

The background features a solid purple color with several large, overlapping geometric shapes in white and a lighter shade of purple. These shapes are primarily triangles and trapezoids, creating a dynamic, layered effect. The white shapes are positioned in the upper and lower-left areas, while the lighter purple shapes are more centrally located.

3. Financial Appraisal of each Option

Financial Output**Environmental Improvements****Juniper Crescent****Area Schedule**

	NIA	GIA	GEA
Retained Existing Floorspace (sqft)	93,332	125,132	131,389
New Reprovision Floorspace (sqft)	0	0	0
New Private Floorspace (sqft)	0	0	0
London Affordable Rent floorspace	0	0	0
Intermediate Rent Floorspace (sqft)	0	0	0
Total Floorspace (sqft)	93,332	125,132	131,389
% floorspace			

	1 bed	2 bed	3 bed	4 bed	Total
Retained homes	34	41	31	14	120
New Reprovision Homes	0	0	0	0	0
New Private Homes	0	0	0	0	0
London Affordable Rent Homes	0	0	0	0	0
Intermediate Rent Homes	0	0	0	0	0
Total Units	34	41	31	14	120
% units	28%	34%	26%	12%	

Income

	Dwellings	Total NIA	£psf	Total
Retained Homes	120	93,332	£0	£0
New Reprovision Homes	0	0	£0	£0
New Private Homes	0	0	£623	£0
London Affordable Rent Homes	0	0	£200	£0
Intermediate Rent Homes	0	0	£400	£0
Car Parking	No. spaces 0	£/space £30,000		£0
Commercial	Area (NIA) 0	£psf rent £35	yield 5%	Total £0
Purchaser Costs	6.80%	of £0		£0
Marketing Fees	% 1.00%	of £0		£0
Sales & Agent Fees	1.50%	£0		£0

Total Income £0**Expenditure**

	Dwellings	Total GIA	£psf	Total
Retained Homes	120	125,132	£5	£603,249
New Reprovision Homes	0	-	£240	£0
New Private Homes	0	-	£263	£0
London Affordable Rent Homes	0	-	£240	£0
Intermediate Rent Homes	0	-	£258	£0
Site Abnormals	lump sum £0			£0
Non Residential	£0			£0
Compensation Costs	Per Unit £10,000	of 0		£0
CIL S106	Lump Sum £0			£0
Development Management Costs	% 3%	of £603,249		£18,097
Professional Fees, Insurances	10%	£603,249		£60,325
Margin for Risk & Return	20%	£0		£0

Total Expenditure £0 £681,671**Total Balance before Finance** -£681,671**Finance** £0**Total Balance after Finance** -£681,671**Change in NPV** £0**Overall Summary** -£681,671

Financial Output**Environmental Improvements****Gilbeys Yard****Area Schedule**

	NIA	GIA	GEA
Retained Existing Floorspace (sqft)	57,103	76,424	80,245
New Reprovision Floorspace (sqft)	0	0	0
New Private Floorspace (sqft)	0	0	0
London Affordable Rent floorspace	0	0	0
Intermediate Rent Floorspace (sqft)	0	0	0
Total Floorspace (sqft)	57,103	76,424	80,245
% floorspace			

	1 bed	2 bed	3 bed	4 bed	Total
Retained homes	21	35	16	10	82
New Reprovision Homes	0	0	0	0	0
New Private Homes	0	0	0	0	0
London Affordable Rent Homes	0	0	0	0	0
Intermediate Rent Homes	0	0	0	0	0
Total Units	21	35	16	10	82
% units	26%	43%	20%	12%	

Income

	Dwellings	Total NIA	£psf	Total
Retained Homes	82	57,103	£0	£0
New Reprovision Homes	0	0	£0	£0
New Private Homes	0	0	£874	£0
London Affordable Rent Homes	0	0	£200	£0
Intermediate Rent Homes	0	0	£400	£0
Car Parking	No. spaces 0	£/space £30,000		£0
Commercial	Area (NIA) 0	£psf rent £35	yield 5%	Total £0
Purchaser Costs	6.80%	of £0		£0
Marketing Fees	1.00%	of £0		£0
Sales & Agent Fees	1.50%	£0		£0
Total Income				£0

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Homes	82	76,424	£6	£495,487
New Reprovision Homes	0	-	£240	£0
New Private Homes	0	-	£263	£0
London Affordable Rent Homes	0	-	£240	£0
Intermediate Rent Homes	0	-	£258	£0
Site Abnormals	lump sum £0			£0
Non Residential	£0			£0
Compensation Costs	Per Unit £10,000	of 0		£0
CIL	Lump Sum £0			£0
S106	£0			£0
Development Management Costs	% 3%	of £495,487		£14,865
Professional Fees, Insurances	10%	£495,487		£49,549
Margin for Risk & Return	20%	£0		£0

Total Expenditure	£559,901
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Total Balance before Finance	-£559,901
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Finance	£0
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Total Balance after Finance	-£559,901
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Change in NPV	£0
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Overall Summary	-£559,901
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Financial Output**Environmental Improvements****Combined Scheme Appraisal****Area Schedule**

	NIA	GIA	GEA
Retained Existing Floorspace (sqft)	150,435	201,556	211,634
New Reprovision Floorspace (sqft)	0	0	0
New Private Floorspace (sqft)	0	0	0
London Affordable Rent floorspace	0	0	0
Intermediate Rent Floorspace (sqft)	0	0	0
Total Floorspace (sqft) % floorspace	150,435	201,556	211,634

	1 bed	2 bed	3 bed	4 bed	Total
Retained homes	55	76	47	24	202
New Reprovision Homes	0	0	0	0	0
New Private Homes	0	0	0	0	0
London Affordable Rent Homes	0	0	0	0	0
Intermediate Rent Homes	0	0	0	0	0
Total Units % units	55	76	47	24	202

Income

	Dwellings	Total NIA	£psf	Total
Retained Homes	202	150,435	£0	£0
New Reprovision Homes	0	0	£0	£0
New Private Homes	0	0	£874	£0
London Affordable Rent Homes	0	0	£200	£0
Intermediate Rent Homes	0	0	£423	£0
Car Parking	No. spaces 0	£/space £30,000		£0
Commercial	Area (NIA) 0	£psf rent £35	yield 5%	Total £0
Purchaser Costs	6.80%	of £0		£0
Marketing Fees	% 1.00%	of £0		£0
Sales & Agent Fees	1.50%	£0		£0
Total Income				£0

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Homes				
New Reprovision Homes	202	201,556	£5	£1,098,742
New Private Homes	0	-	£240	£0
London Affordable Rent Homes	0	-	£263	£0
Intermediate Rent Homes	0	-	£240	£0
	0	-	£258	£0
Site Abnormals	£0			£0
Non Residential	£0			£0
Compensation Costs	Per Unit £10,000	of 0		£0
CIL	£0			£0
S106	£0			£0
Development Management Costs	%			£32,962
Professional Fees, Insurances				£109,874
Margin for Risk & Return	20.00%	£0		£0

Total Expenditure	£1,241,578
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Total Balance before Finance	-£1,241,578
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Finance	£0
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Total Balance after Finance	-£1,241,578
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Change in NPV	£0
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Overall Summary	-£1,241,578
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Financial Output

Option 3 - Minimum Refurbishment

Juniper Crescent

Area Schedule

	NIA	GIA	GEA
Retained Existing Floorspace (sqft)	93,332	125,132	131,389
New Reprovision Floorspace (sqft)	0	0	0
New Private Floorspace (sqft)	0	0	0
London Affordable Rent Floorspace (sqft)	0	0	0
Intermediate Rent Floorspace (sqft)	0	0	0
Total Floorspace (sqft)	93,332	125,132	131,389
% floorspace			

	1 bed	2 bed	3 bed	4 bed	Total
Retained Homes	34	41	31	14	120
New Reprovision Homes	0	0	0	0	0
New Private Homes	0	0	0	0	0
London Affordable Rent Homes	0	0	0	0	0
Intermediate Rent Homes	0	0	0	0	0
Total Homes	34	41	31	14	120
% units	28%	34%	26%	12%	

Income

	Dwellings	Total NIA	£psf	Total
Retained Homes	120	93,332	£0	£0
New Reprovision Homes	0	0	£150	£0
New Private Homes	0	0	£623	£0
London Affordable Rent Homes	0	0	£200	£0
Intermediate Rent Homes	0	0	£400	£0
Car Parking	No. spaces 0	£/space £30,000		£0
Commercial	Area (NIA) 0	£psf rent £35	yield 5%	Total £0
Purchaser Costs	6.80%	of £0		£0
Marketing Fees	1.00%	of £0		£0
Sales & Agent Fees	1.50%	£0		£0

Total Income £0

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Homes	120	125,132	£16	£2,037,195
New Reprovision Homes	0	-	£240	£0
New Private Homes	0	-	£263	£0
London Affordable Rent Homes	0	-	£240	£0
Intermediate Rent Homes	0	-	£258	£0
Site Abnormals	£0			£0
Non Residential	£0			£0
Build Cost Contingency	% 0%	of £2,037,195		£0
CIL S106	Lump Sum £0			£0
Development Management Costs	% 3%	of £2,037,195		£61,116
Professional Fees, Insurances etc	10%	£2,037,195		£203,720
Mragin for Risk & Return	20%	£0		£0

Total Expenditure £0 £2,302,031

Total Balance before Finance -£2,302,031

Finance £0

Total Balance after Finance -£2,302,031

Change in NPV £1,189,320

Overall Summary -£1,112,711

Financial Output

Option 3 - Minimum Refurbishment

Gilbeys Yard

Area Schedule

	NIA	GIA	GEA		
Retained Existing Floorspace (sqft)	57,103	76,424	80,245		
New Reprovision Floorspace (sqft)	0	0	0		
New Private Floorspace (sqft)	0	0	0		
London Affordable Rent Floorspace (sqft)	0	0	0		
Intermediate Rent Floorspace (sqft)	0	0	0		
Total Floorspace (sqft)	57,103	76,424	80,245		
% floorspace					
	1 bed	2 bed	3 bed	4 bed	Total
Retained Homes	21	35	16	10	82
New Reprovision Homes	0	0	0	0	0
New Private Homes	0	0	0	0	0
London Affordable Rent Homes	0	0	0	0	0
Intermediate Rent Homes	0	0	0	0	0
Total Homes	21	35	16	10	82
% units	26%	43%	20%	12%	

Income

	Dwellings	Total NIA	£psf	Total
Retained Homes	82	57,103	£0	£0
New Reprovision Homes	0	0	£150	£0
New Private Homes	0	0	£874	£0
London Affordable Rent Homes	0	0	£200	£0
Intermediate Rent Homes	0	0	£400	£0
	No. spaces	£/space		
Car Parking	0	£30,000		£0
	Area (NIA)	£psf rent	yield	Total
Commercial	0	£35	5%	£0
		of		
Purchaser Costs	6.80%	£0		£0
	%	of		
Marketing Fees	1.00%	£0		£0
Sales & Agent Fees	1.50%	£0		£0
Total Income		£0		£0

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Homes	82	76,424	£18	£1,379,059
New Reprovision Homes	0	-	£240	£0
New Private Homes	0	-	£263	£0
London Affordable Rent Homes	0	-	£240	£0
Intermediate Rent Homes	0	-	£258	£0
	lump sum			
Site Abnormals				£0
Non Residential	£0			£0
	Per Unit	of		
Build Cost Contingency	£10,000	0		£0
	Lump Sum			
CIL	£0			£0
S106	£0			£0
	%	of		
Development Management Costs	3%	£1,379,059		£41,372
Professional Fees, Insurances etc	10%	£1,379,059		£137,906
Mragin for Risk & Return	20%	£0		£0

Total Expenditure £1,558,337

Total Balance before Finance -£1,558,337

Finance £0

Total Balance after Finance -£1,558,337

Change in NPV £812,702

Overall Summary -£745,635

Financial Output**Option 3 - Minimum Refurbishment****Combined Scheme Appraisal****Area Schedule**

	NIA	GIA	GEA		
Retained Existing Floorspace (sqft)	150,435	201,556	211,634		
New Reprovision Floorspace (sqft)	0	0	0		
New Private Floorspace (sqft)	0	0	0		
London Affordable Rent Floorspace (sqft)	0	0	0		
Intermediate Rent Floorspace (sqft)	0	0	0		
Total Floorspace (sqft)	150,435	201,556	211,634		
% floorspace					
	1 bed	2 bed	3 bed	4 bed	Total
Retained Homes	55	76	47	24	202
New Reprovision Homes	0	0	0	0	0
New Private Homes	0	0	0	0	0
London Affordable Rent Homes	0	0	0	0	0
Intermediate Rent Homes	0	0	0	0	0
Total Homes	55	76	47	24	202
% units					

Income

	Dwellings	Total NIA	£psf	Total
Retained Homes	202	150,435	£0	£0
New Reprovision Homes	0	0	£150	£0
New Private Homes	0	0	£874	£0
London Affordable Rent Homes	0	0	£200	£0
Intermediate Rent Homes	0	0	£400	£0
	No. spaces	£/space		
Car Parking	0	£30,000		£0
	Area (NIA)	£psf rent	yield	Total
Commercial	0	£35	5%	£0
		of		
Purchaser Costs	6.80%	£0		£0
	%	of		
Marketing Fees	1.00%	£0		£0
Sales & Agent Fees	1.50%	£0		£0
Total Income				£0

