

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	TOTAL
Phase 1	Decant & Buybacks	4,067,590	608,708											0	0	0	0	4,676,298
	Development Costs		4,316,778	4,706,617	5,849,669	314,174				215,966				0	0	0	0	15,403,204
Phase 2	Decant & Buybacks		2,095,800	2,832,388	599,314	24,692		720	240					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	20,918,447
Phase 3	Decant & Buybacks			288,229	66,342	1,964,903	1,279,950	10,841		(95)				0	0	0	0	3,610,170
	Development Costs					83,261	251,250	4,798,185	6,973,901	3,681,324	948,727	5,979	(2,668)	0	0	0	0	16,739,959
Phase 4	Decant & Buybacks					5,438	162	1,310,101	2,118,363	412,804	8,076	222	1,029	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	19,950	(3,863)	3,808		12,598,086
Ham Drive	Decant & Buybacks													0	0	0	0	0
	Development Costs				29,615	1,123,104	907,961	32,106	(72)					0	0	0	0	2,092,714
Laurel Road	Decant & Buybacks				8,840	3,700								0	0	0	0	12,540
	Development Costs					10,504	412,133	18,731						0	0	0	0	441,368
Goodwin Crescent	Decant & Buybacks				1,610	13,530	118,644							0	0	0	0	133,784
	Development Costs					5,155	204,861	642,620						0	0	0	0	852,636
Allenby Road	Decant & Buybacks				71,085									0	0	0	0	71,085
	Development Costs					8,589	122,145	460,186						0	0	0	0	590,920
Wren Gardens	Decant & Buybacks													0	0	0	0	0
	Development Costs					4,933	87,970	255,086	2,075					0	0	0	0	350,064
Bodmin Road	Decant & Buybacks													0	0	0	0	0
	Development Costs						208,757	2,718,510	6,687,749	989,046	9,129			0	0	0	0	10,613,191
Skerries Road	Decant & Buybacks													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	9,092,871
Southway	Decant & Buybacks													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	12,553,764
Newcastle Gardens	Decant & Buybacks									5,775	2,650	31,400	20,765	267,271	97,984	187,400	472,307	1,085,553
	Development Costs													0	0	0	0	0
Bampfylde Way	Decant & Buybacks													0	0	0	0	0
	Development Costs											3,788	14,754	65,248	22,212	161,012	419,603	686,617
Hillcrest Close	Decant & Buybacks													0	0	0	0	0
	Development Costs													0	17,401,105	60,059	359,157	17,820,320
Filham Chase, Ivybridge	Decant & Buybacks													0	0	0	0	0
	Development Costs													0	0		2,079,876	2,079,876
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	5,358,968	18,284,201	1,289,719	4,253,688	170,782,738

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							363,762	185,750	719,784	185,752							1,455,048
	Grants						3,198,720			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		1,753,500
	Grants										2,117,435	3,427,000	2,975,500	580,800	0	33,600		9,134,335
	Homebuy Sales											184,750	632,850	667,950	0	724,450		2,210,000
Phase 5	Land Receipts									551,506	1,194,931	275,753	0	0	0	0		2,022,190
	Grants								2,273,250	821,689	128,311	157,500	600,250	0	0	0		3,981,000
	Homebuy Sales										1,062,500	1,368,500	222,500	0	0	0		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	0	0	0		318,500
	Homebuy Sales																	0
Bampfylde Way	Land Receipts																	0
	Grants												269,000	0	0	0		269,000
	Homebuy Sales																	0
Hillcrest Close	Land Receipts																	0
	Grants													3,460,000	0	82,217		3,542,217
	Homebuy Sales																	0
Southway Drive	Land Receipts																	0
	Grants																	0
	Homebuy Sales																	0
Filham Chase, Ivybridge	Land Receipts																	0
	Grants																	0
	Homebuy Sales																	0
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	74,019,925
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	2,101,393	14,113,201	1,102,819	3,351,471	96,762,813

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	49	38	25	13	64	7
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	-	-	-	-
	574	45	264	13	443	7