Little London, Long Sutton
Without prejudice
Viability appraisal - updated
DN-1160

Development Pro Forma
Prepared by David Newham MRICS
ARGUS Software
January 29, 2025

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Detailed Cash flow Phase 1

	001:Dec 2024	002:Jan 2025	003:Feb 2025	004:Mar 2025	005:Apr 2025	006:May 2025	007:Jun 2025	008:Jul 2025
Monthly B/F	0	(1,240,138)	(1,326,349)	(1,413,207)	(1,500,717)	(1,588,883)	(1,677,710)	(1,767,203)
Revenue								
Sale - Affordable	0	0	0	0	0	0	0	0
Sale - Market Value	0	0	0	0	0	0	0	0
Disposal Costs								
Market Value - sale fees	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0
Unit Information								
Market Value								
Affordable								
Acquisition Costs								
Residualized Price	(1,098,995)	0	0	0	0	0	0	0
SDLT	(44,450)	0	0	0	0	0	0	0
Agent Fee	(10,990)	0	0	0	0	0	0	0
Legal Fee	(8,792)	0	0	0	0	0	0	0
Construction Costs								
Garages	0	0	0	0	0	0	0	0
Air Source Heat Pumps	0	0	0	0	0	0	0	0
Vehicle Charging Points	0	0	0	0	0	0	0	0
Piling	0	0	0	0	0	0	0	0
Raising levels - 2 storey housing	0	0	0	0	0	0	0	0
Raising levels - bungalows	0	0	0	0	0	0	0	0
Raising levels - externals	(37,173)	(37,173)	(37,173)	(37,173)	(37,173)	(37,173)	(37,173)	(37,173)
Other abnormals	(39,738)	(39,738)	(39,738)	(39,738)	(39,738)	(39,738)	(39,738)	(39,738)

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Monthly B/F	0	(1,240,138)	(1,326,349)	(1,413,207)	(1,500,717)	(1,588,883)	(1,677,710)	(1,767,203)
Con. - Market Value	0	0	0	0	0	0	0	0
Con. - Affordable	0	0	0	0	0	0	0	0
Plot externals	0	0	0	0	0	0	0	0
S106 'pot'	0	0	0	0	0	0	0	0
Professional Fees								
Professional fees	0	0	0	0	0	0	0	0
Miscellaneous Costs								
Contingency	0	0	0	0	0	0	0	0
Net Cash Flow Before Finance	**(1,240,138)**	**(76,911)**	**(76,911)**	**(76,911)**	**(76,911)**	**(76,911)**	**(76,911)**	**(76,911)**
Debit Rate 9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%
Credit Rate 0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Finance Costs (All Sets)	0	(9,301)	(9,948)	(10,599)	(11,255)	(11,917)	(12,583)	(13,254)
Net Cash Flow After Finance	**(1,240,138)**	**(86,212)**	**(86,858)**	**(87,510)**	**(88,166)**	**(88,827)**	**(89,493)**	**(90,165)**
Cumulative Net Cash Flow Monthly	(1,240,138)	(1,326,349)	(1,413,207)	(1,500,717)	(1,588,883)	(1,677,710)	(1,767,203)	(1,857,368)

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009:Aug 2025	010:Sep 2025	011:Oct 2025	012:Nov 2025	013:Dec 2025	014:Jan 2026	015:Feb 2026	016:Mar 2026	017:Apr 2026	018:May 2026
(1,857,368)	(1,948,208)	(2,143,658)	(2,383,569)	(2,666,523)	(2,914,178)	(3,201,426)	(3,526,811)	(3,888,865)	(4,286,110)
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	534,631
0	0	0	0	0	0	0	0	0	(13,366)
0	0	0	0	0	0	0	0	0	(2,929)
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)
0	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)
0	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)
0	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)
0	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)
0	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)
(37,173)	(37,173)	(37,173)	(37,173)	0	0	0	0	0	0
(39,738)	(39,738)	(39,738)	(39,738)	0	0	0	0	0	0