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Homes				
New Reprovision Homes	202	201,556	£12	£3,416,254
New Private Homes	0	-	£240	£0
London Affordable Rent Homes	0	-	£263	£0
Intermediate Rent Homes	0	-	£240	£0
	0	-	£258	£0
Site Abnormals				£0
Non Residential	£0			£0
	Per Unit	of		
Build Cost Contingency	£10,000	0		£0
CIL	£0			£0
S106	£0			£0
	%			
Development Management Costs				£102,488
Professional Fees, Insurances etc				£341,625
Mmargin for Risk & Return	20.00%	£0		£0

Total Expenditure	£3,860,367
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Total Balance before Finance	-£3,860,367
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Finance	£0
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Total Balance before Finance	-£3,860,367
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Change in NPV	£2,002,022
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Overall Summary	-£1,858,345
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Financial Output
Option 3 - Good Practise Refurbishment

Gilbeys Yard

Area Schedule

	NIA	GIA	GEA
Retained Existing Floorspace (sqft)	57,103	76,424	80,245
New Reprovision Floorspace (sqft)	0	0	0
New Private Floorspace (sqft)	0	0	0
London Affordable Rent Floorspace (sqft)	0	0	0
Intermediate Rent Floorspace (sqft)	0	0	0
Total Floorspace (sqft)	57,103	76,424	80,245

	1 bed	2 bed	3 bed	4 bed	Total
Retained Homes	21	35	16	10	82
New Reprovision Homes	0	0	0	0	0
New Private Homes	0	0	0	0	0
London Affordable Rent Homes	0	0	0	0	0
Intermediate Rent Homes	0	0	0	0	0
Total Homes	21	35	16	10	82
% floorspace	26%	43%	20%	12%	

Income

	Dwellings	Total NIA	Epsf	Total
Retained Homes	82	57,103	£0	£0
New Reprovision Homes	0	0	£0	£0
New Private Homes	0	0	£874	£0
London Affordable Rent Homes	0	0	£200	£0
Intermediate Rent Homes	0	0	£400	£0
Car Parking	No. spaces	£/space		
	0	£30,000		£0
Commercial	Area (NIA)	Epsf rent	yield	Total
	0	£35	5%	£0
Purchaser Costs	6.80%	of	0	£0
Marketing Fees	%	of	£0	£0
Sales & Agent Fees	1.50%	£0		£0
Total Income				£0

Expenditure

	Dwellings	Total GIA	Epsf	Total
Retained Homes	82	76,424	£75	£5,748,630
New Reprovision Homes	0	-	£240	£0
New Private Homes	0	-	£263	£0
London Affordable Rent Homes	0	-	£240	£0
Intermediate Rent Homes	0	-	£258	£0
Site Abnormals	lump sum			
Non Residential	£0			£0
Compensation Costs	Per Unit	of	0	£0
	£10,000			
CIL	Lump Sum			
S106	£0			£0
	£0			£0
Development Management Costs	%	of	£5,748,630	£172,459
Professional Fees, Insurances etc	3%	£5,748,630		£574,863
Margin for Risk & Return	10%	£0		£0
	20%			

Total Expenditure £6,495,952

Total Balance before Finance -£6,495,952

Finance £0

Total Balance after Finance -£6,495,952

NPV £2,234,910

Overall Summary -£4,261,042

Financial Output

Option 3 - Good Practise Refurbishment

Combined Scheme Appraisal

Area Schedule

	NIA	GIA	GEA		
Retained Existing Floorspace (sqft)	150,435	201,556	211,634		
New Re provision Floorspace (sqft)	0	0	0		
New Private Floorspace (sqft)	0	0	0		
London Affordable Rent Floorspace (sqft)	0	0	0		
Intermediate Rent Floorspace (sqft)	0	0	0		
Total Floorspace (sqft)	150,435	201,556	211,634		
% floorspace					
	1 bed	2 bed	3 bed	4 bed	Total
Retained Homes	55	76	47	24	202
New Re provision Homes	0	0	0	0	0
New Private Homes	0	0	0	0	0
London Affordable Rent Homes	0	0	0	0	0
Intermediate Rent Homes	0	0	0	0	0
Total Homes	55	76	47	24	202
% units					

Income

	Dwellings	Total NIA	Epsf	Total
Retained Homes	202	150,435	£0	£0
New Re provision Homes	0	0	£0	£0
New Private Homes	0	0	£874	£0
London Affordable Rent Homes	0	0	£200	£0
Intermediate Rent Homes	0	0	£400	£0
Car Parking	No. spaces 0	£/space £30,000		£0
Commercial	Area (NIA) 0	Epsf rent £35	yield 5%	Total £0
Purchaser Costs	6.80%	of £0		£0
Marketing Fees	1.00%	of £0		£0
Sales & Agent Fees	1.50%	£0		£0
Total Income				£0

Expenditure

	Dwellings	Total GIA	Epsf	Total
Retained Homes	202	201,556	£70	£14,097,554
New Re provision Homes	0	-	£240	£0
New Private Homes	0	-	£263	£0
London Affordable Rent Homes	0	-	£240	£0
Intermediate Rent Homes	0	-	£258	£0
Site Abnormals	£0			£0
Non Residential	£0			£0
Compensation Costs	Per Unit £10,000	of 0		£0
CIL	£0			£0
S106	£0			£0
Development Management Costs	%			£422,927
Professional Fees, Insurances etc				£1,409,755
Margin for Risk & Return	20.00%	£0		£0
Total Expenditure				£15,930,236
Total Balance before Finance				-£15,930,236
Finance				£0
Total Balance after Finance				-£15,930,236
Change in NPV				£5,505,510
Overall Summary				-£10,424,726

Financial Output
Option 3 - Best Practise Refurbishment

Gilbeys Yard

Area Schedule

	NIA	GIA	GEA
Retained Existing Floorspace (sqft)	57,103	76,424	80,245
New Reprovision Floorspace (sqft)	0	0	0
New Private Floorspace (sqft)	0	0	0
London Affordable Rent Floorspace (sqft)	0	0	0
Intermediate Rent Floorspace (sqft)	0	0	0
Total Floorspace (sqft)	57,103	76,424	80,245

	1 bed	2 bed	3 bed	4 bed	Total
Retained Homes	21	35	16	10	82
New Reprovision Homes	0	0	0	0	0
New Private Homes	0	0	0	0	0
London Affordable Rent Homes	0	0	0	0	0
Intermediate Rent Homes	0	0	0	0	0
Total Homes	21	35	16	10	82
% floorspace	26%	43%	20%	12%	

Income

	Dwellings	Total NIA	Epsf	Total
Retained Homes	82	57,103	£0	£0
New Reprovision Homes	0	0	£150	£0
New Private Homes	0	0	£874	£0
London Affordable Rent Homes	0	0	£200	£0
Intermediate Rent Homes	0	0	£423	£0
Car Parking	No. spaces	£/space		
	0	£30,000		£0
Commercial	Area (NIA)	Epsf rent	yield	Total
	0	£35	5%	£0
Purchaser Costs	6.80%	of	£0	£0
Marketing Fees	1.00%	of	£0	£0
Sales & Agent Fees	1.50%		£0	£0
Total Income			£0	£0

Expenditure

	Dwellings	Total GIA	Epsf	Total
Retained Homes	82	76,424	£257	£19,678,439
New Reprovision Homes	0	-	£240	£0
New Private Homes	0	-	£263	£0
London Affordable Rent Homes	0	-	£240	£0
Intermediate Rent Homes	0	-	£258	£0
Site Abnormals	lump sum			£0
Non Residential	£0			£0
Compensation Costs	Per Unit	of	0	£0
	£10,000			
CIL	Lump Sum			£0
S106	£0			£0
Development Management Costs	3%	of	£19,678,439	£590,353
Professional Fees, Insurances etc	10%		£19,678,439	£1,967,844
Margin for Risk & Return	20%		£0	£0

Total Expenditure £22,236,636

Total Balance before Finance -£22,236,636

Finance £0

Total Balance after Finance -£22,236,636

NPV £5,944,262

Overall Summary -£16,292,374

Financial Output
Option 4 - Infill Development Houses

Juniper Crescent

Area Schedule

	NIA	GIA	GEA		
Retained Existing Floorspace (sqft)	93,332	125,132	131,389		
New Reprovision Floorspace (sqft)	0	0	0		
New Private Floorspace (sqft)	10,962	10,962	11,510		
London Affordable Rent Floorspace (sqft)	0	0	0		
Intermediate Rent Floorspace (sqft)	0	0	0		
Total Floorspace (sqft)	104,294	136,094	142,899		
% floorspace					
	1 bed	2 bed	3 bed	4 bed	Total
Retained Homes	34	41	31	14	120
New Reprovision Homes	0	0	0	0	0
New Private Homes	0	0	8	0	8
London Affordable Rent Homes	0	0	0	0	0
Intermediate Rent Homes	0	0	0	0	0
Total Units	34	41	39	14	128
% units	27%	32%	30%	11%	

Income

	Dwellings	Total NIA	£psf	Total
Retained Homes	120	93,332	£0	£0
New Reprovision Homes	0	0	£0	£0
New Private Homes	8	10,962	£650	£7,120,000
London Affordable Rent Homes	0	0	£200	£0
Intermediate Rent Homes	0	0	£360	£0
	No. spaces	£/space		
Car Parking	0	£30,000		£0
	Area (NIA)	£psf rent	yield	Total
Commercial	0	£35	5%	£0
		of		
Purchaser Costs	6.80%	£0		£0
	%	of		
Marketing Fees	1.00%	£7,120,000		-£71,200
Sales & Agent Fees	1.50%	£7,120,000		-£106,800

Total Income £6,942,000

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Homes	120	125,132	£0	£0
New Reprovision Homes	0	-	£240	£0
New Private Homes	8	10,962	£258	£2,831,156
London Affordable Homes	0	-	£240	£0
Intermediate Rent Homes	0	-	£258	£0
	lump sum	of		
Site Abnormals	4.50%	£2,831,156		£127,402
Non Residential	£0			£0
	Per Unit	of		
Compensation Costs	£10,000	0		£0
	Lump Sum			
CIL	£232,316			£232,316
S106	£100,000			£100,000
	%	of		
Development Management Costs	3%	£2,958,558		£88,757
Professional Fees, Insurances etc	10%	£2,958,558		£295,856
Margin for Risk & Return	20%	£7,120,000		£1,424,000

Total Expenditure £5,099,486

Total Balance before Finance £1,842,514

Finance £347,100

Total Balance after Finance £1,495,414

Change in NPV £0

Overall Summary £1,495,414

Financial Output

Option 4 - Infill Development Houses

Gilbeys Yard

Area Schedule

	NIA	GIA	GEA
Retained Existing Floorspace (sqft)	57,103	76,424	80,245
New Reprovision Floorspace (sqft)	0	0	0
New Private Floorspace (sqft)	3,074	3,074	3,228
London Affordable Rent Floorspace (sqft)	0	0	0
Intermediate Rent Floorspace (sqft)	0	0	0
Total Floorspace (sqft)	60,177	79,498	83,473

	1 bed	2 bed	3 bed	4 bed	Total
Retained Homes	21	35	16	10	82
New Reprovision Homes	0	0	0	0	0
New Private Homes	0	0	2	0	2
London Affordable Rent Homes	0	0	0	0	0
Intermediate Rent Homes	0	0	0	0	0
Total Units	21	35	18	10	84
% floorspace	25%	42%	21%	12%	

Income

	Dwellings	Total NIA	£psf	Total
Retained Homes	82	57,103	£0	£0
New Reprovision Homes	0	0	£0	£0
New Private Homes	2	3,074	£600	£1,844,999
London Affordable Rent Homes	0	0	£200	£0
Intermediate Rent Homes	0	0	£423	£0
Car Parking	No. spaces 0	£/space £30,000		£0
Commercial	Area (NIA) 0	£psf rent £35	yield 5%	Total £0
Purchaser Costs	6.80%	of £0		£0
Marketing Fees	% 1.00%	of £1,844,999		-£18,450
Sales & Agent Fees	1.50%	£1,844,999		-£27,675
Total Income				£1,798,874

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Homes	82	76,424	£0	£0
New Reprovision Homes	0	-	£240	£0
New Private Homes	2	3,074	£258	£793,922
London Affordable Homes	0	-	£240	£0
Intermediate Rent Homes	0	-	£258	£0
Site Abnormals Non Residential	lump sum 4.50%	of £793,922		£35,726 £0
Compensation Costs	Per Unit £10,000	of 0		£0
CIL S106	Lump Sum £0 £0			£0 £0
Development Management Costs	% 3%	of £829,648		£24,889
Professional Fees, Insurances etc	10%	£829,648		£82,965
Margin for Risk & Return	20%	£1,844,999		£369,000

Total Expenditure £1,306,503

Total Balance before Finance £492,372

Finance 5% £1,798,874 £89,944

Total Balance after Finance £402,428

Change in NPV £0

Overall Summary £402,428

Financial Output

Option 4 - Infill Development Houses

Combined Scheme Appraisal

Area Schedule

	NIA	GIA	GEA
Retained Existing Floorspace (sqft)	150,435	201,556	211,634
New Reprovision Floorspace (sqft)	0	0	0
New Private Floorspace (sqft)	14,036	14,036	14,738
London Affordable Rent Floorspace (sqft)	0	0	0
Intermediate Rent Floorspace (sqft)	0	0	0
Total Floorspace (sqft)	164,471	215,592	226,372

