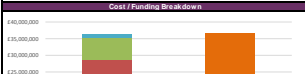
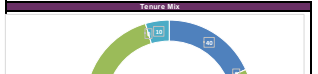
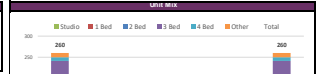




SCHEME DETAIL / PERFORMANCE					
Scheme Name:	Turk Estate	Local Authority:	Southwark	Date:	13/10/2020
Scenario:	Option 2 M18	Project Manager:	AE	Status:	Feasibility

Master Asset:	W18
Podplan Version:	podplan Scheme v4.2.1
Date Issued:	31/05/2019
STANDARD ASSUMPTIONS USED	

UNIT TYPE	Phase 1	Phase 2	Phase 3	Phase 4	Total
Total Homes (New / Existing)	250				250
Total Commercial Units	19				19
Net Internal Area (M ²)	17,395				17,395
Gross Internal Area (M ²)	34,794				34,794
No. Persons	817				817
No. Hsp. Beds	678				678



Scheme Metrics	
Land Acquisition	£ 26,767,258
Public	£ 6,496,352
Ch-Costs (Net Interest / D&A)	£ 1,183,931
Development Allowances	£ 16,477,500
Sales Receipts	£ 17,160,389
Ground Rent	£ 36,437,889
Total Scheme Costs	£ 57,903,929

Scheme Performance Indicators	
NPV (£)	£ 33,865,880
IRR (%)	4.9%
COST TO VALUE (%)	32.7%
FIRST YEAR INTEREST COVER (YR)	58
PAYBACK PERIOD (YRS)	74
MORTGAGE REPAYMENT YR. FLEXIBLE TERMS	NOT REPAID

Phase	Phase 1	Phase 2	Phase 3	Phase 4	Total
Other	0	0	0	0	0
1 Bed	0	0	0	0	0
2 Bed	0	0	0	0	0
3 Bed	0	0	0	0	0
4 Bed	0	0	0	0	0
Studio	0	0	0	0	0
Total	0	0	0	0	0



Capital Funding	
Land	£ 26,767,258
Other Public Subsidy	£ 6,496,352
Other Funding	£ 1,183,931
Sales Receipts	£ 16,477,500
Ground Rent	£ 17,160,389
Total Capital Funding	£ 68,100,429

Scheme Metrics	
NPV (£)	£ 33,865,880
IRR (%)	4.9%
COST TO VALUE (%)	32.7%
FIRST YEAR INTEREST COVER (YR)	58
PAYBACK PERIOD (YRS)	74
MORTGAGE REPAYMENT YR. FLEXIBLE TERMS	NOT REPAID

Key Milestones	
Exchange of Contracts	Phase 1: 01/01/2021
Purchase Completion	Phase 1: 01/01/2021
Planning Consent	Phase 1: 01/09/2021
Start on Site	Phase 1: 01/03/2023
Practical Completion	Phase 1: 01/03/2023
First Shared Ownership / Private Sale	Phase 1: 01/03/2023

Key Milestones Summary	
Exchange of Contracts	Phase 1: 01/01/2021
Purchase Completion	Phase 1: 01/01/2021
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MORTGAGE REPAYMENT YR. FLEXIBLE TERMS	NOT REPAID

