



SCHEME DETAIL / PERFORMANCE

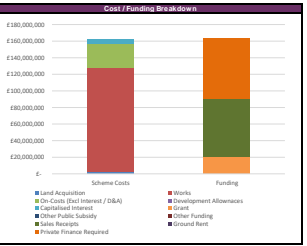
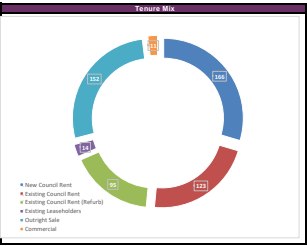
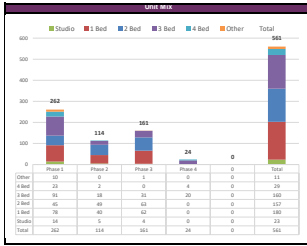
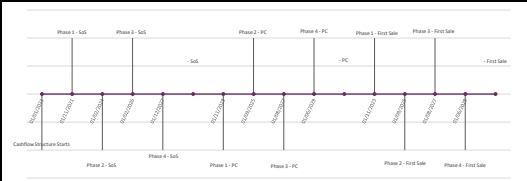
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|--------------|---------------|------------------|-----------|---------|-------------|
| Scheme Name: | Tustin Estate | Local Authority: | Southwark | Date: | 13/02/2020 |
| Scenario: | Option 3 | Project Manager: | AE | Status: | Feasibility |

| | |
|---------------------------|-----------------------|
| Master Asset: | TRAC |
| Podplan Version: | podplan Scheme v4.2.1 |
| Date Issued: | 01/05/2019 |
| STANDARD ASSUMPTIONS USED | |

| Unit Types | Phase 1 | Phase 2 | Phase 3 | Phase 4 | Total |
|---|---------|---------|---------|---------|--------|
| Total Homes (New / Existing) | 252 | 144 | 160 | 24 | 580 |
| Total Commercial Units | 10 | 1 | 1 | 1 | 13 |
| Net Internal Area (GIA - m ²) | 10,708 | 7,818 | 10,372 | 2,118 | 31,016 |
| Gross Internal Area (GIA - m ²) | 23,515 | 11,155 | 17,503 | 3,440 | 55,613 |
| No. Persons | 950 | 383 | 535 | 124 | 1,992 |
| No. Hsp. Rooms | 790 | 314 | 441 | 100 | 1,645 |

| Scheme Performance Indicators | Phase 1 | Phase 2 | Phase 3 | Phase 4 | Total |
|---------------------------------------|-------------|-----------|--------------|--------------|---------------|
| NPV (£) | £30,234,334 | £ 879,541 | -£ 7,516,204 | -£ 2,379,016 | -£ 39,480,103 |
| IRR (%) | 5.0% | 4.4% | 1.9% | 0.2% | 0.9% |
| COST TO VALUE (%) | 63.8% | 74.9% | 66.3% | 66.7% | 63.1% |
| FIRST YEAR INTEREST COVER (YRS) | 56 | 10 | 39 | 70 | 48 |
| PAYBACK PERIOD (YRS) | 60 | 23 | 41 | 63 | 56 |
| MORTGAGE REPAYMENT YR. FLEXIBLE TERMS | NOT REPAID | 39.00 | 38.00 | NOT REPAID | NOT REPAID |

| Key Milestones | Phase 1 | Phase 2 | Phase 3 | Phase 4 |
|---------------------------------------|------------|------------|------------|------------|
| Exchange of Contracts | 01/01/2021 | 01/01/2021 | 01/01/2021 | 01/01/2021 |
| Purchase Completion | 01/01/2021 | 01/01/2021 | 01/01/2021 | 01/01/2021 |
| Planning Consent | 01/11/2021 | 01/02/2024 | 01/02/2026 | 01/12/2027 |
| Start on Site | 01/11/2023 | 01/09/2025 | 01/09/2027 | 01/08/2029 |
| Practical Completion | 01/11/2023 | 01/09/2025 | 01/09/2027 | 01/08/2029 |
| First Shared Ownership / Private Sale | | | | |



| Capital Items | Value (£) |
|--------------------------------|----------------------|
| Land Acquisition | £ 2,018,750 |
| Works | £ 126,119,740 |
| On-Costs (Excl Interest / D&A) | £ 28,598,802 |
| Development Allowances | £ 0 |
| Capitalised Interest | £ 6,903,592 |
| Total Scheme Costs | £ 162,640,894 |

| Capital Funding | Value (£) |
|------------------------------|----------------------|
| NPV | £ 242,022,000 |
| Other Public Subsidy | £ 0 |
| Other Funding | £ 0 |
| Sales Receipts | £ 69,599,000 |
| Grant | £ 0 |
| Private Finance Required | £ 72,419,887 |
| Total Capital Funding | £ 162,640,894 |

| Scheme Metrics | Value (£) |
|--------------------------------|-----------|
| NPV | £ 3,598 |
| Build Cost (p/u) | £ 220,757 |
| Build Cost (p/m ²) | £ 2,268 |
| On-costs (% of TSC) | £ 21.21% |
| GDV (Gross) / Net | £ 0 |
| GDV (p/u - Res) | £ 0 |

