

Higher - Appendix 12 Cover



LB Enfield - VIABILITY UPDATE - August 2023

Flats 140 HD

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UNITS **140**
Affordable 35%

Aff - rented 70% % of Aff
49 Shared Own 30%
First Homes 0% % of Aff

	Rounded
34.30	34
14.70	15
0.00	0
49.00	49

Modelling

Density 200 units/ha
Net:Gross 100%

Area ha

Total 0.700
Gross 0.700 ha
Net 0.700 ha

Characteristics

Sub Area Higher
Green Brov Brown
Use PDL

		Market					
Beds	m2	Circulation	91	Rounded	m2	m2	Circulation
Terrace	2	73	0.0%	0.00	0	0	0.0%
Terrace	3	86	0.0%	0.00	0	0	0.0%
Terrace	4	97	0.0%	0.00	0	0	0.0%
Semi	2	81	0.0%	0.00	0	0	0.0%
Semi	3	98	0.0%	0.00	0	0	0.0%
Semi	4	106	0.0%	0.00	0	0	0.0%
Det	3	120	0.0%	0.00	0	0	0.0%
Det	4	130	0.0%	0.00	0	0	0.0%
Det	5	140	0.0%	0.00	0	0	0.0%
Flat to5	1	40	10.0%	0.00	0	0	10.0%
Flat to5	2	65	10.0%	0.00	0	0	10.0%
Flat to5	3	80	10.0%	0.00	0	0	10.0%
Flat 6+	1	40	15.0%	10%	9	414	15.0%
Flat 6+	2	65	15.0%	50%	45.50	3,439	15.0%
Flat 6+	3	80	15.0%	40%	36.40	3,312	15.0%
			100%	91.00	91	7,165	

Affordable for Rent				Shared Ownership				First Homes			
34	Rounded	m2		15	Rounded	m2		0	Rounded	m2	
0.00	0	0	0.0%	0.00	0	0	0.0%	0.00	0	0	0.0%
0.00	0	0	0.0%	0.00	0	0	0.0%	0.00	0	0	0.0%
0.00	0	0	0.0%	0.00	0	0	0.0%	0.00	0	0	0.0%
0.00	0	0	0.0%	0.00	0	0	0.0%	0.00	0	0	0.0%
0.00	0	0	0.0%	0.00	0	0	0.0%	0.00	0	0	0.0%
0.00	0	0	0.0%	0.00	0	0	0.0%	0.00	0	0	0.0%
0.00	0	0	0.0%	0.00	0	0	0.0%	0.00	0	0	0.0%
0.00	0	0	0.0%	0.00	0	0	0.0%	0.00	0	0	0.0%
0.00	0	0	0.0%	0.00	0	0	0.0%	0.00	0	0	0.0%
0.00	0	0	0.0%	0.00	0	0	0.0%	0.00	0	0	0.0%
0.00	0	0	0.0%	0.00	0	0	0.0%	0.00	0	0	0.0%
20%	6.80	7	314	20%	3.00	3	135	20%	0.00	0	0
40%	13.60	13	912	40%	6.00	6	421	40%	0.00	0	0
40%	13.60	14	1,191	40%	6.00	6	511	40%	0.00	0	0
100%	34.00	34	2,417	100%	15.00	15	1,066	100%	0.00	0	0

		BCIS					
		Lower Q	Median	Used	m2		
Terrace	2		1,761	1,761	0	0	
Terrace	3		1,761	1,761	0	0	
Terrace	4		1,761	1,761	0	0	
Semi	2		1,814	1,814	0	0	
Semi	3		1,814	1,814	0	0	
Semi	4		1,814	1,814	0	0	
Det	3		2,084	2,084	0	0	
Det	4		2,084	2,084	0	0	
Det	5		2,084	2,084	0	0	
Flat to5	1		2,064	2,064	0	0	
Flat to5	2		2,064	2,064	0	0	
Flat to5	3		2,064	2,064	0	0	
Flat 6+	1		2,357	2,357	863	2,032,766	
Flat 6+	2		2,357	2,357	4,771	11,245,261	
Flat 6+	3		2,357	2,357	5,014	11,817,146	
					10,648	25,095,172	

2,357 £/m2

Occupants		Population	
Beds	Count	per unit	
Terrace	2	0	0
Terrace	3	0	0
Terrace	4	0	0
Semi	2	0	0
Semi	3	0	0
Semi	4	0	0
Det	3	0	0
Det	4	0	0
Det	5	0	0
Flat to5	1	0	0
Flat to5	2	0	0
Flat to5	3	0	0
Flat 6+	1	19	0
Flat 6+	2	65	0
Flat 6+	3	56	0
		Residents	0

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
0.0000	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	91	7,165	78.73	6,230	68.46
Aff - rented	34	2,417	71.10	2,102	61.82
Shared Ownership	15	1,066	71.07	927	61.80
First Homes	0	0	71.07	0	61.80
	140	10,648		9,259	

Medium Density 35

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UNITS
Affordable

35

35%

Aff - rented 70% % of Aff
12.25 Shared Own 30%
First Homes 0% % of Aff

	Rounded
8.58	9
3.68	3
0.00	0
12.25	12

Modelling

Density 48 units/ha
Net:Gross 100%

Area ha

Total 0.729
Gross 0.729 ha
Net 0.729 ha

Characteristics

Sub Area Higher
Green Brov Brown
Use PDL

		Market					
Beds	m2	Circulation		Rounded	m2	m2	Circulation
Terrace	2	73	10%	2.28	2	146	0.0%
Terrace	3	86	25%	5.69	6	516	0.0%
Terrace	4	97	20%	4.55	5	485	0.0%
Semi	2	81		0.00	0	0	0.0%
Semi	3	98	20%	4.55	5	490	0.0%
Semi	4	106	10%	2.28	2	212	0.0%
Det	3	120		0.00	0	0	0.0%
Det	4	130		0.00	0	0	0.0%
Det	5	140		0.00	0	0	0.0%
Flat to5	1	40	5%	1.14	1	40	10.0%
Flat to5	2	65	10%	2.28	2	143	10.0%
Flat to5	3	80	10.0%	0.00	0	0	10.0%
Flat 6+	1	40	15.0%	0.00	0	0	15.0%
Flat 6+	2	65	15.0%	0.00	0	0	15.0%
Flat 6+	3	80	15.0%	0.00	0	0	15.0%
			100%	22.75	23	2,032	

