Ph1 & Ph2 Monks House Lane
H16-0584-25
Viability appraisal - mix AH and S106
DN-1297

Development Pro Forma
Prepared by CP Viability Ltd
ARGUS Software
August 26, 2026

Ph1 & Ph2 Monks House Lane
H16-0584-25
Viability appraisal - mix AH and S106

Detailed Cash flow Phase 1

	001:Mar 2026	002:Apr 2026	003:May 2026	004:Jun 2026	005:Jul 2026	006:Aug 2026	007:Sep 2026	008:Oct 2026
Monthly B/F	0	(4,598,925)	(4,844,919)	(5,092,347)	(5,347,031)	(5,603,201)	(5,860,864)	(7,683,589)
Revenue								
Sale - Ph 1 & Ph 2 Intermediate	0	0	0	0	0	0	0	0
Sale - Ph 1 & Ph 2 Affordable Rent	0	0	0	0	0	0	0	0
Sale - Ph1 & Ph2 Open Market	0	0	0	0	0	0	0	0
Disposal Costs								
Marketing & Sales	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	0	0	0
RP Legal Fees	0	0	0	0	0	0	0	0
Unit Information								
Ph1 & Ph2 Open Market								
Ph 1 & Ph 2 Affordable Rent								
Ph 1 & Ph 2 Intermediate								
Acquisition Costs								
Residualized Price	(3,975,222)	0	0	0	0	0	0	0
SDLT	(188,261)	0	0	0	0	0	0	0
Agent Fee	(39,752)	0	0	0	0	0	0	0
0.5	(19,876)	0	0	0	0	0	0	0
Construction Costs								
Garages - Single	0	0	0	0	0	0	(2,261)	(2,261)
Garages - Double	0	0	0	0	0	0	(5,507)	(5,507)
Garages - Triple	0	0	0	0	0	0	(870)	(870)
Garages - Semi Pairs	0	0	0	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)
Air Source Heat Pumps	0	0	0	0	0	0	(22,493)	(22,493)

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Monthly B/F	0	(4,598,925)	(4,844,919)	(5,092,347)	(5,347,031)	(5,603,201)	(5,860,864)	(7,683,589)
EV Charging Points	0	0	0	0	0	0	(3,655)	(3,655)
BNG	(125,000)	0	0	0	0	0	0	0
Footbridge / Archaeology	(174,167)	(174,167)	(174,167)	(174,167)	(174,167)	(174,167)	0	0
Piled Foundations - Housing	0	0	0	0	0	0	(39,362)	(39,362)
Piled Foundations - Garages	0	0	0	0	0	0	(4,058)	(4,058)
Foul pumping	(45,000)	(45,000)	(45,000)	(45,000)	(45,000)	(45,000)	0	0
Con. - Ph1 & Ph2 Open Market	0	0	0	0	0	0	(56,527)	(98,038)
Con. - Ph 1 & Ph 2 Affordable Rent	0	0	0	0	0	0	(2,335)	(4,050)
Con. - Ph 1 & Ph 2 Intermediate	0	0	0	0	0	0	(1,554)	(2,695)
Plot Externals	(19,375)	0	0	(719)	(719)	(719)	(15,475)	(22,352)
S106 'pot'	0	0	0	0	0	0	(1,620,000)	0
Professional Fees								
Professional fees	(7,941)	0	0	(295)	(295)	(295)	(6,342)	(9,161)
Miscellaneous Costs								
Contingency	(4,331)	0	0	(161)	(161)	(161)	(3,459)	(4,997)
Net Cash Flow Before Finance	**(4,598,925)**	**(219,167)**	**(219,167)**	**(224,978)**	**(224,978)**	**(224,978)**	**(1,788,536)**	**(224,135)**
Debit Rate 7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%
Credit Rate 4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%
Finance Costs (All Sets)	0	(26,827)	(28,262)	(29,705)	(31,191)	(32,685)	(34,188)	(44,821)
Net Cash Flow After Finance	**(4,598,925)**	**(245,994)**	**(247,429)**	**(254,684)**	**(256,170)**	**(257,664)**	**(1,822,724)**	**(268,956)**
Cumulative Net Cash Flow Monthly	(4,598,925)	(4,844,919)	(5,092,347)	(5,347,031)	(5,603,201)	(5,860,864)	(7,683,589)	(7,952,545)

