



London Borough of Tower Hamlets – Registered Provider Grant Programme

Worked Examples

Example 1 – Site Delivers 100% Affordable Rent

|                    |                        |
|--------------------|------------------------|
| <b>No of homes</b> | <b>30</b>              |
| <b>Tenure</b>      | <b>Affordable rent</b> |
| <b>Costs</b>       |                        |
| Land               | £ 2,000,000            |
| Build              | £ 5,000,000            |
| Fees               | £ 400,000              |
| Finance            | £ 250,000              |
| <b>Total</b>       | <b>£ 7,650,000</b>     |
|                    |                        |
| <b>30% RTB</b>     | <b>£ 2,295,000</b>     |

| Cashflow     | 2015/16            |                 |                  |                  | 2016/17          |                    |                    |                    | 2017/18    |                    |                    |                    | Total      |                    |
|--------------|--------------------|-----------------|------------------|------------------|------------------|--------------------|--------------------|--------------------|------------|--------------------|--------------------|--------------------|------------|--------------------|
|              | Q4                 | Q1              | Q2               | Q3               | Q4               | Q1                 | Q2                 | Q3                 | Q4         | Q1                 | Q2                 | Q3                 |            | Q4                 |
| Land         | £ 2,000,000        | £ -             | £ -              | £ -              | £ -              | £ -                | £ -                | £ -                | £ -        | £ -                | £ -                | £ -                | £ -        | £ 2,000,000        |
| Build        | £ -                | £ -             | £ 200,000        | £ 350,000        | £ 500,000        | £ 1,300,000        | £ 1,450,000        | £ 1,200,000        | £ -        | £ -                | £ -                | £ -                | £ -        | £ 5,000,000        |
| Fees         | £ 50,000           | £ 50,000        | £ 50,000         | £ 50,000         | £ 50,000         | £ 50,000           | £ 50,000           | £ 50,000           | £ -        | £ 50,000           | £ 50,000           | £ 50,000           | £ -        | £ 400,000          |
| Finance      | £ 25,000           | £ 25,000        | £ 30,000         | £ 35,000         | £ 35,000         | £ 35,000           | £ 35,000           | £ 30,000           | £ -        | £ 35,000           | £ 35,000           | £ 30,000           | £ -        | £ 250,000          |
| <b>Total</b> | <b>£ 2,075,000</b> | <b>£ 75,000</b> | <b>£ 280,000</b> | <b>£ 435,000</b> | <b>£ 585,000</b> | <b>£ 1,385,000</b> | <b>£ 1,535,000</b> | <b>£ 1,280,000</b> | <b>£ -</b> | <b>£ 1,385,000</b> | <b>£ 1,535,000</b> | <b>£ 1,280,000</b> | <b>£ -</b> | <b>£ 7,650,000</b> |
| RTB at 30%   | 30%                | 30%             | 30%              | 30%              | 30%              | 30%                | 30%                | 30%                | 30%        | 30%                | 30%                | 30%                | 30%        |                    |
| <b>Total</b> | <b>£ 622,500</b>   | <b>£ 22,500</b> | <b>£ 84,000</b>  | <b>£ 130,500</b> | <b>£ 175,500</b> | <b>£ 415,500</b>   | <b>£ 460,500</b>   | <b>£ 384,000</b>   | <b>£ -</b> | <b>£ 415,500</b>   | <b>£ 460,500</b>   | <b>£ 384,000</b>   | <b>£ -</b> | <b>£ 2,295,000</b> |