

# CLAY PARK FUNDING SUMMARY

The construction budget for the scheme is largely determined by our sales & grant income and how much we can afford to borrow long term against our rental income from the affordable rental and shared ownership units. Both of our proposed scenarios will boost our income (sales or grant) to address the deficit.

## SOURCES OF FUNDING

Open market sales	2340000
Shared ownership sales	1586960
Pre-development & development grants	1146949
Rental income during development phase	103606
Long-term loan funding available	1193875
	<b>6371390</b>

## APPLICATIONS OF FUNDING

Costs of finance	408172	Fees & interest
Cost of sales	59428	Legal fees, marketing
Profit & loss during development phase	39442	Primarily operating costs
Irrecoverable VAT	19159	
Contingency against fall in sales income	125000	
On costs	632645	E.g. architect, planning, consultants, legal fees
Land	250000	
	<b>1533846</b>	

Budgeted build cost (= sources - applications) **4837544**

Contractor's build cost **5397521**

Deficit (= contractor's cost - budgeted cost) **559977**

Additional CLT costs of planning **70000**

Total funding requirement **629977**

## Major grants

£460,000 – Homes England SO-AHP 2016-21 programme (for shared ownership units)

£300,000 – Homes England Community Housing Fund (for infrastructure)

£190,000 - South Hams District Council Community Housing Fund (affordable housing delivery)

£108,000 - South Hams District Council S106 monies (affordable housing delivery)