

CONGLETON LINK ROAD - SPEND PROFILE FOR PUBLISHED PREFERRED ROUTE - Build rate of 75 houses per year																			
16/09/2015																			
ELEMENT		TOTAL	DEVELOPMENT			CONSTRUCTION		OPERATION											
YEAR			Prior Years	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	30/31
1. CONSTRUCTION		59,373,981				1,000,000	40,600,000	17,773,981											
2. LAND AND PROPERTY		5,457,159.06			818,574			3,820,011	818,574										
3. PREPARATION AND ADMIN		8,280,535	3,595,581	1,968,182	1,500,000	1,216,772													
4. ON-SITE SUPERVISION AND TESTING	Assume same split as construction	2,263,977				226,398	1,358,386	679,193											
5. COMPENSATIONPart 1 Claims	Profiled as nothing in first year of operation then 20%, 25%, 20%,15%, 10%, 5%,5%	15,367,616							3,073,523	3,841,904	3,073,523	2,305,142	1,536,762	768,381	768,381				
6. TOTAL OUT-TURN		90,743,268	3,595,581	1,968,182	2,318,574	2,443,170	41,958,386	22,273,185	3,892,097	3,841,904	3,073,523	2,305,142	1,536,762	768,381	768,381				
CEC FUNDING PROFILE		22,043,268	3,595,581	1,968,182	2,318,574	1,200,000		19,227,373	2,644,729	2,594,536	1,826,155	1,057,774	289,393	-478,988	-478,988	-1,247,368	-1,247,368	-1,247,368	-1,247,368
LGF FUNDING		45,000,000				1,243,170	41,958,386	1,798,444											
Developer Income		23,700,000						1,247,368	1,247,368	1,247,368	1,247,368	1,247,368	1,247,368	1,247,368	1,247,368	1,247,368	1,247,368	1,247,368	1,247,368
Current CEC Approved Capital Profile																			
CEC FUNDING PROFILE		20,761,237	3,595,581	1,968,182	2,500,000			11,721,722	1,325,150	2,009,563	1,325,150	640,738	-43,675	-728,087	-728,087	-1,412,500	-1,412,500	0	0
LGF FUNDING		45,000,000				3,419,878	28,149,438	13,430,684											
Developer Income		14,125,000						1,412,500	1,412,500	1,412,500	1,412,500	1,412,500	1,412,500	1,412,500	1,412,500	1,412,500	1,412,500		
			3,595,581	1,968,182	2,500,000	3,419,878	28,149,438	26,564,906	2,737,650	3,422,063	2,737,650	2,053,238	1,368,825	684,413	684,413	0	0	0	0

Developer income assumed - 1400 houses - 75 completions per year - 19 years to pay contribution

Costs remaining to deliver scheme:

ITEM	COST	PROJECT RISI	TOTAL
1A Construction Costs (excl. service diversions)	45,279,537.33	5,887,500.00	59,373,980.73
1B Statutory Undertaker Diversions	1,965,830.33		
1C Construction Inflation	6,241,113.07		
2A Preparation and Admin Costs	2,716,772.24		2,716,772.24
3A On-Site Supervision and Testing	2,263,976.87		2,263,976.87
4A Compensation Costs (Existing Hou	7,712,375.00	1,228,500.00	15,367,616.23
4B Compensation Costs (Future Hous	5,417,200.00		
4C Compensation Costs (Inflation)	1,009,541.23		
5A Land Acquisition Costs	4,580,000.00	525,000.00	5,457,159.06
5B Land and Property Inflation	352,159.06		
6A Total Outturn Cost	77,538,505.12	7,641,000.00	85,179,505.12