

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 Development Costs	4,067,590	608,708							215,966										4,676,298
Phase 2	Decant & Buybacks Development Costs		4,316,778	4,706,617	5,849,669	314,174		720	240											15,403,204
	Development Costs		2,095,800	2,832,388	599,314	24,692														5,553,154
Phase 3	Decant & Buybacks Development Costs		173,798	33,086	5,208,178	8,253,234	4,672,117	2,089,213	488,428	393										20,918,447
	Development Costs			288,229	66,342	1,964,903	1,279,950	10,841		(95)										3,610,170
Phase 4	Decant & Buybacks Development Costs									3,681,324	948,727	5,979	(2,668)							16,739,959
	Development Costs									6,033,496	2,200,566	854	(948)	700	1,113					8,235,781
Phase 5	Decant & Buybacks Development Costs					5,438	162	1,310,101	2,118,363	412,804	8,076	6,017,470	5,742,177	4,922,571	3,262,425	383,579	2,872	(3,224)	(91,048)	21,722,861
	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	3,856,195
Ham Drive	Decant & Buybacks Development Costs																			12,950,669
Laurel Road	Decant & Buybacks Development Costs				29,615	1,123,104	907,961	32,106	(72)											2,092,714
	Development Costs				8,840	3,700														12,540
Goodwin Crescent	Decant & Buybacks Development Costs					10,504	412,133	18,731												441,368
	Development Costs				1,610	13,530	118,644													133,784
Allenby Road	Decant & Buybacks Development Costs					5,155	204,861	642,620												852,636
	Development Costs				71,085															71,085
Wren Gardens	Decant & Buybacks Development Costs					8,589	122,145	460,186												590,920
	Development Costs						4,933	87,970	255,086	2,075										350,064
Bodmin Road	Decant & Buybacks Development Costs																			
Skerries Road	Decant & Buybacks Development Costs						208,757	2,718,510	6,687,749	989,046	9,129									10,613,191
	Development Costs					28,255	126,397	5,626,716	3,205,000	79,998	26,505									9,092,871
Southway	Decant & Buybacks Development Costs																			
	Development Costs					29,570	28,611	462,465	8,658,783	3,283,500	92,405	(1,570)								12,553,764
Newcastle Gardens	Decant & Buybacks Development Costs									5,775	2,650	31,400	20,765	267,271	1,000,090	91,131	129	1,924	(44)	1,421,090
Clowance Street	Decant & Buybacks Development Costs																			
	Development Costs											19,375	18,049	2,223	0	19,809	0	120,640	128,950	309,046
Windmill Pub Site	Decant & Buybacks Development Costs																			
Bampfylde Way	Decant & Buybacks Development Costs										1,300	5,735	744	19,619	21,672	(335)				48,735
	Development Costs																			
NP Library Site	Decant & Buybacks Development Costs																			
	Development Costs											3,788	14,754	65,248	720,301	12,969	(252)			816,807
Wilmot Gardens	Decant & Buybacks Development Costs																			
	Development Costs											5,889	22,614	11,635	194,892	1,433,948	153,441	6,475	75	1,828,969
Bath Street	Decant & Buybacks Development Costs																			
	Development Costs												3,278							3,278
Allenby Road Site	Decant & Buybacks Development Costs																			
	Development Costs												8,517	339,749	331,236	279,606	2,025	1,036		962,169
Hillcrest Close	Decant & Buybacks Development Costs																			
	Development Costs												5,260	10,673	3,448	178,241	787	5,133	14,005	217,544
Southway Drive	Decant & Buybacks Development Costs																			
	Development Costs														19,244,540	1,230,988	(61,071)	3,388	15,726	20,433,571
Butterpark, Ivybridge	Decant & Buybacks Development Costs																			
	Development Costs													4,476	3,153,626	247,078	(281)	56	2,804	3,407,759
Filham Chase, Ivybridge	Decant & Buybacks Development Costs																			
	Development Costs														19,944	51,068	0	2,390	(275)	73,127
Brake Farm, Crownhill	Decant & Buybacks Development Costs																			
	Development Costs														3,461,271	18,037	2,011	960	875	3,483,153
Marlborough House	Decant & Buybacks Development Costs																			
	Development Costs														0	504,771	28,118	30,154	11,741	574,784
Butts Park Road	Decant & Buybacks Development Costs														284	13,481	18,527	23,192	101,484	156,967
	Development Costs															611,795	455,318	423,348	130,438	1,620,899
Scredda	Decant & Buybacks Development Costs																			
	Development Costs															78,702	110	9,725	27,283	115,819
Upper Chapel, Launceston	Decant & Buybacks Development Costs																			
	Development Costs																(111)			(111)
Pensilva	Decant & Buybacks Development Costs																			
	Development Costs																	2,555		2,555
Matford, Exeter	Decant & Buybacks Development Costs																			
	Development Costs																		16,091	16,091
Lancaster Gardens	Decant & Buybacks Development Costs																			
	Development Costs																		6,709	6,709
	Decant & Buybacks Development Costs																			
	Development Costs																		1,195,946	1,195,946
	Decant & Buybacks Development Costs																			
	Development Costs																		3,850	3,850
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			447,440	504,560									4,264,960
	Homebuy Sales								562,100	1,177,050	560,050	114,240								2,299,200
Phase 4	Land Receipts													353,850	633,675	377,370				1,896,300
	Grants													2,975,500	580,800	115,200				10,159,435
	Homebuy Sales												3,427,000	184,750	632,850	939,250				3,530,000
Phase 5	Land Receipts																			2,022,190
	Grants									2,273,250	551,506	1,194,931	275,753							3,981,000
	Homebuy Sales										821,689	128,311	157,500	600,250						2,653,500
Ham Drive	Land Receipts																			0
	Grants					240,000	80,000													320,000
	Homebuy Sales						335,200													335,200
Laurel Road	Land Receipts																			0
	Grants					85,500	28,500													114,000
	Homebuy Sales																			0
Goodwin Crescent	Land Receipts																			0
	Grants						120,000	40,000												160,000
	Homebuy Sales																			0
Allenby Road	Land Receipts																			0
	Grants						90,000	30,000												120,000
	Homebuy Sales																			0
Wren Gardens	Land Receipts																			0
	Grants						60,000	20,000												80,000
	Homebuy Sales																			0
Bodmin Road	Land Receipts																			0
	Grants							1,365,500	468,000	897,500										2,731,000
	Homebuy Sales								131,600	1,285,450	165,450									1,582,500
Skerries Road	Land Receipts																			0
	Grants							1,064,500	1,064,500											2,129,000
	Homebuy Sales							562,000		1,255,650										1,817,650
Southway	Land Receipts																			0
	Grants							831,400	830,975	1,662,375										3,324,750
	Homebuy Sales									1,109,500	1,795,500									2,905,000
Newcastle Gardens	Land Receipts																			0
	Grants													318,500		129,500				448,000
	Homebuy Sales																			0
Clowance Street	Land Receipts																			0
	Grants											8,662	29,281					62,500	587,500	687,943
	Homebuy Sales																			0
Bampfylde Way	Land Receipts																			0
	Grants													269,000						269,000
	Homebuy Sales																			0
NP Library Site	Land Receipts																			0
	Grants															582,000	40,000	194,000	40,000	856,000
	Homebuy Sales																			0
Hillcrest Close	Land Receipts																			0
	Grants														6,197,925	2,625,927				8,823,852
	Homebuy Sales														1,533,360					1,770,560
Filham Chase, Ivybridge	Land Receipts																			0
	Grants														236,250	78,750				315,000
	Homebuy Sales														91,800	1,206,430				1,298,230
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