

**CONFIDENTIAL**

**Epping Forest District Council  
Investment Report**

**Decision Item**



**Epping Forest  
District Council**

[www.eppingforestdc.gov.uk](http://www.eppingforestdc.gov.uk)

<b>Report to</b>	<b>Council Housebuilding Cabinet Committee</b>
<b>Agenda item / date</b>	

<b>Subject</b>	<b>Package One</b>
<b>Author</b>	

<b>1.0</b>	<b>Executive Summary</b>
1.1	
<b>2.0</b>	<b>Scheme Description</b>
2.1	<b>The Sites</b>
2.2	<b>Details</b> Number of units, proposed typology etc
2.3	<b>Current Use</b>
2.4	<b>Costs</b> Total Scheme Build budget (m2 rate) On cost budget Any subsidy required Contingent sums allowed
2.5	<b>Design</b> Description of the design direction proposed.

**2.6 Procurement**  
Proposed methodology

**3.0 Scheme Status**

3.1 What stage is the scheme at?

3.2 Does the scheme have Planning Consent?

3.3 Have the Build Costs been market tested?

**4.0 Strategic Fit**

4.1 Fit with development strategy and Council policies.

4.2 Fit with external strategies

**5.0 Design & Sustainability**

5.1 Code level. Any sustainability issues or features to achieve code.

**6.0 Internal Client Sign Off**

6.1 Finance

6.2 Housing management

6.3 Property Services

6.4 Rents and service charges

6.5 Legal

**7.0 Mix of Units**

7.1 The site disaggregates as follows:-

Unit type	Beds	Persons	Tenure	Size sqm	Rent p/w	Service costs p/w	No Units
			Affordable Rent		£	£	
			Affordable Rent		£	£	
			<b>Total units</b>				

8.0	<b>Financial Information</b>	
8.1	Comments of the Financial Controller.	
8.2	Financial Measure	Value
8.3	Target IRR	
8.4	Internal Rate of Return	%
8.5	Net Present Value	£
8.6	Cumulative break-even year	
8.7	Cost Value Ratio	
8.8	Total Scheme Cost	£
8.9	Acquisition	£
8.10	Works Cost	£
8.11	Total on costs	£
8.13	Total Loan Requirement	£
8.14	Net Loan per unit	£
8.15	First year surplus/(deficit)	£
	Ten year average	
8.16	Subsidy	£

<b>9.0</b>	<b>Key Risks</b>
9.1	Revenue Risks: Mitigation:
9.2	Capital Risks: Mitigation:
9.3	Reputational Risks: Mitigation:
9.4	Quality Risks: Mitigation:

9.5	Legal:  Mitigation:
9.6	Procurement:  Mitigation:

Recommendation	The Council Housebuilding Cabinet Committee <i>are being asked to:</i>
Details	<ul style="list-style-type: none"> <li>• Approve, subject to the satisfactory completion of the due diligence process :-</li> <li>• The scheme proposals presented herein;</li> <li>• Submission of planning applications for each scheme;</li> <li>• A total scheme budget of £;</li> <li>• A total build budget of £;</li> <li>• Using the East Thames Contractors Framework to procurement building contractors for these projects.</li> </ul>

<p><b><u>Appendices</u></b></p> <p>1, Financial appraisal model</p> <p>2, Feasibility reports</p>
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