	1 bed	2 bed	3 bed	4 bed	Total
Retained Homes	55	76	47	24	202
New Reprovision Homes	0	0	0	0	0
New Private Homes	0	0	10	0	10
London Affordable Rent Homes	0	0	0	0	0
Intermediate Rent Homes	0	0	0	0	0
Total Units	55	76	57	24	212
% floorspace					
% units					

Income

	Dwellings	Total NIA	£psf	Total
Retained Homes	202	150,435	£0	£0
New Reprovision Homes	0	0	£0	£0
New Private Homes	10	14,036	£639	£8,964,793
London Affordable Rent Homes	0	0	£200	£0
Intermediate Rent Homes	0	0	£423	£0
Car Parking	No. spaces 0	£/space £30,000		£0
Commercial	Area (NIA) 0	£psf rent £35	yield 5%	Total £0
Purchaser Costs	6.80%	of		£0
Marketing Fees	1.00%	of		£0
Sales & Agent Fees	1.50%	£8,964,793		£8,964,793
Total Income				£8,740,673

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Homes	202	201,556	£0	£0
New Reprovision Homes	0	-	£240	£0
New Private Homes	10	14,036	£258	£3,625,078
London Affordable Homes	0	-	£240	£0
Intermediate Rent Homes	0	-	£258	£0
Site Abnormals	4.50%	of		£163,128
Non Residential	£0	£3,625,078		£0
Compensation Costs	Per Unit £10,000	of 0		£0
CIL	£232,316			£232,316
S106	£100,000			£100,000
Development Management Costs	%			£113,646
Professional Fees, Insurances etc				£378,821
Margin for Risk & Return	20.00%	£8,964,793		£1,792,959

Total Expenditure £6,405,948

Total Balance before Finance £2,334,726

Finance £437,034

Total Balance before Finance £1,897,692

Change in NPV £0

Overall Summary £1,897,692

Financial Output

Option 4 - Infill Development Flats

Juniper Crescent

Area Schedule

	NIA	GIA	GEA		
Retained Existing Floorspace (sqft)	93,332	125,132	131,389		
New Reprovision Floorspace (sqft)	0	0	0		
New Private Floorspace (sqft)	13,132	17,028	17,879		
London Affordable Rent Floorspace (sqft)	0	0	0		
Intermediate Rent Floorspace (sqft)	0	0	0		
Total Floorspace (sqft)	106,464	142,160	149,268		
% floorspace					
	1 bed	2 bed	3 bed	4 bed	Total
Retained Homes	34	41	31	14	120
New Reprovision Homes	0	0	0	0	0
New Private Homes	2	16	0	0	18
London Affordable Rent Homes	0	0	0	0	0
Intermediate Rent Homes	0	0	0	0	0
Total Units	36	57	31	14	138
% units	26%	41%	22%	10%	

Income

	Dwellings	Total NIA	£psf	Total
Retained Homes	120	93,332	£0	£0
New Reprovision Homes	0	0	£0	£0
New Private Homes	18	13,132	£856	£11,239,994
London Affordable Rent Homes	0	0	£200	£0
Intermediate Rent Homes	0	0	£360	£0
	No. spaces	£/space		
Car Parking	0	£30,000		£0
	Area (NIA)	£psf rent	yield	Total
Commercial	0	£35	5%	£0
		of		
Purchaser Costs	6.80%	£0		£0
	%	of		
Marketing Fees	1.00%	£11,239,994		-£112,400
Sales & Agent Fees	1.50%	£11,239,994		-£168,600

Total Income £10,958,994

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Homes	120	125,132	£0	£0
New Reprovision Homes	0	-	£240	£0
New Private Homes	18	17,028	£258	£4,397,822
London Affordable Homes	0	-	£240	£0
Intermediate Rent Homes	0	-	£258	£0
	lump sum	of		
Site Abnormals	4.50%	£4,397,822		£197,902
Non Residential	£0			£0
	Per Unit	of		
Compensation Costs	£10,000	0		£0
	Lump Sum			
CIL	£232,316			£232,316
S106	£100,000			£100,000
	%	of		
Development Management Costs	3%	£4,595,724		£137,872
Professional Fees, Insurances etc	10%	£4,595,724		£459,572
Margin for Risk & Return	20%	£11,239,994		£2,247,999

Total Expenditure £7,773,482

Total Balance before Finance £3,185,512

Finance £547,950

Total Balance after Finance £2,637,562

Change in NPV £0

Overall Summary £2,637,562

Financial Output

Option 4 - Infill Development Flats

Gilbeys Yard

Area Schedule

	NIA	GIA	GEA		
Retained Existing Floorspace (sqft)	57,103	76,424	80,245		
New Reprovision Floorspace (sqft)	0	0	0		
New Private Floorspace (sqft)	3,074	3,074	3,228		
London Affordable Rent Floorspace (sqft)	0	0	0		
Intermediate Rent Floorspace (sqft)	0	0	0		
Total Floorspace (sqft)	60,177	79,498	83,473		
% floorspace					
	1 bed	2 bed	3 bed	4 bed	Total
Retained Homes	21	35	16	10	82
New Reprovision Homes	0	0	0	0	0
New Private Homes	0	0	2	0	2
London Affordable Rent Homes	0	0	0	0	0
Intermediate Rent Homes	0	0	0	0	0
Total Units	21	35	18	10	84
% units	25%	42%	21%	12%	

Income					
	Dwellings	Total NIA	£psf		Total
Retained Homes	82	57,103	£0		£0
New Reprovision Homes	0	0	£0		£0
New Private Homes	2	3,074	£676		£2,078,024
London Affordable Rent Homes	0	0	£200		£0
Intermediate Rent Homes	0	0	£423		£0
	No. spaces	£/space			
Car Parking	0	£30,000			£0
	Area (NIA)	£psf rent	yield		Total
Commercial	0	£35	5%		£0
		of			
Purchaser Costs	6.80%	£0			£0
	%	of			
Marketing Fees	1.00%	£2,078,024			£-20,780
Sales & Agent Fees	1.50%	£2,078,024			£-31,170
Total Income					£2,026,073

Expenditure					
	Dwellings	Total GIA	£psf		Total
Retained Homes	82	76,424	£0		£0
New Reprovision Homes	0	-	£240		£0
New Private Homes	2	3,074	£258		£793,922
London Affordable Homes	0	-	£240		£0
Intermediate Rent Homes	0	-	£258		£0
	lump sum	of			
Site Abnormals Non Residential	4.50%	£793,922			£35,726
					£0
	Per Unit	of			
Compensation Costs	£10,000	0			£0
	Lump Sum				
CIL S106	£0				£0
					£0
	%	of			
Development Management Costs	3%	£829,648			£24,889
Professional Fees, Insurances etc	10%	£829,648			£82,965
Margin for Risk & Return	20%	£2,078,024			£415,605
Total Expenditure					£1,353,108

Total Balance before Finance					£672,966
Finance	5%	£2,026,073			£101,304
Total Balance after Finance					£571,662

Change in NPV					£0
Overall Summary					£571,662

Financial Output

Option 4 - Infill Development Flats

Combined Scheme Appraisal

Area Schedule

	NIA	GIA	GEA
Retained Existing Floorspace (sqft)	150,435	201,556	211,634
New Reprovision Floorspace (sqft)	0	0	0
New Private Floorspace (sqft)	16,206	20,102	21,107
London Affordable Rent Floorspace (sqft)	0	0	0
Intermediate Rent Floorspace (sqft)	0	0	0
Total Floorspace (sqft)	166,641	221,658	232,741

	1 bed	2 bed	3 bed	4 bed	Total
Retained Homes	55	76	47	24	202
New Reprovision Homes	0	0	0	0	0
New Private Homes	2	16	2	0	20
London Affordable Rent Homes	0	0	0	0	0
Intermediate Rent Homes	0	0	0	0	0
Total Units	57	92	49	24	222

Income

	Dwellings	Total NIA	£psf	Total
Retained Homes	202	150,435	£0	£0
New Reprovision Homes	0	0	£0	£0
New Private Homes	20	16,206	£822	£13,318,018
London Affordable Rent Homes	0	0	£200	£0
Intermediate Rent Homes	0	0	£423	£0
Car Parking	No. spaces 0	£/space £30,000		£0
Commercial	Area (NIA) 0	£psf rent £35	yield 5%	Total £0
Purchaser Costs	6.80%	of		£0
Marketing Fees	1.00%	of		-£133,180
Sales & Agent Fees	1.50%	£13,318,018		-£199,770
Total Income				£12,985,067

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Homes	202	201,556	£0	£0
New Reprovision Homes	0	-	£240	£0
New Private Homes	20	20,102	£258	£5,191,744
London Affordable Homes	0	-	£240	£0
Intermediate Rent Homes	0	-	£258	£0
Site Abnormals	4.50%	of		£233,628
Non Residential	£0	£5,191,744		£0
Compensation Costs	Per Unit £10,000	of	0	£0
CIL	£232,316			£232,316
S106	£100,000			£100,000
Development Management Costs	%			£162,761
Professional Fees, Insurances etc				£542,537
Margin for Risk & Return	20.00%	£13,318,018		£2,663,604

Total Expenditure £9,126,590

Total Balance before Finance £3,858,477

Finance £649,253

Total Balance before Finance £3,209,224

Change in NPV £0

Overall Summary £3,209,224

Financial Output

Option 5 - Partial Redevelopment Option A - Partial Juniper South

Juniper Crescent

Area Schedule

	NIA	GIA	GEA		
Retained Existing Floorspace (sqft)	21,722	28,955	30,403		
New Reprovision Floorspace (sqft)	74,185	107,801	113,191		
New Private Floorspace (sqft)	111,956	141,788	148,877		
London Affordable Rent Floorspace (sqft)	2,153	3,143	3,300		
Intermediate Rent Floorspace (sqft)	15,317	19,371	20,340		
Total Floorspace (sqft)	225,333	301,058	316,111		
% floorspace					
	1 bed	2 bed	3 bed	4 bed	% Total
Retained Homes	10	8	2	8	9%
New Reprovision Homes	18	28	32	8	27%
New Private Homes	76	89	9	0	54%
London Affordable Rent Homes	4	0	0	0	1%
Intermediate Rent Homes	23	5	0	0	9%
Total Units	131	130	43	16	
% units	41%	41%	13%	5%	

Income

	Dwellings	Total NIA	£psf	Total
Retained Units	28	21,722	£0	£0
New Reprovision Homes	86	74,185	£0	£0
New Private Homes	174	111,956	£878	£98,304,981
London Affordable Rent Homes	4	2,153	£200	£430,600
Intermediate Rent Homes	28	15,317	£423	£6,479,091
Car Parking	No. spaces 0	£/space £30,000		£0
Commercial	Area (NIA) 2,791	£psf rent £35	yield 5%	Total £1,953,700
Purchaser Costs	6.80%	of £1,953,700		-£132,852
Sales & Marketing	% 1.00%	of £98,304,981		-£983,050
Sales & Agent Fees	1.50%	£98,735,581		-£1,481,034

Total Income £104,571,437

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Units	28	28,955	£0	£0
New Reprovision Homes	86	107,801	£252	£27,147,070
New Private Homes	174	141,788	£298	£42,291,206
London Affordable Rent Homes	4	3,143	£252	£791,488
Intermediate Rent Homes	28	19,371	£270	£5,237,822
Site Abnormals (4.5%) Non Residential	% 4.50%	of £75,467,586		£3,396,041 £324,476
Compensation Costs	Per Unit £10,000	of 86		£860,000
CIL S106	Lump Sum £3,394,918 £500,000			£3,394,918 £500,000
Development Management Costs Professional Fees, Insurances etc	% 3% 10%	of £80,048,103 £80,048,103		£2,401,443 £8,004,810
Margin for Risk & Return	20%	£98,304,981		£19,660,996

Total Expenditure £114,010,271

Total Balance before Finance -£9,438,834

Finance £5,228,572

Total Balance after Finance -£14,667,406

Change in NPV £6,429,104

Overall Summary -£8,238,302

Financial Output

Option 5 - Partial Redevelopment Option A - Partial Juniper South

Gilbeys Yard

Area Schedule

	NIA	GIA	GEA		
Retained Existing Floorspace (sqft)	57,103	76,424	80,245		
New Reprovision Floorspace (sqft)					
New Private Floorspace (sqft)					
London Affordable Rent Floorspace (sqft)					
Intermediate Rent Floorspace (sqft)					
Total Floorspace (sqft)	57,103	76,424	80,245		
% floorspace					
	1 bed	2 bed	3 bed	4 bed	Total
Retained Homes	19	35	16	10	80
New Reprovision Homes					0
New Private Homes					0
London Affordable Rent Homes					0
Intermediate Rent Homes					0
Total Units	19	35	16	10	80
% units	24%	44%	20%	13%	

Income

	Dwellings	Total NIA	£psf	Total
Retained Units	80	57,103	£0	£0
New Reprovision Homes	0	0	£0	£0
New Private Homes	0	0	£0	£0
London Affordable Rent Homes	0	0	£0	£0
Intermediate Rent Homes	0	0	£0	£0
	No. spaces	£/space		
Car Parking	0	£30,000		£0
	Area (NIA)	£psf rent	yield	Total
Commercial	0	£35	5%	£0
		of		
Purchaser Costs	6.80%	£0		£0
	%	of		
Sales & Marketing	1.00%	£0		£0
Sales & Agent Fees	1.50%	£0		£0
Total Income				£0

