

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 Qtr 1	2023/24 Qtr 2	2023/24 Qtr 3	2023/24 Qtr 4	TOTAL
Phase 1	Decant & Buybacks	4,067,590	608,708							215,966									4,676,298
	Development Costs		4,316,778	4,706,617	5,849,669	314,174													15,403,204
Phase 2	Decant & Buybacks		2,095,800	2,832,388	599,314	24,692		720	240										5,553,154
	Development Costs		173,798	33,086	5,208,178	8,253,234	4,672,117	2,089,213	488,428	393									20,918,447
Phase 3	Decant & Buybacks			288,229	66,342	1,964,903	1,279,950	10,841		(95)									3,610,170
	Development Costs					83,261	251,250	4,798,185	6,973,901	3,681,324	948,727	5,979	(2,668)						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	5,742,177	4,922,571	741,837	885,110	918,938	716,540	21,430,682
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	19,950	(3,863)	3,808	46,670	12,644,757
Ham Drive	Decant & Buybacks																		
	Development Costs				29,615	1,123,104	907,961	32,106	(72)										2,092,714
Laurel Road	Decant & Buybacks				8,840	3,700													12,540
	Development Costs					10,504	412,133	18,731											441,368
Goodwin Crescent	Decant & Buybacks				1,610	13,530	118,644												133,784
	Development Costs					5,155	204,861	642,620											852,636
Allenby Road	Decant & Buybacks				71,085														71,085
	Development Costs					8,589	122,145	460,186											590,920
Wren Gardens	Decant & Buybacks																		
	Development Costs					4,933	87,970	255,086	2,075										350,064
Bodmin Road	Decant & Buybacks																		
	Development Costs						208,757	2,718,510	6,687,749	989,046	9,129								10,613,191
Skerries Road	Decant & Buybacks																		
	Development Costs					28,255	126,397	5,626,716	3,205,000	79,998	26,505								9,092,871
Southway	Decant & Buybacks																		
	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	97,984	187,400	472,307	242,398	1,327,951
Bampfylde Way	Decant & Buybacks																		
	Development Costs											3,788	14,754	65,248	22,212	161,012	419,603	117,473	804,090
Hillcrest Close	Decant & Buybacks																		
	Development Costs														17,401,105	60,059	359,157	1,424,220	19,244,540
Southway Drive	Decant & Buybacks																		
	Development Costs													4,476	3,096,864	31,508	19,735	5,520	3,158,103
Filham Chase, Ivybridge	Decant & Buybacks																		
	Development Costs																2,079,876	1,381,395	3,461,271
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	9,074,434	8,089,707	8,697,744	5,363,444	21,381,065	1,321,226	4,273,423	3,934,217	177,869,537

DEVELOPMENT INCOME

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						3,198,720	363,762	185,750	719,784	185,752								1,455,048
	Grants									447,440	504,560	114,240							4,264,960
	Homebuy Sales								562,100	1,177,050	560,050								2,299,200
Phase 4	Land Receipts									474,075	353,850	633,675	43,050	153,300	95,550	85,470			1,838,970
	Grants									2,117,435	2,975,500	580,800		33,600		81,600			9,215,935
	Homebuy Sales										184,750	632,850	667,950	0	724,450	380,750			2,590,750
Phase 5	Land Receipts									551,506	1,194,931	275,753							2,022,190
	Grants								2,273,250	821,689	128,311	157,500	600,250						3,981,000
	Homebuy Sales										1,062,500	1,368,500	222,500						2,653,500
Ham Drive	Land Receipts					240,000	80,000												0
	Grants						335,200												320,000
	Homebuy Sales																		335,200
Laurel Road	Land Receipts					85,500	28,500												0
	Grants																		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	1,255,650										2,129,000
	Homebuy Sales							562,000											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						318,500
	Homebuy Sales																		0
Bampfylde Way	Land Receipts																		0
	Grants												269,000						269,000
	Homebuy Sales																		0
Hillcrest Close	Land Receipts																		0
	Grants												3,460,000		82,217	2,655,708	6,197,925		
	Homebuy Sales																		0
Southway Drive	Land Receipts																		0
	Grants																		0
	Homebuy Sales																		0
Filham Chase, Ivybridge	Land Receipts																		236,250
	Grants																		236,250
	Homebuy Sales																		91,800
	Homebuy Sales																		91,800
TOTAL NET 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	5,926,982	5,315,853	3,257,575	4,171,000	186,900	902,217	3,531,578	77,551,503

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	1,898,418	2,162,725	3,381,891	2,105,869	17,210,065	1,134,326	3,371,206	402,639	100,318,034
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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	63	24	29	9	68	3
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				
Bampfyde Way	4					
Filham Chase	2		13			
	594	31	281	9	447	3