

CONFIDENTIAL

**Epping Forest District Council
Investment Report**

Decision Item



**Epping Forest
District Council**

www.eppingforestdc.gov.uk

Report to	Council Housebuilding Cabinet Committee
Agenda item / date	

Subject	Package One
Author	

1.0	Executive Summary
1.1	
2.0	Scheme Description
2.1	The Sites
2.2	Details Number of units, proposed typology etc
2.3	Current Use
2.4	Costs Total Scheme Build budget (m2 rate) On cost budget Any subsidy required Contingent sums allowed
2.5	Design Description of the design direction proposed.

2.6	Procurement
	Proposed methodology

3.0	Scheme Status
3.1	What stage is the scheme at?
3.2	Does the scheme have Planning Consent?
3.3	Have the Build Costs been market tested?

4.0	Strategic Fit
4.1	Fit with development strategy and Council policies.
4.2	Fit with external strategies

5.0	Design & Sustainability
5.1	Code level. Any sustainability issues or features to achieve code.

6.0	Internal Client Sign Off
6.1	Finance
6.2	Housing management
6.3	Property Services
6.4	Rents and service charges
6.5	Legal

7.0 Mix of Units

7.1 The site disaggregates as follows:-

Unit type	Beds	Persons	Tenure	Size sqm	Rent p/w	Service costs p/w	No Units	
			Affordable Rent		£	£		
			Affordable Rent		£	£		
			Total units					

8.0	Financial Information	
8.1	Comments of the Financial Controller.	
8.2	Financial Measure	Value
8.3	Target IRR	
8.4	Internal Rate of Return	%
8.5	Net Present Value	£
8.6	Cumulative break-even year	
8.7	Cost Value Ratio	
8.8	Total Scheme Cost	£
8.9	Acquisition	£
8.10	Works Cost	£
8.11	Total on costs	£
8.13	Total Loan Requirement	£
8.14	Net Loan per unit	£
8.15	First year surplus/(deficit)	£
	Ten year average	
8.16	Subsidy	£

9.0	Key Risks
9.1	Revenue Risks:
	Mitigation:
9.2	Capital Risks:
	Mitigation:
9.3	Reputational Risks:
	Mitigation:
9.4	Quality Risks:
	Mitigation:

9.5	Legal:
	Mitigation:
9.6	Procurement:
	Mitigation:

Recommendation	The Council Housebuilding Cabinet Committee <i>are being asked to:</i>
Details	<ul style="list-style-type: none"> • Approve, subject to the satisfactory completion of the due diligence process :- • The scheme proposals presented herein; • Submission of planning applications for each scheme; • A total scheme budget of £; • A total build budget of £; • Using the East Thames Contractors Framework to procurement building contractors for these projects.

Appendices

1, Financial appraisal model

2, Feasibility reports