Affordable for Rent				Shared Ownership				First Homes			
9	Rounded	m2		3	Rounded	m2		0	Rounded	m2	
10%	0.90	2	140	10%	0.30	0	0	10%	0.00	0	0
20%	1.80	2	168	20%	0.60	1	84	20%	0.00	0	0
5%	0.45	0	0	5%	0.15	0	0	5%	0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
15%	1.35	1	43	15%	0.45	0	0	15%	0.00	0	0
25%	2.25	2	134	25%	0.75	1	67	25%	0.00	0	0
25%	2.25	2	163	25%	0.75	1	81	25%	0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	9.00	9	648	100%	3.00	3	233	100%	0.00	0	0

		BCIS			
		Lower Q	Median	Used	m2
Terrace	2		1,761	1,761	286
Terrace	3		1,761	1,761	768
Terrace	4		1,761	1,761	485
Semi	2		1,814	1,814	0
Semi	3		1,814	1,814	490
Semi	4		1,814	1,814	212
Det	3		2,084	2,084	0
Det	4		2,084	2,084	0
Det	5		2,084	2,084	0
Flat to5	1		2,064	2,064	83
Flat to5	2		2,064	2,064	344
Flat to5	3		2,064	2,064	244
Flat 6+	1		2,357	2,357	0
Flat 6+	2		2,357	2,357	0
Flat 6+	3		2,357	2,357	0
					2,912

1,844 £/m2

Occupants	Beds	Count	Population
			per unit
Terrace	2	4	0
Terrace	3	9	0
Terrace	4	5	0
Semi	2	0	0
Semi	3	5	0
Semi	4	2	0
Det	3	0	0
Det	4	0	0
Det	5	0	0
Flat to5	1	2	0
Flat to5	2	5	0
Flat to5	3	3	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	0	0
			Residents

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
0.0000	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	23	2,032	88.35	2,019	87.78
Aff - rented	9	648	71.99	617	68.56
Shared Ownership	3	233	77.50	219	73.00
First Homes	0	0	77.50	0	73.00
	35	2,912		2,855	

Houses 70

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UNITS **70**
Affordable 35%
Aff - rented 70% % of Aff
24.5 Shared Own 30%
First Homes 0% % of Aff

	Rounded
17.15	17
7.35	7
0.00	0
24.50	24

Modelling Density 40 units/ha
Net:Gross 100%
Area ha Total 1.750
Gross 1.750 ha
Net 1.750 ha

Characteristics
Sub Area Higher
Green Brov Brown
Use PDL

		Market							
	Beds	m2	Circulation	45.5	Rounded	m2	m2	Circulation	
Terrace	2	73	0.0%	15%	6.83	7	511	70	0.0%
Terrace	3	86	0.0%	35%	15.93	16	1,376	84	0.0%
Terrace	4	97	0.0%	20%	9.10	9	873	97	0.0%
Semi	2	81	0.0%		0.00	0	0	79	0.0%
Semi	3	98	0.0%	20%	9.10	9	882	93	0.0%
Semi	4	106	0.0%	10%	4.55	5	530	106	0.0%
Det	3	120	0.0%		0.00	0	0	102	0.0%
Det	4	130	0.0%		0.00	0	0	115	0.0%
Det	5	140	0.0%		0.00	0	0	119	0.0%
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%
				100%	45.50	46	4,172		

Affordable for Rent				Shared Ownership				First Homes				
	17	Rounded	m2	7	Rounded	m2	0	Rounded	m2	0	Rounded	m2
	35%	5.95	6	420	35%	2.45	210	35%	0.00	0	0	
	30%	5.10	5	420	30%	2.10	168	30%	0.00	0	0	
	5%	0.85	1	97	5%	0.35	0	5%	0.00	0	0	
		0.00	0	0		0.00	0		0.00	0	0	
		0.00	0	0		0.00	0		0.00	0	0	
		0.00	0	0		0.00	0		0.00	0	0	
		0.00	0	0		0.00	0		0.00	0	0	
		0.00	0	0		0.00	0		0.00	0	0	
	15%	2.55	2	86	15%	1.05	43	15%	0.00	0	0	
	15%	2.55	3	201	15%	1.05	67	15%	0.00	0	0	
		0.00	0	0		0.00	0		0.00	0	0	
		0.00	0	0		0.00	0		0.00	0	0	
		0.00	0	0		0.00	0		0.00	0	0	
		0.00	0	0		0.00	0		0.00	0	0	
		0.00	0	0		0.00	0		0.00	0	0	
		0.00	0	0		0.00	0		0.00	0	0	
		0.00	0	0		0.00	0		0.00	0	0	
		0.00	0	0		0.00	0		0.00	0	0	
	100%	17.00	17	1,224	100%	7.00	488	100%	0.00	0	0	

