

Development Cost		2010/11 Full Year	2011/12 Full Year	2012/13 Full Year	2013/14 Full Year	2014/15 Full Year	2015/16 Full Year	2016/17 Full Year	2017/18 Full Year	2018/19 Full Year	2019/20 Full Year	2020/21 Full Year	2021/22 Full Year	2022/23 Full Year	2023/24 Full Year	2024/25 Full Year	2025/26 Qtr 1	2025/26 Qtr 2	2025/26 Qtr 3	TOTAL							
Phase 1	Decant & Buybacks	4,067,590	608,708	4,706,617	5,849,669	314,174				215,966										4,676,298							
	Development Costs		4,316,778																	15,403,204							
Phase 2	Decant & Buybacks	2,095,800	2,832,388	599,314	24,692		8,253,234	4,672,117	2,089,213	720	240	(95)								5,553,154							
	Development Costs	173,798	33,086	5,206,178																20,918,447							
Phase 3	Decant & Buybacks		288,229	66,342	1,964,903	1,279,950	10,841	83,261	251,250	4,798,185	6,973,901	3,681,324	948,727	5,979	(2,668)					3,610,170							
	Development Costs																			16,739,959							
Phase 4	Decant & Buybacks											6,033,496	2,200,566	854	(948)	700	1,113				8,235,781						
	Development Costs												322,426	1,163,613	6,017,470	5,742,571					21,722,861						
Phase 5	Decant & Buybacks											5,438	162	1,310,101	2,118,363	412,804	8,076	222	1,029		3,856,195						
	Development Costs													1,703	116,024	291,258	2,489,064	4,622,765	2,031,564	2,922,635	103,179	66,566	255,342	17,973	25,405	7,192	12,950,669
Ham Drive	Decant & Buybacks											29,615	1,123,104	907,961	32,106	(72)						2,092,714					
	Development Costs												8,840	3,700								12,540					
Laurel Road	Decant & Buybacks											10,504	412,133	18,731							441,368						
	Development Costs																			133,784							
Goodwin Crescent	Decant & Buybacks											1,610	13,530	118,644							852,636						
	Development Costs												5,155	204,861	642,620						590,920						
Allenby Road	Decant & Buybacks											71,085								71,085							
	Development Costs												8,589	122,145	460,186						350,064						
Wren Gardens	Decant & Buybacks												4,933	87,970	255,086	2,075											
	Development Costs																			10,613,191							
Bodmin Road	Decant & Buybacks												208,757	2,718,510	6,687,749	989,046	9,129					9,092,871					
	Development Costs												28,255	126,397	5,626,716	3,205,000	79,998	26,505				12,553,764					
Skerries Road	Decant & Buybacks												29,570	28,611	462,465	8,658,783	3,283,500	92,405	(1,570)							1,421,090	
	Development Costs																			309,046							
Windmill Pub Site	Decant & Buybacks																			48,735							
	Development Costs													1,300	5,735	744	19,619	21,672	(335)							816,807	
Bampfylde Way	Decant & Buybacks																			1,828,969							
	Development Costs																			3,278							
NP Library Site	Decant & Buybacks																			962,169							
	Development Costs																			217,544							
Wilmett Gardens	Decant & Buybacks																			73,127							
	Development Costs																			3,407,759							
Bath Street	Decant & Buybacks																			11,741							
	Development Costs																			574,784							
Allenby Road Site	Decant & Buybacks																			156,967							
	Development Costs																			1,195,946							
Hillcrest Close	Decant & Buybacks																			11,741							
	Development Costs																			1,195,946							
Southway Drive	Decant & Buybacks																			15,819							
	Development Costs																			3,850							
Butterpark, Ivybridge	Decant & Buybacks																			3,850							
	Development Costs																			1,195,946							
Filham Chase, Ivybridge	Decant & Buybacks																			3,850							
	Development Costs																			1,195,946							
Brake Farm, Crownhill	Decant & Buybacks																			3,850							
	Development Costs																			1,195,946							
Marlborough House	Decant & Buybacks																			3,850							
	Development Costs																			1,195,946							
Butts Park Road	Decant & Buybacks																			3,850							
	Development Costs																			1,195,946							
Screddo	Decant & Buybacks																			3,850							
	Development Costs																			1,195,946							
Upper Chapel, Launceston	Decant & Buybacks																			3,850							
	Development Costs																			1,195,946							
Pensilva	Decant & Buybacks																			3,850							
	Development Costs																			1,195,946							
Matford, Exeter	Decant & Buybacks																			3,850							
	Development Costs																			1,195,946							
Lancaster Gardens	Decant & Buybacks																			3,850							
	Development Costs																			1,195,946							
Total Net Expenditure		4,067,590	7,195,084	7,860,320	11,834,653	11,873,042	8,422,661	18,541,504	28,425,725	17,513,697	9,075,734	8,120,706	8,756,205	5,747,344	31,481,407	5,410,208	619,595	653,155	1,571,800	187,170,431							

