

HRA - AFFORDABLE HOMES SCHEDULE							
Affordable Homes Scheme	No. Social/ Affordable Units	TOTAL Indicative Units	2021/22 £'000	2022/23 £'000	2023/24 £'000	Total £'000	Commentary
Akzo Nobel development	340	850	500	164	18,298	18,962	Assumes 40% Social/Affordable Properties
Phase 4 - Belfast Avenue	12	12	1,000	-	-	1,000	100% Social/Affordable Properties
GF land Purchase - Weekes Drive etc.		-	7,000	-	-	7,000	Assumes £7m land value to reflect 60% private sales
Tower & Ashbourne	193	193	10,000	30,000	15,000	55,000	100% Social/Affordable Properties
SMP	64	64	6,250	6,250	-	12,500	100% Social/Affordable Properties
Montem	10	10	500	1,250	250	2,000	100% Social/Affordable Properties
Trelawney Avenue			3,000	2,000	-	5,000	100% Social/Affordable Properties
Quantock Close	8	8	1,800	-	-	1,800	100% Social/Affordable Properties
Broom House	4	4	1,800	-	-	1,800	100% Social/Affordable Properties
Weekes Drive	33	84	300	2,600	5,200	8,100	Assumes mixed development with 40% social/affordable and 60% market/private sale.
Langley College	42	120	500	100	6,000	6,600	Assumes mixed development with 35% social/affordable and 65% market/private sale.
Rochford Gardens	4	19	250	600	-	850	Assumes mixed development with 20% social/affordable and 80% market/private sale.
Langley Police Station	20	20	120	1,250	1,250	2,620	100% Social/Affordable Properties
London Road	35	70	500	2,600	7,900	11,000	Assumes mixed development with 50% social/affordable and 50% market/private sale.
Poplar House (Langley)	6	6	250	1,500	-	1,750	100% Social/Affordable Properties
Garrick House	12	60	450	100	1,650	2,200	Assumes mixed development with 20% social/affordable and 80% market/private sale.
12 Small sites	14	28	500	-	5,800	6,300	Assumes mixed development with 50% social/affordable and 50% market/private sale.

			2021/22	2022/23	2023/24	Total	Commentary
Affordable Homes Scheme	No. Social/ Affordable Units	TOTAL Indicative Units	£'000	£'000	£'000	£'000	
Affordable Homes - Design, Project Development & Planning Fees			1,129	637	1,000	2,766	Design & Development fees for the remaining 'small' sites
TOTAL CAPITAL EXPENDITURE			35,849	49,051	62,348	147,248	
CAPITAL FUNDING (NON BORROWING)							
Retained 1-4-1 RTB Receipts			(2,500)	(2,000)	(2,000)	(6,500)	
Slippage from 2020/21 Affordable Housing Capital Budget			(2,500)	0	0	(2,500)	
Tower & Ashbourne - Institutional Funding			0	0	(49,000)	(49,000)	40 Year lease through DISH RP to Institutional Funder
Weekes Drive - sale of private units			0	0	(263)	(263)	Assumes £25k per private sale income return (42 units)
Langley College - sale of private units			0	0	(375)	(375)	Assumes £25k per private sale income return (60 units)
Rochford Gardens - sale of private units			0	0	(375)	(375)	Assumes £25k per private sale income return (15 units)
London Road - sale of private units			0	0	(438)	(438)	Assumes £25k per private sale income return (35 units)
Garrick House - sale of private units			0	0	0	0	Assumes £25k per private sale income return (48 units)
Small Sites - sale of private units			0	0	(175)	(175)	Assumes £25k per private sale income return (14 units)
Akzo Nobel - sale of private units			0	0	0	0	Assumes £40k per private sale income return (255 units)
SMP - commuted contribution from Montem			0	(1,500)	0	(1,500)	Contribution from Montem
Disposals - Contribution towards SMP development			(2,500)	(1,500)	0	(4,000)	Land disposals
TOTAL Receipts			(7,500)	(5,000)	(52,625)	(65,125)	
Total Notional Borrowing Required			28,349	44,051	9,723	82,123	