		BCIS					
		Lower Q	Median	Used	m2		
Terrace	2		1,761	1,761	1,141	2,009,101	
Terrace	3		1,761	1,761	1,964	3,458,260	
Terrace	4		1,761	1,761	970	1,708,000	
Semi	2		1,814	1,814	0	0	
Semi	3		1,814	1,814	882	1,600,054	
Semi	4		1,814	1,814	530	961,484	
Det	3		2,084	2,084	0	0	
Det	4		2,084	2,084	0	0	
Det	5		2,084	2,084	0	0	
Flat to5	1		2,064	2,064	129	265,631	
Flat to5	2		2,064	2,064	268	553,965	
Flat to5	3		2,064	2,064	0	0	
Flat 6+	1		2,357	2,357	0	0	
Flat 6+	2		2,357	2,357	0	0	
Flat 6+	3		2,357	2,357	0	0	
					5,884	10,556,495	

1,794 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	16	0	0
Terrace	3	23	0	0
Terrace	4	10	0	0
Semi	2	0	0	0
Semi	3	9	0	0
Semi	4	5	0	0
Det	3	0	0	0
Det	4	0	0	0
Det	5	0	0	0
Flat to5	1	3	0	0
Flat to5	2	4	0	0
Flat to5	3	0	0	0
Flat 6+	1	0	0	0
Flat 6+	2	0	0	0
Flat 6+	3	0	0	0
			Residents	0

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
0.0000	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	46	4,172	90.70	4,172	90.70
Aff - rented	17	1,224	72.01	1,198	70.47
Shared Ownership	7	488	69.71	478	68.29
First Homes	0	0	72.01	0	70.47
	70	5,884		5,848	

Houses 35

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UNITS **35**
Affordable 35%
Aff - rented 70% % of Aff
12.25 Shared Own 30%
First Homes 0% % of Aff

	Rounded
8.58	9
3.68	4
0.00	0
12.25	13

Modelling Density 40 units/ha
Net:Gross 100%
Area ha Total 0.875
Gross 0.875 ha
Net 0.875 ha

Characteristics
Sub Area Higher
Green Brov Brown
Use PDL

		Market						Circulation	
		22.75		Rounded	m2	m2			
Terrace	2	15%	3.41	3	219	70	0.0%	0.0%	
Terrace	3	35%	7.96	8	688	84	0.0%	0.0%	
Terrace	4	20%	4.55	5	485	97	0.0%	0.0%	
Semi	2		0.00	0	0	79	0.0%	0.0%	
Semi	3	20%	4.55	5	490	93	0.0%	0.0%	
Semi	4	10%	2.28	2	212	106	0.0%	0.0%	
Det	3		0.00	0	0	102	0.0%	0.0%	
Det	4		0.00	0	0	115	0.0%	0.0%	
Det	5		0.00	0	0	119	0.0%	0.0%	
Flat to5	1	10.0%	0.00	0	0	39	10.0%	10.0%	
Flat to5	2	10.0%	0.00	0	0	61	10.0%	10.0%	
Flat to5	3	10.0%	0.00	0	0	74	10.0%	10.0%	
Flat 6+	1	15.0%	0.00	0	0	39	15.0%	15.0%	
Flat 6+	2	15.0%	0.00	0	0	61	15.0%	15.0%	
Flat 6+	3	15.0%	0.00	0	0	74	15.0%	15.0%	
		100%	22.75	23	2,094				

Affordable for Rent				Shared Ownership				First Homes			
9	Rounded	m2		4	Rounded	m2	0	Rounded	m2		
35%	3.15	3	210	35%	1.40	1	70	35%	0.00	0	
30%	2.70	3	252	30%	1.20	1	84	30%	0.00	0	
5%	0.45	0	0	5%	0.20	0	0	5%	0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
15%	1.35	1	43	15%	0.60	1	43	15%	0.00	0	
15%	1.35	1	67	15%	0.60	1	67	15%	0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
100%	9.00	8	572	100%	4.00	4	264	100%	0.00	0	

		BCIS			
		Lower Q	Median	Used	m2
Terrace	2	1,761	1,761	499	878,652
Terrace	3	1,761	1,761	1,024	1,803,085
Terrace	4	1,761	1,761	485	854,000
Semi	2	1,814	1,814	0	0
Semi	3	1,814	1,814	490	888,919
Semi	4	1,814	1,814	212	384,593
Det	3	2,084	2,084	0	0
Det	4	2,084	2,084	0	0
Det	5	2,084	2,084	0	0
Flat to5	1	2,064	2,064	86	177,087
Flat to5	2	2,064	2,064	134	276,982
Flat to5	3	2,064	2,064	0	0
Flat 6+	1	2,357	2,357	0	0
Flat 6+	2	2,357	2,357	0	0
Flat 6+	3	2,357	2,357	0	0
				2,930	5,263,318

1,796 £/m2

Occupants		Population	
Beds	Count	per unit	
Terrace	2	7	0
Terrace	3	12	0
Terrace	4	5	0
Semi	2	0	0
Semi	3	5	0
Semi	4	2	0
Det	3	0	0
Det	4	0	0
Det	5	0	0
Flat to5	1	2	0
Flat to5	2	2	0
Flat to5	3	0	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	0	0
		Residents	0

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
0.0000	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	23	2,094	91.04	2,094	91.04
Aff - rented	8	572	71.50	562	70.25
Shared Ownership	4	264	66.00	254	63.50
First Homes	0	0	66.00	0	63.50
	35	2,930		2,910	

Houses 35 Greenfield
20

UNITS **35**
Affordable **50%**
Aff - rented 70% % of Aff
17.5 Shared Own 30%
First Homes 0% % of Aff

	Rounded
12.25	12
5.25	5
0.00	0
17.50	17

Modelling Density 35 units/ha
Net:Gross 75%
Area ha Total 1.333
Gross 1.333 ha
Net 1.000 ha
Characteristics Sub Area Higher
Green Brov Green
Use Agricultural

