

**Ledbury Options**

Description	ORIGINAL ESTATE
Other Description	
NOTE	
Key Assumptions	
<b>Units</b>	
SOCIAL RENT	190
LEASEHOLDER (RETURNING - SALE FOR NO INCOME)	34
PRIVATE SALE	0
TOTAL	224
NET INCREASE IN SOCIAL HOUSING	
<b>SCHEME COSTS</b>	
ACQUISITIONS (Buy backs)	
WORKS COSTS	
ON-COSTS	
TOTAL SCHEME COST	
<b>SCHEME FUNDING</b>	
GLA / HCA GRANT	
DISCOUNTED LAND	
S106 CONTRIBUTIONS	
RIGHT TO BUY RECEIPTS	
OTHER FUNDING 1	
OTHER FUNDING 2	
OTHER FUNDING 3	
SALES INCOME	
LONG TERM BORROWING REQUIREMENT	
TOTAL FUNDING	
<b>FINANCIAL PERFORMANCE</b>	
NET PRESENT VALUE (NPV)	
<b>RANKING</b>	<b>WEIGHTING</b>
TOTAL COST RANK	2
NPV RANK	3
EXTRA SOCIAL UNITS RANK	2
OVERALL SCORE	
OVERALL RANK	

Option 1	Option 2	Option 3a
A	B	C Example 2 variation 2
Refurb only	Full Refurb with infill	Deomolition BROM - New build tower
Not full refurb no windows / roofs so allowed 6% rebuild cost in yr 6-10. No sales as in current blocks.	Inc roofs and windows	
208	249	261
16	16	13
0	41	50
224	306	324
18	59	71
£4,499,000	£4,499,000	£5,279,000
£28,796,656	£53,903,750	£64,220,874
£7,339,898	£14,274,638	£17,874,219
£40,635,554	£72,677,388	£87,374,093
£0	£0	£0
£0	£0	£0
£0	£0	£0
£1,349,700	£4,027,904	£3,633,737
£0	£0	£0
£0	£0	£0
£0	£0	£0
£0	£17,886,922	£22,229,568
£39,285,854	£50,762,562	£61,510,788
£40,635,554	£72,677,388	£87,374,093
-£30,699,813	-£35,217,589	-£44,272,792
2	4	8
3	6	9
12	6	2
17	16	19
2	1	3

Option 3b	Option 4a	Option 4b
C Example 3 Variation 1	D Example 2 var 1	D Example 3 var 1)
Deomolition BROM & PET - New build	New build Fan / Street Lay out	New build 3 Towers
227	230	253
10	0	0
13	6	29
250	236	282
37	40	63
£6,014,000	£8,690,000	£8,690,000
£58,166,674	£65,605,138	£76,074,703
£16,317,644	£20,396,220	£23,170,727
£80,498,318	£94,691,358	£107,935,430
£0	£0	£0
£0	£0	£0
£0	£0	£0
£3,088,343	£3,454,184	£6,386,190
£0	£0	£0
£0	£0	£0
£0	£0	£0
£7,404,674	£3,589,998	£13,027,937
£70,005,301	£87,647,176	£88,521,304
£80,498,318	£94,691,358	£107,935,430
-£54,223,399	-£69,678,452	-£68,669,968
6	10	12
12	18	15
10	8	4
28	36	31
4	6	5