

Development Expenditure		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 Qtr 1	2024/25 Qtr 2	2024/25 Qtr 3	2024/25 Qtr 4	TOTAL	
Phase 1	Decant & Buybacks	4,067,590	608,708							215,966					0	0	0	0	0	4,676,298	
	Development Costs		4,316,778	4,706,617	5,849,669	314,174									0	0	0	0	0	15,403,204	
Phase 2	Decant & Buybacks		2,095,800	2,832,388	599,314	24,682		720	240						0	0	0	0	0	5,553,154	
	Development Costs		173,798	33,086	5,208,178	8,253,234	4,672,117	2,089,213	488,428	393					0	0	0	0	0	20,918,447	
Phase 3	Decant & Buybacks			288,229	66,342	1,964,903	1,279,950	10,841	6,973,901	(95)					0	0	0	0	0	3,610,170	
	Development Costs					83,261	251,250	4,798,185	3,681,324	948,727	5,979	(2,668)			0	0	0	0	0	16,739,959	
Phase 4	Decant & Buybacks									6,033,496	2,200,566	854	(946)	700	1,113	0	0	0	0	8,235,781	
	Development Costs									322,426	1,163,613	6,017,470	5,742,177	4,922,571	3,262,425	58,565	4,950	9,828	310,237	21,814,261	
Phase 5	Decant & Buybacks					5,438	162	1,310,101	2,118,363	412,804	8,076	222	1,029	0	0	0	0	0	0	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	1,648	6,349	(13,693)	261,038	12,900,098	
Ham Drive	Decant & Buybacks														0	0	0	0	0	0	
	Development Costs				29,615	1,123,104	907,961	32,106	(72)						0	0	0	0	0	2,092,714	
Laurel Road	Decant & Buybacks				8,840	3,700									0	0	0	0	0	12,540	
	Development Costs					10,504	412,133	18,731							0	0	0	0	0	441,368	
Goodwin Crescent	Decant & Buybacks				1,610	13,530	118,644								0	0	0	0	0	133,784	
	Development Costs					5,155	204,861	642,620							0	0	0	0	0	852,636	
Allenby Road	Decant & Buybacks				71,085										0	0	0	0	0	71,085	
	Development Costs					8,589	122,145	460,186							0	0	0	0	0	590,920	
Wren Gardens	Decant & Buybacks														0	0	0	0	0	0	
	Development Costs					4,933	87,970	255,086	2,075						0	0	0	0	0	350,064	
Bodmin Road	Decant & Buybacks														0	0	0	0	0	0	
	Development Costs						208,757	2,718,510	6,687,749	989,046	9,129				0	0	0	0	0	10,613,191	
Skerries Road	Decant & Buybacks														0	0	0	0	0	0	
	Development Costs					28,255	126,397	5,626,716	3,205,000	79,998	26,505				0	0	0	0	0	9,092,871	
Southway	Decant & Buybacks														0	0	0	0	0	0	
	Development Costs					29,570	28,611	462,465	8,658,783	3,283,500	92,405	(1,570)			0	0	0	0	0	12,553,764	
Newcastle Gardens	Decant & Buybacks									5,775	2,650	31,400	20,765	267,271	1,000,090	0	0	0	0	0	
	Development Costs														73,578	4,000	11,227	2,325	1,419,081		
Clowance Street	Decant & Buybacks														0	0	0	0	0	0	
	Development Costs											19,375	18,049	2,223	0	0	2,035	12,494	5,280	59,456	
Bampfylde Way	Decant & Buybacks														0	0	0	0	0	0	
	Development Costs											3,788	14,754	65,248	720,301	7,532	1,500	399	3,539	817,060	
NP Library Site	Decant & Buybacks														0	0	0	0	0	0	
	Development Costs											5,889	22,614	11,635	194,892	100,116	420,084	476,826	436,921	1,668,978	
Hillcrest Close	Decant & Buybacks														0	0	0	0	0	0	
	Development Costs														0	19,244,540	427,615	468,688	193,015	141,670	20,475,528
Filham Chase, hybridge	Decant & Buybacks														0	0	0	0	0	0	
	Development Costs														0	3,461,271	9,604	7,471	972	(10)	3,479,307
Total 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	8,114,971	8,738,407	5,372,826	27,951,196	678,657	915,078	691,068	1,161,000	178,431,914	

