2032	Sep 2032	Oct 2032
39 Self-Build Plots	From	To																							
Sell	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
628 Market Units	From	To																							
Capital Receipt	24	248	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021
Direct Sale Fees	24	248	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550
Direct Sale Legal Fees	24	248	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910
250 ART Units	From	To																							
RSL Payment 1 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	96	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
83 AHO Units	From	To																							
Capital Receipt	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Plots	From	To																							
Service 39 Plots	12	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	12	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee	1	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Dwellings	From	To																							
Construct 222 apartments	12	236	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547
Construct 739 houses	12	236	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592
Construct Garages	12	236	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256
Policy - water	12	236	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38
Policy - energy	12	236	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356
Policy - access 20% of homes (of 961 no)	12	236	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195
External Works	1	236	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707
Contingency	1	236	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271
Professional Fee	1	236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236
Planning Policy Payments	From	To																							
Visitor Policy	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 15%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 15%	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 20%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 4 50%	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land pur (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equip (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																							
Marketing Showrooms	23	242	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273
Notional Land Purchase	From	To																							
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																							
Plots @ 10%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market @ 17.5%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																									
Revenue			764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021
Costs			-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929
Net Cashflow			30,529,188	30,625,280	30,721,372	30,817,464	30,913,556	31,009,648	31,105,739	31,201,831	31,297,923	31,394,015	31,490,107	31,586,199	31,682,291	31,778,382	31,874,474	31,970,566	32,066,658	32,162,750	32,258,842	32,354,934	32,451,025	32,547,117	32,643,209
Debt Interest - Overall			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Bal			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance B/F			27,074,393	27,170,485	27,266,577	27,362,669	27,458,761	27,554,852	27,650,944	27,747,036	27,843,128	27,939,220	28,035,312	28,131,403	28,227,495	28,323,587	28,419,679	28,515,771	28,611,863	28,707,955	28,804,046	28,900,138	28,996,230	29,092,322	29,188,414
Period Total			96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accrual Intr.			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			27,170,485	27,266,577	27,362,669	27,458,761	27,554,852	27,650,944	27,747,036	27,843,128	27,939,220	28,035,312	28,131,403	28,227,495	28,323,587	28,419,679	28,515,771	28,611,863	28,707,955	28,804,046	28,900,138	28,996,230	29,092,322	29,188,414	29,284,506

			162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184
			Nov 2032	Dec 2032	Jan 2033	Feb 2033	Mar 2033	Apr 2033	May 2033	Jun 2033	Jul 2033	Aug 2033	Sep 2033	Oct 2033	Nov 2033	Dec 2033	Jan 2034	Feb 2034	Mar 2034	Apr 2034	May 2034	Jun 2034	Jul 2034	Aug 2034	Sep 2034
39 Self-Build Plots	From	To																							
Sell	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
628 Market Units	From	To																							
Capital Receipt	24	248	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021
Direct Sale Fees	24	248	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550
Direct Sale Legal Fees	24	248	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910
250 ART Units	From	To																							
RSL Payment 1 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	96	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
83 AHO Units	From	To																							
Capital Receipt	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Plots	From	To																							
Service 39 Plots	12	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	12	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee	1	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Dwellings	From	To																							
Construct 222 apartments	12	236	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547
Construct 739 houses	12	236	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592
Construct Garages	12	236	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256
Policy - water	12	236	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38
Policy - energy	12	236	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356
Policy - access 20% of homes (of 961 no)	12	236	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195
External Works	1	236	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707
Contingency	1	236	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271
Professional Fee	1	236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236
Planning Policy Payments	From	To																							
Visitor Policy	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 15%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 15%	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 20%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 4 50%	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land pur (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equip (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																							
Marketing Showrooms	23	242	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273
Notional Land Purchase	From	To																							
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																							
Plots @ 10%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market @ 17.5%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																									
Revenue			764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021
Costs			-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929
Net Cashflow			32,739,301	32,835,393	32,931,485	33,027,576	33,123,668	33,219,760	33,315,852	33,411,944	33,508,036	33,604,128	33,700,219	33,796,311	33,892,403	33,988,495	34,084,587	34,180,679	34,276,771	34,372,862	34,468,954	34,565,046	34,661,138	34,757,230	34,853,322
Debt Interest - Overall			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Bal			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance B/F			29,284,506	29,380,598	29,476,689	29,572,781	29,668,873	29,764,965	29,861,057	29,957,149	30,053,241	30,149,332	30,245,424	30,341,516	30,437,608	30,533,700	30,629,792	30,725,884	30,821,975	30,918,067	31,014,159	31,110,251	31,206,343	31,302,435	31,398,527
Period Total			96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accrual Intr.			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			29,380,598	29,476,689	29,572,781	29,668,873	29,764,965	29,861,057	29,957,149	30,053,241	30,149,332	30,245,424	30,341,516	30,437,608	30,533,700	30,629,792	30,725,884	30,821,975	30,918,067	31,014,159	31,110,251	31,206,343	31,302,435	31,398,527	31,494,618