		Market					
	Beds	m2	Circulation	17.5	Rounded	m2	Circulation
Terrace	2	73	0.0%	15%	2.63	2	146
Terrace	3	86	0.0%	35%	6.13	6	516
Terrace	4	97	0.0%	20%	3.50	4	388
Semi	2	81	0.0%		0.00	0	0
Semi	3	98	0.0%	20%	3.50	4	392
Semi	4	106	0.0%	10%	1.75	2	212
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%		0.00	0	0
Det	5	140	0.0%		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0
				100%	17.50	18	1,654

Affordable for Rent				Shared Ownership				First Homes			
12	4.20	Rounded	m2	5	1.75	Rounded	m2	0	0.00	Rounded	m2
35%	4.20	4	280	35%	1.75	2	140	35%	0.00	0	0
30%	3.60	4	336	30%	1.50	2	168	30%	0.00	0	0
5%	0.60	1	97	5%	0.25	0	0	5%	0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
15%	1.80	1	43	15%	0.75	0	0	15%	0.00	0	0
15%	1.80	2	134	15%	0.75	1	67	15%	0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	12.00	12	890	100%	5.00	5	375	100%	0.00	0	0

		BCIS			
		Lower Q	Median	Used	m2
Terrace	2		1,761	1,761	566
Terrace	3		1,761	1,761	1,020
Terrace	4		1,761	1,761	485
Semi	2		1,814	1,814	0
Semi	3		1,814	1,814	392
Semi	4		1,814	1,814	212
Det	3		2,084	2,084	0
Det	4		2,084	2,084	0
Det	5		2,084	2,084	0
Flat to5	1		2,064	2,064	43
Flat to5	2		2,064	2,064	201
Flat to5	3		2,064	2,064	0
Flat 6+	1		2,357	2,357	0
Flat 6+	2		2,357	2,357	0
Flat 6+	3		2,357	2,357	0
					2,919

1,797 £/m2

Occupants	Beds	Count	Population
			per unit
Terrace	2	8	0
Terrace	3	12	0
Terrace	4	5	0
Semi	2	0	0
Semi	3	4	0
Semi	4	2	0
Det	3	0	0
Det	4	0	0
Det	5	0	0
Flat to5	1	1	0
Flat to5	2	3	0
Flat to5	3	0	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	0	0
			Residents

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
0.0000	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	0.333
Shortfall / Surplus	0.333

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	18	1,654	91.89	1,654	91.89
Aff - rented	12	890	74.18	874	72.83
Shared Ownership	5	375	75.02	369	73.80
First Homes	0	0	75.02	0	73.80
	35	2,919		2,897	

Houses 10 Greenfield
21

UNITS 10
Affordable 50%

Aff - rented 70% % of Aff
5 Shared Own 30%
First Homes 0% % of Aff

	Rounded
3.50	4
1.50	1
0.00	0
5.00	5

Modelling Density 30 units/ha
Net:Gross 75%

Area ha
Total 0.444
Gross 0.444 ha
Net 0.333 ha

Characteristics
Sub Area Higher
Green Brov Green
Use Paddock

		Market					
Beds	m2	Circulation	5	Rounded	m2	m2	Circulation
Terrace	2	73	0.0%	20%	1.00	1	73
Terrace	3	86	0.0%		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0
Semi	2	81	0.0%		0.00	0	0
Semi	3	98	0.0%	60%	3.00	3	294
Semi	4	106	0.0%	20%	1.00	1	106
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%		0.00	0	0
Det	5	140	0.0%		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0
			100%	5.00	5	473	

Affordable for Rent				Shared Ownership				First Homes			
4	4.00	Rounded	m2	1	1.00	Rounded	m2	0	0.00	Rounded	m2
100%	4.00	4	280	100%	1.00	1	70	100%	0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	4.00	4	280	100%	1.00	1	70	100%	0.00	0	0

		BCIS			
		Lower Q	Median	Used	m2
Terrace	2		1,761	1,761	423
Terrace	3		1,761	1,761	0
Terrace	4		1,761	1,761	0
Semi	2		1,814	1,814	0
Semi	3		1,814	1,814	294
Semi	4		1,814	1,814	106
Det	3		2,084	2,084	0
Det	4		2,084	2,084	0
Det	5		2,084	2,084	0
Flat to5	1		2,064	2,064	0
Flat to5	2		2,064	2,064	0
Flat to5	3		2,064	2,064	0
Flat 6+	1		2,357	2,357	0
Flat 6+	2		2,357	2,357	0
Flat 6+	3		2,357	2,357	0
					823

1,470,477
1,787 £/m2

Occupants	Beds	Count	Population
			per unit
Terrace	2	6	0
Terrace	3	0	0
Terrace	4	0	0
Semi	2	0	0
Semi	3	3	0
Semi	4	1	0
Det	3	0	0
Det	4	0	0
Det	5	0	0
Flat to5	1	0	0
Flat to5	2	0	0
Flat to5	3	0	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	0	0
			Residents

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
0.0000	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	0.111
Shortfall / Surplus	0.111

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	5	473	94.60	473	94.60
Aff - rented	4	280	70.00	280	70.00
Shared Ownership	1	70	70.00	70	70.00
First Homes	0	0	70.00	0	70.00
	10	823		823	

Chase Park

29

UNITS **3611** Aff - rented 70% % of Aff
Affordable 50% 1805.5 Shared Own 30%
First Homes 0% % of Aff

	Rounded
1263.85	1,264
541.65	542
0.00	0
1805.50	1806

Modelling Area ha
Density 63 units/ha Total **167.150**
Net:Gross 82% Gross 70.096 ha
Net 57.163 ha