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Units	80	76,424	£0	£0
New Reprovision Homes	0	-	£240	£0
New Private Homes	0	-	£263	£0
London Affordable Rent Homes	0	-	£240	£0
Intermediate Rent Homes	0	-	£258	£0
	Lump sum			
Site Abnormals (4.5%)	£0			£0
Non Residential	£0			£0
	Per Unit	of		
Compensation Costs	£10,000	0		£0
	Lump Sum			
CIL	£0			£0
S106	£0			£0
	%	of		
Development Management Costs	3%	£0		£0
Professional Fees, Insurances etc	10%	£0		£0
Margin for Risk & Return	20%	£0		£0

Total Expenditure £0

Total Balance before Finance £0

Finance £0

Total Balance after Finance £0

Change in NPV £0

Overall Summary £0

Financial Output**Option 5 - Partial Redevelopment Option A - Partial Juniper South****Combined Scheme Appraisal****Area Schedule**

	NIA	GIA	GEA		
Retained Existing Floorspace (sqft)	78,825	105,379	110,648		
New Reprovision Floorspace (sqft)	74,185	107,801	113,191		
New Private Floorspace (sqft)	111,956	141,788	148,877		
London Affordable Rent Floorspace (sqft)	2,153	3,143	3,300		
Intermediate Rent Floorspace (sqft)	15,317	19,371	20,340		
Total Floorspace (sqft) % floorspace	282,436	377,482	396,356		
	1 bed	2 bed	3 bed	4 bed	Total
Retained Homes	29	43	18	18	108
New Reprovision Homes	18	28	32	8	86
New Private Homes	76	89	9	0	174
London Affordable Rent Homes	4	0	0	0	4
Intermediate Rent Homes	23	5	0	0	28
Total Units % units	150	165	59	26	400

Income

	Dwellings	Total NIA	£psf	Total
Retained Units	108	78,825	£0	£0
New Reprovision Homes	86	74,185	£0	£0
New Private Homes	174	111,956	£878	£98,304,981
London Affordable Rent Homes	4	2,153	£200	£430,600
Intermediate Rent Homes	28	15,317	£423	£6,479,091
Car Parking	No. spaces 0	£/space £30,000		£0
Commercial	Area (NIA) 2,791	£psf rent £35	yield 5%	Total £1,953,700
Purchaser Costs	6.80%	of £1,953,700		-£132,852
Sales & Marketing	1.00%	of £98,304,981		-£983,050
Sales & Agent Fees	1.50%	of £98,735,581		-£1,481,034
Total Income				£104,571,437

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Units	108	105,379	£0	£0
New Reprovision Homes	86	107,801	£252	£27,147,070
New Private Homes	174	141,788	£298	£42,291,206
London Affordable Rent Homes	4	3,143	£252	£791,488
Intermediate Rent Homes	28	19,371	£270	£5,237,822
Site Abnormals (4.5%) Non Residential				£3,396,041 £324,476
Compensation Costs	Per Unit £10,000	of 86		£860,000
CIL S106	£3,394,918 £500,000			£3,394,918 £500,000
Development Management Costs Professional Fees, Insurances etc	%			£2,401,443 £8,004,810
Margin for Risk & Return	20.00%	£98,304,981		£19,660,996
Total Expenditure				£114,010,271
Total Balance before Finance				-£9,438,834
Finance	5%	£104,571,437		£5,228,572
Total Balance after Finance				-£14,667,406

Change in NPV				£6,429,104
Overall Summary				-£8,238,302

Financial Output

Option 5 - Partial Redevelopment Option B - Partial Juniper North

Juniper Crescent

Area Schedule

	NIA	GIA	GEA
Retained Existing Floorspace (sqft)	74,648	99,567	104,545
New Reprovision Floorspace (sqft)	24,133	31,921	33,517
New Private Floorspace (sqft)	43,400	54,690	57,425
London Affordable Rent Floorspace (sqft)	0	0	0
Intermediate Rent Floorspace (sqft)	13,358	16,778	17,617
Total Floorspace (sqft)	155,539	202,956	213,104

	1 bed	2 bed	3 bed	4 bed	%	Total
Retained Homes	24	33	29	6	42%	92
New Reprovision Homes	10	8	2	8	13%	28
New Private Homes	38	28	2	0	31%	68
London Affordable Rent Homes	0	0	0	0	0%	0
Intermediate Rent Homes	29	0	0	0	13%	29
Total Units	101	69	33	14		217
% units	47%	32%	15%	6%		

Income

	Dwellings	Total NIA	£psf	Total
Retained Units	92	74,648	£0	£0
New Reprovision Homes	28	24,133	£0	£0
New Private Homes	68	43,400	£865	£37,540,957
London Affordable Rent Homes	0	0	£200	£0
Intermediate Rent Homes	29	13,358	£423	£5,650,434
Car Parking	No. spaces 0	£/space £30,000		£0
Commercial	Area (NIA) 0	£psf rent £35	yield 5%	Total £0
Purchaser Costs	6.80%	£0		£0
Sales & Marketing	1.00%	£37,540,957		£-375,410
Sales & Agent Fees	1.50%	£37,540,957		£-563,114

Total Income £42,252,867

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Units	92	99,567	£0	£0
New Reprovision Homes	28	31,921	£359	£11,458,737
New Private Homes	68	54,690	£275	£15,044,215
London Affordable Rent Homes	0	-	£240	£0
Intermediate Rent Homes	29	16,778	£267	£4,479,992
Site Abnormals	% 4.50%	of £30,982,944		£1,394,232
Non Residential	£0			£0
Compensation Costs	Per Unit £10,000	of 28		£280,000
CIL	Lump Sum £1,730,559			£1,730,559
S106	£500,000			£500,000
Development Management Costs	% 3%	of £32,657,176		£979,715
Professional Fees, Insurances etc	10%	£32,657,176		£3,265,718
Margin for Risk & Return	20%	£37,540,957		£7,508,191

Total Expenditure £37,540,957 £46,641,359

Total Balance before Finance £4,388,493

Finance £2,112,643

Total Balance after Finance £6,501,136

Change in NPV £2,272,480

Overall Summary -£4,228,656

Financial Output

Option 5 - Partial Redevelopment Option A - Partial Juniper North

Gilbeys Yard

Area Schedule

	NIA	GIA	GEA					
Retained Existing Floorspace (sqft)	57,103	76,424	80,245					
New Reprovision Floorspace (sqft)	0	0	0					
New Private Floorspace (sqft)	0	0	0					
London Affordable Rent Floorspace (sqft)	0	0	0					
Intermediate Rent Floorspace (sqft)	0	0	0					
Total Floorspace (sqft)	57,103	76,424	80,245					
% floorspace								
	1 bed	2 bed	3 bed	4 bed	%	Total		
Retained Homes	21	35	16	10		100%	82	
New Reprovision Homes	0	0	0	0		0%	0	
New Private Homes	0	0	0	0		0%	0	
London Affordable Rent Homes	0	0	0	0		0%	0	
Intermediate Rent Homes	0	0	0	0		0%	0	
Total Units	21	35	16	10			82	
% units	26%	43%	20%	12%				

Income

	Dwellings	Total NIA	Epsf	Total
Retained Units	82	57,103	£0	£0
New Reprovision Homes	0	0	£0	£0
New Private Homes	0	0	£770	£0
London Affordable Rent Homes	0	0	£200	£0
Intermediate Rent Homes	0	0	£360	£0
Car Parking	No. spaces 0	£/space £30,000		£0
Commercial	Area (NIA) 0	Epsf rent £35	yield 5%	Total £0
Purchaser Costs	6.80%	of £0		£0
Sales & Marketing	1.00%	of £0		£0
Sales & Agent Fees	1.50%	£0		£0
Total Income				£0

Expenditure

	Dwellings	Total GIA	Epsf	Total
Retained Units	82	76,424	£0	£0
New Reprovision Homes	0	-	£240	£0
New Private Homes	0	-	£263	£0
London Affordable Rent Homes	0	-	£240	£0
Intermediate Rent Homes	0	-	£258	£0
Site Abnormals	Lump sum £0			£0
Non Residential	£0			£0
Compensation Costs	Per unit £10,000	of £0		£0
CIL	Lump Sum £0			£0
S106	£0			£0
Development Management Costs	% 3%	of £0		£0
Professional Fees, Insurances etc	10%	£0		£0
Margin for Risk & Return	20%	£0		£0
Total Expenditure				£0

Total Balance before Finance £0

Finance £0

Total Balance after Finance £0

Change in NPV £0

Overall Summary £0

Financial Output

Option 5 - Partial Redevelopment Option B - Partial Juniper North

Combined Scheme Appraisal

Area Schedule

	NIA	GIA	GEA
Retained Existing Floorspace (sqft)	131,751	175,991	184,791
New Reprovision Floorspace (sqft)	24,133	31,921	33,517
New Private Floorspace (sqft)	43,400	54,690	57,425
London Affordable Rent Floorspace (sqft)	0	0	0
Intermediate Rent Floorspace (sqft)	13,358	16,778	17,617
Total Floorspace (sqft)	212,642	279,380	293,349

	1 bed	2 bed	3 bed	4 bed	Total
Retained Homes	45	68	45	16	174
New Reprovision Homes	10	8	2	8	28
New Private Homes	38	28	2	0	68
London Affordable Rent Homes	0	0	0	0	0
Intermediate Rent Homes	29	0	0	0	29
Total Units	122	104	49	24	299
% floorspace					

Income

	Dwellings	Total NIA	£psf	Total
Retained Units	174	131,751	£0	£0
New Reprovision Homes	28	24,133	£0	£0
New Private Homes	68	43,400	£865	£37,540,957
London Affordable Rent Homes	0	0	£200	£0
Intermediate Rent Homes	29	13,358	£423	£5,650,434
Car Parking	No. spaces 0	£/space £30,000		£0
Commercial	Area (NIA) 0	£psf rent £35	yield 5%	Total £0
Purchaser Costs	6.80%	of £0		£0
Sales & Marketing	% 1.00%	of £37,540,957		£-375,410
Sales & Agent Fees	1.50%	£37,540,957		£-563,114
Total Income				£42,252,867

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Units	174	175,991	£0	£0
New Reprovision Homes	28	31,921	£359	£11,458,737
New Private Homes	68	54,690	£275	£15,044,215
London Affordable Rent Homes	0	-	£240	£0
Intermediate Rent Homes	29	16,778	£267	£4,479,992
Site Abnormals	4.50%	£30,982,944		£1,394,232
Non Residential	£0			£0
Compensation Costs	Per Unit £10,000	of 28		£280,000
CIL	£1,730,559			£1,730,559
S106	£500,000			£500,000
Development Management Costs	%			£979,715
Professional Fees, Insurances etc				£3,265,718
Margin for Risk & Return	20.00%	£37,540,957		£7,508,191
Total Expenditure		£5,650,434		£46,641,359
Total Balance before Finance				£-4,388,493
Finance	5%	£42,252,867		£2,112,643
Total Balance after Finance				£-6,501,136

Change in NPV				£2,272,480
Overall Summary				£-4,228,656

Financial Output

Option 5 - Partial Redevelopment Option C - Partial Gilbeys West

Juniper Crescent

Area Schedule

	NIA	GIA	GEA		
Retained Existing Floorspace (sqft)	93,332	125,132	131,389		
New Reprovision Floorspace (sqft)	0	0	0		
New Private Floorspace (sqft)	0	0	0		
London Affordable Rent Floorspace (sqft)	0	0	0		
Intermediate Rent Floorspace (sqft)	0	0	0		
Total Floorspace (sqft)	93,332	125,132	131,389		
% floorspace					
	1 bed	2 bed	3 bed	4 bed	Total
Retained Homes	34	41	31	14	120
New Reprovision Homes	0	0	0	0	0
New Private Homes	0	0	0	0	0
London Affordable Rent Homes	0	0	0	0	0
Intermediate Rent Homes	0	0	0	0	0
Total Units	34	41	31	14	120
% units	28%	34%	26%	12%	

Income

	Dwellings	Total NIA	£psf	Total
Retained Units	120	93,332	£0	£0
New Reprovision Homes	0	0	£0	£0
New Private Homes	0	0	£870	£0
London Affordable Rent Homes	0	0	£200	£0
Intermediate Rent Homes	0	0	£423	£0
Car Parking	No. spaces 0	£/space £30,000		£0
Commercial	Area (NIA) 0	£psf rent £35	yield 5%	Total £0
Purchaser Costs	6.80%	of £0		£0
Sales & Marketing	1.00%	of £0		£0
Sales & Agent Fees	1.50%	£0		£0

Total Income

£0

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Units	120	125,132	£0	£0
New Reprovision Homes	0	-	£240	£0
New Private Homes	0	-	£263	£0
London Affordable Rent Homes	0	-	£240	£0
Intermediate Rent Homes	0	-	£258	£0
Site Abnormals	lump sum £0			£0
Non Residential	£0			£0
Compensation Costs	Per Unit £10,000	of 0		£0
CIL	Lump Sum £0			£0
S106	£0			£0
Development Management Costs	% 3%	of £0		£0
Professional Fees, Insurances etc	10%	£0		£0
Margin for Risk & Return	20%	£0		£0

