Appendix 1

Financial Viability Summary – Hookpit Farm, Kings Worthy

Heading	Analysis	Criteria
Units	4 x 1 bed flats (AFF) 4 x 2 bed flats (AFF) 11 x 2 bed houses (AFF) 6 x 3 bed houses (AFF) 2 x 4 bed houses (AFF) 6 x 2 bed houses (SO) 2 x 3 bed houses (SO) 2 x 4 bed houses (SO)	
Estimated total scheme cost	£8,670,562	
Market Value of dwellings	£11,430,000	
Net scheme cost as a % of market value	75.90%	< 95%
Net present value	£47,459	> £0
Interest Cover	122.43%	>= 110%
Loan repayment year	32	
Rent as % of open market rent	70% 1 bed flats 75% all other affordable units 2.75% of remaining equity for SO properties	Affordable properties maximum 80%, subject to not exceeding LHA
Rents per week based on 52 week year (AFF)	1 bed flat £125.19 2 bed flat £155.77 2 bed house £155.77 3 bed house £205.96 4 bed house £221.54	

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