

## S106 Glapwell Nursery Site

Inputs	Build Costs	£696,000	
	Contingency %	13,920	
	Pre Start Costs	£0	
	Land Purchase	£0	£709,920
	Other		
	HE Grant or 1:1		

<b>Scheme</b>	<b>£709,920</b>
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Build	Number	Beds	Type	Rent (52 weeks)	total Rent
					0.00
	4	2	Semi detached House	105.23	420.92
	2	3	Semi detached House	132.00	264.00
					0.00
					0.00
					0.00
					0.00
<b>TOTAL</b>	<b>6</b>				<b>684.92</b>

Scheme Cost £ 709,920

Average cost per property £118,320

### Financing

Loan £ 709,920  
 Interest Rate applied 3.35%  
 Period of Loan Years) 50  
 Type of Loan Equal Instalments of Principal

### Assumptions

Average Inflation rate (applied as indicated "i" ) 4.00%  
 Current inflation rate 9.40%  
 Voids provision 2.00%  
 Doubtful Debts provision 2.00%

Repairs and Maintenance per property i 400  
 Supervision and Management per property i 75  
 Major Repairs Allowance per property i 600

Interest Rate on Balances 1%  
 Discount Rate 5%

Scheme Start 2022/23

Year when scheme breaks even **Year 33**