Total Expenditure

£0

£0

Total Balance before Finance

£0

Finance

£0

Total Balance after Finance

£0

Change in NPV

£0

Overall Summary

£0

Financial Output

Option 5 - Partial Redevelopment Option C - Partial Gilbeys West

Gilbeys Yard

Area Schedule

	NIA	GIA	GEA					
Retained Existing Floorspace (sqft)	19,565	26,157	27,464					
New Reprovision Floorspace (sqft)	43,809	57,975	60,874					
New Private Floorspace (sqft)	51,258	64,599	67,829					
London Affordable Rent Floorspace (sqft)	1,615	2,018	2,119					
Intermediate Rent Floorspace (sqft)	8,827	11,113	11,669					
Total Floorspace (sqft)	125,073	161,862	169,955					
% floorspace								
	1 bed	2 bed	3 bed	4 bed	%	Total		
Retained Homes	8	22	0	2		18%	32	
New Reprovision Homes	13	11	17	9		28%	50	
New Private Homes	44	32	4	0		45%	80	
London Affordable Rent Homes	3	0	0	0		2%	3	
Intermediate Rent Homes	8	6	0	0		8%	14	
Total Units	76	71	21	11			179	
% units	42%	40%	12%	6%				

Income

	Dwellings	Total NIA	£psf	Total
Retained Units	32	19,565	£0	£0
New Reprovision Homes	50	43,809	£0	£0
New Private Homes	80	51,258	£988	£50,619,992
London Affordable Rent Homes	3	1,615	£200	£322,920
Intermediate Rent Homes	14	8,827	£423	£3,733,610
Car Parking	No. spaces 0	£/space £30,000		£0
Commercial	Area (NIA) 1,119	£psf rent £35	yield 5%	Total £783,300
Purchaser Costs	6.80%	of £783,300		£-53,264
Sales & Marketing	1.00%	of £50,619,992		£-506,200
Sales & Agent Fees	1.50%	of £50,619,992		£-759,300
Total Income				£54,141,057

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Units	32	26,157	£0	£0
New Reprovision Homes	50	57,975	£304	£17,610,109
New Private Homes	80	64,599	£276	£17,827,007
London Affordable Rent Homes	3	2,018	£304	£613,051
Intermediate Rent Homes	14	11,113	£271	£3,015,498
Site Abnormals	Lump sum 4.50%	of £39,065,665		£1,757,955
Non Residential	£130,823			£130,823
Compensation Costs	Per Units £ 10,000.00	of 50		£500,000
CIL	Lump Sum £1,696,168			£1,696,168
S106	£250,000			£250,000
Development Management Costs	3%	of £41,454,443		£1,243,633
Professional Fees, Insurances etc	10%	of £41,454,443		£4,145,444
Margin for Risk & Return	20%	of £50,619,992		£10,123,998
Total Expenditure				£58,913,687
Total Balance before Finance				£-4,772,630
Finance				£2,707,053
Total Balance after Finance				£-7,479,683

Change in NPV	£7,045,210
Overall Summary	£-434,473

Financial Output

Option 5 - Partial Redevelopment Option C - Partial Gilbeys West

Combined Scheme Appraisal

Area Schedule

	NIA	GIA	GEA			
Retained Existing Floorspace (sqft)	112,897	151,289	158,853			
New Reprovision Floorspace (sqft)	43,809	57,975	60,874			
New Private Floorspace (sqft)	51,258	64,599	67,829			
London Affordable Rent Floorspace (sqft)	1,615	2,018	2,119			
Intermediate Rent Floorspace (sqft)	8,827	11,113	11,669			
Total Floorspace (sqft)	218,405	286,994	301,344			
% floorspace						
	1 bed	2 bed	3 bed	4 bed	%	Total
Retained Homes	42	63	31	16	51%	152
New Reprovision Homes	13	11	17	9	17%	50
New Private Homes	44	32	4	0	27%	80
London Affordable Rent Homes	3	0	0	0	1%	3
Intermediate Rent Homes	8	6	0	0	5%	14
Total Units	110	112	52	25		299
% units						

Income

	Dwellings	Total NIA	£psf	Total
Retained Units	152	112,897	£0	£0
New Reprovision Homes	50	43,809	£0	£0
New Private Homes	80	51,258	£988	£50,619,992
London Affordable Rent Homes	3	1,615	£200	£322,920
Intermediate Rent Homes	14	8,827	£423	£3,733,610
Car Parking	No. spaces 0	£/space £30,000		£0
Commercial	Area (NIA) 1,119	£psf rent £35	yield 5%	Total £783,300
Purchaser Costs	6.80%	of £783,300		-£53,264
Sales & Marketing	1.00%	of £50,619,992		-£506,200
Sales & Agent Fees	1.50%	of £50,619,992		-£759,300
Total Income				£54,141,057

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Units	152	151,289	£0	£0
New Reprovision Homes	50	57,975	£304	£17,610,109
New Private Homes	80	64,599	£276	£17,827,007
London Affordable Rent Homes	3	2,018	£304	£613,051
Intermediate Rent Homes	14	11,113	£271	£3,015,498
Site Abnormals	4.50%	of £39,065,665		£1,757,955
Non Residential	£130,823			£130,823
Compensation Costs	Per Unit £10,000	of 50		£500,000
CIL	£1,696,168			£1,696,168
S106	£250,000			£250,000
Development Management Costs				£1,243,633
Professional Fees, Insurances etc				£4,145,444
Margin for Risk & Return	20.00%	£50,619,992		£10,123,998
Total Expenditure				£58,913,687

Total Balance before Finance -£4,772,630

Finance 5% £54,141,057 £2,707,053

Total Balance after Finance -£7,479,683

Change in NPV £7,045,210

Overall Summary -£434,473

Financial Output

Option 5 - Partial Redevelopment Option D - Partial Gilbeys East

Juniper Crescent

Area Schedule

	NIA	GIA	GEA
Retained Existing Floorspace (sqft)	93,332	125,132	131,389
New Reprovision Floorspace (sqft)			
New Private Floorspace (sqft)			
London Affordable Rent Floorspace (sqft)			
Intermediate Rent Floorspace (sqft)			
Total Floorspace (sqft)	93,332	125,132	131,389

	1 bed	2 bed	3 bed	4 bed	Total
Retained Homes	34	41	31	14	120
New Reprovision Homes					0
New Private Homes					0
London Affordable Rent Homes					0
Intermediate Rent Homes					0
Total Units	34	41	31	14	120
% units	28%	34%	26%	12%	

Income

	Dwellings	Total NIA	£psf	Total
Retained Units	120	93,332	£0	£0
New Reprovision Homes	0	0	£0	£0
New Private Homes	0	0	£770	£0
London Affordable Rent Homes	0	0	£200	£0
Intermediate Rent Homes	0	0	£360	£0
Car Parking	No. spaces 0	£/space £30,000		£0
Commercial	Area (NIA) 0	£psf rent £35	yield 5%	Total £0
Purchaser Costs	6.80%	of £0		£0
Sales & Marketing	1.00%	of £0		£0
Sales & Agent Fees	1.50%	£0		£0

Total Income

£0

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Units	120	125,132	£0	£0
New Reprovision Homes	0	-	£240	£0
New Private Homes	0	-	£263	£0
London Affordable Rent Homes	0	-	£240	£0
Intermediate Rent Homes	0	-	£258	£0
Site Abnormals	lump sum £0			£0
Non Residential	£0			£0
Compensation Costs	Per Unit £10,000	of 0		£0
CIL	Lump Sum £0			£0
S106	£0			£0
Development Management Costs	% 3%	of £0		£0
Professional Fees, Insurances etc	10%	£0		£0
Margin for Risk & Return	20%	£0		£0

Total Expenditure

£0

£0

Total Balance before Finance

£0

Finance

£0

Total Balance after Finance

£0

Change in NPV

£0

Overall Summary

£0

Financial Output

Option 5 - Partial Redevelopment Option D - Partial Gilbeys East

Gilbeys Yard

Area Schedule

	NIA	GIA	GEA
Retained Existing Floorspace (sqft)	37,541	50,053	52,556
New Reprovision Floorspace (sqft)	22,281	28,159	29,567
New Private Floorspace (sqft)	14,607	18,371	19,290
London Affordable Rent Floorspace (sqft)	0	0	0
Intermediate Rent Floorspace (sqft)	0	0	0
Total Floorspace (sqft)	74,429	96,583	101,412

	1 bed	2 bed	3 bed	4 bed	%	Total
Retained Homes	13	11	16	10		49%
New Reprovision Homes	6	22	0	2		29%
New Private Homes	11	12	0	0		22%
London Affordable Rent Homes	0	0	0	0		0%
Intermediate Rent Homes	0	0	0	0		0%
Total Units	30	45	16	12		103
% units	29%	44%	16%	12%		

Income

	Dwellings	Total NIA	Epsf	Total
Retained Units	50	37,541	£0	£0
New Reprovision Homes	30	22,281	£0	£0
New Private Homes	23	14,607	£900	£13,146,300
London Affordable Rent Homes	0	0	£200	£0
Intermediate Rent Homes	0	0	£423	£0
Car Parking	No. spaces 0	£/space £30,000		£0
Commercial	Area (NIA) 1,000	Epsf rent £35	yield 5%	Total £700,000
Purchaser Costs	6.80%	of £700,000		£-47,600
Sales & Marketing	1.00%	of £13,146,300		£-131,463
Sales & Agent Fees	1.50%	of £13,146,300		£-197,195
Total Income				£13,470,043

£0

Expenditure

	Dwellings	Total GIA	Epsf	Total
Retained Units	50	50,053	£0	£0
New Reprovision Homes	30	28,159	£244	£6,871,520
New Private Homes	23	18,371	£267	£4,909,856
London Affordable Rent Homes	0	-	£240	£0
Intermediate Rent Homes	0	-	£258	£0
Site Abnormals	Lump sum 4.50%	of £11,781,375		£530,162
Non Residential	£151,366			£151,366
Compensation Costs	Per Unit £10,000	of 30		£300,000
CIL	Lump Sum £161,332			£161,332
S106	£100,000			£100,000
Development Management Costs	3%	of £12,762,903		£382,887
Professional Fees, Insurances etc	10%	of £12,762,903		£1,276,290
Margin for Risk & Return	20%	of £13,146,300		£2,629,260

Total Expenditure £17,312,672

Total Balance before Finance £-3,842,630

Finance £673,502

Total Balance after Finance £-4,516,132

Change in NPV £4,288,398

Overall Summary £-227,734

Financial Output

Option 5 - Partial Redevelopment Option D - Partial Gilbeys East

Combined Scheme Appraisal

Area Schedule

	NIA	GIA	GEA
Retained Existing Floorspace (sqft)	130,873	175,185	183,944
New Reprovision Floorspace (sqft)	22,281	28,159	29,567
New Private Floorspace (sqft)	14,607	18,371	19,290
London Affordable Rent Floorspace (sqft)	0	0	0
Intermediate Rent Floorspace (sqft)	0	0	0
Total Floorspace (sqft)	167,761	221,715	232,801

	1 bed	2 bed	3 bed	4 bed	Total
Retained Homes	47	52	47	24	170
New Reprovision Homes	6	22	0	2	30
New Private Homes	11	12	0	0	23
London Affordable Rent Homes	0	0	0	0	0
Intermediate Rent Homes	0	0	0	0	0
Total Units	64	86	47	26	223
% units					

Income

	Dwellings	Total NIA	£psf	Total
Retained Units	170	130,873	£0	£0
New Reprovision Homes	30	22,281	£0	£0
New Private Homes	23	14,607	£900	£13,146,300
London Affordable Rent Homes	0	0	£200	£0
Intermediate Rent Homes	0	0	£423	£0
Car Parking	No. spaces 0	£/space £30,000		£0
Commercial	Area (NIA) 1,000	£psf rent £35	yield 5%	Total £700,000
Purchaser Costs	6.80%	of £700,000		-£47,600
Sales & Marketing	1.00%	of £13,146,300		-£131,463
Sales & Agent Fees	1.50%	£13,146,300		-£197,195
Total Income				£13,470,043

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Units	170	175,185	£0	£0
New Reprovision Homes	30	28,159	£244	£6,871,520
New Private Homes	23	18,371	£267	£4,909,856
London Affordable Rent Homes	0	-	£240	£0
Intermediate Rent Homes	0	-	£258	£0
Site Abnormals	4.50%	£11,781,375		£530,162
Non Residential	£151,366			£151,366
Compensation Costs	Per Unit £10,000	of 30		£300,000
CIL	£161,332			£161,332
S106	£100,000			£100,000
Development Management Costs	%			£382,887
Professional Fees, Insurances etc				£1,276,290
Margin for Risk & Return	20.00%	£13,146,300		£2,629,260
Total Expenditure				£17,312,672
Total Balance before Finance				-£3,842,630
Finance	5%	£13,470,043		£673,502
Total Balance after Finance				-£4,516,132

Change in NPV				£4,288,398
Overall Summary				-£227,734

Financial Output**Option 6 - Full Redevelopment Housing Need****Juniper Crescent****Area Schedule**

	NIA	GIA	GEA
Retained Existing Floorspace (sqft)	0	0	0
New Reprovision Floorspace (sqft)	90,058	118,382	124,301
New Private Floorspace (sqft)	181,934	230,364	241,882
London Affordable Rent Floorspace (sqft)	37,903	49,508	51,983
Intermediate Rent Floorspace (sqft)	28,234	35,693	37,478
Total Floorspace (sqft)	338,129	433,947	455,644