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(1,857,368)	(1,948,208)	(2,143,658)	(2,383,569)	(2,666,523)	(2,914,178)	(3,201,426)	(3,526,811)	(3,888,865)	(4,286,110)
0	(25,766)	(48,897)	(71,085)	(92,329)	(112,630)	(131,987)	(150,401)	(167,872)	(184,400)
0	(12,937)	(24,550)	(35,690)	(46,357)	(56,549)	(66,269)	(75,514)	(84,286)	(92,584)
0	(7,002)	(11,345)	(15,511)	(19,500)	(23,311)	(26,946)	(30,403)	(33,684)	(36,787)
0	0	0	0	0	0	0	0	0	(80,000)
0	(5,342)	(8,078)	(10,703)	(13,216)	(15,617)	(17,907)	(20,085)	(22,152)	(24,107)
0	(2,289)	(3,462)	(4,587)	(5,664)	(6,693)	(7,674)	(8,608)	(9,494)	(10,331)
(76,911)	**(180,838)**	**(223,834)**	**(265,077)**	**(227,656)**	**(265,392)**	**(301,374)**	**(335,603)**	**(368,078)**	**39,537**
9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
(13,930)	(14,612)	(16,077)	(17,877)	(19,999)	(21,856)	(24,011)	(26,451)	(29,166)	(28,136)
(90,841)	**(195,449)**	**(239,912)**	**(282,954)**	**(247,655)**	**(287,248)**	**(325,385)**	**(362,054)**	**(397,245)**	**11,401**
(1,948,208)	(2,143,658)	(2,383,569)	(2,666,523)	(2,914,178)	(3,201,426)	(3,526,811)	(3,888,865)	(4,286,110)	(4,274,709)

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Detailed Cash flow Phase 1

019:Jun 2026	020:Jul 2026	021:Aug 2026	022:Sep 2026	023:Oct 2026	024:Nov 2026	025:Dec 2026	026:Jan 2027	027:Feb 2027	028:Mar 2027
(4,274,709)	(4,212,192)	(4,176,420)	(2,719,181)	(2,721,380)	(2,745,550)	(2,790,102)	(2,853,435)	(2,933,937)	(1,583,322)
0	0	1,435,890	0	0	0	0	0	1,435,890	0
534,631	534,631	534,631	534,631	534,631	534,631	534,631	534,631	534,631	534,631
(13,366)	(13,366)	(13,366)	(13,366)	(13,366)	(13,366)	(13,366)	(13,366)	(13,366)	(13,366)
(2,929)	(2,929)	(2,929)	(2,929)	(2,929)	(2,929)	(2,929)	(2,929)	(2,929)	(2,929)
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)
(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)
(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)
(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)
(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)
(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0

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(4,274,709)	(4,212,192)	(4,176,420)	(2,719,181)	(2,721,380)	(2,745,550)	(2,790,102)	(2,853,435)	(2,933,937)	(1,583,322)
(199,984)	(214,625)	(228,322)	(241,076)	(252,887)	(263,754)	(273,678)	(282,659)	(290,696)	(297,790)
(100,409)	(107,759)	(114,637)	(121,040)	(126,970)	(132,427)	(137,409)	(141,918)	(145,954)	(149,516)
(39,713)	(42,462)	(45,034)	(47,429)	(49,646)	(51,687)	(53,550)	(55,236)	(56,745)	(58,077)
0	0	0	0	0	0	0	0	0	0
(25,950)	(27,682)	(29,302)	(30,811)	(32,208)	(33,494)	(34,667)	(35,730)	(36,681)	(37,520)
(11,122)	(11,864)	(12,558)	(13,205)	(13,803)	(14,354)	(14,857)	(15,313)	(15,720)	(16,080)
90,568	**63,354**	**1,473,783**	**14,185**	**(7,769)**	**(27,970)**	**(46,417)**	**(63,111)**	**1,357,840**	**(91,237)**
9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
(28,051)	(27,582)	(16,544)	(16,384)	(16,401)	(16,582)	(16,916)	(17,391)	(7,226)	(7,865)
62,518	**35,772**	**1,457,239**	**(2,199)**	**(24,170)**	**(44,552)**	**(63,333)**	**(80,502)**	**1,350,614**	**(99,102)**
(4,212,192)	(4,176,420)	(2,719,181)	(2,721,380)	(2,745,550)	(2,790,102)	(2,853,435)	(2,933,937)	(1,583,322)	(1,682,425)

