

Appendix 2: LAHF High Level Business Case For Market Purchases

| Details | | Revenue | | Capital Expenditure | | | | | Funded by | | | |
|---------------|----------|---------|------------|---------------------|-------------|------------|---------|----------|-------------------|-----------|---------------------------|-----------|
| Property Type | Location | Rentals | Net Rental | Acquisition | Other Costs | ADLS Total | PM Cost | Total | Loans / Borrowing | LAH Grant | Homeless Prevention Grant | Total |
| | | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ |
| 4 Bed HMO | Bath | 22,070 | 14,256 | REDACTED | 5,500 | REDACTED | 5,500 | REDACTED | 244,519 | 207,000 | 15,981 | 467,500 |
| 4 Bed House | Bath | 20,999 | 13,566 | REDACTED | 27,800 | REDACTED | 5,500 | REDACTED | 201,650 | 241,650 | - | 443,300 |
| 4 Bed House | Bath | 20,999 | 13,566 | REDACTED | 28,000 | REDACTED | 5,500 | REDACTED | 203,000 | 243,000 | - | 446,000 |
| 2 Bed Flat | Keynsham | 9,899 | 5,435 | REDACTED | 14,998 | REDACTED | 5,500 | REDACTED | 93,221 | 128,179 | 49,048 | 270,448 |
| 2 Bed Flat | Keynsham | 9,899 | 5,795 | REDACTED | 24,100 | REDACTED | 5,500 | REDACTED | 99,396 | 119,840 | 30,364 | 249,600 |
| 2 Bed Flat | Bath | 10,200 | 5,449 | REDACTED | 15,800 | REDACTED | 5,500 | REDACTED | 93,461 | 132,520 | 55,319 | 281,300 |
| 2 Bed Flat | Bath | 10,200 | 5,353 | REDACTED | 10,700 | REDACTED | 5,500 | REDACTED | 91,815 | 102,480 | 11,905 | 206,200 |
| 2 Bed House | MSN | 10,200 | 6,589 | REDACTED | 17,345 | REDACTED | 5,500 | REDACTED | 90,607 | 93,738 | - | 184,345 |
| 2 Bed House | MSN | 10,200 | 6,589 | REDACTED | 16,300 | REDACTED | 5,500 | REDACTED | 113,015 | 112,720 | 6,065 | 231,800 |
| 2 Bed Flat | MSN | 10,200 | 5,659 | REDACTED | 15,248 | REDACTED | 5,500 | REDACTED | 97,063 | 98,279 | 356 | 195,698 |
| Contingency | | | | | 163,270 | | | | | 65,308 | 97,962 | 163,270 |
| TOTALS | | 134,866 | 82,257 | | 339,061 | | 55,000 | | 1,327,747 | 1,544,714 | 267,000 | 3,139,461 |
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These estimates are derived from current marketing information, with expenses and repairs advised by ADL surveyors.

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| Loans from Property Company Investment | 1,327,747 |
| LAH Capital Programme Amendment | 1,811,714 |
| Total | 3,139,461 |

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| LAH Allocation | 3,039,866 |
| Existing Approvals | 250,000 |
| New Approvals | 1,544,714 |
| Remaining Grant / Provisional Uplift | 1,245,152 |