	1 bed	2 bed	3 bed	4 bed	%	Total
Retained Homes	0	0	0	0	0%	0
New Reprovision Homes	42	30	32	8	23%	112
New Private Homes	144	105	29	0	56%	278
London Affordable Rent Homes	7	10	32	0	10%	49
Intermediate Rent Homes	53	1	0	0	11%	54
Total Homes	246	146	93	8		493
% homes	50%	30%	19%	2%		

Income

	Dwellings	Total NIA	Epsf	Total
Retained Homes	0	0	£0	£0
New Reprovision Homes	112	90,058	£0	£0
New Private Homes	278	181,934	£902	£164,073,539
London Affordable Rent Homes	49	37,903	£200	£7,580,600
Intermediate Rent Homes	54	28,234	£423	£11,942,982
Car Parking	No. spaces 20	£/space £30,000		£600,000
Commercial	Area (NIA) 1,125	£psf rent £35	yield 5%	Total £787,500
Purchaser Costs	% 6.80%	of £787,500		-£53,550
Sales & Marketing	% 1.00%	of £164,073,539		-£1,640,735
Sales & Agent Fees	% 1.50%	of £164,073,539		-£2,461,103

Total Income £180,829,233

Expenditure

	Dwellings	Total GIA	Epsf	Total
Retained Homes	0	-	£0	£0
New Reprovision Homes	112	118,382	£268	£31,679,023
New Private Homes	278	230,364	£285	£65,759,707
London Affordable Rent Homes	49	49,508	£286	£14,156,318
Intermediate Rent Homes	54	35,693	£267	£9,537,170
Non Residential	Lump Sum £353,133			£353,133
Compensation Costs	Per Unit £10,000	of 112		£1,120,000
CIL	Lump Sum £6,973,617			£6,973,617
S106	£1,000,000			£1,000,000
Development Management Costs	% 3%	of £122,605,351		£3,678,161
Professional Fees, insurances etc	% 10%	of £122,605,351		£12,260,535
Margin for Risk & Return	% 20%	of £164,073,539		£32,814,708

Total Expenditure £179,332,371

Total Balance before Finance £1,496,862

Finance Costs £9,041,462

Total Balance after Finance -£7,544,600

Improvement in NPV £8,786,004

Overall Summary £1,241,404

Financial Output

Option 6 - Full Redevelopment Housing Need

Gilbeys Yard

Area Schedule

	NIA	GIA	GEA
Retained Existing Floorspace (sqft)	0	0	0
New Repronision Floorspace (sqft)	62,391	78,452	82,375
New Private Floorspace (sqft)	45,007	56,524	59,350
London Affordable Rent Floorspace (sqft)	9,294	11,902	12,497
Intermediate Rent Floorspace (sqft)	26,942	34,227	35,938
Total Floorspace (sqft)	143,634	181,105	190,160

	1 bed	2 bed	3 bed	4 bed	%	Total
Retained Homes	0	0	0	0	0%	0
New Repronision Homes	20	47	9	6	40%	82
New Private Homes	44	22	4	0	34%	70
London Affordable Rent Homes	0	14	0	0	7%	14
Intermediate Rent Homes	15	26	0	0	20%	41
Total Homes	79	109	13	6		207
% homes	38%	53%	6%	3%		

Income

	Dwellings	Total NIA	£psf	Total
Retained Homes	0	0	£0	£0
New Repronision Homes	82	62,391	£0	£0
New Private Homes	70	45,007	£1,030	£46,369,812
London Affordable Rent Homes	14	9,294	£200	£1,858,800
Intermediate Rent Homes	41	26,942	£423	£11,396,466
Car Parking	No. spaces 10	£/space £30,000		£300,000
Commercial	Area (NIA) 1,301	£psf rent £35	yield 5%	Total £910,700
Purchaser Costs	6.80%	of £910,700		-£61,928
Marketing Fees	1.00%	of £46,369,812		-£463,698
Sales & Agent Fees	1.50%	of £46,369,812		-£695,547
Total Income				£59,614,605

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Homes	0	-	£0	£0
New Repronision Homes	82	78,452	£252	£19,774,925
New Private Homes	70	56,524	£273	£15,412,863
London Affordable Rent Homes	14	11,902	£196	£2,331,483
Intermediate Rent Homes	41	34,227	£268	£9,173,863
Non Residential	lump sum £282,305			£282,305
Compensation Costs	per unit £10,000	of 82		£820,000
CIL	Lump Sum £1,530,757			£1,530,757
S106	£1,000,000			£1,000,000
Development Management Costs	3%	of £47,795,438		£1,433,863
Professional Fees, Insurances etc	10%	of £47,795,438		£4,779,544
Margin for Risk & Return	20%	of £46,369,812		£9,273,962
Total Expenditure		£11,396,466		£65,813,564

Total Balance before Finance	-£6,198,959
Finance Costs	£2,980,730
Total Balance after Finance	-£9,179,690

Improvement in NPV	£8,676,940
Overall Summary	-£502,750

Financial Output

Option 6 - Full Redevelopment Housing Need

Combined Scheme Appraisal

Area Schedule

	NIA	GIA	GEA
Retained Existing Floorspace (sqft)	0	0	0
New Reprovision Floorspace (sqft)	152,449	196,834	206,676
New Private Floorspace (sqft)	226,941	286,888	301,232
London Affordable Rent Floorspace (sqft)	47,197	61,410	64,481
Intermediate Rent Floorspace (sqft)	55,176	69,920	73,416
Total Floorspace (sqft)	481,763	615,052	645,805

	1 bed	2 bed	3 bed	4 bed	%	Total
Retained Homes	0	0	0	0	0%	0
New Reprovision Homes	62	77	41	14	28%	194
New Private Homes	188	127	33	0	50%	348
London Affordable Rent Homes	7	24	32	0	9%	63
Intermediate Rent Homes	68	27	0	0	14%	95
Total Homes	325	255	106	14		700
% homes						

Income

	Dwellings	Total NIA	Epsf	Total
Retained Homes	0	0	£0	£0
New Reprovision Homes	194	152,449	£0	£0
New Private Homes	348	226,941	£927	£210,443,297
London Affordable Rent Homes	63	47,197	£200	£9,439,400
Intermediate Rent Homes	95	55,176	£423	£23,339,448
Car Parking	No. spaces 30	£/space £30,000		£900,000
Commercial	Area (NIA) 2,426	Epsf rent £35	yield 5%	Total £1,698,200
Purchaser Costs	6.80%	of £1,698,200		-£115,478
Marketing Fees	% 1.00%	of £210,443,297		-£2,104,433
Sales & Agent Fees	1.50%	£210,443,297		-£3,156,649
Total Income				£240,443,785

Expenditure

	Dwellings	Total GIA	Epsf	Total
Retained Homes	0	-	£0	£0
New Reprovision Homes	194	196,834	£261	£51,454,376
New Private Homes	348	286,888	£283	£81,172,550
London Affordable Rent Homes	63	61,410	£268	£16,487,787
Intermediate Rent Homes	95	69,920	£268	£18,711,081
Non Residential	£635,438			£635,438
Compensation Costs	per unit £10,000	of 194		£1,940,000
CIL S106	£8,504,374 £2,000,000			£8,504,374 £2,000,000
Development Management Costs	% 3%			£5,112,024
Professional Fees, Insurances etc	10%			£17,040,079
Margin for Risk & Return	20.00%	of £210,443,297		£42,088,659

Total Expenditure £245,146,368

Total Balance before Finance -£4,702,583

Finance Costs £12,022,189

Total Balance after Finance -£16,724,772

Change in NPV £17,462,944

Overall Summary £738,172

Financial Output**Option 6 Full - Full Redevelopment 2 Like for Like****Juniper Crescent****Area Schedule**

	NIA	GIA	GEA		
Retained Existing Floorspace (sqft)	0	0	0		
New Reprovision Floorspace (sqft)	101,836	127,725	134,111		
New Private Floorspace (sqft)	185,656	235,046	246,798		
London Affordable Rent Floorspace (sqft)	23,675	29,708	31,193		
Intermediate Rent Floorspace (sqft)	28,234	35,696	37,481		
Total Floorspace (sqft)	339,401	428,175	449,584		
% floorspace					
	1 bed	2 bed	3 bed	4 bed	% Total
Retained Units	0	0	0	0	0% 0
New Reprovision Homes	30	47	41	7	25% 125
New Private Homes	144	110	29	0	57% 283
London Affordable Rent Homes	6	24	1	0	6% 31
Intermediate Rent Homes	53	1	0	0	11% 54
Total Units	233	182	71	7	493
% units	47%	37%	14%	1%	

Income

	Dwellings	Total NIA	Epsf	Total
Retained Homes	0	0	£0	£0
New Reprovision Homes	125	101,836	£0	£0
New Private Homes	283	185,656	£908	£168,594,214
London Affordable Rent Homes	31	23,675	£200	£4,735,000
Intermediate Rent Homes	54	28,234	£423	£11,942,982
Car Parking	No. spaces 20	£/space £30,000		£600,000
Commercial	Area (NIA) 1,125	Epsf rent £35	yield 5%	Total £787,500
Purchaser Costs	6.80%	of £787,500		-£53,550
Sales & Marketing	% 1.00%	of £168,594,214		-£1,685,942
Sales & Agent Fees	1.50%	£168,594,214		-£2,528,913

Total Income £182,391,290**Expenditure**

	Dwellings	Total GIA	Epsf	Total
Retained Homes	0	-	£0	£0
New Reprovision Homes	125	127,725	£248	£31,681,164
New Private Homes	283	235,046	£285	£66,942,911
London Affordable Rent Homes	31	29,708	£456	£13,556,355
Intermediate Rent Homes	54	35,696	£267	£9,537,614
Non Residential	£353,133			£353,133
Compensation Costs	Per Unit £10,000	of 125		£1,250,000
CIL S106	Lump Sum £6,972,104 £1,000,000			£6,972,104 £1,000,000
Development Management Costs	% 3%	of £123,321,177		£3,699,635
Professional Fees, Insurances etc	10%	£123,321,177		£12,332,118
Margin for Risk & Return	20%	£168,594,214		£33,718,843

Total Expenditure £181,043,877**Total Balance before Finance** £1,347,414**Finance** £9,119,565**Total Balance after Finance** -£7,772,151**Change in NPV** £8,786,004**Overall Summary** £1,013,853

Financial Output

Option 6 Full - Full Redevelopment 2 Like for Like

Gilbeys Yard

Area Schedule

	NIA	GIA	GEA		
Retained Existing Floorspace (sqft)	0	0	0		
New Reprovision Floorspace (sqft)	61,871	65,276	68,540		
New Private Floorspace (sqft)	46,957	58,957	61,905		
London Affordable Rent Floorspace (sqft)	4,375	5,642	5,924		
Intermediate Rent Floorspace (sqft)	26,942	34,227	35,938		
Total Floorspace (sqft)	140,145	164,102	172,307		
% floorspace					
	1 bed	2 bed	3 bed	4 bed	% Total
Retained Units	0	0	0	0	0%
New Reprovision Homes	17	22	10	20	36%
New Private Homes	44	25	4	0	38%
London Affordable Rent Homes	0	7	0	0	4%
Intermediate Rent Homes	15	26	0	0	22%
Total Units	76	80	14	20	
% units	40%	42%	7%	11%	

Income

	Dwellings	Total NIA	Epsf	Total
Retained Homes	0	0	£0	£0
New Reprovision Homes	69	61,871	£0	£0
New Private Homes	73	46,957	£1,030	£48,378,858
London Affordable Rent Homes	7	4,375	£200	£875,000
Intermediate Rent Homes	41	26,942	£423	£11,396,466
Car Parking	No. spaces 10	£/space £30,000		£300,000
Commercial	Area (NIA) 1,301	Epsf rent £35	yield 5%	Total £910,700
Purchaser Costs	6.80%	of £910,700		£-61,928
Sales & Marketing	1.00%	of £48,378,858		£-483,789
Sales & Agent Fees	1.50%	of £48,378,858		£-725,683
Total Income				£60,589,625

Expenditure

	Dwellings	Total GIA	Epsf	Total
Retained Homes	0	-	£0	£0
New Reprovision Homes	69	65,276	£302	£19,744,684
New Private Homes	73	58,957	£272	£16,053,402
London Affordable Rent Homes	7	5,642	£228	£1,286,376
Intermediate Rent Homes	41	34,227	£268	£9,160,754
Non Residential	£282,305			£282,305
Compensation Costs	per unit £10,000	of 69		£690,000
CIL S106	Lump Sum £1,506,346 £1,000,000			£1,506,346 £1,000,000
Development Management Costs	3%	of £47,217,521		£1,416,526
Professional Fees, Insurances etc	10%	of £47,217,521		£4,721,752
Margin for Risk & Return	20%	of £48,378,858		£9,675,772

Total Expenditure £65,537,916

Total Balance before Finance £-4,948,291

Finance £3,029,481

Total Balance after Finance £-7,977,773

Change in NPV £8,676,940

Overall Summary £699,167

Financial Output**Option 6 Full - Full Redevelopment 2 Like for Like****Combined Scheme Appraisal****Area Schedule**