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Detailed Cash flow Phase 1

009:Nov 2026	010:Dec 2026	011:Jan 2027	012:Feb 2027	013:Mar 2027	014:Apr 2027	015:May 2027	016:Jun 2027	017:Jul 2027	018:Aug 2027
(7,952,545)	(8,277,112)	(8,656,055)	(9,088,135)	(9,572,101)	(10,106,701)	(9,330,048)	(8,593,558)	(7,895,907)	(7,235,763)
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	1,393,295	1,393,295	1,393,295	1,393,295	1,393,295
0	0	0	0	0	(34,832)	(34,832)	(34,832)	(34,832)	(34,832)
0	0	0	0	0	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)
0	0	0	0	0	(554)	(554)	(554)	(554)	(554)
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
(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)
(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)
(870)	(870)	(870)	(870)	(870)	(870)	(870)	(870)	(870)	(870)
(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)
(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)

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(7,952,545)	(8,277,112)	(8,656,055)	(9,088,135)	(9,572,101)	(10,106,701)	(9,330,048)	(8,593,558)	(7,895,907)	(7,235,763)
(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)
(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)
0	0	0	0	0	0	0	0	0	0
(138,385)	(177,570)	(215,591)	(252,449)	(288,143)	(322,675)	(356,043)	(388,247)	(419,289)	(449,167)
(5,717)	(7,336)	(8,907)	(10,429)	(11,904)	(13,331)	(14,709)	(16,040)	(17,322)	(18,557)
(3,804)	(4,881)	(5,926)	(6,939)	(7,921)	(8,870)	(9,787)	(10,672)	(11,525)	(12,347)
(29,036)	(35,528)	(41,826)	(47,932)	(53,846)	(59,566)	(65,094)	(70,429)	(75,572)	(80,522)
0	0	0	0	0	0	0	0	0	0
(11,900)	(14,561)	(17,142)	(19,645)	(22,068)	(24,413)	(26,678)	(28,865)	(30,972)	(33,001)
(6,491)	(7,942)	(9,350)	(10,715)	(12,037)	(13,316)	(14,552)	(15,744)	(16,894)	(18,000)
(278,177)	**(330,660)**	**(381,586)**	**(430,953)**	**(478,762)**	**827,481**	**782,788**	**739,653**	**698,076**	**658,057**
7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%
4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%
(46,390)	(48,283)	(50,494)	(53,014)	(55,837)	(50,828)	(46,298)	(42,002)	(37,932)	(34,081)
(324,567)	**(378,943)**	**(432,079)**	**(483,967)**	**(534,599)**	**776,653**	**736,490**	**697,651**	**660,144**	**623,976**
(8,277,112)	(8,656,055)	(9,088,135)	(9,572,101)	(10,106,701)	(9,330,048)	(8,593,558)	(7,895,907)	(7,235,763)	(6,611,788)

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(6,611,788)	(6,022,633)	(5,466,944)	(4,943,358)	(4,450,505)	(3,987,005)	(3,551,472)	(3,142,511)	(2,758,718)	(2,398,684)
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
1,393,295	1,393,295	1,393,295	1,393,295	1,393,295	1,393,295	1,393,295	1,393,295	1,393,295	1,393,295
(34,832)	(34,832)	(34,832)	(34,832)	(34,832)	(34,832)	(34,832)	(34,832)	(34,832)	(34,832)
(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)
(554)	(554)	(554)	(554)	(554)	(554)	(554)	(554)	(554)	(554)
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
(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)
(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)
(870)	(870)	(870)	(870)	(870)	(870)	(870)	(870)	(870)	(870)
(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)
(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)

