

Appendix 1 - Financial Summary for     Constitution Hill

				Comment
Homes Prudential Borrowing Period				
HRA September 2024				
76	12	10	98	
Social Rent £000s	Specialist Acc £000s	Temp Acc £000s	TOTAL £000s	
16,325	2,359	2,367	21,051	
932	143	127	1,202	
1,633	235	237	2,105	
41	61	67	169	
3,257	471	472	4,200	
22,188	3,269	3,270	28,727	
-9,880	-900	-1,080	-11,860	
-2,000	0	0	-2,000	
0	0	0	0	
0	0	0	0	
0	0	0	0	
(11,880)	(900)	(1,080)	(13,860)	
10,308	2,369	2,190	14,867	
20,010	1,950	2,250	24,210	
Total Scheme Cost				
Total Scheme Funding (as Cabinet and Council Approved)				
Net Cost shown as Shortfall if +ve				
Total scheme value				
Scheme Costs				
Works				
Fees				
Other costs (Contingency at x%)				
Interest (during Build Phase)				
Land Acquisition costs				
Scheme Funding				
Homes England Grant - TBC Affordable Housing Grant				
- Capital Funding - 1 for 1 Right to Buy Receipts				
- Capital Funding - Reserve allocation				
Prudential Borrowing - additional borrowing				
OPE funding				
Funding rate (per unit)				

Parameters	Assumption description
Rental income inflationary increase	3% (CPI+1%) for social rent units (76) 2% (CPI) for temporary and specialist accommodation units (22)
Running costs inflationary increase	2% (CPI)
Loss of rental income due to voids	2% for social rent units 6% for temporary accommodation 10% for specialist accommodation
Management costs for HRA	5.5%
Repairs and renewals	£783 per annum per unit
Major repair allowance	0.66% from year 10 after completion (Allowing for cost of infrastructure)
Financing costs	Interest on maturity basis – 4.61% with 0.4% discount for HRA No Minimum Revenue Payment assumption for HRA scheme
Certified value of land appropriation between General Fund and Housing Revenue Account (HRA)	£4.3m based on 2020 valuation for a mixed private rented sector and affordable housing accommodation. A new valuation is in progress as the certified value of the land is expected to reduce for a 100% HRA scheme.

## Appendix Three



**Project Title:**  
**Constitution Hill**  
**Project Lead:**  
**Gemma Parry**

### Historic Progress

End date

#### Task

Site investigations (surveys & reports)	01/07/24
Design stage - concept design	01/05/24
Cost analysis - Employers agent	07/04/24
Bat/ Badger Surveys	31/08/24
Planning - Prior demolition application.	25/10/24

### Planning/ Design/ Demolition Stage

#### Task

Cabinet report submitted and decision	31/10/24
Disconnect the Utilities	01/03/25
Bat works	01/12/24
Demolition Stage	02/01/25
PPA stage / Design stage	01/03/25
Planning stage	02/06/25
Tender stage	02/06/25

This is a detailed site plan for a residential development. The plan shows six blocks of housing, labeled Block-A through Block-F. Block-A is a blue rectangle on the left. Block-B is a red rectangle at the bottom center. Block-C is a large dark grey rectangle on the right. Block-D is a blue rectangle above Block-A. Block-E is a blue rectangle above Block-D. Block-F is a blue rectangle at the top. The blocks are surrounded by a red boundary line. Various dimensions are marked throughout the plan, including 28.9m, 25.3m, 24.3m, 28.8m, 24.8m, 27.0m, and 26.0m. A road labeled 'Ward Bay' and 'LB' is on the left. A north arrow is located in the bottom right corner. The text 'TOTAL 66' is at the bottom right.

# Baseline Carbon Assessment Dashboard

## 1. Project Summary

This carbon assessment is for a 10, 1 bed, 3 storey apartment block on a wider mixed residential scheme . The project comprises of the construction of a mixed residential development, the archetype is residential. The project is currently at RIBA Stage 1, and this represents the first carbon assessment.

The intention is that the Carbon Assessment is developed further along with the Cost Estimate at the next design phase. The baseline assessment would benefit from additional detail regarding external enclosure and proposed services.

This Carbon Baseline Assessment has been based upon initial drawings issued. The project is at feasibility stage, therefore information is limited and assumptions have been made within this Carbon Baseline Assessment that are outlined in Section 3.0 of the Cost estimate and in addition exclude Operational Carbon.

