

HRA New Build Programme of Sites

Phase 1 Council Housing

	Site area ¹	Capacity ²	Ward	Delivery (months)	Financial summary					
					Land value	Build cost	On-costs	Total	HCA Grant	LBBB Net Financial Position
SSA SM17: ROGER'S ROAD DEPOT, 81-83 ROGER'S ROAD	0.09	4	Alibon	12months Oct 2009 – Sept 2010	125k	£538k	£107k	£646k	£387k	£259k
SSA SM21: LAND ADJACENT TO 1A ESSEX ROAD	0.06	3	Gascoigne	12months Oct 2009 – May 2010	125k	£402k	£81k	£483k	£291k	£192k
SSA SM28: GARAGES REAR OF 28-30 HIGHLAND AVENUE	0.14	8	Eastbrook	12months Oct 2009 – May 2010	125k	£1077 k	£215k	£1292k	£775k	£517k
SSA SM22: 135 BROMHALL ROAD DEPOT AND SURGERY	0.09	4	Mayesbrook	12months Oct 2009 – Sept 2010	125k	£538k	£107k	£646k	£387k	£259k

¹ Hectares² 50 u/ha, reductions made for constrained sites

Phase 2 Council Housing

	Site area ³	Capacity ⁴	Ward	Delivery (months)	Financial summary					
					Land value	Build cost	On-costs	Total	HCA Grant	LBBB Net Financial Position
SSA SM30: GARAGES IN FRONT OF 58-61 ALFRED'S GARDENS	0.09	5	Gascoigne	12months Feb 2010 – Feb 2011	£75k	£647k	£129k	£777k	£466k	£311k
SSA SM20: MAPLESTEAD ROAD CAR PARK	0.26	10	Eastbury	12months Feb 2010 – Feb 2011	£300k	£1.29m	£254k	£1.545k	£914k	£631k
SSA SM31: THORNHILL GARDENS GARAGES	0.12	6	Longbridge	12months Feb 2010 – Feb 2011	£200k	£786k	£157k	£ 944k	£575k	£369k
SSA SM25: BEAMWAY GARAGES	0.09	5	Village	12months Feb 2010 – Feb 2011	£140k	£647k	£129k	£777k	£466k	£311k

³ Hectares

⁴ 50 u/ha, reductions made for constrained sites

THAMES VIEW SITES

	Site area ⁵	Capacity ⁶	Ward	Delivery (months)	Financial summary					
					Land value	Build cost	On-costs	Total	HCA Grant	LBBB Net Financial Position
Alderman Avenue Garages	0.32	8	Thames	12months Feb 2010 – Feb 2011	£330k	£1.229k	£245k	£1,475k	£843k	£632k
Charlton Crescent Garages 1	0.12	4	Thames	12months Feb 2010 – Feb 2011	£150k	£732k	£146k	£879k	£521k	£358k
Charlton Crescent Garages 2	0.21	6	Thames	12months Feb 2010 – Feb 2011	£225k	£966k	£193k	£1.159k	£652k	£507k
Chelmer Crescent Garages	0.31	9	Thames	12months Feb 2010 – Feb 2011	£500k	£1.228k	£244k	£1.474k	£840k	£634k
Curzon Crescent Garages	0.52	7	Thames	12months Feb 2010 – Feb 2011	£300k	£1.268k	£253k	£1.522k	£821k	£701k
Roycraft Avenue	0.24	6	Thames	12months Feb 2010 – Feb 2011	£300k	£867k	£173K	£1.041k	£597k	£444k

⁵ Hectares

⁶ 50 u/ha, reductions made for constrained sites