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(6,611,788)	(6,022,633)	(5,466,944)	(4,943,358)	(4,450,505)	(3,987,005)	(3,551,472)	(3,142,511)	(2,758,718)	(2,398,684)
(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)
(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)
0	0	0	0	0	0	0	0	0	0
(477,882)	(505,434)	(531,823)	(557,048)	(581,110)	(604,009)	(625,744)	(646,316)	(665,725)	(683,971)
(19,743)	(20,881)	(21,971)	(23,013)	(24,008)	(24,954)	(25,852)	(26,701)	(27,503)	(28,257)
(13,136)	(13,893)	(14,619)	(15,312)	(15,974)	(16,603)	(17,201)	(17,766)	(18,300)	(18,801)
(85,279)	(89,843)	(94,215)	(98,394)	(102,380)	(106,173)	(109,774)	(113,182)	(116,397)	(119,420)
0	0	0	0	0	0	0	0	0	0
(34,950)	(36,821)	(38,613)	(40,325)	(41,959)	(43,514)	(44,990)	(46,386)	(47,704)	(48,943)
(19,064)	(20,084)	(21,062)	(21,996)	(22,887)	(23,735)	(24,540)	(25,302)	(26,020)	(26,696)
619,596	**582,693**	**547,349**	**513,562**	**481,333**	**450,663**	**421,551**	**393,996**	**368,000**	**343,562**
7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%
4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%
(30,441)	(27,004)	(23,763)	(20,709)	(17,834)	(15,130)	(12,589)	(10,204)	(7,965)	(5,865)
589,155	**555,689**	**523,586**	**492,853**	**463,500**	**435,533**	**408,961**	**383,792**	**360,035**	**337,697**
(6,022,633)	(5,466,944)	(4,943,358)	(4,450,505)	(3,987,005)	(3,551,472)	(3,142,511)	(2,758,718)	(2,398,684)	(2,060,987)

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(2,060,987)	(1,744,200)	(1,446,887)	(1,167,605)	(905,463)	(659,095)	(426,996)	(207,656)	443	198,819
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
1,393,295	1,393,295	1,393,295	1,393,295	1,393,295	1,393,295	1,393,295	1,393,295	1,393,295	1,393,295
(34,832)	(34,832)	(34,832)	(34,832)	(34,832)	(34,832)	(34,832)	(34,832)	(34,832)	(34,832)
(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)
(554)	(554)	(554)	(554)	(554)	(554)	(554)	(554)	(554)	(554)
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
(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)
(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)
(870)	(870)	(870)	(870)	(870)	(870)	(870)	(870)	(870)	(870)
(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)
(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)

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(2,060,987)	(1,744,200)	(1,446,887)	(1,167,605)	(905,463)	(659,095)	(426,996)	(207,656)	443	198,819
(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)
(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)
0	0	0	0	0	0	0	0	0	0
(701,054)	(716,973)	(731,729)	(745,321)	(757,751)	(769,017)	(779,120)	(788,060)	(795,836)	(802,449)
(28,963)	(29,620)	(30,230)	(30,792)	(31,305)	(31,771)	(32,188)	(32,557)	(32,879)	(33,152)
(19,271)	(19,708)	(20,114)	(20,488)	(20,829)	(21,139)	(21,417)	(21,662)	(21,876)	(22,058)
(122,250)	(124,887)	(127,332)	(129,584)	(131,643)	(133,509)	(135,183)	(136,664)	(137,952)	(139,048)
0	0	0	0	0	0	0	0	0	0
(50,103)	(51,184)	(52,186)	(53,108)	(53,952)	(54,717)	(55,403)	(56,010)	(56,538)	(56,987)
(27,329)	(27,918)	(28,465)	(28,968)	(29,429)	(29,846)	(30,220)	(30,551)	(30,839)	(31,084)
320,682	**299,359**	**279,595**	**261,389**	**244,742**	**229,652**	**216,120**	**204,146**	**193,730**	**184,873**
7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%
4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%
(3,895)	(2,047)	(313)	752	1,626	2,447	3,221	3,952	4,646	5,307
316,787	**297,312**	**279,283**	**262,142**	**246,368**	**232,099**	**219,341**	**208,098**	**198,376**	**190,180**
(1,744,200)	(1,446,887)	(1,167,605)	(905,463)	(659,095)	(426,996)	(207,656)	443	198,819	388,999

