

2021/22, 2022/23, 2023/24 & 2024/25 Cash Flow Actual & Forecast

27.05.21	Actual	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Mar-24	Mar-25			
Opening Balance	-4,308,731	-3,548,810	-477,274	1,951,046	3,781,027	4,505,852	4,935,306	10,518,867	8,368,001	7,930,008	7,827,706	10,645,072	14,756,093	14,730,549	14,612,894	22,907,886	22,695,061	21,729,043	20,056,627	16,389,399	15,088,744	12,189,303	14,981,278	15,404,422	24,646,346	27,161,346	27,196,346	27,231,346	27,660,346	27,695,346	27,730,346	30,108,217	30,143,217	35,487,691	39,732,216			
Grants Committed Ending March 2020-21	90,123	2,955,063	921,687	1,444,025	250,125	0	822,577	0	567,999	0	0	509,000	0	1,920,813	1,058,383	0	2,212,500	0	0	843,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grants Committed in principle (15 Schemes) 2021-22	0	0	1,870,000	0	0	3,097,167	2,477,872	1,672,500	0	0	2,336,308	0	880,000	0	1,311,000	0	0	2,271,000	800,000	788,000	0	2,400,500	887,500	0	2,480,000	0	0	394,000	0	0	1,822,372	0	5,309,474	0	0	0		
2(a) Certain Pipeline 2021-22	0	0	0	0	0	337,500	0	0	0	0	0	4,911,113	520,500	0	0	337,500	0	0	0	0	0	1,041,000	0	4,911,113	0	0	0	0	0	0	520,500	0	0	4,209,525	0	0		
2(b) Further Proposed Pipeline 2021-22	0	0	0	0	0	0	7,559,999	0	0	0	0	0	0	0	7,807,500	0	0	0	0	0	0	0	0	4,470,000	0	0	0	0	0	0	0	0	0	0	0	3,937,500		
Loan Payments	1,250,807	1,253,961	1,114,677	1,052,999	1,033,661	1,317,918	1,258,963	730,639	702,801	694,045	715,142	715,142	715,142	742,725	720,527	743,799	722,386	778,319	414,667	385,727	369,174	304,166	5,044	2,522														
Loan Repayments	-581,009	-1,172,488	-1,513,044	-702,042	-593,962	-4,358,131	-6,570,850	-4,589,005	-1,778,792	-831,347	-269,083	-2,059,233	-2,176,186	-2,816,193	-2,637,418	-1,329,124	-3,935,904	-4,756,734	-4,916,896	-3,353,131	-3,303,615	-988,691	-504,400	-176,711														
Overheads	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	70,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	
Closing Balance	-3,548,810	-477,274	1,951,046	3,781,027	4,505,852	4,935,306	10,518,867	8,368,001	7,930,008	7,827,706	10,645,072	14,756,093	14,730,549	14,612,894	22,907,886	22,695,061	21,729,043	20,056,627	16,389,399	15,088,744	12,189,303	14,981,278	15,404,422	24,646,346	27,161,346	27,196,346	27,231,346	27,660,346	27,695,346	27,730,346	30,108,217	30,143,217	35,487,691	39,732,216	43,704,716			

Notes

- Grants Committed Ending March 2020-21 as per Azma's tab 14.05.21
- Grants Committed in principle (15 Schemes) 2021-22 as per Azma's tab 27.05.21
- 2(a) Certain Pipeline 2021-22 as per Azma's tab 27.05.21
- 2(b) Further Proposed Pipeline 2021-22 as per Azma's 14.05.21
- Loan Payments as per Loan Cashflow Summary 17.05.21
- Loan Repayments as Loan Cashflow Summary 17.05.21
- Overheads estimate on run rate