			185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207
			Oct 2034	Nov 2034	Dec 2034	Jan 2035	Feb 2035	Mar 2035	Apr 2035	May 2035	Jun 2035	Jul 2035	Aug 2035	Sep 2035	Oct 2035	Nov 2035	Dec 2035	Jan 2036	Feb 2036	Mar 2036	Apr 2036	May 2036	Jun 2036	Jul 2036	Aug 2036
39 Self-Build Plots	From	To																							
Sell	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
628 Market Units	From	To																							
Capital Receipt	24	248	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021
Direct Sale Fees	24	248	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550
Direct Sale Legal Fees	24	248	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910
250 ART Units	From	To																							
RSL Payment 1 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	96	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
83 AHO Units	From	To																							
Capital Receipt	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Plots	From	To																							
Service 39 Plots	12	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	12	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee	1	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Dwellings	From	To																							
Construct 222 apartments	12	236	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547
Construct 739 houses	12	236	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592
Construct Garages	12	236	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256
Policy - water	12	236	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38
Policy - energy	12	236	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356
Policy - access 20% of homes (of 961 no)	12	236	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195
External Works	1	236	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707
Contingency	1	236	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271
Professional Fee	1	236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236
Planning Policy Payments	From	To																							
Visitor Policy	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 15%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 15%	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 20%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 4 50%	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land pur (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equip (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																							
Marketing Showrooms	23	242	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273
Notional Land Purchase	From	To																							
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																							
Plots @ 10%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market @ 17.5%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																									
Revenue			764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021
Costs			-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929
Net Cashflow			34,949,414	35,045,505	35,141,597	35,237,689	35,333,781	35,429,873	35,525,965	35,622,057	35,718,148	35,814,240	35,910,332	36,006,424	36,102,516	36,198,608	36,294,700	36,390,791	36,486,883	36,582,975	36,679,067	36,775,159	36,871,251	36,967,342	37,063,434
Debt Interest - Overall			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Bal			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance B/F			31,494,618	31,590,710	31,686,802	31,782,894	31,878,986	31,975,078	32,071,169	32,167,261	32,263,353	32,359,445	32,455,537	32,551,629	32,647,721	32,743,812	32,839,904	32,935,996	33,032,088	33,128,180	33,224,272	33,320,364	33,416,455	33,512,547	33,608,639
Period Total			96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accrual Intr.			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			31,590,710	31,686,802	31,782,894	31,878,986	31,975,078	32,071,169	32,167,261	32,263,353	32,359,445	32,455,537	32,551,629	32,647,721	32,743,812	32,839,904	32,935,996	33,032,088	33,128,180	33,224,272	33,320,364	33,416,455	33,512,547	33,608,639	33,704,731

