

Appendix 1 - Financial Summary for Constitution Hill

| <i>Homes<br/>Prudential Borrowing Period</i>                  |                         |
|---------------------------------------------------------------|-------------------------|
| <b>Scheme Costs</b>                                           |                         |
| Works                                                         |                         |
| Fees                                                          |                         |
| Other costs (Contingency at x%)                               |                         |
| Interest (during Build Phase)                                 |                         |
| Land Acquisition costs                                        |                         |
| <b>Total Scheme Cost</b>                                      |                         |
| <b>Scheme Funding</b>                                         | Funding rate (per unit) |
| 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                                                   |                         |
| <b>Total Scheme Funding (as Cabinet and Council Approved)</b> |                         |
| <b>Net Cost shown as Shortfall if +'ve</b>                    |                         |
| <b>Total scheme value</b>                                     |                         |

| HRA September 2024   |                         |                   |                | Comment |
|----------------------|-------------------------|-------------------|----------------|---------|
| 76                   | 12                      | 10                | 98             |         |
| Social Rent<br>£000s | Specialist Acc<br>£000s | Temp Acc<br>£000s | TOTAL<br>£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         |         |

| Parameters                                                                                   | Assumption description                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rental income inflationary increase                                                          | 3% (CPI+1%) for social rent units (76)<br>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<br>6% for temporary accommodation<br>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<br>(Allowing for cost of infrastructure)                                                                                                                                         |
| Financing costs                                                                              | Interest on maturity basis – 4.61% with 0.4% discount for HRA<br>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 |



# 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.

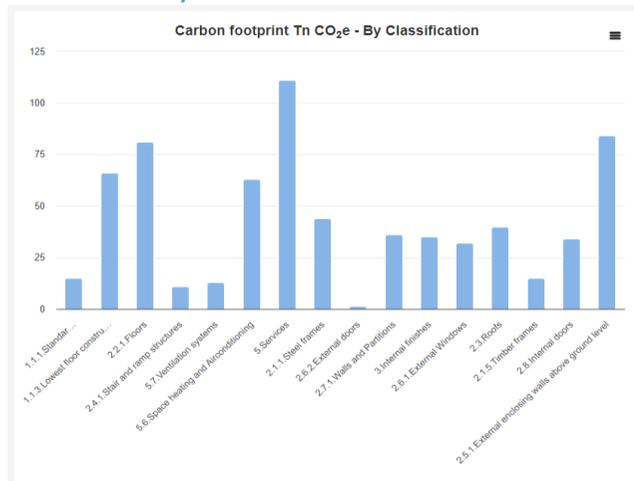
## 2. Whole Life Carbon Reporting and Baseline Assessments: Introduction and Purpose

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

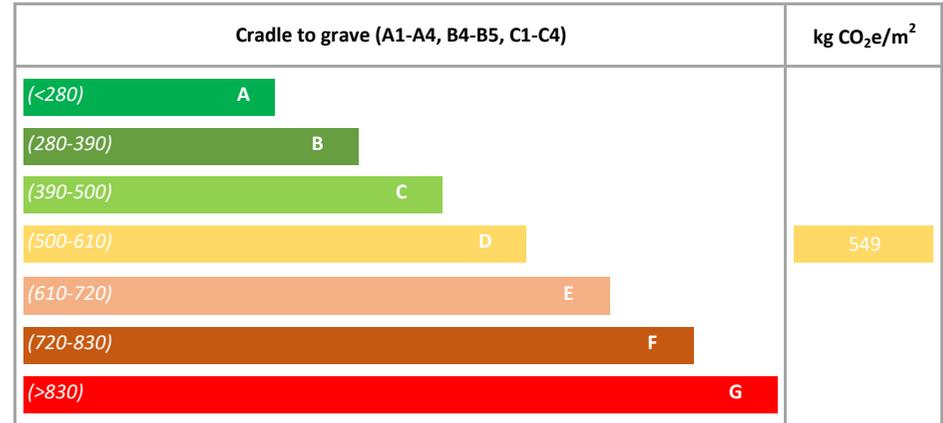
WWA utilise the OneClick Life Cycle Assessment software to assess the carbon performance (and environmental impact) of a building over the course of its' anticipated lifecycle. A key aspect of this is ensuring assessments are undertaken in sufficient time so as to be able to influence the developing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

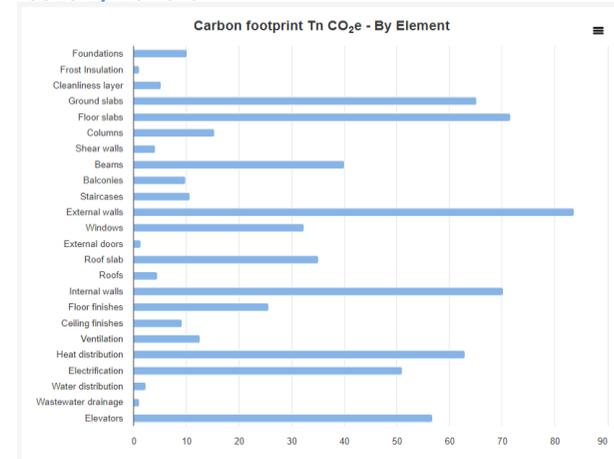
## 3. Key Project Carbon Contributors by Classification



## 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.