Loan Payments							Loan Repayments					
	ELY MOD	Haddenham	Alexander House	Gt Abington	Histon Road	Total	ELY MOD	Haddenham	Alexander Ho	Gt Abington	Histon Road	Total
Apr-21	182,510	331,479	199,760	352,944	184,114	1,250,807	268,501	312,508			-	581,009
May-21	82,388	312,882	183,788	276,918	397,986	1,253,961	586,630	585,858			-	1,172,488
Jun-21	65,274	152,197	235,042	313,507	348,656	1,114,677	1,513,044	-			-	1,513,044
Jul-21	65,274	144,525	184,233	298,761	360,206	1,052,999	442,042	260,000			-	702,042
Aug-21	82,048	147,664	180,206	271,387	352,356	1,033,661	376,141	217,821			-	593,962
Sep-21	68,324	236,095	179,783	475,516	358,201	1,317,918	1,618,431	-	251,700	2,488,000	-	4,358,131
Oct-21	89,673	297,488	517,346		354,456	1,258,963	2,746,340	735,960	1,600,800	1,487,750	-	6,570,850
Nov-21	71,374	301,610			357,656	730,639	1,348,463	472,000	1,320,375	1,448,167	-	4,589,005
Dec-21	59,887	297,488			345,426	702,801	-	-	1,778,792		-	1,778,792
Jan-22	63,293	298,096			332,656	694,045	554,788	276,559			-	831,347
Feb-22	84,998	297,488			332,656	715,142	269,083	-			-	269,083
Mar-22	84,998	297,488			332,656	715,142	450,733	-		1,608,500	-	2,059,233
Apr-22	84,998	297,488			332,656	715,142	945,136	-		1,231,050	-	2,176,186
May-22	106,703	303,366			332,656	742,725	2,228,433	587,760			-	2,816,193
Jun-22	84,998	302,873			332,656	720,527	1,959,555	677,862			-	2,637,418
Jul-22	106,703	303,440			333,656	743,799	733,924	595,200			-	1,329,124
Aug-22	84,998	307,732			329,656	722,386	709,511	1,163,742		2,062,650	-	3,935,904
Sep-22	84,998	304,666			388,655	778,319	2,881,634	717,800		1,157,300	-	4,756,734
Oct-22	106,703	307,964				414,667	1,994,746	1,047,600		1,874,550	-	4,916,896
Nov-22	81,061	304,666				385,727	1,250,331	717,800		1,385,000	-	3,353,131
Dec-22	60,337	308,837				369,174	1,899,602	844,888		559,125	-	3,303,615
Jan-23		304,166				304,166	620,091	368,600			-	988,691
Feb-23		5,044				5,044		504,400			-	504,400
Mar-23		2,522				2,522		176,711			-	176,711
Apr-23						-					-	-
May-23						-					-	-
Jun-23						-					-	-
Jul-23						-					-	-
Aug-23						-					-	-
Sep-23						-					-	-
Oct-23						-					-	-
Nov-23						-					-	-
Dec-23						-					-	-
Jan-24						-					-	-
Feb-24						-					-	-
Mar-24						-					-	-
Apr-24						-					-	-
May-24						-					-	-
Jun-24						-					-	-
Jul-24						-					-	-
Aug-24						-					-	-
Sep-24						-					-	-
Oct-24						-					-	-
Nov-24						-					-	-

APRIL 2021 - DECEMBER 2023 S05 AND CASHFLOW

Site Name	Start Date	End Date	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Totals	
Stanford Court, Warrington, Peterborough	31/12/2021	31/12/2022							£955,500.00								£1,311,000.00							£655,500.00												£ 2,622,000	
Wisbech Road, March	30/09/2021	31/08/2023						£1,135,500.00												£2,271,000.00																	£ 4,542,000
Road of 26-34 High Street, Sibley, Herts	31/10/2021	31/12/2022								£785,000.00																										£ 1,570,000	
33 at Newwood Road, (March Town Centre)	31/03/2022	31/12/2023												£480,000.00																				£480,000.00		£ 1,920,000	
33 at Newwood Road, March Town Centre	31/03/2022	31/03/2023												£190,000.00							£380,000.00															£ 760,000	
33 c) Queens Street, March Town Centre	31/03/2022	31/03/2023												£210,000.00																						£ 840,000	
Stanground, Peterborough	31/08/2021	31/12/2023						£585,000.00																												£585,000.00	£ 1,170,000
Great Hadden Way, Dundee Road, Peterborough	30/09/2021	31/12/2023						£1,415,000.00																												£1,415,000.00	£ 2,830,000
Welford, Phase 2, Newark Road, Peterborough	31/05/2021	31/03/2023			£1,870,000.00																															£1,870,000.00	£ 3,740,000
Old Mill Site, North Street, Sibley, Herts	31/01/2022	31/03/2023												£210,000.00																						£210,000.00	£ 420,000
Station Road, Littleport, Ely, East Cambridgeshire	30/09/2021	30/09/2023							£686,871.50																											£686,871.50	£ 1,373,743
Land Rear of High Street, Needingworth, Herts	31/10/2021	31/01/2023																																		£887,500.00	£ 1,775,000
Wisbech Road, Littleport	31/01/2022	31/06/2023																																		£394,000.00	£ 1,576,000
Great Hadden, London Road, Yaxley, Peterborough	31/08/2021	31/12/2023						£1,097,166.50																												£1,097,166.50	£ 2,194,333
Dundee Road, Peterborough	31/01/2022	31/12/2023																																		£1,712,307.50	£ 3,464,615
Sub Total				£0.0	£0.0	£1,870,000.0	£0.0	£0.0	£3,297,166.5	£2,477,871.5	£1,472,500.0	£0.0	£0.0	£2,316,307.5	£0.0	£880,000.0	£0.0	£1,311,000.0	£0.0	£0.0	£2,271,000.0	£800,000.0	£788,000.0	£0.0	£2,400,500.0	£887,500.0	£0.0	£2,480,000.0	£0.0	£0.0	£394,000.0	£0.0	£0.0	£1,822,371.5	£0.0	£5,309,474.0	£ 30,797,681