	NIA	GIA	GEA			
Retained Existing Floorspace (sqft)	0	0	0	0		
New Reprovision Floorspace (sqft)	163,707	193,001	202,651			
New Private Floorspace (sqft)	232,613	294,003	308,703			
London Affordable Rent Floorspace (sqft)	28,050	35,350	37,118			
Intermediate Rent Floorspace (sqft)	55,176	69,923	73,419			
Total Floorspace (sqft)	479,546	592,277	621,891			
% floorspace						
	1 bed	2 bed	3 bed	4 bed	%	Total
Retained Units	0	0	0	0	0%	0
New Reprovision Homes	47	69	51	27	28%	194
New Private Homes	188	135	33	0	52%	356
London Affordable Rent Homes	6	31	1	0	6%	38
Intermediate Rent Homes	68	27	0	0	14%	95
Total Units	309	262	85	27		683
% units						

Income

	Dwellings	Total NIA	Epsf	Total
Retained Homes	0	0	£0	£0
New Reprovision Homes	194	163,707	£0	£0
New Private Homes	356	232,613	£933	£216,973,032
London Affordable Rent Homes	38	28,050	£200	£5,610,000
Intermediate Rent Homes	95	55,176	£423	£23,339,448
	No. spaces	£/space		
Car Parking	30	£30,000		£900,000
	Area (NIA)	Epsf rent	yield	Total
Commercial	2,426	£35	5%	£1,698,200
		of		
Purchaser Costs	6.80%	£1,698,200		£-115,478
	%	of		
Sales & Marketing	1.00%	£216,973,032		£-2,169,730
Sales & Agent Fees	1.50%	£216,973,032		£-3,254,595
Total Income				£242,980,877

Expenditure

	Dwellings	Total GIA	Epsf	Total
Retained Homes	0	-	£0	£0
New Reprovision Homes	194	193,001	£266	£51,425,695
New Private Homes	356	294,003	£282	£82,996,312
London Affordable Rent Homes	38	35,350	£420	£14,842,334
Intermediate Rent Homes	95	69,923	£267	£18,698,361
	£635,438			£635,438
Non Residential				
	per unit	of		
Compensation Costs	£10,000	194		£1,940,000
CIL	£8,478,450			£8,478,450
S106	£2,000,000			£2,000,000
	%			
Development Management Costs				£5,116,161
Professional Fees, Insurances etc				£17,053,870
		of		
Margin for Risk & Return	20.00%	£216,973,032		£43,394,606
Total Expenditure				£246,581,227

Total Balance before Finance £-3,600,351

Finance £12,149,044

Total Balance after Finance £-15,749,394**Change in NPV** £17,462,944**Overall Summary** £1,713,550

Financial Output

Option 6 - Full Redevelopment 3 Like for Like + 1

Juniper Crescent

Area Schedule

	NIA	GIA	GEA
Retained Existing Floorspace (sqft)	0	0	0
New Reprovision Floorspace (sqft)	103,544	130,934	137,481
New Private Floorspace (sqft)	185,206	234,507	246,232
London Affordable Rent Floorspace (sqft)	20,931	26,473	27,797
Intermediate Rent Floorspace (sqft)	28,234	35,696	37,481
Total Floorspace (sqft)	337,915	427,610	448,991

	1 bed	2 bed	3 bed	4 bed	%	Total
Retained Units	0	0	0	0	0%	0
New Reprovision Homes	30	52	39	8	26%	129
New Private Homes	144	110	29	0	57%	283
London Affordable Rent Homes	5	12	10	0	5%	27
Intermediate Rent Homes	53	1	0	0	11%	54
Total Units	232	175	78	8		493
% units	47%	35%	16%	2%		

Income

	Dwellings	Total NIA	£psf	Total
Retained Homes	0	0	£0	£0
New Reprovision Homes	129	103,544		£0
New Private Homes	283	185,206	£902	£167,024,142
London Affordable Rent Homes	27	20,931	£200	£4,186,200
Intermediate Rent Homes	54	28,234	£423	£11,942,982
Car Parking	No. spaces 20	£/space £30,000		£600,000
Commercial	Area (NIA) 1,125	£psf rent £35	yield 5%	Total £787,500
Purchaser Costs	6.80%	of £787,500		£53,550
Sales & Marketing	1.00%	of £167,024,142		£1,670,241
Sales & Agent Fees	1.50%	of £167,024,142		£2,505,362

Total Income £180,311,670

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Homes	0	-	£0	£0
New Reprovision Homes	129	130,934	£242	£31,684,543
New Private Homes	283	234,507	£286	£66,952,171
London Affordable Rent Homes	27	26,473	£509	£13,474,757
Intermediate Rent Homes	54	35,696	£267	£9,538,507
Additional Intermediate				
Non Residential	lump sum £353,133			£353,133
Compensation Costs	Per Unit £10,000	of 129		£1,290,000
CIL	Lump Sum £6,968,721			£6,968,721
S106	£1,000,000			£1,000,000
Development Management Costs	3%	of £123,293,110		£3,698,793
Professional Fees, Insurances etc	10%	of £123,293,110		£12,329,311
Margin for Risk & Return	20%	of £167,024,142		£33,404,828

Total Expenditure £180,694,764

Total Balance before Finance -£383,093

Finance £9,015,584

Total Balance after Finance -£9,398,677

Change in NPV £8,786,004

Overall Summary -£612,673

Financial Output

Option 6 - Full Redevelopment 3 Like for Like + 1

Gilbeys Yard

Area Schedule

	NIA	GIA	GEA
Retained Existing Floorspace (sqft)	0	0	0
New Reprovision Floorspace (sqft)	56,669	71,393	74,963
New Private Floorspace (sqft)	51,258	64,599	67,829
London Affordable Rent Floorspace (sqft)	3,542	4,462	4,685
Intermediate Rent Floorspace (sqft)	26,942	34,227	35,938
Total Floorspace (sqft)	138,411	174,681	183,415

	1 bed	2 bed	3 bed	4 bed	%	Total
Retained Units	0	0	0	0	0%	0
New Reprovision Homes	17	22	10	16	34%	65
New Private Homes	44	32	4	0	42%	80
London Affordable Rent Homes	0	0	0	4	2%	4
Intermediate Rent Homes	15	26	0	0	22%	41
Total Units	76	80	14	20		190
% units	40%	42%	7%	11%		

Income

	Dwellings	Total NIA	£psf	Total
Retained Homes	0	0	£0	£0
New Reprovision Homes	65	56,669	£0	£0
New Private Homes	80	51,258	£1,030	£52,809,990
London Affordable Rent Homes	4	3,542	£200	£708,365
Intermediate Rent Homes	41	26,942	£423	£11,396,466
Car Parking	No. spaces 10	£/space £30,000		£300,000
Commercial	Area (NIA) 1,301	£psf rent £35	yield 5%	Total £910,700
Purchaser Costs	6.80%	of £910,700		-£61,928
Sales & Marketing	1.00%	of £52,809,990		-£528,100
Sales & Agent Fees	1.50%	of £52,809,990		-£792,150
Total Income				£64,743,343

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Homes	0	-	£0	£0
New Reprovision Homes	65	71,393	£276	£19,706,848
New Private Homes	80	64,599	£272	£17,559,171
London Affordable Rent Homes	4	4,462	£429	£1,916,070
Intermediate Rent Homes	41	34,227	£267	£9,144,496
Additional Intermediate				
Non Residential	£282,305			£282,305
Compensation Costs	Per unit £10,000	of £65		£650,000
CIL	Lump Sum £1,546,138			£1,546,138
S106	£1,000,000			£1,000,000
Development Management Costs	3%	of £49,258,890		£1,477,767
Professional Fees, Insurances etc	10%	of £49,258,890		£4,925,889
Margin for Risk & Return	20%	of £52,809,990		£10,561,998

Total Expenditure £68,770,682

Total Balance before Finance -£4,027,339

Finance £3,237,167

Total Balance after Finance -£7,264,506

Change in NPV £8,676,940

Overall Summary £1,412,434

Financial Output

Option 6 - Full Redevelopment 3 Like for Like + 1

Combined Scheme Appraisal

Area Schedule

	NIA	GIA	GEA	per unit		
Retained Existing Floorspace (sqft)	0	0	0			
New Reprovision Floorspace (sqft)	160,213	202,327	212,444			
New Private Floorspace (sqft)	236,464	299,106	314,061			
London Affordable Rent Floorspace (sqft)	24,473	30,935	32,482			
Intermediate Rent Floorspace (sqft)	55,176	69,923	73,419			
Total Floorspace (sqft)	476,326	602,292	632,406			
% floorspace						
	1 bed	2 bed	3 bed	4 bed	%	Total
Retained Units	0	0	0	0	0%	0
New Reprovision Homes	47	74	49	24	28%	194
New Private Homes	188	142	33	0	53%	363
London Affordable Rent Homes	5	12	10	4	5%	31
Intermediate Rent Homes	68	27	0	0	14%	95
Total Units	308	255	92	28		683
% units						

Income

	Dwellings	Total NIA	£psf	Total
Retained Homes	0	0	£0	£0
New Reprovision Homes	194	160,213	£0	£0
New Private Homes	363	236,464	£930	£219,834,125
London Affordable Rent Homes	31	24,473	£200	£4,894,565
Intermediate Rent Homes	95	55,176	£423	£23,339,448
Car Parking	No. spaces 30	£/space £30,000		£900,000
Commercial	Area (NIA) 2,426	£psf rent £35	yield 5%	Total £1,698,200
Purchaser Costs	6.80%	of £1,698,200		-£115,478
Sales & Marketing	1.00%	of £219,834,125		-£2,198,341
Sales & Agent Fees	1.50%	of £219,834,125		-£3,297,512
Total Income				£245,055,007

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Homes	0	-	£0	£0
New Reprovision Homes	194	202,327	£254	£51,391,171
New Private Homes	363	299,106	£283	£84,511,341
London Affordable Rent Homes	31	30,935	£498	£15,390,858
Intermediate Rent Homes	95	69,923	£267	£18,682,999
Non Residential	£635,438			£635,438
Compensation Costs	Per Unit £10,000	of 194		£1,940,000
CIL	£8,514,859			£8,514,859
S106	£2,000,000			£2,000,000
Development Management Costs	%			£5,176,560
Professional Fees, Insurances etc				£17,255,200
Margin for Risk & Return	20.00%	£219,834,125		£43,966,825
Total Expenditure				£249,465,251
Total Balance before Finance				-£4,410,244
Finance				£12,252,750
Total Balance after Finance				-£16,662,994

NPV	£17,462,944
Overall Summary	£799,950

Financial Output
Sensitivity 1

Juniper Crescent

Area Schedule

	NIA	GIA	GEA
Retained Existing Floorspace (sqft)	0	0	0
New Reprovision Floorspace (sqft)	102,696	135,946	142,743
New Private Floorspace (sqft)	166,196	209,738	220,225
London Affordable Rent Floorspace (sqft)	5,751	7,209	7,570
Intermediate Rent Floorspace (sqft)	29,633	37,698	39,583
Total Floorspace (sqft)	304,276	390,591	410,121
% floorspace			

	1 bed	2 bed	3 bed	4 bed	%	Total
Retained Units	0	0	0	0	0%	0
New Reprovision Homes	25	55	33	12	27%	125
New Private Homes	166	84	25	0	60%	275
London Affordable Rent Homes	6	1	0	0	2%	7
Intermediate Rent Homes	35	19	0	0	12%	54
Total Units	232	159	58	12		461
% units	50%	34%	13%	3%		

Income

	Dwellings	Total NIA	Epsf	Total
Retained Homes	0	0	£0	£0
New Reprovision Homes	125	102,696	£0	£0
New Private Homes	275	166,196	£940	£156,284,985
London Affordable Rent Homes	7	5,751	£200	£1,150,198
Intermediate Rent Homes	54	29,633	£423	£12,534,759
Car Parking	No. spaces 20	£/space £30,000		£600,000
Commercial	Area (NIA) 14,908	Epsf rent £35	yield 5%	Total £10,435,600
Purchaser Costs	6.80%	of £10,435,600		-£709,621
Sales & Marketing	% 1.00%	of £156,284,985		-£1,562,850
Sales & Agent Fees	1.50%	£156,284,985		-£2,344,275

Total Income £176,388,796

Expenditure

	Dwellings	Total GIA	Epsf	Total
Retained Homes	0	-	£0	£0
New Reprovision Homes	125	135,946	£239	£32,548,599
New Private Homes	275	209,738	£279	£58,441,543
London Affordable Rent Homes	7	7,209	£1,002	£7,225,870
Intermediate Rent Homes	54	37,698	£274	£10,329,252
Non Residential	£1,884,597			£1,884,597
Compensation Costs	Per Unit £10,000	of 125		£1,250,000
CIL S106	Lump Sum £6,516,390 £1,000,000			£6,516,390 £1,000,000
Development Management Costs	% 3%	of £111,679,862		£3,350,396
Professional Fees, Insurances etc	10%	£111,679,862		£11,167,986
Margin for Risk & Return	20%	£156,284,985		£31,256,997