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039:May 2029	040:Jun 2029	041:Jul 2029	042:Aug 2029	043:Sep 2029	044:Oct 2029	045:Nov 2029	046:Dec 2029	047:Jan 2030	048:Feb 2030
388,999	572,513	750,898	698,509	643,320	586,881	530,743	476,468	425,618	379,764
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
1,393,295	1,393,295	1,161,080	1,161,080	1,161,080	1,161,080	1,161,080	1,161,080	1,161,080	1,161,080
(34,832)	(34,832)	(29,027)	(29,027)	(29,027)	(29,027)	(29,027)	(29,027)	(29,027)	(29,027)
(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)
(554)	(554)	(554)	(554)	(554)	(554)	(554)	(554)	(554)	(554)
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
(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)
(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)
(870)	(870)	(870)	(870)	(870)	(870)	(870)	(870)	(870)	(870)
(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)
(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)

Ph1 & Ph2 Monks House Lane
H16-0584-25
Viability appraisal - mix AH and S106

Detailed Cash flow Phase 1

039:May 2029	040:Jun 2029	041:Jul 2029	042:Aug 2029	043:Sep 2029	044:Oct 2029	045:Nov 2029	046:Dec 2029	047:Jan 2030	048:Feb 2030
388,999	572,513	750,898	698,509	643,320	586,881	530,743	476,468	425,618	379,764
(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)
(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)
0	0	0	0	0	0	0	0	0	0
(807,899)	(812,186)	(815,309)	(817,269)	(818,066)	(817,699)	(816,170)	(813,477)	(809,621)	(804,601)
(33,377)	(33,554)	(33,683)	(33,764)	(33,797)	(33,782)	(33,719)	(33,607)	(33,448)	(33,241)
(22,208)	(22,326)	(22,411)	(22,465)	(22,487)	(22,477)	(22,435)	(22,361)	(22,255)	(22,117)
(139,951)	(140,661)	(141,178)	(141,503)	(141,635)	(141,574)	(141,321)	(140,875)	(140,236)	(139,404)
0	0	0	0	0	0	0	0	0	0
(57,357)	(57,648)	(57,860)	(57,993)	(58,047)	(58,023)	(57,919)	(57,736)	(57,474)	(57,133)
(31,286)	(31,444)	(31,560)	(31,633)	(31,662)	(31,649)	(31,592)	(31,492)	(31,349)	(31,164)
177,573	**171,832**	**(58,762)**	**(61,387)**	**(62,455)**	**(61,964)**	**(59,915)**	**(56,308)**	**(51,143)**	**(44,420)**
7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%
4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%
5,941	6,553	6,373	6,199	6,015	5,827	5,639	5,458	5,289	5,136
183,514	**178,385**	**(52,389)**	**(55,189)**	**(56,440)**	**(56,137)**	**(54,276)**	**(50,850)**	**(45,854)**	**(39,284)**
572,513	750,898	698,509	643,320	586,881	530,743	476,468	425,618	379,764	340,480

Ph1 & Ph2 Monks House Lane
H16-0584-25
Viability appraisal - mix AH and S106

Detailed Cash flow Phase 1

049:Mar 2030	050:Apr 2030	051:May 2030	052:Jun 2030	053:Jul 2030	054:Aug 2030	055:Sep 2030	056:Oct 2030	057:Nov 2030	058:Dec 2030
340,480	309,346	287,948	277,876	280,725	298,097	331,599	382,841	453,442	545,024
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
1,161,080	1,161,080	1,161,080	1,161,080	1,161,080	1,161,080	1,161,080	1,161,080	1,161,080	1,161,080
(29,027)	(29,027)	(29,027)	(29,027)	(29,027)	(29,027)	(29,027)	(29,027)	(29,027)	(29,027)
(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)
(554)	(554)	(554)	(554)	(554)	(554)	(554)	(554)	(554)	(554)
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
(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)
(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)
(870)	(870)	(870)	(870)	(870)	(870)	(870)	(870)	(870)	(870)
(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)
(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)

