



SCHEME DETAIL / PERFORMANCE

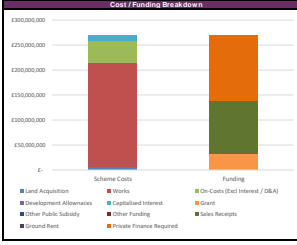
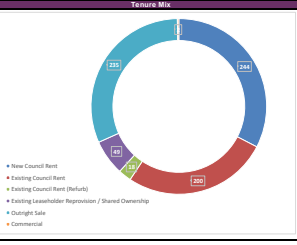
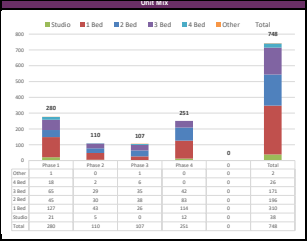
Scheme Name:	Tustin Estate	Local Authority:	Southwark	Date:	13/02/2020
Scenario:	Option 5	Project Manager:	AE	Status:	Feasibility

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)	278	140	166	251	746
Total Commercial Units	1	1	1	1	4
Net Internal Area (GIA - m ²)	18,798	7,288	8,888	16,889	50,711
Gross Internal Area (GIA - m ²)	27,104	10,982	12,955	23,143	74,184
No. Persons	909	375	422	782	2,488
No. Job Rooms	778	313	342	607	2,095

Scheme Performance Indicators	Phase 1	Phase 2	Phase 3	Phase 4	Total
NPV (£)	-£40,816,703	-£2,852,542	-£31,462,718	-£8,984,726	-£83,666,690
IRR (%)	0.1%	2.3%	0.7%	2.0%	0.3%
COST TO VALUE (%)	82.5%	71.9%	82.6%	66.0%	75.9%
FIRST YEAR INTEREST COVER (YRS)	63	60	65	40	64
PAYBACK PERIOD (YRS)	62	28	52	39	56
MORTGAGE REPAYMENT YR FLEXIBLE TERMS	NOT REPAID	52	NOT REPAID	54	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	01/01/2021	01/01/2021	01/01/2021	01/01/2021
Start on Site	01/11/2021	01/02/2024	01/02/2026	01/12/2027
Practical Completion	01/11/2023	01/09/2025	01/09/2027	01/06/2029
First Shared Ownership / Private Sale	01/11/2023	01/09/2025	01/08/2027	01/06/2029



Capital Costs	Value (£)
Land Acquisition	7,637,501
Other	206,296,552
On-Costs (Excl Interest / D&A)	45,960,336
Development Allowances	10,026,544
Capitalised Interest	131,588,932
Total Scheme Costs	262,510,932

Capital Funding	Value (£)
NPV	32,142,000
Other Public Subsidy	0
Other Funding	0
Sales Receipts	105,190,000
Grant	0
Private Finance Required	131,588,932
Total Capital Funding	262,510,932

Scheme Metrics	Value (£)
NPV	10,411
Build Cost (p/u)	266,158
Build Cost (p/m ²)	2,780
On-Costs (% of TSC)	20.57%
GDV (Gross) / Net	0
GDV (p/u - Price)	0