Development Income		2010/11 Full Year	2011/12 Full Year	2012/13 Full Year	2013/14 Full Year	2014/15 Full Year	2015/16 Full Year	2016/17 Full Year	2017/18 Full Year	2018/19 Full Year	2019/20 Full Year	2020/21 Full Year	2021/22 Full Year	2022/23 Full Year	2023/24 Full Year	2024/25 Full Year	2025/26 Qtr 1	2025/26 Qtr 2	2025/26 Qtr 3	TOTAL
Phase 1	Land Receipts	882,425	282,575		389,546															1,554,546
	Grants	1,980,000	1,056,000	1,979,999	832,000	184,000														6,031,999
	Homebuy Sales		1,017,980	634,834																1,652,814
Phase 2	Land Receipts	149,089	1,114,311	1,651,013	1,089,602	742,910	1,191,455													5,938,380
	Grants		944,000	3,230,250	633,750	487,500	67,500													5,363,000
	Homebuy Sales		181,125	929,222	1,592,289	1,022,500	231,500													3,956,636
Phase 3	Land Receipts				363,762	185,750		719,784	185,752											1,455,048
	Grants				3,198,720		562,100	1,177,050	560,050		447,440	504,560	114,240							4,264,960
	Homebuy Sales																			2,299,200
Phase 4	Land Receipts							474,075		353,850	633,675	377,370		57,330						1,896,300
	Grants							2,117,435	3,427,000	2,975,500	580,800	115,200	943,500							10,159,435
	Homebuy Sales								551,506	1,194,931	275,753									3,530,000
Phase 5	Land Receipts								2,273,250	821,689	128,311	157,500	600,250							2,022,190
	Grants									1,062,500	1,368,500	222,500								3,981,000
Ham Drive	Land Receipts																		0	2,653,500
	Grants																		320,000	
	Homebuy Sales																		335,200	
Laurel Road	Land Receipts																		0	
	Grants																		114,000	
	Homebuy Sales																		0	
Goodwin Crescent	Land Receipts																		0	
	Grants																		160,000	
	Homebuy Sales																		0	
Allenby Road	Land Receipts																		0	
	Grants																		120,000	
	Homebuy Sales																		0	
Wren Gardens	Land Receipts																		0	
	Grants																		80,000	
	Homebuy Sales																		0	
Bodmin Road	Land Receipts																		0	
	Grants																		2,731,000	
	Homebuy Sales																		1,582,500	
Skerries Road	Land Receipts																		0	
	Grants																		2,129,000	
	Homebuy Sales																		1,817,650	
Southway	Land Receipts																		0	
	Grants																		3,324,750	
	Homebuy Sales																		2,905,000	
Newcastle Gardens	Land Receipts																		0	
	Grants																		448,000	
	Homebuy Sales																		0	
Clowance Street	Land Receipts																		0	
	Grants																		687,943	
	Homebuy Sales																		0	
Bampfylde Way	Land Receipts																		269,000	
	Grants																		0	
	Homebuy Sales																		269,000	
NP Library Site	Land Receipts																		0	
	Grants																		856,000	
	Homebuy Sales																		0	
Hillcrest Close	Land Receipts																		8,823,852	
	Grants																		1,770,560	
	Homebuy Sales																		1,298,230	
Filham Chase, Ivybridge	Land Receipts																		315,000	
	Grants																		0	
	Homebuy Sales																		1,206,430	
Total Income		1,980,000	1,938,425	3,429,643	3,706,270	6,709,531	7,228,061	5,968,072	5,295,380	10,827,999	7,176,016	5,935,644	5,345,134	3,257,575	8,791,695	8,096,047	192,750	340,950	627,500	86,846,693
Total Expenditure / (Income)		2,087,590	5,256,659	4,430,677	8,128,383	5,163,511	1,194,600	12,573,432	23,130,345	6,685,698	1,899,718	2,185,062	3,411,071	2,489,769	22,689,712	(2,685,839)	426,845	312,205	944,300	100,323,738

Number of Units Planned	Rented		Shared Ownership		Private	
	Handed Over	Remaining	Handed Over	Remaining	Handed Over	Remaining
NP Phase 1	105	-	28	-	93	-
NP Phase 2	118	-	56	-	173	-
NP Phase 3	81	-	31	-	47	-
NP Phase 4	87	-	38	-	71	-
NP Phase 5	46	-	31	-	66	-
Ham Drive	12	-	5	-	-	-
Laurel Road	3	-	-	-	-	-
Goodwin Crescent	8	-	-	-	-	-
Allenby Road	4	-	-	-	-	-
Wren Gardens	2	-	-	-	-	-
Bodmin Road	49	-	23	-	-	-
Skerries Road	42	-	25	-	-	-
Southway School	55	-	40	-	-	-
Newcastle Gardens	7	-	-	-	-	-
Bampfylde Way	4	-	-	-	-	-
Filham Chase	2	-	13	-	-	-
Clowance Street	-	5	-	-	-	-
NP Library Site	8	-	-	-	-	-
Hillcrest Close	66	-	20	-	-	-
	699	5	310	0	450	0