

The background features a solid orange color with several large, white, geometric shapes that appear to be overlapping or layered. These shapes include triangles and trapezoids, some of which are partially cut off by the edges of the frame. The overall effect is a modern, minimalist design.

2. Summary of Existing Stock & NPV Calculations

Summary of Existing Stock & NPV Calculations

Option 1 - Do Nothing

Total Value

	Units	NPV	NPV/Unit
Juniper Crescent	120	£9,324,720	£77,706
Gilbeys Yard	82	£3,461,220	£42,210
Total	202	£12,785,940	£63,297

Affordable Values

	Units	NPV	NPV/Unit
Juniper Crescent	114	£6,932,910	£60,815
Gilbeys Yard	80	£2,920,640	£36,508
Total	194	£9,853,550	£50,791

Market Values

	Units	NPV	NPV/Unit
Juniper Crescent	6	£1,699,416	£283,236
Gilbeys Yard	2	£420,600	£210,300
Total	8	£2,120,016	£265,002

Option 2 - Environmental Improvement

	Units	NPV	NPV/Unit
Juniper Crescent	120	£9,324,720	£77,706
Gilbeys Yard	82	£3,461,220	£42,210
Total	202	£12,785,940	£63,297

Option 3 - Refurbishment

Total Value

	Units	Minimum		Good Practise		Best Practise	
		NPV	NPV/Unit	NPV	NPV/Unit	NPV	NPV/Unit
Juniper Crescent	120	£10,514,040	£87,617	£12,595,320	£104,961	£17,322,840	£144,357
Gilbeys Yard	82	£4,273,922	£52,121	£5,696,130	£69,465	£9,405,482	£114,701
Total	202	£14,787,962	£73,208	£18,291,450	£90,552	£26,728,322	£132,318

Affordable Value

	Units	Minimum		Good Practise		Best Practise	
		NPV	NPV/Unit	NPV	NPV/Unit	NPV	NPV/Unit
Juniper Crescent	114	£8,062,764	£70,726	£10,039,980	£88,070	£14,531,124	£127,466
Gilbeys Yard	80	£3,713,520	£46,419	£5,101,040	£63,763	£8,720,000	£109,000
Total	194	£11,776,284	£60,702	£15,141,020	£78,046	£23,251,124	£119,851

Option 4 - Infill

	Units	NPV	NPV/Unit
Juniper Crescent	120	£9,324,720	£77,706
Gilbeys Yard	82	£3,461,220	£42,210
Total	202	£12,785,940	£63,297

Option 5 - Partial Redevelopment

(a)

	Retained			Retained - Non OHG			New Homes			New Homes - Non OHG			Private		
	Units	NPV	NPV/Unit	Units	NPV	NPV/Unit	Units	NPV	NPV/Unit	Units	NPV	NPV/Unit	Units	NPV	NPV/Unit
Juniper Crescent	4	£310,824	£77,706	24	£1,864,944	£77,706	69	£10,961,754	£158,866	17	£2,700,722	£158,866	0	£0	£283,236
Gilbeys Yard	60	£2,532,600	£42,210	20	£844,200	£42,210	0	£0	£151,727	0	£0	£151,727	0	£0	£210,300
Total	64	£2,843,424	£44,429	44	£2,709,144	£61,571	69	£10,961,754	£158,866	17	£2,700,722	£158,866	0	£0	£0

(b)

	Retained			New Homes			Private		
	Units	NPV	NPV/Unit	Units	NPV	NPV/Unit	Units	NPV	NPV/Unit
Juniper Crescent	92	£7,148,952	£77,706	28	£4,448,248	£158,866	0	£0	£283,236
Gilbeys Yard	82	£3,461,220	£42,210	0	£0	£151,727	0	£0	£210,300
Total	174	£10,610,172	£60,978	28	£4,448,248	£158,866	0	£0	£0

(c)

	Retained			New Homes			Private		
	Units	NPV	NPV/Unit	Units	NPV	NPV/Unit	Units	NPV	NPV/Unit
Juniper Crescent	114	£8,858,484	£77,706	0	£0	£158,866	6	£1,699,416	£283,236
Gilbeys Yard	30	£1,266,300	£42,210	50	£7,586,350	£151,727	2	£420,600	£210,300
Total	144	£10,124,784	£70,311.00	50	£7,586,350	£151,727	8	£2,120,016	£265,002

(d)

	Retained			New Homes			Private		
	Units	NPV	NPV/Unit	Units	NPV	NPV/Unit	Units	NPV	NPV/Unit
Juniper Crescent	114	£8,858,484	£77,706	0	£0	£158,866	4	£1,132,944	£283,236
Gilbeys Yard	50	£2,110,500	£42,210	30	£4,551,810	£151,727	2	£420,600	£210,300
Total	164	£10,968,984	£66,884	30	£4,551,810	£151,727	6	£1,553,544	£258,924

Option 6 - Full Redevelopment

	New Homes		
	Units	NPV	NPV/Unit
Juniper Crescent	114	£18,110,724	£158,866
Gilbeys yard	80	£12,138,160	£151,727
Total	194	£30,248,884	£155,922

Refurbishment Options Summary

	Refurbishment Options		
	Minimum	Good Practise	Best Practise
NPV (£)	£14,787,962	£18,291,450	£26,728,322
Juniper Crescent change from existing	£1,189,320	£3,270,600	£7,998,120
Gilbeys Yard change from existing	£812,702	£2,234,910	£5,944,262
Change from Exsting	£2,002,022	£5,505,510	£13,942,382

Partial Redevelopment Options Summary

Total Value	Option A	Option B	Option C	Option D
New Homes Value	£13,662,476	£4,448,248	£7,586,350	£4,551,810
Retained Value	£5,552,568	£10,610,172	£10,124,784	£10,968,984
Private Value	£0	£0	£2,120,016	£1,553,544
Total Value	£19,215,044	£15,058,420	£19,831,150	£17,074,338
Change from existing	£6,429,104	£2,272,480	£7,045,210	£4,288,398

Full Redevelopment Options Summary

	Full Redevelopment
NPV (£)	£30,248,884
Juniper Crescent change from existing	£8,786,004
Gilbeys Yard change from existing	£8,676,940
Change from Existing	£17,462,944