Characteristics
Sub Area Higher
Green Brov Mixed
Use Mixed

		Market					
Beds	m2	Circulation	1805.5	Rounded	m2	m2	Circulation
Terrace	2	73	0.0%	0.00	0	70	0.0%
Terrace	3	86	0.0%	13.96%	252.13	84	0.0%
Terrace	4	97	0.0%	29.25%	528.16	97	0.0%
Semi	2	81	0.0%	0.00%	0.00	79	0.0%
Semi	3	98	0.0%	1.26%	22.70	93	0.0%
Semi	4	106	0.0%	3.77%	68.10	106	0.0%
Det	3	120	0.0%	0.00	0	102	0.0%
Det	4	130	0.0%	0.00	0	115	0.0%
Det	5	140	0.0%	0.00	0	119	0.0%
Flat to5	1	40	10.0%	0.00%	0.00	39	10.0%
Flat to5	2	65	10.0%	13.84%	249.86	61	10.0%
Flat to5	3	80	10.0%	0.00%	0.00	74	10.0%
Maisonett	1	40	5.0%	0.00%	0.00	39	5.0%
Maisonett	2	65	5.0%	26.98%	487.04	61	5.0%
Maisonett	3	80	5.0%	10.94%	197.51	74	5.0%
			100%	1,805.50	1,806	150,095	

Affordable for Rent				Shared Ownership				First Homes				
	1,264	Rounded	m2	542	Rounded	m2	0	Rounded	m2	0	Rounded	m2
	0.00%	0.00	0	0%	0.00	0	0%	0.00	0	0%	0	0
	7.54%	95.35	95	8%	40.89	41	8%	3,444	8%	0.00	0	0
	1.26%	15.89	16	1%	6.81	7	1%	679	1%	0.00	0	0
	0.00%	0.00	0	0%	0.00	0	0%	0.00	0%	0.00	0	0
	0.00%	0.00	0	0%	0.00	0	0%	0.00	0%	0.00	0	0
	0.00%	0.00	0	0%	0.00	0	0%	0.00	0%	0.00	0	0
	0.00%	0.00	0	0%	0.00	0	0%	0.00	0%	0.00	0	0
	0.00%	0.00	0	0%	0.00	0	0%	0.00	0%	0.00	0	0
	10.00%	126.40	126	10%	54.20	53	10%	2,274	10%	0.00	0	0
	32.39%	409.40	409	32%	175.55	176	32%	11,810	32%	0.00	0	0
	19.68%	248.78	249	20%	106.68	107	20%	8,710	20%	0.00	0	0
	0.00%	0.00	0	0%	0.00	0	0%	0.00	0%	0.00	0	0
	25.48%	322.08	322	25%	138.11	138	25%	8,839	25%	0.00	0	0
	3.65%	46.09	46	4%	19.76	20	4%	1,554	4%	0.00	0	0
	100%	1,264.00	1,263	86,848	100%	542.00	542	37,309	100%	0.00	0	0

		BCIS			
		Lower Q	Median	Used	m2
Terrace	2	1,547		1,547	0
Terrace	3	1,547		1,547	33,096
Terrace	4	1,547		1,547	53,447
Semi	2	1,590		1,590	0
Semi	3	1,590		1,590	2,254
Semi	4	1,590		1,590	7,208
Det	3	1,860		1,860	0
Det	4	1,860		1,860	0
Det	5	1,860		1,860	0
Flat to5	1	1,813		1,813	7,679
Flat to5	2	1,813		1,813	57,129
Flat to5	3	1,813		1,813	28,978
Maisonett	1	1,813		1,813	0
Maisonett	2	1,813		1,813	62,701
Maisonett	3	1,813		1,813	21,760
					274,252

1,722 £/m2

Occupants		Population	
Beds	Count	per unit	
Terrace	2	0	0
Terrace	3	388	0
Terrace	4	551	0
Semi	2	0	0
Semi	3	23	0
Semi	4	68	0
Det	3	0	0
Det	4	0	0
Det	5	0	0
Flat to5	1	179	0
Flat to5	2	835	0
Flat to5	3	356	0
Maisonett	1	0	0
Maisonett	2	947	0
Maisonett	3	264	0
		Residents	0

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	
Gross - Net	0.000
Shortfall / Surplus	12.933

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	1,806	150,095	83.11	146,095	80.89
Aff - rented	1,263	86,848	68.76	80,867	64.03
Shared Ownership	542	37,309	68.84	34,742	64.10
First Homes	0	0	68.84	0	64.10
	3,611	274,252		261,704	

Crews Hill

30

UNITS **5389** Aff - rented 70% % of Aff
Affordable 50% 2694.5 Shared Own 30%
First Homes 0% % of Aff

	Rounded
1886.15	1,886
808.35	808
0.00	0
2694.50	2694

Modelling Density 82 units/ha
Net:Gross 45%
Area ha Total **144.884**
Gross 144.884 ha
Net 65.720 ha

Characteristics
Sub Area Higher
Green Brov Mixed
Use Mixed

		Market					
	Beds	m2	Circulation	2694.5	Rounded	125	m2
Terrace	2	73	0.0%	4.66%	125.50	125	9,125
Terrace	3	86	0.0%	12.24%	329.70	330	28,380
Terrace	4	97	0.0%	10.96%	295.20	295	28,615
Semi	2	81	0.0%	2.71%	73.03	73	5,913
Semi	3	98	0.0%	5.42%	146.06	146	14,308
Semi	4	106	0.0%	5.42%	146.06	146	15,476
Det	3	120	0.0%	0.00%	0.00	0	0
Det	4	130	0.0%	0.00%	0.00	0	0
Det	5	140	0.0%	0.00%	0.00	0	0
Flat to5	1	40	10.0%	2.67%	71.98	72	3,168
Flat to5	2	65	10.0%	12.05%	324.66	325	23,238
Flat to5	3	80	10.0%	14.72%	396.64	397	34,936
Maisonett	1	40	5.0%	2.92%	78.70	79	3,318
Maisonett	2	65	5.0%	15.55%	419.07	419	28,597
Maisonett	3	80	5.0%	10.68%	287.90	288	24,192
				100%	2,694.50	2,695	219,265

