

Development	Current Stage	Self Select Investment Value	Auto Investment Value	Capital outstanding	Third Party Funding	Total Anticipated Recovery	Forecast Sales Completion Date	Potential Capital/ Surplus (Shortfall)	Latest Recovery Actions
HCD2 - Alderley Edge	Sales Complete	1,152,000	632,385	1,784,385	0	1,389,995	N/A	(394,390)	Both remaining properties now sold. 1 remaining plot to sell 14 apartments - 8 have completed, 3 are reserved and 3 remain on the market. There are known snagging issues on site. Capital outstanding figures have been updated as redemption figure has been calculated by the company.
HCD3 - The woodlands	Awaiting Sales	0	1,291,902	1,291,902	0	434,139	Sep-21	(857,763)	
HCD14 - Library House	Awaiting Sales	30,000	907,000	937,000	0	854,415	Dec-21	(82,585)	
HCD15 - Buckton View	Awaiting Sales	3,402,999	0	3,402,999	0	3,183,503	Oct-21	(219,496)	Plot sales continue. Out of 36 plots 33 have completed, 2 remain reserved and 1 is available on the market.
HCD16 - Moss Lane, Crewe	Construction	1,123,000	TBC	2,115,971	321,327	2,194,344	Nov-21	(242,954)	12 plots on site. 11 plots are reserved and 1 exchanged contracts. Ongoing delay due to connection of utilities hampered by application to Local Authority for road closure. Third party funding will be paid before capital repayments to investors.
HCD19 - Fox Owl Rise	Construction	4,283,700	TBC	8,417,440	802,725	9,562,404	Feb-22	342,239	Construction has re-started. 54 properties remain of which 27 are reserved pending practical completion and 27 currently on market. Of the reserved properties, 10 will be sold in bulk purchase to a local housing association. Third party funding will be paid before capital repayments to investors.
HCD20 - Rudheath	Awaiting Sales	617,900	9,500	627,400	0	1,124,763	Oct-21	497,363	19 Plots on site - 17 have completed, 2 properties remain to sell. There are known snagging issues. Element of Interest to be paid if site remains in profit.
HCD21 - Manchester Road	Construction	2,469,000	TBC	3,102,193	558,089	3,633,990	Jan-22	(26,292)	6 Plots on site. 2 are reserved and 4 remain available. Third party funding will be paid before capital repayments to investors.
HCD22 - Heywood	Construction	786,600	TBC	1,730,000	590,143	2,297,533	Jan-22	(22,610)	13 plots on site of which 6 properties are reserved, 7 remain available. Third party funding will be paid before capital repayments to investors.
HCD23 - The Downs	N/A	4,888,500	TBC	9,716,934	0	2,250,000	N/A	(7,466,934)	Further Investment goal was not reached. The offer in the sum of £2.25M is currently being considered.
HCD25 - Chapel Walks	Construction	3,027,086	TBC	4,506,190	900,000	4,503,280	Feb-22	(902,910)	14 properties left to build in various stages. 1 is currently reserved. Works funded by third party. Third party funding will be paid before capital repayments to investors.