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(1,682,425)	(1,793,703)	(1,995,496)	(2,126,728)	(2,265,116)	(962,302)	(1,099,041)	(1,237,718)	(1,376,594)	(1,513,916)
0	0	0	0	1,435,890	0	0	0	0	0
534,631	534,631	534,631	534,631	534,631	534,631	534,631	534,631	534,631	534,631
(13,366)	(13,366)	(13,366)	(13,366)	(13,366)	(13,366)	(13,366)	(13,366)	(13,366)	(13,366)
(2,929)	(2,929)	(2,929)	(2,929)	(2,929)	(2,929)	(2,929)	(2,929)	(2,929)	(2,929)
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)
(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)
(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)
(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)
(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)
(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0

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(1,682,425)	(1,793,703)	(1,995,496)	(2,126,728)	(2,265,116)	(962,302)	(1,099,041)	(1,237,718)	(1,376,594)	(1,513,916)
(303,941)	(309,148)	(313,412)	(316,733)	(319,110)	(320,544)	(321,034)	(320,582)	(319,185)	(316,846)
(152,604)	(155,218)	(157,359)	(159,026)	(160,220)	(160,940)	(161,186)	(160,959)	(160,258)	(159,083)
(59,232)	(60,210)	(61,010)	(61,634)	(62,080)	(62,350)	(62,442)	(62,357)	(62,094)	(61,655)
0	(80,000)	0	0	0	0	0	0	0	0
(38,247)	(38,863)	(39,368)	(39,760)	(40,042)	(40,211)	(40,269)	(40,216)	(40,050)	(39,774)
(16,392)	(16,656)	(16,872)	(17,040)	(17,161)	(17,233)	(17,258)	(17,235)	(17,164)	(17,046)
(102,670)	**(192,349)**	**(120,275)**	**(126,448)**	**1,305,024**	**(133,532)**	**(134,444)**	**(133,602)**	**(131,007)**	**(126,658)**
9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
(8,608)	(9,443)	(10,956)	(11,941)	(2,209)	(3,208)	(4,233)	(5,273)	(6,315)	(7,345)
(111,278)	**(201,793)**	**(131,232)**	**(138,389)**	**1,302,814**	**(136,740)**	**(138,677)**	**(138,875)**	**(137,322)**	**(134,003)**
(1,793,703)	(1,995,496)	(2,126,728)	(2,265,116)	(962,302)	(1,099,041)	(1,237,718)	(1,376,594)	(1,513,916)	(1,647,918)

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(1,647,918)	(332,584)	(445,284)	(548,375)	(640,206)	(719,610)	(784,739)	604,033	575,292	566,681
1,435,890	0	0	0	0	0	1,435,890	0	0	0
534,631	534,631	534,631	534,631	534,631	534,631	534,631	534,631	534,631	534,631
(13,366)	(13,366)	(13,366)	(13,366)	(13,366)	(13,366)	(13,366)	(13,366)	(13,366)	(13,366)
(2,929)	(2,929)	(2,929)	(2,929)	(2,929)	(2,929)	(2,929)	(2,929)	(2,929)	(2,929)
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)
(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)
(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)
(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)
(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)
(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0