			208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230
			Sep 2036	Oct 2036	Nov 2036	Dec 2036	Jan 2037	Feb 2037	Mar 2037	Apr 2037	May 2037	Jun 2037	Jul 2037	Aug 2037	Sep 2037	Oct 2037	Nov 2037	Dec 2037	Jan 2038	Feb 2038	Mar 2038	Apr 2038	May 2038	Jun 2038	Jul 2038
39 Self-Build Plots	From	To																							
Sell	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
628 Market Units	From	To																							
Capital Receipt	24	248	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021
Direct Sale Fees	24	248	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550
Direct Sale Legal Fees	24	248	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910
250 ART Units	From	To																							
RSL Payment 1 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	96	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
83 AHO Units	From	To																							
Capital Receipt	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Plots	From	To																							
Service 39 Plots	12	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	12	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee	1	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Dwellings	From	To																							
Construct 222 apartments	12	236	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547
Construct 739 houses	12	236	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592
Construct Garages	12	236	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256
Policy - water	12	236	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38
Policy - energy	12	236	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356
Policy - access 20% of homes (of 961 no)	12	236	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195
External Works	1	236	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707
Contingency	1	236	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271
Professional Fee	1	236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236
Planning Policy Payments	From	To																							
Visitor Policy	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 15%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 15%	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 20%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 4 50%	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land pur (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equip (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																							
Marketing Showrooms	23	242	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273
Notional Land Purchase	From	To																							
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																							
Plots @ 10%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market @ 17.5%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHO @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ART @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY																									
Revenue			764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021
Costs			-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-667,929
Net Cashflow			37,159,526	37,255,618	37,351,710	37,447,802	37,543,894	37,639,985	37,736,077	37,832,169	37,928,261	38,024,353	38,120,445	38,216,537	38,312,628	38,408,720	38,504,812	38,600,904	38,696,996	38,793,088	38,889,180	38,985,271	39,081,363	39,177,455	39,273,547
Debt Interest - Overall			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Bal			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance B/F			33,704,731	33,800,823	33,896,915	33,993,007	34,089,098	34,185,190	34,281,282	34,377,374	34,473,466	34,569,558	34,665,650	34,761,741	34,857,833	34,953,925	35,050,017	35,146,109	35,242,201	35,338,293	35,434,384	35,530,476	35,626,568	35,722,660	35,818,752
Period Total			96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092	96,092
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accrual Intr.			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			33,800,823	33,896,915	33,993,007	34,089,098	34,185,190	34,281,282	34,377,374	34,473,466	34,569,558	34,665,650	34,761,741	34,857,833	34,953,925	35,050,017	35,146,109	35,242,201	35,338,293	35,434,384	35,530,476	35,626,568	35,722,660	35,818,752	35,914,844