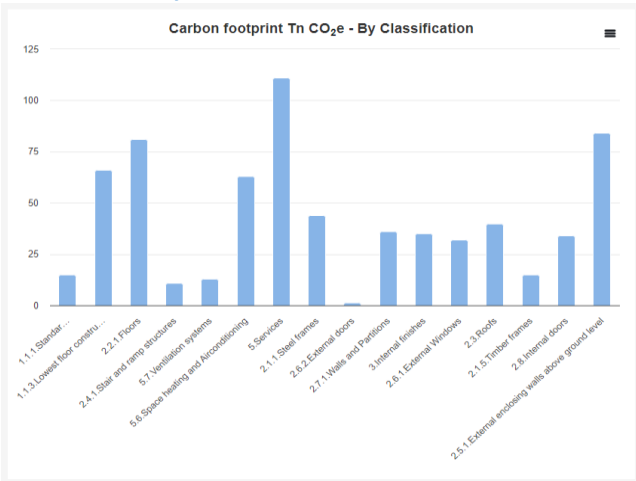
## 2. Whole Life Carbon Reporting and Baseline Assessments: Introduction and Purpose

Climate change is the greatest environmental challenge we face, and the Government has responded to calls to mandate whole-life carbon assessments for buildings.

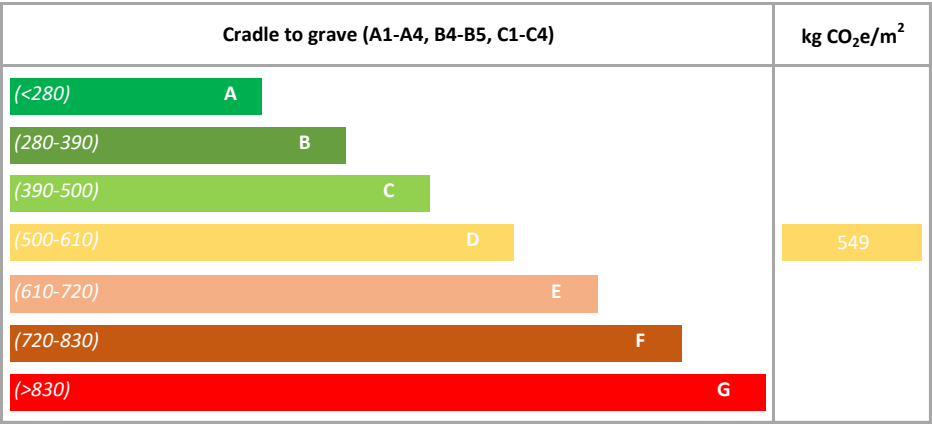
WWA utilise the OneClick Life Cycle Assessment software to assess the carbon performance (and environmental impact) of a building over the course of its' anticipated lifecycle. A key aspect of this is ensuring assessments are undertaken in sufficient time so as to be able to influence the developing design to best maximise environmental performance alongside other project specific constraints.

The baseline carbon assessment studies allow early stage assessments to be made based on developing information, to ensure decisions are made with carbon performance considered at all times.

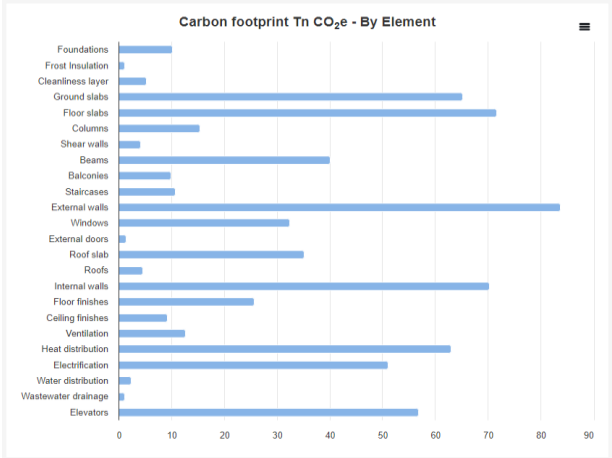
## 3. Key Project Carbon Contributors by Classification



## 4. Carbon Performance Benchmarks



## 5. Carbon footprint Tn CO2e By Element



## 6. Commentary, Suggestions and Next Steps

More detailed input/specification is required for:

- \* The external enclosure make up
- \* The specification of the integrated services for the building
- \*Foundation type

Key material review required for more sustainable alternatives once more detailed specification received.