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(1,647,918)	(332,584)	(445,284)	(548,375)	(640,206)	(719,610)	(784,739)	604,033	575,292	566,681
(313,563)	(309,337)	(304,167)	(298,054)	(290,998)	(282,999)	(274,056)	(264,169)	(253,340)	(241,567)
(157,435)	(155,313)	(152,717)	(149,648)	(146,105)	(142,089)	(137,599)	(132,635)	(127,198)	(121,287)
(61,039)	(60,245)	(59,275)	(58,127)	(56,802)	(55,300)	(53,621)	(51,765)	(49,731)	(47,521)
0	0	0	0	0	0	0	0	0	0
(39,385)	(38,885)	(38,274)	(37,551)	(36,716)	(35,770)	(34,712)	(33,543)	(32,262)	(30,869)
(16,879)	(16,665)	(16,403)	(16,093)	(15,736)	(15,330)	(14,877)	(14,375)	(13,826)	(13,230)
1,315,334	**(112,700)**	**(103,091)**	**(91,728)**	**(78,612)**	**(63,742)**	**1,388,772**	**(28,741)**	**(8,611)**	**13,273**
9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
0	0	0	(103)	(792)	(1,387)	0	0	0	0
1,315,334	**(112,700)**	**(103,091)**	**(91,831)**	**(79,403)**	**(65,129)**	**1,388,772**	**(28,741)**	**(8,611)**	**13,273**
(332,584)	(445,284)	(548,375)	(640,206)	(719,610)	(784,739)	604,033	575,292	566,681	579,954

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Viability appraisal - updated

Detailed Cash flow Phase 1

049:Dec 2028	050:Jan 2029	051:Feb 2029	052:Mar 2029	053:Apr 2029	054:May 2029	055:Jun 2029	056:Jul 2029	057:Aug 2029	058:Sep 2029
579,954	616,864	679,166	2,204,502	2,322,847	2,471,842	2,653,243	2,868,803	3,120,275	3,409,412
0	0	1,435,890	0	0	0	0	0	0	0
534,631	534,631	534,631	534,631	534,631	534,631	534,631	534,631	534,631	534,631
(13,366)	(13,366)	(13,366)	(13,366)	(13,366)	(13,366)	(13,366)	(13,366)	(13,366)	(13,366)
(2,929)	(2,929)	(2,929)	(2,929)	(2,929)	(2,929)	(2,929)	(2,929)	(2,929)	(2,929)
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	(17,313)	0
(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	(11,531)	0
(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	(1,768)	0
(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	(11,771)	0
(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	(7,063)	0
(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	(1,146)	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0

Little London, Long Sutton
Without prejudice
Viability appraisal - updated

Detailed Cash flow Phase 1

049:Dec 2028	050:Jan 2029	051:Feb 2029	052:Mar 2029	053:Apr 2029	054:May 2029	055:Jun 2029	056:Jul 2029	057:Aug 2029	058:Sep 2029
579,954	616,864	679,166	2,204,502	2,322,847	2,471,842	2,653,243	2,868,803	3,120,275	3,409,412
(228,850)	(215,191)	(200,588)	(185,041)	(168,551)	(151,118)	(132,742)	(113,422)	(93,159)	0
(114,902)	(108,044)	(100,712)	(92,906)	(84,627)	(75,874)	(66,647)	(56,947)	(46,774)	0
(45,133)	(42,568)	(39,826)	(36,907)	(33,811)	(30,538)	(27,088)	(23,460)	(19,656)	0
0	0	0	0	0	0	0	0	0	0
(29,365)	(27,749)	(26,022)	(24,183)	(22,232)	(20,170)	(17,996)	(15,711)	(13,314)	0
(12,585)	(11,892)	(11,152)	(10,364)	(9,528)	(8,644)	(7,713)	(6,733)	(5,706)	0
36,911	**62,302**	**1,525,336**	**118,344**	**148,996**	**181,401**	**215,560**	**251,472**	**289,138**	**518,337**
9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
0	0	0	0	0	0	0	0	0	0
36,911	**62,302**	**1,525,336**	**118,344**	**148,996**	**181,401**	**215,560**	**251,472**	**289,138**	**518,337**
616,864	679,166	2,204,502	2,322,847	2,471,842	2,653,243	2,868,803	3,120,275	3,409,412	3,927,749

059:Oct 2029
3,927,749
0
534,631
(13,366)
(2,929)
0
0
0
0
0
0
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0
0
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0
0

059:Oct 2029
3,927,749
0
0
0
0
0
0
518,337
9.00%
0.00%
0
518,337
4,446,085