Ph1 & Ph2 Monks House Lane
H16-0584-25
Viability appraisal - mix AH and S106

Detailed Cash flow Phase 1

049:Mar 2030	050:Apr 2030	051:May 2030	052:Jun 2030	053:Jul 2030	054:Aug 2030	055:Sep 2030	056:Oct 2030	057:Nov 2030	058:Dec 2030
340,480	309,346	287,948	277,876	280,725	298,097	331,599	382,841	453,442	545,024
(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)
(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)
0	0	0	0	0	0	0	0	0	0
(798,418)	(791,072)	(782,563)	(772,891)	(762,055)	(750,056)	(736,894)	(722,568)	(707,079)	(690,427)
(32,985)	(32,682)	(32,330)	(31,931)	(31,483)	(30,987)	(30,443)	(29,852)	(29,212)	(28,524)
(21,947)	(21,745)	(21,511)	(21,245)	(20,948)	(20,618)	(20,256)	(19,862)	(19,436)	(18,979)
(138,380)	(137,163)	(135,753)	(134,151)	(132,356)	(130,368)	(128,188)	(125,814)	(123,248)	(120,490)
0	0	0	0	0	0	0	0	0	0
(56,713)	(56,215)	(55,637)	(54,980)	(54,245)	(53,430)	(52,536)	(51,564)	(50,512)	(49,381)
(30,935)	(30,663)	(30,347)	(29,989)	(29,588)	(29,144)	(28,656)	(28,126)	(27,552)	(26,935)
(36,139)	**(26,300)**	**(14,903)**	**(1,947)**	**12,566**	**28,638**	**46,267**	**65,455**	**86,200**	**108,504**
7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%
4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%
5,005	4,901	4,830	4,797	4,806	4,864	4,976	5,146	5,382	5,687
(31,134)	**(21,398)**	**(10,072)**	**2,849**	**17,372**	**33,502**	**51,243**	**70,601**	**91,582**	**114,191**
309,346	287,948	277,876	280,725	298,097	331,599	382,841	453,442	545,024	659,215

Ph1 & Ph2 Monks House Lane
H16-0584-25
Viability appraisal - mix AH and S106

Detailed Cash flow Phase 1

059:Jan 2031	060:Feb 2031	061:Mar 2031	062:Apr 2031	063:May 2031	064:Jun 2031	065:Jul 2031	066:Aug 2031	067:Sep 2031	068:Oct 2031
659,215	797,649	961,963	1,153,803	1,374,819	1,626,665	1,911,003	2,229,499	2,583,824	2,975,657
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
1,161,080	1,161,080	1,161,080	1,161,080	1,161,080	1,161,080	1,161,080	1,161,080	1,161,080	1,161,080
(29,027)	(29,027)	(29,027)	(29,027)	(29,027)	(29,027)	(29,027)	(29,027)	(29,027)	(29,027)
(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)
(554)	(554)	(554)	(554)	(554)	(554)	(554)	(554)	(554)	(554)
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
(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)
(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)
(870)	(870)	(870)	(870)	(870)	(870)	(870)	(870)	(870)	(870)
(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)	(4,638)
(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)

Ph1 & Ph2 Monks House Lane
H16-0584-25
Viability appraisal - mix AH and S106

Detailed Cash flow Phase 1

059:Jan 2031	060:Feb 2031	061:Mar 2031	062:Apr 2031	063:May 2031	064:Jun 2031	065:Jul 2031	066:Aug 2031	067:Sep 2031	068:Oct 2031
659,215	797,649	961,963	1,153,803	1,374,819	1,626,665	1,911,003	2,229,499	2,583,824	2,975,657
(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)
(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)
0	0	0	0	0	0	0	0	0	0
(672,612)	(653,633)	(633,492)	(612,186)	(589,718)	(566,086)	(541,292)	(515,333)	(488,212)	(459,927)
(27,788)	(27,004)	(26,172)	(25,291)	(24,363)	(23,387)	(22,362)	(21,290)	(20,170)	(19,001)
(18,489)	(17,967)	(17,414)	(16,828)	(16,210)	(15,561)	(14,879)	(14,166)	(13,420)	(12,643)
(117,538)	(114,394)	(111,057)	(107,528)	(103,806)	(99,891)	(95,783)	(91,483)	(86,990)	(82,304)
0	0	0	0	0	0	0	0	0	0
(48,172)	(46,883)	(45,516)	(44,069)	(42,544)	(40,939)	(39,256)	(37,493)	(35,652)	(33,731)
(26,276)	(25,573)	(24,827)	(24,038)	(23,206)	(22,330)	(21,412)	(20,451)	(19,446)	(18,399)
132,366	**157,785**	**184,763**	**213,299**	**243,393**	**275,045**	**308,255**	**343,024**	**379,350**	**417,234**
7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%
4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%
6,068	6,529	7,077	7,716	8,453	9,292	10,240	11,302	12,483	13,789
138,433	**164,315**	**191,840**	**221,016**	**251,846**	**284,338**	**318,496**	**354,326**	**391,833**	**431,023**
797,649	961,963	1,153,803	1,374,819	1,626,665	1,911,003	2,229,499	2,583,824	2,975,657	3,406,681

