

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 Qtr 1	2022/23 Qtr 2	2022/23 Qtr 3	2022/23 Qtr 4	TOTAL
Phase 1	Decant & Buybacks	4,067,590	608,708							215,966				0	0	0	0	4,676,298
	Development Costs		4,316,778	4,706,617	5,849,669	314,174								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									6,033,496	2,200,566	854	(948)	0	0	0	700	8,234,668
	Development Costs									322,426	1,163,613	6,017,470	5,742,177	668,060	845,500	1,476,981	1,932,030	18,168,257
Phase 5	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	6,036	17,079	1,480	78,584	12,578,191
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	(5,103)	2,000	2,000	268,374	327,861
	Development Costs													0	0	0	0	0
Bampfylde Way	Decant & Buybacks											3,788	14,754	6,277	2,000	56,971	0	83,790
	Development Costs																	0
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	668,992	870,855	1,482,461	2,336,659	146,955,130

DEVELOPMENT INCOME

Phase 1	Land Receipts		882,425	282,575		389,546								0	0	0	1,554,546	
	Grants	1,980,000	1,056,000	1,979,999	832,000	184,000								0	0	0	6,031,999	
	Homebuy Sales			1,017,980	634,834									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	5,938,380	
	Grants				944,000	3,230,250	633,750	487,500	67,500					0	0	0	5,363,000	
	Homebuy Sales				181,125	929,222	1,592,289	1,022,500	231,500					0	0	0	3,956,636	
Phase 3	Land Receipts							363,762	185,750	719,784	185,752			0	0	0	1,455,048	
	Grants						3,198,720			447,440	504,560	114,240		0	0	0	4,264,960	
	Homebuy Sales								562,100	1,177,050	560,050			0	0	0	2,299,200	
Phase 4	Land Receipts									474,075	353,850	119,910	223,020	157,710	133,035	0	1,461,600	
	Grants									2,117,435	2,975,500	3,427,000	0	0	580,800	0	9,100,735	
	Homebuy Sales										184,750	160,000	0	159,750	313,100	0	817,600	
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		285,000	315,250	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	0	0	0	
	Grants					240,000	80,000							0	0	0	320,000	
	Homebuy Sales						335,200							0	0	0	335,200	
Laurel Road	Land Receipts													0	0	0	0	
	Grants					85,500	28,500							0	0	0	114,000	
	Homebuy Sales													0	0	0	0	
Goodwin Crescent	Land Receipts													0	0	0	0	
	Grants						120,000	40,000						0	0	0	160,000	
	Homebuy Sales													0	0	0	0	
Allenby Road	Land Receipts													0	0	0	0	
	Grants						90,000	30,000						0	0	0	120,000	
	Homebuy Sales													0	0	0	0	
Wren Gardens	Land Receipts													0	0	0	0	
	Grants						60,000	20,000						0	0	0	80,000	
	Homebuy Sales													0	0	0	0	
Bodmin Road	Land Receipts													0	0	0	0	
	Grants							1,365,500	468,000	897,500				0	0	0	2,731,000	
	Homebuy Sales								131,600	1,285,450	165,450			0	0	0	1,582,500	
Skerries Road	Land Receipts													0	0	0	0	
	Grants							1,064,500	1,064,500					0	0	0	2,129,000	
	Homebuy Sales								562,000	1,255,650				0	0	0	1,817,650	
Southway	Land Receipts													0	0	0	0	
	Grants							831,400	830,975	1,662,375				0	0	0	3,324,750	
	Homebuy Sales									1,109,500	1,795,500			0	0	0	2,905,000	
Newcastle Gardens	Land Receipts													0	0	0	0	
	Grants												283,500	0	35,000	0	318,500	
	Homebuy Sales													0	0	0	0	
Bampfylde Way	Land Receipts													0	0	0	0	
	Grants													0	0	269,000	269,000	
	Homebuy Sales													0	0	0	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	563,410	730,520	667,710	1,295,935	68,759,808
NET 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	105,582	140,335	814,751	1,040,724	78,195,322

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	37	50	14	24	51	20
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	-	-	-	-
	562	61	253	24	430	20