Total Expenditure £164,971,631

Total Balance before Finance £11,417,166

Finance £8,819,440

Total Balance after Finance £2,597,726

Change in NPV £8,786,004

Overall Summary £11,383,730

Financial Output**Sensitivity 1****Gilbeys Yard****Area Schedule**

	NIA	GIA	GEA
Retained Existing Floorspace (sqft)	0	0	0
New Reprovision Floorspace (sqft)	53,754	68,249	71,661
New Private Floorspace (sqft)	36,848	46,640	48,972
London Affordable Rent Floorspace (sqft)	16,360	20,787	21,826
Intermediate Rent Floorspace (sqft)	18,514	23,659	24,842
Total Floorspace (sqft)	125,476	159,335	167,302
% floorspace			

	1 bed	2 bed	3 bed	4 bed	%	Total
Retained Units	0	0	0	0	0%	0
New Reprovision Homes	22	14	18	15	38%	69
New Private Homes	38	21	0	0	33%	59
London Affordable Rent Homes	20	0	0	1	12%	21
Intermediate Rent Homes	26	6	0	0	18%	32
Total Units	106	41	18	16		181
% units	59%	23%	10%	9%		

Income

	Dwellings	Total NIA	Epsf	Total
Retained Homes	0	0	£0	£0
New Reprovision Homes	69	53,754	£0	£0
New Private Homes	59	36,848	£982	£36,173,424
London Affordable Rent Homes	21	16,360	£200	£3,272,000
Intermediate Rent Homes	32	18,514	£423	£7,831,422
Car Parking	10	£30,000		£300,000
Commercial	Area (NIA) 2,347	Epsf rent £35	yield 5%	Total £1,642,585
Purchaser Costs	6.80%	of £1,642,585		-\$111,696
Sales & Marketing	1.00%	of £36,173,424		-\$361,734
Sales & Agent Fees	1.50%	of £36,173,424		-\$542,601
Total Income				£48,203,399

Expenditure

	Dwellings	Total GIA	Epsf	Total
Retained Homes	0	-	£0	£0
New Reprovision Homes	69	68,249	£290	£19,792,673
New Private Homes	59	46,640	£273	£12,728,009
London Affordable Rent Homes	21	20,787	£478	£9,945,343
Intermediate Rent Homes	32	23,659	£268	£6,346,740
lump sum				
Non Residential	£297,369			£297,369
Compensation Costs	Per Unit £10,000	of 69		£690,000
CIL	Lump Sum £1,472,899			£1,472,899
S106	£1,000,000			£1,000,000
Development Management Costs	3%	of £49,800,134		£1,494,004
Professional Fees, Insurances etc	10%	of £49,800,134		£4,980,013
Margin for Risk & Return	20%	of £36,173,424		£7,234,685

Total Expenditure	£65,981,735
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Total Balance before Finance	-£17,778,336
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Finance	£2,410,170
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Total Balance after Finance	-£20,188,506
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Change in NPV	£8,676,940
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Overall Summary	-£11,511,566
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Financial Output
Sensitivity 1

Combined Scheme Appraisal

Area Schedule

	NIA	GIA	GEA	per unit
Retained Existing Floorspace (sqft)	0	0	0	
New Reprovision Floorspace (sqft)	156,450	204,195	214,405	
New Private Floorspace (sqft)	203,044	256,378	269,197	
London Affordable Rent Floorspace (sqft)	22,111	27,996	29,396	
Intermediate Rent Floorspace (sqft)	48,147	61,357	64,425	
Total Floorspace (sqft)	429,752	549,926	577,423	
% floorspace				

	1 bed	2 bed	3 bed	4 bed	%	Total
Retained Units	0	0	0	0	0%	0
New Reprovision Homes	47	69	51	27	30%	194
New Private Homes	204	105	25	0	52%	334
London Affordable Rent Homes	26	1	0	1	4%	28
Intermediate Rent Homes	61	25	0	0	13%	86
Total Units	338	200	76	28		642
% units	53%	31%	12%	4%		

Income

	Dwellings	Total NIA	Epsf	Total
Retained Homes	0	0	£0	£0
New Reprovision Homes	194	156,450	£0	£0
New Private Homes	334	203,044	£948	£192,458,403
London Affordable Rent Homes	28	22,111	£200	£4,422,198
Intermediate Rent Homes	86	48,147	£423	£20,366,181
Car Parking	No. spaces 30	£/space £30,000		£900,000
Commercial	Area (NIA) 17,255	Epsf rent £35	yield 5%	Total £12,078,185
Purchaser Costs	6.80%	of £12,078,185		-£821,317
Sales & Marketing	% 1.00%	of £192,458,403		-£1,924,584
Sales & Agent Fees	1.50%	£192,458,403		-£2,886,876
Total Income				£224,592,190

Expenditure

	Dwellings	Total GIA	Epsf	Total
Retained Homes	0	-	£0	£0
New Reprovision Homes	194	204,195	£256	£52,341,292
New Private Homes	334	256,378	£278	£71,197,965
London Affordable Rent Homes	28	27,996	£613	£17,171,384
Intermediate Rent Homes	86	61,357	£272	£16,676,035
Non Residential	£2,181,966			£2,181,966
Compensation Costs	Per Unit £10,000	of 194		£1,940,000
CIL	£7,989,289			£7,989,289
S106	£2,000,000			£2,000,000
Development Management Costs	% 3%			£4,844,400
Professional Fees, Insurances etc	10%			£16,148,000
Margin for Risk & Return	20.00%	of £192,458,403		£38,491,681
Total Expenditure				£230,982,011

Total Balance before Finance -£6,389,821

Finance £11,229,609

Total Balance after Finance -£17,619,430

NPV £17,462,944

Overall Summary -£156,486

Financial Output
Sensitivity 2

Juniper Crescent

Area Schedule

	NIA	GIA	GEA				
Retained Existing Floorspace (sqft)	0	0	0	0			
New Re provision Floorspace (sqft)	102,965	129,059	135,512				
New Private Floorspace (sqft)	176,475	222,587	233,716				
London Affordable Rent Floorspace (sqft)	9,061	11,357	11,925				
Intermediate Rent Floorspace (sqft)	29,633	37,698	39,583				
Total Floorspace (sqft)	318,134	400,701	420,736				
% floorspace							
	1 bed	2 bed	3 bed	4 bed	%		Total
Retained Units	0	0	0	0	0%		0
New Re provision Homes	25	55	33	12	26%		125
New Private Homes	171	93	26	0	60%		290
London Affordable Rent Homes	7	3	1	0	2%		11
Intermediate Rent Homes	35	19	0	0	11%		54
Total Units	238	170	60	12			480
% units	50%	35%	13%	3%			

Income

	Dwellings	Total NIA	£psf	Total
Retained Homes	0	0	£0	£0
New Re provision Homes	125	102,965	£0	£0
New Private Homes	290	176,475	£938	£165,599,993
London Affordable Rent Homes	11	9,061	£200	£1,812,200
Intermediate Rent Homes	54	29,633	£423	£12,534,759
Car Parking	No. spaces 20	£/space £30,000		£600,000
Commercial	Area (NIA) 14,908	£psf rent £35	yield 5%	Total £10,435,600
Purchaser Costs	6.80%	of £10,435,600		£-709,621
Sales & Marketing	1.00%	of £165,599,993		£-1,656,000
Sales & Agent Fees	1.50%	of £165,599,993		£-2,484,000
Total Income				£186,132,931

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Homes	0	-	£0	£0
New Re provision Homes	125	129,059	£252	£32,463,114
New Private Homes	290	222,587	£278	£61,872,642
London Affordable Rent Homes	11	11,357	£721	£8,183,990
Intermediate Rent Homes	54	37,698	£273	£10,303,994
Non Residential	lump sum £1,884,597			£1,884,597
Compensation Costs	Per Unit £10,000	of 125		£1,250,000
CIL S106	Lump Sum £6,516,390 £1,000,000			£6,516,390 £1,000,000
Development Management Costs	3%	of £115,958,337		£3,478,750
Professional Fees, Insurances etc	10%	of £115,958,337		£11,595,834
Margin for Risk & Return	20%	of £165,599,993		£33,119,999

Total Expenditure £171,669,310

Total Balance before Finance £14,463,621

Finance £9,306,647

Total Balance after Finance £5,156,975

Change in NPV £8,786,004

Overall Summary £13,942,979

Financial Output
Sensitivity 2

Gilbeys Yard

Area Schedule

	NIA	GIA	GEA				
Retained Existing Floorspace (sqft)	0	0	0	0			
New Reprovision Floorspace (sqft)	53,754	68,249	71,661				
New Private Floorspace (sqft)	36,515	46,161	48,469				
London Affordable Rent Floorspace (sqft)	20,255	25,719	27,005				
Intermediate Rent Floorspace (sqft)	18,514	23,659	24,842				
Total Floorspace (sqft)	129,038	163,788	171,977				
% floorspace							
	1 bed	2 bed	3 bed	4 bed	%		Total
Retained Units	0	0	0	0	0%		0
New Reprovision Homes	22	14	18	15	37%		69
New Private Homes	37	23	0	0	32%		60
London Affordable Rent Homes	25	0	0	1	14%		26
Intermediate Rent Homes	26	6	0	0	17%		32
Total Units	110	43	18	16			187
% units	59%	23%	10%	9%			

Income

	Dwellings	Total NIA	Epsf	Total
Retained Homes	0	0	£0	£0
New Reprovision Homes	69	53,754	£0	£0
New Private Homes	60	36,515	£985	£35,957,098
London Affordable Rent Homes	26	20,255	£200	£4,051,000
Intermediate Rent Homes	32	18,514	£423	£7,831,422
Car Parking	No. spaces 10	£/space £30,000		£300,000
Commercial	Area (NIA) 2,347	Epsf rent £35	yield 5%	Total £1,642,585
Purchaser Costs	6.80%	of £1,642,585		£-111,696
Sales & Marketing	1.00%	of £35,957,098		£-359,571
Sales & Agent Fees	1.50%	of £35,957,098		£-539,356
Total Income				£48,771,481

Expenditure

	Dwellings	Total GIA	Epsf	Total
Retained Homes	0	-	£0	£0
New Reprovision Homes	69	68,249	£290	£19,792,673
New Private Homes	60	46,161	£273	£12,597,291
London Affordable Rent Homes	26	25,719	£478	£12,305,011
Intermediate Rent Homes	32	23,659	£268	£6,346,740
Non Residential	£297,369			£297,369
Compensation Costs	Per Unit £10,000	of 69		£690,000
CIL	Lump Sum £1,472,899			£1,472,899
S106	£1,000,000			£1,000,000
Development Management Costs	3%	of £52,029,084		£1,560,873
Professional Fees, Insurances etc	10%	of £52,029,084		£5,202,908
Margin for Risk & Return	20%	of £35,957,098		£7,191,420
Total Expenditure				£68,457,183
Total Balance before Finance				£-19,685,702
Finance				£2,438,574
Total Balance after Finance				£-22,124,276

Change in NPV	£8,676,940
Overall Summary	£-13,447,336

Financial Output
Sensitivity 2

Combined Scheme Appraisal

Area Schedule

	NIA	GIA	GEA	per unit	
Retained Existing Floorspace (sqft)	0	0	0		
New Reprovision Floorspace (sqft)	156,719	197,308	207,173		
New Private Floorspace (sqft)	212,990	268,748	282,185		
London Affordable Rent Floorspace (sqft)	29,316	37,076	38,930		
Intermediate Rent Floorspace (sqft)	48,147	61,357	64,425		
Total Floorspace (sqft)	447,172	564,489	592,713		
% floorspace					
	1 bed	2 bed	3 bed	4 bed	% Total
Retained Units	0	0	0	0	0%
New Reprovision Homes	47	69	51	27	29%
New Private Homes	208	116	26	0	52%
London Affordable Rent Homes	32	3	1	1	6%
Intermediate Rent Homes	61	25	0	0	13%
Total Units	348	213	78	28	
% units	52%	32%	12%	4%	

Income

	Dwellings	Total NIA	£psf	Total
Retained Homes	0	0	£0	£0
New Reprovision Homes	194	156,719	£0	£0
New Private Homes	350	212,990	£946	£201,557,080
London Affordable Rent Homes	37	29,316	£200	£5,863,200
Intermediate Rent Homes	86	48,147	£423	£20,366,181
Car Parking	No. spaces 30	£/space £30,000		£900,000
Commercial	Area (NIA) 17,255	£psf rent £35	yield 5%	Total £12,078,185
Purchaser Costs	6.80%	of £12,078,185		£-821,317
Sales & Marketing	1.00%	of £201,557,080		£-2,015,571
Sales & Agent Fees	1.50%	of £201,557,080		£-3,023,356
Total Income				£234,904,403

Expenditure

	Dwellings	Total GIA	£psf	Total
Retained Homes	0	-	£0	£0
New Reprovision Homes	194	197,308	£265	£52,234,458
New Private Homes	350	268,748	£277	£74,469,910
London Affordable Rent Homes	37	37,076	£553	£20,488,998
Intermediate Rent Homes	86	61,357	£271	£16,644,393
Non Residential	£2,181,966			£2,181,966
Compensation Costs	Per Unit £10,000	of 194		£1,940,000
CIL S106	£7,989,289 £2,000,000			£7,989,289 £2,000,000
Development Management Costs	3%			£5,039,623
Professional Fees, Insurances etc	10%			£16,798,742
Margin for Risk & Return	20.00%	of £201,557,080		£40,311,416
Total Expenditure				£240,098,795

Total Balance before Finance	-£5,194,393
Finance	£11,745,220
Total Balance after Finance	-£16,939,613

NPV	£17,462,944
Overall Summary	£523,331