			231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248
			Aug 2038	Sep 2038	Oct 2038	Nov 2038	Dec 2038	Jan 2039	Feb 2039	Mar 2039	Apr 2039	May 2039	Jun 2039	Jul 2039	Aug 2039	Sep 2039	Oct 2039	Nov 2039	Dec 2039	Jan 2040
39 Self-Build Plots	From	To																		
Sell	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Fees	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	24	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
628 Market Units	From	To																		
Capital Receipt	24	248	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021
Direct Sale Fees	24	248	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550	-9,550
Direct Sale Legal Fees	24	248	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910	-1,910
250 ART Units	From	To																		
RSL Payment 1 - 25% Capital Receipt	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 2 - 25% Capital Receipt	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 3 - 25% Capital Receipt	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Payment 4 - 25% Capital Receipt	96	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
83 AHO Units	From	To																		
Capital Receipt	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	24	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Plots	From	To																		
Service 39 Plots	12	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	12	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee	1	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs - Dwellings	From	To																		
Construct 222 apartments	12	236	-78,547	-78,547	-78,547	-78,547	-78,547	-78,547	0	0	0	0	0	0	0	0	0	0	0	0
Construct 739 houses	12	236	-344,592	-344,592	-344,592	-344,592	-344,592	-344,592	0	0	0	0	0	0	0	0	0	0	0	0
Construct Garages	12	236	-18,256	-18,256	-18,256	-18,256	-18,256	-18,256	0	0	0	0	0	0	0	0	0	0	0	0
Policy - water	12	236	-38	-38	-38	-38	-38	-38	0	0	0	0	0	0	0	0	0	0	0	0
Policy - energy	12	236	-21,356	-21,356	-21,356	-21,356	-21,356	-21,356	0	0	0	0	0	0	0	0	0	0	0	0
Policy - access 20% of homes (of 961 no)	12	236	-1,195	-1,195	-1,195	-1,195	-1,195	-1,195	0	0	0	0	0	0	0	0	0	0	0	0
External Works	1	236	-132,707	-132,707	-132,707	-132,707	-132,707	-132,707	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	1	236	-13,271	-13,271	-13,271	-13,271	-13,271	-13,271	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee	1	236	-44,236	-44,236	-44,236	-44,236	-44,236	-44,236	0	0	0	0	0	0	0	0	0	0	0	0
Planning Policy Payments	From	To																		
Visitor Policy	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 1 15%	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 2 15%	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 3 20%	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL - payment 4 50%	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal land pur (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal equip (nil on site)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal maintenance (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - formal allotments (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal land purchase (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC - informal equip & main (100%)	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Outgoings	From	To																		
Marketing Showrooms	23	242	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	-2,273	0	0	0	0	0	0
Notional Land Purchase	From	To																		
Benchmark Land Value	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDLT	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit on GDV	From	To																		
Plots @ 10%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-485,000
Market @ 17.5%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-30,083,340
AHO @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,035,504
ART @ 6%	248	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,770,298
SUMMARY																				
Revenue			764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021	764,021
Costs			-667,929	-667,929	-667,929	-667,929	-667,929	-667,929	-13,733	-13,733	-13,733	-13,733	-13,733	-13,733	-11,460	-11,460	-11,460	-11,460	-11,460	-33,385,602
Net Cashflow			39,369,639	39,465,731	39,561,823	39,657,914	39,754,006	39,850,098	40,600,386	41,350,675	42,100,963	42,851,251	43,601,540	44,351,828	45,104,389	45,856,950	46,609,511	47,362,072	48,114,633	15,493,052
Debt Interest - Overall			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Bal			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest %pa			6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance B/F			35,914,844	36,010,935	36,107,027	36,203,119	36,299,211	36,395,303	36,491,395	37,241,683	37,991,971	38,742,260	39,492,548	40,242,836	40,993,124	41,745,685	42,498,247	43,250,808	44,003,369	44,755,930
Period Total			96,092	96,092	96,092	96,092	96,092	96,092	750,288	750,288	750,288	750,288	750,288	750,288	752,561	752,561	752,561	752,561	752,561	-32,621,581
Interest			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accrual Intr.			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance C/F			36,010,935	36,107,027	36,203,119	36,299,211	36,395,303	36,491,395	37,241,683	37,991,971	38,742,260	39,492,548	40,242,836	40,993,124	41,745,685	42,498,247	43,250,808	44,003,369	44,755,930	12,134,349

BASE DATA SHEET 2022 SUPPLEMENTARY REPORT

TYPOLOGY 11: Urban Fringe/Main Town - Bowthorpe, Aylsham, Drayton, Hellesdon, Costessey, Harleston, Wymondham

Gross Notional Area:	**40**	**Ha**	**99**	**acres**
Net Notional Area:	*34.59*	*Ha*	*85.47*	*acres*
No. Dwellings:	**1000**		**1000**	
Gross Density:	**25**	**/Ha**	**10**	**/acre**
Net Density:	*29*	*/Ha*	*12*	*/acre*

EU Value:	**1,000,000**		
Equates to £:	**25,000**	**Ha**	
Equates to £:	***10,117***	***ac***	
EUV multiplyer:	**10**		

Benchmark LV:	**10,000,000**	
EUV + £/Ha:	**250,000**	**Ha**
EUV + £/ac:	***101,170***	***acre***
£ per dwelling:	**10,000**	**Dw**

