

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	TOTAL
Phase 1	Decant & Buybacks	4,067,590	608,708													4,676,298
	Development Costs		4,316,778	4,706,617	5,849,669	314,174				215,966						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	18,910,094
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	12,598,141
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					4,933	87,970	255,086	2,075							350,064
	Development Costs															
Bodmin Road	Decant & Buybacks						208,757	2,718,510	6,687,749	989,046	9,129					10,613,191
	Development Costs															
Skerries Road	Decant & Buybacks					28,255	126,397	5,626,716	3,205,000	79,998	26,505					9,092,871
	Development Costs															
Southway	Decant & Buybacks					29,570	28,611	462,465	8,658,783	3,283,500	92,405	(1,570)				12,553,764
	Development Costs									5,775	2,650	31,400	20,765	267,271	97,984	425,845
Newcastle Gardens	Decant & Buybacks															
	Development Costs											3,788	14,754	65,248	22,212	106,002
Bampfylde Way	Decant & Buybacks															
	Development Costs															
Hillcrest Close	Decant & Buybacks															
	Development Costs														17,401,105	17,401,105
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	165,239,331

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 Qtr 1	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	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	1,504,650
	Grants										2,117,435	3,427,000	2,975,500	580,800		9,100,735
	Homebuy Sales												184,750	632,850	667,950	1,485,550
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															
	Grants					240,000	80,000									320,000
	Homebuy Sales						335,200									335,200
Laurel Road	Land Receipts															
	Grants					85,500	28,500									114,000
	Homebuy Sales															
Goodwin Crescent	Land Receipts															
	Grants						120,000	40,000								160,000
	Homebuy Sales															
Allenby Road	Land Receipts															
	Grants						90,000	30,000								120,000
	Homebuy Sales															
Wren Gardens	Land Receipts															
	Grants						60,000	20,000								80,000
	Homebuy Sales															
Bodmin Road	Land Receipts															
	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															
	Grants							1,064,500	1,064,500							2,129,000
	Homebuy Sales							562,000	1,255,650							1,817,650
Southway	Land Receipts															
	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															
	Grants													318,500		318,500
	Homebuy Sales															
Bampfylde Way	Land Receipts															
	Grants													269,000		269,000
	Homebuy Sales															
Hillcrest Close	Land Receipts															
	Grants														3,460,000	3,460,000
	Homebuy Sales															
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	72,930,808
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	2,101,393	14,113,201	92,308,524

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	42	45	16	22	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	-	-	-	-
	567	52	255	22	430	20