

EDAW - Affordable Housing Viability Model - Apr 09

Oundle/Ashton Road Total Units 145				
REVENUE				
		Units	Unit Value	Total Value
Residential (Market Value)	2 Bed Units	39	£ 149,995	£ 5,799,807
	3 Bed Units	39	£ 204,995	£ 7,926,473
	4 Bed Units	39	£ 279,995	£ 10,826,473
Residential (Affordable)	2 Bed Units	4	£ 74,998	£ 285,459
	3 Bed Units	4	£ 102,498	£ 371,553
	4 Bed Units	3	£ 139,998	£ 456,742
				£ 25,666,508
Residential (Rented)	Net annual income (av £85pw)	18	£ 80,914	
	Capitalised at 6.25% Yield		£ 1,294,618	
	Less Purchasers costs at 7.5%		£ 18	£ 1,294,600
Car Parking	n/a			£ -
	(Inv.Sales:)		£ 1,294,600	
	(Dir.Sales:)		£ 25,666,508	
REVENUE				£ 26,961,108
COSTS				
Construction				
Residential	2 Bed Units @ 72 sqm	48	£ 3,897,600	
	3 Bed Units @ 94 sqm	48	£ 4,747,783	
	4 Bed Units @ 112 sqm	49	£ 5,580,587	
			Build Costs	£ 14,225,970
Site Preparation			£ 264,220	
Infrastructure			£ 757,471	
Utilities			£ 290,000	
Landscape (not including s 106 contributions)			£ 711,299	
Fees			£ 1,595,896	
s106			£ 1,460,628	
Contingency			£ 250,000	
				£ 5,329,513
Land Acquisition	4.86ha (12.01 acres) at £90,000 pa	12.01	£ 90,000	£ 1,080,900
TOTAL COSTS				£ 20,636,383
INTEREST	(See CASHFLOW)			-£ 774,437
6.5% pa	on Debt charged annually			
PROFIT	£	6,741,616	COSTS	£ 21,410,820
PROFIT/SALE	26.27%		PROFIT/COST	31.49%
Target Profit	£	4,282,164		
Discounted	£	5,123,074	23.93%	

Construction Costs				
	Area (sqm)	Cost per sqm		
2 Bed Units	72	1120		
3 Bed Units	94	1045		
4 Bed Units	112	1010		
Rent Av (pw)	85	Volume	80%	145
		2BM	39	
		3BM	39	
		4BM	39	
		2BA	4	29
		3BA	4	
		4BA	3	
			18	145

EDAW Affordable Housing Model

AFFORDABLE HOUSING VIABILITY - CASHFLOW

	Year 1 01-Jan-09	Year 2 01-Jan-10	Year 3 01-Jan-11	Year 4 01-Jan-12	Year 5 01-Jan-13	Year 6 01-Jan-14	Year 7 01-Jan-15	Year 8 01-Jan-16	Year 9 01-Jan-17	Year 10 01-Jan-18	Year 11 01-Jan-19	Year 12 01-Jan-20
Inv.Value-A 6.25%	£ -	£ -	£ -	£ -	£ -	£ 647,300	£ 647,300	£ -	£ -	£ -	£ -	£ -
2 Bed Houses	£ -	£ -	£ 839,767	£ 910,964	£ 1,263,301	£ 1,338,758	£ 1,419,084	£ 752,139	£ -	£ -	£ -	£ -
3 Bed Houses	£ -	£ -	£ 1,145,128	£ 1,242,215	£ 1,722,670	£ 1,825,566	£ 1,935,100	£ 1,025,636	£ -	£ -	£ -	£ -
4 Bed Houses	£ -	£ -	£ 1,557,084	£ 1,689,097	£ 2,342,395	£ 2,482,307	£ 2,631,246	£ 1,394,605	£ -	£ -	£ -	£ -
Inflation Rate (cumulative)	0.856	0.920	0.998	1.038	1.100	1.166	1.236	1.310				
Residential (bld.)	£ -	£ 1,351,467	£ 2,770,508	£ 2,853,623	£ 2,967,768	£ 3,086,479	£ 1,604,969	£ -	£ -	£ -	£ -	£ -
Abnormal Costs	£ -	£ 506,304	£ 778,442	£ 801,795	£ 833,867	£ 1,156,296	£ 1,503,184	£ -	£ -	£ -	£ -	£ -
Cost Inflation	0.95	0.97	1.00	1.04	1.08	1.13	1.17	1.22	1.27			
Land Acquisition	£ 1,080,900	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Balance B/F	£ -	-£ 1,080,901	-£ 3,006,229	-£ 3,201,091	-£ 3,214,302	-£ 1,888,465	£ 44,662	£ 3,569,237	£ 6,741,616	£ -	£ -	£ -
Revenue	£ -	£ -	£ 3,541,978	£ 3,842,276	£ 5,328,367	£ 6,293,932	£ 6,632,729	£ 3,172,380	£ -	£ -	£ -	£ -
Outgoings	£ 1,080,901	£ 1,857,772	£ 3,548,951	£ 3,655,419	£ 3,801,636	£ 4,242,775	£ 3,108,154	£ 1	£ -	£ -	£ -	£ -
Interest	£ -	-£ 67,556	-£ 187,889	-£ 200,068	-£ 200,894	-£ 118,029			£ -	£ -	£ -	£ -
Balance C/F	-£ 1,080,901	-£ 3,006,229	-£ 3,201,091	-£ 3,214,302	-£ 1,888,465	£ 44,662	£ 3,569,237	£ 6,741,616	£ -	£ -	£ -	£ -
Discount	-£ 1,080,901	-£ 2,890,605	-£ 2,959,589	-£ 2,857,503	-£ 1,614,268	£ 36,709	£ 2,820,820	£ 5,123,074				
Debt Intr %pa	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%

Target Profit

£ 4,282,164

Discount factor 1 0.96153846 0.924556213 0.888996359 0.85480419 0.821927107 0.790314526 0.759917813
1 0.96153846 0.924556213 0.888996359 0.854804191 0.82192711 0.790314526 0.759917813 0.730690205