

**EFDC House Building Programme,
Financial Modelling - Proval**

phase	Address	Postcode	unit mix	unit number	works	revised Dec2015	Total Scheme Costs (TSC) rev	Subsidy required	Subsidy rev required	NPV	IRR in %
ph 3	Springfield site B Epping deferred	CM16 4LA	2 x 1b2p	2	£ 265,000	£ 297,200	£ 306,643	£ 135,000	£ 135,000	£ 64,141	5.28
ph 3	Springfield site C Epping	CM16 4LA	2 x 1b2p, 2 x 2b4p	4	£ 530,000	£ 594,300	£ 685,625	£ 144,000	£ 218,000	£ 186,640	5.35
ph 3	Centre Avenue Epping	CM16 4JU	2 x 3b5p	2	£ 370,000	£ 414,900	£ 479,578	£ 106,000	£ 159,000	£ 127,331	5.34
ph 3	Centre Avenue Epping 1)	CM16 4JU	4 x 3b5p	4							
ph 3	Stewards Green Rd Epping	CM16 7DA	4 x 3b5p	4	£ 626,000	£ 702,000	£ 771,245	£ 68,000	£ 150,400	£ 248,538	5.33
ph 3	Parklands site A	CM16 7RE	2 x 1b2p, 2 x 2b4p	4	£ 500,000	£ 560,700	£ 647,607	£ 108,000	£ 179,200	£ 185,858	5.34
ph 3	Queens Road North Weald	CM16 6JE	10 x 3b5p, 2 x 2b4p	12	£ 2,650,000	£ 2,840,100	£ 3,229,448	£ 1,044,000	£ 1,260,000	£ 786,217	5.32
ph 3	Bluemans Rd North Weald	CM16 6HD	4 x	4	£ 610,000	£ 684,000	£ 795,503	£ 51,000	£ 145,000	£ 262,586	5.35
ph 3	Centre Drive	CM14 4JF	1 x 3b5p	1	£ 263,000	£ 287,000	£ 331,454	£ 148,000	£ 176,500	£ 60,365	5.33
ph 3	London Road Ongar	CM5 9PH	1 x 3b5p	1	£ 180,000	£ 201,800	£ 235,252	£ 43,500	£ 68,500	£ 67,177	5.33
						£ 4,978,400					
ph 4	Kirby Close, Loughton	IG10 3BA	4 x 2b4p	4	£ 659,700	£ 760,100	£ 880,205	£ 162,000	£ 282,000	£ 243,190	5.35
ph 4	Lower Alderton Hall Lane, Loughton	IG10 3HA	2 x 2b4p	2	£ 367,500	£ 423,400	£ 490,894	£ 126,000	£ 192,000	£ 121,803	5.35
ph 4	Bushfields, Loughton	IG10 3JR	2 x 2b4p	2	£ 402,900	£ 464,200	£ 537,111	£ 163,000	£ 237,000	£ 120,486	5.33
ph 4	Chequers Road, (Site B), Loughton 2)	IG10 3QF	5 x 2b4p	5	£ 1,185,000	£ 1,365,000	£ 1,550,451	£ 615,000	£ 815,000	£ 293,480	5.33
ph 4	Chequers Road, (Site A), Loughton	IG10 3QF	3 x 3b5p	3	£ 599,700	£ 691,000	£ 799,328	£ 190,500	£ 298,500	£ 200,958	5.33
ph 4	Ladyfields, Loughton	IG10 3RP	7 x 2b4p	7	£ 1,076,400	£ 1,240,200	£ 1,435,561	£ 210,000	£ 402,500	£ 414,351	5.33
ph 4	Whitehills Road, Loughton	IG10 1TU	3 x 3b5p	3	£ 612,000	£ 705,100	£ 815,271	£ 204,000	£ 315,000	£ 201,515	5.33
ph 4	Etheridge Road, Debden	IG10 2HY	1 x 2b4p, 2 x 3b5p	3	£ 624,300	£ 710,900	£ 821,341	£ 252,000	£ 339,000	£ 195,865	5.35
ph 4	Pyrls Lane, (Site A), Debden	IG10 2NH	2 x 2b4p	2	£ 367,500	£ 418,500	£ 485,386	£ 125,000	£ 185,000	£ 120,311	5.32
ph 4	Hillyfields, Loughton	IG10 2JT	2 x 3b5p	2	£ 330,600	£ 376,500	£ 437,829	£ 83,000	£ 138,000	£ 120,868	5.33
ph 4	Langley Meadow	IG10 2DL			£ 229,000		£ 267,659	£ 97,000		£ 65,125	5.31
ph 4	Chester Road, Loughton	IG10 2LR	3 x 2b4p	3	£ 525,900	£ 598,900	£ 693,659	£ 156,000	£ 244,500	£ 181,887	5.34
ph 4	Pyrls Lane, (Site B), Debden	IG10 2NW	3 x 3b5p	3	£ 612,000	£ 696,900	£ 805,980	£ 209,100	£ 306,000	£ 201,806	5.34
ph 4	Thatchers Close, Loughton	IG10 2JH	1 x 3b5p	1	£ 195,300	£ 222,400	£ 259,758	£ 60,000	£ 93,000	£ 67,171	5.33
						£ 7,787,800	£ 8,673,100				
ph 5	Hornbeam Close, (Site A), Buckhurst Hill	IG9 6JS	3 x 3b5p	3	£ 543,120	£ 633,300	£ 733,990	£ 127,500	£ 234,000	£ 201,796	5.34
ph 5	Hornbeam Close, (Site B), Buckhurst Hill	IG9 6JS	3 x 3b5p	3	£ 575,100	£ 670,600	£ 776,178	£ 162,000	£ 277,500	£ 203,108	5.35
ph 5	Hornbeam House, Buckhurst Hill	IG9 6JT	2 x 2b4p	2	£ 320,000	£ 373,100	£ 427,895	£ 98,000	£ 146,000	£ 107,340	5.28
ph 5	Bourne House Buckhurst Hill	IG9 6JY	2 x 3b5p	2	£ 427,500	£ 498,500	£ 576,856	£ 158,000	£ 243,000	£ 134,001	5.33
ph 5	Pentlow Way, Buckhurst Hill	IG9 6BZ	4 x 1b2p	4	£ 525,900	£ 613,200	£ 707,216	£ 252,000	£ 354,000	£ 138,387	5.33
ph 5	Loughton Way, Buckhurst Hill	IG9 6AA	4 x 3b5p	4	£ 831,900	£ 970,000	£ 1,105,130	£ 288,000	£ 440,000	£ 270,584	5.35
ph 5	Queensway, Ongar	CM5 0BP	4 x 2b4p	4	£ 833,000	£ 934,200	£ 1,062,954	£ 362,000	£ 476,000	£ 232,737	5.32
ph 5	Millfield	CM5 9RJ	1 x 1b2p	1	£ 261,000	£ 292,700	£ 332,435	£ 222,000	£ 257,000	£ 26,337	5.27
ph 5	St Peters Avenue	CM5 0BT	8 x 3b5p	8	£ 1,519,000	£ 1,703,500	£ 1,942,235	£ 424,000	£ 624,000	£ 525,214	5.32
ph 5	Vere Road, Loughton	IG10 3SX	4 x 1b2p, 6 x 2b4p	10	£ 1,330,000	£ 1,514,600	£ 1,752,302	£ 275,000	£ 495,000	£ 499,703	5.32