

Original TCH assumed Mix

TOTAL		Affordable Rent
Units: Total	10	10
Tenure Split (Units)	GIA	100%
Floor Area SqM (NIA)	567 567 SqM	567.00
Tenure Split (Floor Area)		100.0%
NPV 60yrs	405,593	405,593
Land	1,470,000	40,559
On Costs	49,990	
Contingency @ 0%	7,350	
Interest @ 3.3%	5,010	
TSC	1,532,350	
Grant	-	

Tenure	Description	Units	Beds	Persons	Net Area	OMV per unit	Net Rent p.w.	S'Charge per unit p.w.	Gross Rent p.w.	LHA
Affordable Rent	1b2pF	1	1	2	51	185,000	129.74	12.66	142.40	160.07
Affordable Rent	2b3pF	1	2	3	72	235,000	166.54	12.66	179.20	207.28
Affordable Rent	2b3pF	1	2	3	63	240,000	170.54	12.66	183.20	207.28
Affordable Rent	2b3pF	1	2	3	63	235,000	166.54	12.66	179.20	207.28
Affordable Rent	1b2pF	1	1	2	50	185,000	129.74	12.66	142.40	160.07
Affordable Rent	1b2pF	1	1	2	49	185,000	129.74	12.66	142.40	160.07
Affordable Rent	1b2pF	3	1	2	53	185,000	129.74	12.66	142.40	160.07
Affordable Rent	2b3pF	1	2	3	60	245,000	170.54	12.66	183.20	207.28

Social Rent - Nil Grant

TOTAL		General Needs
Units: Total	10	10
Tenure Split (Units)	GIA	100%
Floor Area SqM (NIA)	567 567 SqM	567
Tenure Split (Floor Area)		100.0%
NPV 60yrs	-365,056	-365,056
Land	1,470,000	(36,506)
On Costs	49,990	
Contingency @ 0%	7,350	
Interest @ 3.3%	5,010	
TSC	1,532,350	

Tenure	Description	Units	Beds	Persons	Net Area	OMV per unit	Net Rent p.w.	S'Charge per unit p.w.	Gross Rent p.w.	LHA
General Needs	1b2pF	1	1	2	51	185,000	93.99	12.66	106.65	160.07
General Needs	2b3pF	1	2	3	72	235,000	109.62	12.66	122.28	207.28
General Needs	2b3pF	1	2	3	63	240,000	110.50	12.66	123.16	207.28
General Needs	2b3pF	1	2	3	63	235,000	109.62	12.66	122.28	207.28
General Needs	1b2pF	1	1	2	50	185,000	93.99	12.66	106.65	160.07
General Needs	1b2pF	1	1	2	49	185,000	93.99	12.66	106.65	160.07
General Needs	1b2pF	3	1	2	53	185,000	93.99	12.66	106.65	160.07
General Needs	2b3pF	1	2	3	60	245,000	111.39	12.66	124.05	207.28

Social Rent with Subsidy

TOTAL		General Needs
Units: Total	10	10
Tenure Split (Units)	GIA	100%
Floor Area SqM (NIA)	567 567 SqM	567
Tenure Split (Floor Area)		100.0%
NPV 60yrs	23,154	23,154
Land	1,470,000	2,315
On Costs	49,990	
Contingency @ 0%	7,350	
Interest @ 3.3%	5,010	
TSC	1,532,350	

Tenure	Description	Units	Beds	Persons	Net Area	OMV per unit	Net Rent p.w.	S'Charge per unit p.w.	Gross Rent p.w.	LHA
General Needs	1b2pF	1	1	2	51	185,000	93.99	12.66	106.65	160.07
General Needs	2b3pF	1	2	3	72	235,000	109.62	12.66	122.28	207.28
General Needs	2b3pF	1	2	3	63	240,000	110.50	12.66	123.16	207.28
General Needs	2b3pF	1	2	3	63	235,000	109.62	12.66	122.28	207.28
General Needs	1b2pF	1	1	2	50	185,000	93.99	12.66	106.65	160.07
General Needs	1b2pF	1	1	2	49	185,000	93.99	12.66	106.65	160.07
General Needs	1b2pF	3	1	2	53	185,000	93.99	12.66	106.65	160.07
General Needs	2b3pF	1	2	3	60	245,000	111.39	12.66	124.05	207.28