Ph1 & Ph2 Monks House Lane
H16-0584-25
Viability appraisal - mix AH and S106

Detailed Cash flow Phase 1

069:Nov 2031	070:Dec 2031	071:Jan 2032	072:Feb 2032	073:Mar 2032	074:Apr 2032	075:May 2032	076:Jun 2032	077:Jul 2032	078:Aug 2032
3,406,681	3,878,583	4,393,059	4,951,809	5,556,537	6,214,768	6,922,425	10,991,668	12,158,261	13,328,742
0	0	0	0	0	0	1,540,688	0	0	0
0	0	0	0	0	0	1,758,750	0	0	0
1,161,080	1,161,080	1,161,080	1,161,080	1,161,080	1,161,080	1,161,080	1,161,080	1,161,080	1,161,080
(29,027)	(29,027)	(29,027)	(29,027)	(29,027)	(29,027)	(29,027)	(29,027)	(29,027)	(29,027)
(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)	(5,415)
(554)	(554)	(554)	(554)	(554)	(554)	(554)	(554)	(554)	(554)
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
(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	(2,261)	0	0	0
(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	(5,507)	0	0	0
(870)	(870)	(870)	(870)	(870)	(870)	(870)	0	0	0
(4,638)	(4,638)	(4,638)	(4,638)	0	0	0	0	0	0
(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	(22,493)	0	0	0

Ph1 & Ph2 Monks House Lane
H16-0584-25
Viability appraisal - mix AH and S106

Detailed Cash flow Phase 1

069:Nov 2031	070:Dec 2031	071:Jan 2032	072:Feb 2032	073:Mar 2032	074:Apr 2032	075:May 2032	076:Jun 2032	077:Jul 2032	078:Aug 2032
3,406,681	3,878,583	4,393,059	4,951,809	5,556,537	6,214,768	6,922,425	10,991,668	12,158,261	13,328,742
(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	(3,655)	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	(39,362)	0	0	0
(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	(4,058)	0	0	0
0	0	0	0	0	0	0	0	0	0
(430,480)	(399,868)	(368,094)	(335,156)	(301,055)	(265,791)	(229,364)	0	0	0
(17,784)	(16,520)	(15,207)	(13,846)	(12,438)	(10,981)	(9,476)	0	0	0
(11,833)	(10,992)	(10,118)	(9,213)	(8,275)	(7,306)	(6,305)	0	0	0
(77,426)	(72,354)	(67,091)	(61,634)	(55,266)	(49,424)	(43,389)	0	0	0
0	0	0	0	0	0	0	0	0	0
(31,732)	(29,654)	(27,496)	(25,260)	(22,650)	(20,256)	(17,783)	0	0	0
(17,308)	(16,175)	(14,998)	(13,778)	(12,355)	(11,049)	(9,700)	0	0	0
456,677	**497,677**	**540,236**	**584,352**	**635,839**	**683,071**	**4,031,300**	**1,126,083**	**1,126,083**	**1,126,083**
7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%
4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%
15,226	16,799	18,514	20,376	22,392	24,586	37,943	40,509	44,398	44,398
471,903	**514,476**	**558,749**	**604,728**	**658,231**	**707,657**	**4,069,243**	**1,166,592**	**1,170,481**	**1,170,481**
3,878,583	4,393,059	4,951,809	5,556,537	6,214,768	6,922,425	10,991,668	12,158,261	13,328,742	14,499,223