Affordable for Rent				Shared Ownership				First Homes				
	1,886	Rounded	m2	808	Rounded	m2	0	Rounded	m2	0	Rounded	m2
	9.49%	178.91	179	12,530	9%	76.65	77	5,390	9%	0.00	0	0
	12.79%	241.19	241	20,244	13%	103.33	103	8,652	13%	0.00	0	0
	2.33%	43.92	44	4,268	2%	18.82	19	1,843	2%	0.00	0	0
	0.00%	0.00	0	0	0%	0.00	0	0	0%	0.00	0	0
	0.00%	0.00	0	0	0%	0.00	0	0	0%	0.00	0	0
	0.00%	0.00	0	0	0%	0.00	0	0	0%	0.00	0	0
	0.00%	0.00	0	0	0%	0.00	0	0	0%	0.00	0	0
	0.00%	0.00	0	0	0%	0.00	0	0	0%	0.00	0	0
	0.00%	0.00	0	0	0%	0.00	0	0	0%	0.00	0	0
	0.00%	0.00	0	0	0%	0.00	0	0	0%	0.00	0	0
	20.00%	377.20	377	16,173	20%	161.60	162	6,950	20%	0.00	0	0
	28.18%	531.57	532	35,697	28%	227.73	228	15,299	28%	0.00	0	0
	27.21%	513.21	513	41,758	27%	219.87	219	17,827	27%	0.00	0	0
	0.00%	0.00	0	0	0%	0.00	0	0	0%	0.00	0	0
	0.00%	0.00	0	0	0%	0.00	0	0	0%	0.00	0	0
	0.00%	0.00	0	0	0%	0.00	0	0	0%	0.00	0	0
	100%	1,886.00	1,886	130,671	100%	808.00	808	55,960	100%	0.00	0	0

		BCIS			
		Lower Q	Median	Used	m2
Terrace	2	1,547		1,547	27,045
Terrace	3	1,547		1,547	57,276
Terrace	4	1,547		1,547	34,726
Semi	2	1,590		1,590	5,913
Semi	3	1,590		1,590	14,308
Semi	4	1,590		1,590	15,476
Det	3	1,860		1,860	0
Det	4	1,860		1,860	0
Det	5	1,860		1,860	0
Flat to5	1	1,813		1,813	26,291
Flat to5	2	1,813		1,813	74,234
Flat to5	3	1,813		1,813	94,521
Maisonett	1	1,813		1,813	3,318
Maisonett	2	1,813		1,813	28,597
Maisonett	3	1,813		1,813	24,192
					405,896

1,716 £/m2

Occupants		Population	
Beds	Count	per unit	
Terrace	2	381	0
Terrace	3	674	0
Terrace	4	358	0
Semi	2	73	0
Semi	3	146	0
Semi	4	146	0
Det	3	0	0
Det	4	0	0
Det	5	0	0
Flat to5	1	611	0
Flat to5	2	1,085	0
Flat to5	3	1,129	0
Maisonett	1	79	0
Maisonett	2	419	0
Maisonett	3	288	0
			Residents 0

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	79.165
Shortfall / Surplus	79.165

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	2,695	219,265	81.36	211,017	78.30
Aff - rented	1,886	130,671	69.28	122,159	64.77
Shared Ownership	808	55,960	69.26	52,317	64.75
First Homes	0	0	69.26	0	64.75
	5,389	405,896		385,493	

			Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 29	Site 30	
			Flats 140 HD	Flats 70 HD	Flats 350	Flats 140	Flats 70	Flats 35	Flats 16	Flats 8	Flats 5	Medium Density 70	Medium Density 35	Medium Density 16	Medium Density 8	Houses 70	Houses 35	Houses 10	Houses 5	Houses 35 Greenfield	Houses 10 Greenfield	Houses 6 Greenfield	Chase Park	Crews Hill	
			Higher	Higher	Higher	Higher	Higher	Higher	Higher	Higher	Higher	Higher	Higher	Higher	Higher	Higher	Higher	Higher	Higher	Higher	Higher	Higher	Higher	Higher	
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Mixed	Mixed
	Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Paddock	Paddock	Mixed	Mixed
Site Area	Gross	ha	0.700	0.350	2.692	1.400	0.700	0.438	0.200	0.100	0.063	1.458	0.729	0.356	0.178	1.750	0.875	0.250	0.125	1.333	0.444	0.200	70.096	144.884	
	Net	ha	0.700	0.350	2.692	1.400	0.700	0.438	0.200	0.100	0.063	1.458	0.729	0.356	0.178	1.750	0.875	0.250	0.125	1.000	0.333	0.200	57.163	65.720	
Units			140	70	350	140	70	35	16	8	5	70	35	16	8	70	35	10	5	35	10	6	3,611	5,389	
Mix	Market Housing		65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	100.0%	100.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	100.0%	50.0%	50.0%	100.0%	50.0%	50.0%	
	Affordable Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	0.0%	0.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	0.0%	50.0%	50.0%	0.0%	50.0%	50.0%	
	Affordable Rent		24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	0.0%	0.0%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	0.0%	35.0%	35.0%	0.0%	35.0%	35.0%	
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Shared Ownership		10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	0.0%	0.0%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	0.0%	15.0%	15.0%	0.0%	15.0%	15.0%	
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Existing Use Value		£/ha	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	25,000	100,000	100,000	131,901	679,977	
		£ site	2,100,000	1,050,000	8,076,923	4,200,000	2,100,000	1,312,500	600,000	300,000	187,500	4,375,000	2,187,500	1,066,667	533,333	5,250,000	2,625,000	750,000	375,000	33,333	44,444	20,000	22,047,195	98,517,997	
Uplift		£/ha	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	500,000	500,000	500,000	238,475	299,838	
		£ site	420,000	210,000	1,615,385	840,000	420,000	262,500	120,000	60,000	37,500	875,000	437,500	213,333	106,667	1,050,000	525,000	150,000	75,000	666,667	222,222	100,000	39,861,075	43,441,769	
Benchmark Land Value		£/ha	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	525,000	600,000	600,000	370,376	979,815	
		£ site	2,520,000	1,260,000	9,692,308	5,040,000	2,520,000	1,575,000	720,000	360,000	225,000	5,250,000	2,625,000	1,280,000	640,000	6,300,000	3,150,000	900,000	450,000	700,000	266,667	120,000	61,908,270	141,959,766	
Residual	Gross	£/ha	6,070,793	6,039,849	9,104,046	7,528,821	7,884,420	6,401,429	6,801,863	11,137,844	10,086,981	5,794,972	6,049,545	5,620,374	5,947,915	5,094,335	5,077,130	7,284,057	9,731,639	3,683,547	3,576,955	10,583,402	677,145	706,275	
	Net	£/ha	6,070,793	6,039,849	9,104,046	7,528,821	7,884,420	6,401,429	6,801,863	11,137,844	10,086,981	5,794,972	6,049,545	5,620,374	5,947,915	5,094,335	5,077,130	7,284,057	9,731,639	4,911,396	4,769,273	10,583,402	1,980,030	1,557,044	
		£ site	4,249,555	2,113,947	24,510,892	10,540,350	5,519,094	2,800,625	1,360,373	1,113,784	630,436	8,451,000	4,411,127	1,998,355	1,057,407	8,915,087	4,442,489	1,821,014	1,216,455	4,911,396	1,589,758	2,116,680	113,184,859	102,328,178	

Higher - Appendix 12
Site 2



Site 2 Flats 350 HD							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				350	£/m2	£	m2
Market Housing	Gross	78.8	65.00%	228	7,350	114,507,415	17,916
	Net	68.48					
Affordable Overall			35%	122.5			
Affordable Rent		71.1	24.50%	86	2,870	15,206,845	6,093
Social Rent		71.1	0.00%	0	1,895	0	0
Shared Ownership		71.4	10.50%	37	5,145	11,743,323	2,625
First Homes		71.4	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.000	ha	350	/ha		141,457,583	26,634
SITE AREA - Gross	1.000	ha	350	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	9,732,606	9,732,606	9,732,606
Existing Use Value	3,000,000		3,000,000
Uplift	20%	600,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	3,600,000	3,600,000	3,600,000

Additional Profit	£/m2	3,419,839	191
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 10,172,064

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			9,732,606
	Stamp Duty		476,130	
	Easements etc.		0	
	Legals /Acquisition	1.50%	145,989	622,119
Fees	Planning		64,500	
	Professional	10.00%	8,749,388	8,813,888
CONSTRUCTION	Build Cost	2,678	71,318,181	
	s106 / CIL / IT		7,264,538	
	Contingency	5.00%	3,565,909	
	Abnormals	5.00%	3,565,909	
		£	1,779,341	87,493,878
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	4,243,727	
	Legals	0.5%	707,288	
		£/unit	0	0
	Misc.	0.0%	0	4,951,015
				111,613,506
Developers Profit	Market Housing	% Value	17.50%	20,038,798
	Affordable Housing	% Value	6.00%	1,617,010
	First Homes	% Value	17.50%	0

Planning fee calc	dwgs	rate	
Planning app fee	350		
No dwgs	50	462	23,100
No dwgs under 50	300	138	41,400
No dwgs over 50			64,500
Total			64,500

Stamp duty calc - Residual		
Land payment		9,732,606
Total		476,130

Stamp duty calc - Residual		
Land payment		3,600,000
Total		169,500

Pre CIL s106	9,400	£/ Unit (all)	
Total			3,290,000

Post CIL s106	9,400	£/ Unit (all)	3,290,000
CIL	222	£/m2	3,974,538
Total			7,264,538

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	47.14
Acc & Adpt	£/m2		0.00
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	2,427.63
	BNG	0.30%	242.76
			2,677.68