2 (N) Further proposed Pipeline 2021-22																							
Schema Name	Brief Description	Provider / Lead Partner	LA	No. Units in whole scheme	No of additional affordable housing units to be funded and delivered by CPCA over scheme (see 1.1)	Status P = Proposed R = Further to CPCA Approval C = Contracted	CPCA Funding approval date (if approved)	Target CPCA Funding approval date (SAMP or other)	Target MHCLG Approved Date (SAMP or other)	Starts on Site date	Completion Date	Proposed Funding	Payment Phase	Expected end phase payment date	Final Payment Date same as completion date (detail if different)	Intervention rate for (MHCLG)	Social Rented	Rented	Shared Ownership	CPCA assisted additional sqm? (yes/no)	CPCA assisted Start on Site? (yes/no)	Notes	Total Grants Required
2 (N) Further proposed Pipeline 2021-22																							
Various sites for tenure conversion	Haylo	various		100	100	P	08/11/2021	18/10/2021	09/11/2021	31/03/2023		£ 4,470,000	100	n/a	yes	£ 44,700			100	Yes	Yes	Tenure conversions will be a little more expensive. Stakeholders had significant 100 more units on site.	£ 4,470,000.00
Haylo CPCA	new tenure conversion	Peterborough	Peterborough	41	41	P	06/09/2021	30/09/2021	already started	already completed		£ 1,800,000	300	n/a	yes	£ 43,000			41	Yes	Yes	MHCLG will not fund Rent plus product	£ 1,789,999.63
Haylo CPCA	new tenure conversion	Peterborough	Peterborough	136	136	P	06/09/2021	30/09/2021	30/09/2021	31/03/2023		£ 5,760,000	100	n/a	yes	£ 42,353			136	Yes	Yes	MHCLG will not fund Rent plus product	£ 5,719,999.84
Haylo CPCA	new development	Peterborough	Peterborough	175	175	P	06/09/2021	30/09/2021	31/03/2023	31/03/2023		£ 7,875,000	300	n/a	yes	£ 45,000			175	Yes	Yes	MHCLG will not fund Rent plus product	£ 7,875,000.00
Haylo CPCA	new tenure conversion	Peterborough	Peterborough	86	86	P	06/09/2021	30/09/2021	31/03/2023	31/03/2024		£ 3,870,000	100	n/a	yes	£ 45,000			86	Yes	Yes	MHCLG will not fund Rent plus product	£ 3,870,000.00
																						£ 23,274,999.47	

Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Mar-24	Mar-25	Total				
																																					£ 4,470,000	£ 4,470,000	
																																						£ 1,800,000	£ 1,800,000
																																						£ 5,760,000	£ 5,760,000
																																						£ 3,937,500	£ 3,937,500
																																						£ 3,870,000	£ 3,870,000
£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£ 23,274,999		

Income		
£100m Programme funds received	55,000,000	
Expenditure		
Housing Programme	13,704,647	As at 31.03.21 General Ledger
Housing Loan	36,985,622	As at 31.03.21 General Ledger
£100m Programm Expenditure	50,690,269	
Balance remaining	4,309,731	

