Annex C Aylesbury Estate Regeneration			ADJUST	MENT TO BE MA	ADE FOR	INFLATION										
ndicative Cashflow Forecast -	Redevelopme	ent Option	Assumes (Contractor Indem	nity for 0	CPO costs										
hases to be read in conjunction																
re-development period - 2 yea																
-,	Extg	Prop	Year 0	Year 1	Vos	ar 2	Year 3	Year 4	Year 5	Year	. 6	Year 7	Year 8	Year 9	Year 10	Total
	Units	Units	2005	2006	200		2008	2009	2010	2011		2012	2013	2014	2015	Iotai
Phase 1 (construction: 1/2008 -	6/2009)			Legals	Dec	CPO/PP		Construction								
Estimated land value						7,820,246	3									
Income from development				0	0	7,820,246	i	0	0	0	0		0			7,820,246
Expenditure					0											
Legals Leaseholders/CPO	97		16		U											
Tenancies/Decant Expenditure	522	2 47	77	0	0	0)	0	0	0	0		0			0
Net Amount	619	9 1,02	23	0	0	7,820,246	3	0	0	0	0		0			7,820,246
hase 2 (construction: 7/2009	- 12/2010)					Legals	Dec/CPO	/PP	Construction							
Estimated land value							3,2	79,954								
Income from development				0		0	3,2	79,954	0	0	0					3,279,954
Expenditure																
Legals Leaseholders/CPO	88	38	34			0)			0	0					
Tenancies/Decant	402			•				0	0	•	0					
Expenditure				0		0		0		0	0					0
Net Amount	490	0 71	19	0	0	0	3,2	79,954	0	0	0		0			3,279,954
hase 3 (construction: 1/2011	- 6/2012)							Legals	Dec/CPO	/PP	Constru	uction				
Estimated land value										82,754						
				_									_			
Income from development				0	0				0 12,7	82,754			0	0		12,782,754
Expenditure Legals									0							
Leaseholders/CPO Tenancies/Decant	103 388	3 76 B 66								0						
Expenditure				0	0				0	0			0	0		0
Net Amount	49	1 1,42	24	0	0				0 12,7	82,754	0		0	0		12,782,754
Phase 4 (construction: 7/2012 -	12/2013)								Leg	als Dec/	CPO/PP	(Construction			
Estimated land value											-2,573,624					
Income from development				0	0	0)			0	-2,573,624					-2,573,624
Expenditure																
Legals Leaseholders/CPO	7									0						
Tenancies/Decant Expenditure	335	5 21	15	0	0	0)			0	0 0					0
Net Amount	406	6 46	11	0	0	0)			0	-2,573,624		0	0		-2,573,624
					-						_,_,_,					2,0,0,024
Phase 5 (construction: 7/2012	- 12/2013)								Leg	als Dec/	CPO/PP	(Construction			
Estimated land value											1,502,373					
Income from development				0	0	0)			0	1,502,373		0			1,502,373
Expenditure																
Legals Leaseholders/CPO	7	1 43	20							0			0			
Tenancies/Decant	373			_							0					_
Expenditure				0	0	0				0	0		0			0
Net Amount	444	4 82	22	0	0	0				0	1,502,373		0			1,502,373
hase 6 (construction 1/2014 -	6/2015\										Legals	Dec/CPO/PF		Construction		
	5.2013)										Loyais			2 SHOULDONION		
Estimated land value												1,071,				
Income from development				0	0	0)			0	0	1,071,	197			1,071,197
Expenditure Legals											0					
Leaseholders/CPO Tenancies/Decant	4 ⁻ 268										0		0			

0 0 1,071,197

-1,500,000

6,311,703

-1,000,000

6,382,900

-1,000,000

5,382,900

-1,000,000

4,382,900

-1,000,000

3,382,900

-2,000,000

6,309,330

-3,000,000

10,882,954

1,071,197

-19,500,000 3,382,900

Tenancies	2,288	2,288
Leaseholders	471	2,603
Total Units	2,759	4,891

Cumulative Total

Delivery Team Fees (ANDC/Hsg/Regen Internal external Consultants)
Master Plan

TOTAL

-3,000,000 -1,000,000

-4,000,000

-3,000,000

-3,000,000

1,100,200