

SHARP Batch 3 Financial Appraisal

	Nant y Gro	Llys Dewi	Dobshill	Total
Total Scheme Costs				
Works	£ 5,225,406	£ 3,950,101	£ 3,405,048	£ 12,580,555
QS Fees	£ 47,029	£ 35,551	£ 30,645	£ 113,225
Contingency	£ 104,508	£ 79,002	£ 68,101	£ 251,611
S106 (Play)	£ 30,053	£ 19,791	£ 17,592	£ 67,436
Land Acquisition	£ -	£ -	£ -	£ -
Total Scheme Cost	£ 5,406,996	£ 4,084,445	£ 3,521,386	£ 13,012,827
Costs Per Unit				
Average Cost Per Unit	£ 131,878	£ 151,276	£ 146,724	
HRA Average Cost Per Unit	£ 131,233	£ 158,440	£ 139,924	
NEW Homes Average Cost Per Unit	£ 140,933	£ -	£ 160,590	
No. of Units				
Social Units	37	23	15	75
Affordable Units	4	4	9	17
Total Units	41	27	24	92
Test of Reasonable Cost (State Aid Purposes)				
HRA Costs (allocated by SqM)	£ 4,855,632	£ 3,644,124	£ 2,098,859	
HRA Acceptable Cost Guidance (ACGs)	£ 5,575,900	£ 3,653,100	£ 2,236,600	
Difference	£ (720,268)	£ (8,976)	£ (137,741)	
ACG Town/Community	Trelawnydd & Gwaenysgor	Mostyn	Penyffordd / Buckley	
HRA Funding				
HRA use of Commuted Sum/Shared Equity	£ 205,000	£ 241,000	£ 330,000	£ 776,000
HRA Borrowing	£ 4,650,632	£ 3,403,124	£ 1,768,859	£ 9,822,615
AHG Assumption	£ 1,310,265	£ -	£ 592,735	£ 1,903,000
Grant %	27%	0%	28%	
Overall Subsidy %	31%	7%	44%	
HRA Payback Year	48	50	47	
NEW Homes Summary				
NEW Homes Costs (including VAT & development loan interest)	£ 563,733	£ 449,750	£ 1,445,310	£ 2,458,793
NEW Homes ACGs (test of reasonable cost)	£ 631,300	£ 464,800	£ 1,494,700	
Difference	£ (67,567)	£ (15,050)	£ (49,390)	
NEW Homes use of Commuted Sum/Shared Equity	£ 235,000	£ 145,000	£ 566,000	£ 946,000
NEW Homes interest rate subsidy	£ 94,612	£ 89,596	£ 257,351	£ 441,559
NEW Homes Borrowing Requirement	£ 328,733	£ 304,750	£ 879,310	£ 1,512,793
NEW Homes Subsidy %	58%	52%	57%	
NEW Homes Payback Year	1	1	1	
Total Proposed use of Commuted Sums/Shared Equity	£ 440,000	£ 386,000	£ 896,000	£ 1,722,000