Development Income

Phase 1	Land Receipts		882,425	282,575		389,546											0	0	0	0	0	0	1,554,546
	Grants	1,980,000	1,056,000	1,979,999	832,000	184,000											0	0	0	0	0	0	6,031,999
	Homebuy Sales			1,017,980	634,834												0	0	0	0	0	0	1,652,814
Phase 2	Land Receipts			149,089	1,114,311	1,651,013	1,089,602	742,910	1,191,455								0	0	0	0	0	0	5,938,380
	Grants				944,000	3,230,250	633,750	487,500	67,500								0	0	0	0	0	0	5,363,000
	Homebuy Sales				181,125	929,222	1,592,289	1,022,500	231,500								0	0	0	0	0	0	3,956,636
Phase 3	Land Receipts							363,762	185,750	719,784	185,752						0	0	0	0	0	0	1,455,048
	Grants						3,198,720			447,440	504,560	114,240					0	0	0	0	0	0	4,264,960
	Homebuy Sales								562,100	1,177,050	560,050						0	0	0	0	0	0	2,299,200
Phase 4	Land Receipts										474,075						0	0	0	0	0	0	1,896,300
	Grants										2,117,435	3,427,000	2,975,500	580,800	115,200		0	0	0	856,500	87,000	10,159,435	
	Homebuy Sales										184,750	632,850	1,773,150	715,750	223,500		0	0	0			3,530,000	
Phase 5	Land Receipts										551,506	1,194,931	275,753				0	0	0	0	0	0	2,022,190
	Grants										821,689	128,311	157,500	600,250			0	0	0	0	0	3,981,000	
	Homebuy Sales										1,062,500	1,368,500	222,500				0	0	0	0	0	2,653,500	
Ham Drive	Land Receipts																0	0	0	0	0	0	0
	Grants					240,000	80,000										0	0	0	0	0	0	320,000
	Homebuy Sales						335,200										0	0	0	0	0	0	335,200
Laurel Road	Land Receipts																0	0	0	0	0	0	0
	Grants					85,500	28,500										0	0	0	0	0	0	114,000
	Homebuy Sales																0	0	0	0	0	0	0
Goodwin Crescent	Land Receipts																0	0	0	0	0	0	0
	Grants						120,000	40,000									0	0	0	0	0	0	160,000
	Homebuy Sales																0	0	0	0	0	0	0
Allenby Road	Land Receipts																0	0	0	0	0	0	0
	Grants						90,000	30,000									0	0	0	0	0	0	120,000
	Homebuy Sales																0	0	0	0	0	0	0
Wren Gardens	Land Receipts																0	0	0	0	0	0	0
	Grants						60,000	20,000									0	0	0	0	0	0	80,000
	Homebuy Sales																0	0	0	0	0	0	0
Bodmin Road	Land Receipts																0	0	0	0	0	0	0
	Grants							1,365,500	468,000	897,500							0	0	0	0	0	0	2,731,000
	Homebuy Sales								131,600	1,285,450	165,450						0	0	0	0	0	0	1,582,500
Skerries Road	Land Receipts																0	0	0	0	0	0	0
	Grants							1,064,500	1,064,500	562,000	1,255,650						0	0	0	0	0	0	2,129,000
	Homebuy Sales																0	0	0	0	0	0	1,817,650
Southway	Land Receipts																0	0	0	0	0	0	0
	Grants							831,400	830,975	1,662,375							0	0	0	0	0	0	3,324,750
	Homebuy Sales									1,109,500	1,795,500						0	0	0	0	0	0	2,905,000
Newcastle Gardens	Land Receipts																0	0	0	0	0	0	0
	Grants																318,500	0	94,500	35,000	0	0	448,000
	Homebuy Sales																0	0	0	0	0	0	0
Clowance Street	Land Receipts																0	0	0	0	0	0	0
	Grants											8,662	29,281				0	0	0	0	0	0	37,943
	Homebuy Sales																0	0	0	0	0	0	0
Windmill Pub Site	Land Receipts																0	0	0	0	0	0	0
	Grants																0	0	0	0	0	0	0
	Homebuy Sales																0	0	0	0	0	0	0
Bampfyde Way	Land Receipts																0	0	0	0	0	0	0
	Grants																269,000	0	0	0	0	0	269,000
	Homebuy Sales																0	0	0	0	0	0	0
NP Library Site	Land Receipts																0	0	0	0	0	0	0
	Grants																0	0	582,000	0	0	0	582,000
	Homebuy Sales																0	0	0	0	0	0	0
Wilnot Gardens	Land Receipts																0	0	0	0	0	0	0
	Grants																0	0	0	0	0	0	0
	Homebuy Sales																0	0	0	0	0	0	0
Bath Street	Land Receipts																0	0	0	0	0	0	0
	Grants																0	0	0	0	0	0	0
	Homebuy Sales																0	0	0	0	0	0	0
Allenby Road Site	Land Receipts																0	0	0	0	0	0	0
	Grants																0	0	0	0	0	0	0
	Homebuy Sales																0	0	0	0	0	0	0
Hillcrest Close	Land Receipts																0	0	0	0	0	0	0
	Grants																6,197,925	0	657,726	1,968,191	0	8,823,852	
	Homebuy Sales																0	0	190,800	1,161,600	180,960	1,533,360	
Southway Drive	Land Receipts																0	0	0	0	0	0	0
	Grants																0	0	0	0	0	0	0
	Homebuy Sales																0	0	0	0	0	0	0
Lanstephan	Land Receipts																0	0	0	0	0	0	0
	Grants																0	0	0	0	0	0	0
	Homebuy Sales																0	0	0	0	0	0	0
Butterpark, Iybridge	Land Receipts																0	0	0	0	0	0	0
	Grants																0	0	0	0	0	0	0
	Homebuy Sales																0	0	0	0	0	0	0
Filham Chase, Iybridge	Land Receipts																0	0	0	0	0	0	0
	Grants																236,250	78,750	0	0	0	315,000	
	Homebuy Sales																91,800	670,270	438,660	97,500	0	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	2,198,600	1,545,696	4,083,791	267,960	85,685,493			

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	2,179,327	3,393,273	2,115,251	19,159,501	(1,519,943)	(630,618)	(3,392,723)	893,040	92,746,421
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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	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	-	-	-
	691	13	310	0	450	0