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No:	House Type:	Plot size / Beds:	No. G:	Area/unit m²:	Total m²:	Tenure:	Proposed Sales Price £:	Price per plot / m²:	% Adjust for Tenure:	Net Proposed Income £:	Total income £:	Qualifying Area m²:	Garage Area:	Zone A & Flat CIL Rates £:	Total CIL £:	
10	Plot	small					110,000	110,000	100%	110,000	1,100,000					
24	Plot	medium					125,000	125,000	100%	125,000	3,000,000					
5	Plot	large					150,000	150,000	100%	150,000	750,000					
39											**4,850,000**					
100	Flat	1	0	50	5,000	Market	182,500	3,650	100%	182,500	18,250,000				-	
90	Flat	2	0	70	6,300	Market	248,500	3,550	100%	248,500	22,365,000					
0	House	1	0	58	-	Market	191,400	3,300	100%	191,400	-					
187	House	2	0	79	14,773	Market	252,800	3,200	100%	252,800	47,273,600				-	
176	House	3	176	102	17,952	Market	316,200	3,100	100%	316,200	55,651,200		3,696		-	
75	House	4+	75	124	9,300	Market	378,200	3,050	100%	378,200	28,365,000		3,150		-	
628					*53,325*						**171,904,800**	*53,325*	**6,846**	*111.83*	*6,728,923*	
32	Flat	1	0	50	1,600	ART	182,500	3,650	45%	82,125	2,628,000					
0	Flat	2	0	70	-	ART	248,500	3,550	45%	111,825	-					
32	House	1	0	58	1,856	ART	191,400	3,300	45%	86,130	2,756,160					
91	House	2	0	79	7,189	ART	252,800	3,200	45%	113,760	10,352,160					
86	House	3	0	102	8,772	ART	316,200	3,100	45%	142,290	12,236,940					
9	House	4+	0	124	1,116	ART	378,200	3,050	45%	170,190	1,531,710					
250					20,533						29,504,970					
										x's 4	**7,376,243**					
0	Flat	1	0	50	-	AHO	182,500	3,650	75%	136,875	-					
0	Flat	2	0	70	-	AHO	248,500	3,550	75%	186,375	-					
0	House	1	0	58	-	AHO	191,400	3,300	75%	143,550	-					
51	House	2	0	79	4,029	AHO	252,800	3,200	75%	189,600	9,669,600					
32	House	3	0	102	3,264	AHO	316,200	3,100	75%	237,150	7,588,800					
0	House	4+	0	124	-	AHO	378,200	3,050	75%	283,650	-					
83					*7,293*						**17,258,400**	*7,293*		*111.83*	*815,576*	
1000					**81,151**						**223,518,170**	60,618			**7,544,499**	
										Check	-	*Payment 1*		15%	**1,131,675**	60
												Payment 2		15%	**1,131,675**	270
												Payment 3		20%	**1,508,900**	540
												Payment 4		50%	**3,772,250**	720

Min. Space Standards GIA m²:	
Plot	small
Plot	medium
Plot	large
1 bed flat	50
2 bed flat	70
1 bed house	58
2 bed house	79
3 bed house	102
4b+ house	124

No. Dw:	Market	ART 75%	AHO 25%	Mix
10	10	0	0	1%
24	24	0	0	2%
5	5	0	0	1%
132	100	32	0	13%
90	90	0	0	9%
32	0	32	0	3%
329	187	91	51	33%
294	176	86	32	29%
84	75	9	0	8%
1000	667.00	250.00	83.00	100%
1000	*666.70*	*249.98*	*83.33*	

Notional Sales £ / Dwelling:	1000
110,000	
125,000	
150,000	
182,500	222
248,500	778
191,400	5%
252,800	39
316,200	
378,200	

Affordable Housing Policy Check Tenure	No. Dw:	%age:
Plots	39	
Market	628	
ART	250	
AHO	83	
	1000	33%

Build Costs m²:	£/m²:	Total £:
#####	1,370	17,673,000
#####	1,136	47,740,400
#####	1,136	21,507,888
7,293	1,136	8,284,848
#####		**95,206,136**
Apartments		**17,673,000**
Houses		**77,533,136**
		95,206,136

Developers Profit on GDV:	Amount £:	DP £:	%:
Plots	4,850,000	**485,000**	10%
Market	171,904,800	**30,083,340**	17.5%
ART	29,504,970	**1,770,298**	6%
AHO	17,258,400	**1,035,504**	6%
	223,518,170	33,374,142	