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			25	25			25	25			25	25			25	25			25	25			25	25
Market Housing			0	0			8,179,101	8,179,101			8,179,101	8,179,101			8,179,101	8,179,101			8,179,101	8,179,101			8,179,101	8,179,101
Affordable Rent			0	0			1,086,203	1,086,203			1,086,203	1,086,203			1,086,203	1,086,203			1,086,203	1,086,203			1,086,203	1,086,203
Social Rent			0	0			0	0			0	0			0	0			0	0			0	0
Shared Ownership			0	0			838,809	838,809			838,809	838,809			838,809	838,809			838,809	838,809			838,809	838,809
First Homes			0	0			0	0			0	0			0	0			0	0			0	0
Grant and Subsidy			0	0			0	0			0	0			0	0			0	0			0	0
INCOME	0	0	0	0	0	0	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113
EXPENDITURE																								
Stamp Duty	476,130																							
Easements etc.	0																							
Legals Acquisition	145,989																							
Planning Fee	64,500																							
Professional	4,374,694			4,374,694																				
Build Cost - BCIS Base		0	1,698,052	3,396,104	5,094,156	5,094,156	5,094,156	5,094,156	5,094,156	5,094,156	5,094,156	5,094,156	5,094,156	5,094,156	5,094,156	5,094,156	3,396,104	1,698,052	0	0	0	0	0	0
s106/CIL/Tariff		3,974,538	78,333	156,667	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	156,667	78,333	0	0	0	0	0	0
Contingency		0	84,903	169,805	254,708	254,708	254,708	254,708	254,708	254,708	254,708	254,708	254,708	254,708	254,708	254,708	169,805	84,903	0	0	0	0	0	0
Abnormals		0	127,268	254,536	381,804	381,804	381,804	381,804	381,804	381,804	381,804	381,804	381,804	381,804	381,804	381,804	254,536	127,268	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	303,123	303,123	303,123	303,123	303,123	303,123	303,123	303,123	303,123	303,123	303,123	303,123	303,123	303,123	303,123	303,123	303,123	303,123
Legals	0	0	0	0	0	0	50,521	50,521	50,521	50,521	50,521	50,521	50,521	50,521	50,521	50,521	50,521	50,521	50,521	50,521	50,521	50,521	50,521	50,521
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	5,061,313	3,974,538	6,363,250	3,977,111	5,965,667	5,965,667	6,319,311	6,319,311	6,319,311	6,319,311	6,319,311	6,319,311	6,319,311	6,319,311	6,319,311	6,319,311	4,330,755	2,342,200	353,644	353,644	0	0	0	0
For Residual Valuation	Land	9,732,606																						
	Interest		277,386	357,110	483,116	566,746	689,228	814,008	758,305	701,558	643,748	584,853	524,854	463,730	401,460	338,022	273,395	207,556	103,197	0	0	0	0	0
Developers Return	Market Housing																							20,038,798
	Affordable for Rent																							1,617,010
	First Homes																							0
Cash Flow		-14,793,919	-4,251,924	-6,720,359	-4,460,228	-6,532,413	-6,654,895	-2,970,794	3,026,497	3,083,244	3,141,054	3,199,949	3,259,948	3,321,072	3,383,342	3,446,780	3,511,407	5,565,802	7,658,716	9,750,469	9,750,469	0	0	-21,655,808
Opening Balance		0																						
Closing Balance		-14,793,919	-19,045,843	-25,766,202	-30,226,429	-36,758,842	-43,413,738	-40,442,943	-37,416,446	-34,333,203	-31,192,148	-27,992,199	-24,732,251	-21,411,178	-18,027,836	-14,581,056	-11,069,649	-5,503,847	2,154,869	11,905,339	21,655,808	21,655,808	21,655,808	0

Higher - Appendix 12
Site 3



Site 3 Flats 140 HD							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				140	£/m2	£	m2
Market Housing	Gross	78.7	65.00%	91	7,350	45,790,500	7,165
	Net	68.46					
Affordable Overall			35%	49			
Affordable Rent		71.1	24.50%	34	2,870	6,085,970	2,439
Social Rent		71.1	0.00%	0	1,895	0	0
Shared Ownership		71.1	10.50%	15	5,145	4,674,027	1,045
First Homes		71.1	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.700	ha	200	/ha		56,550,497	10,648
SITE AREA - Gross	0.700	ha	200	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	4,249,555	6,070,793	6,070,793
Existing Use Value	2,100,000		3,000,000
Uplift	20%	420,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	2,520,000		3,600,000

Additional Profit	285,231	40
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 3,801,830

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND		/unit or m2	Total
Land			4,249,555
Stamp Duty			201,978
Easements etc.			0
Legals /Acquisition	1.50%	63,743	265,721
Fees			
Planning		35,520	
Professional	10.00%	3,478,941	3,514,461
CONSTRUCTION			
Build Cost	2.678	28,511,571	
s106 / CIL / IT		2,698,883	
Contingency	5.00%	1,425,579	
Abnormals	5.00%	1,425,579	
		727,798	34,789,409
FINANCE			
Fees	0%	0	
Interest	7.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	1,696,515	
Legals	0.5%	282,752	
	£/unit	0	0
Misc.	0.0%	0	1,979,267
			44,798,413
Developers Profit			
Market Housing	% Value	17.50%	8,013,338
Affordable Housing	% Value	6.00%	645,600
First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	140		23,100
No dwgs under 50	50	462	12,420
No dwgs over 50	90	138	35,520
		Total	71,040

Stamp duty calc - Residual	
Land payment	4,249,555
Total	201,978

Stamp duty calc - Residual	
Land payment	2,520,000
Total	115,500

Pre CIL s106		
7,900	£/ Unit (all)	
	Total	1,106,000

Post CIL s106			
	7,900	£/ Unit (all)	1,106,000
CIL	222	£/m2	1,592,883
		Total	2,698,883

Inf Tariff	
% GDV	
0.00%	0

Build Cost			/m2
CO2 Plus	%	2.00%	2,356.83
Acc & Adpt	£/m2		47.14
Water	£/m2		0.00
Over Extra 1	%	1.00%	23.57
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
	£/m2		0.00
	%	0.00%	0.00
Site Costs	Base	10.00%	242.76
	BNG	0.30%	7.28
			2,677.68

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			20	20	25	25	25	25																
Market Housing				0	0	0	6,541,500	6,541,500	8,176,875	8,176,875	8,176,875	8,176,875	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	869,424	869,424	1,086,780	1,086,780	1,086,780	1,086,780	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	667,718	667,718	834,648	834,648	834,648	834,648	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	8,078,642	8,078,642	10,098,303	10,098,303	10,098,303	10,098,303	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	201,978																							
Easements etc.	0																							
Legals Acquisition	63,743																							
Planning Fee	35,520																							
Professional	1,739,470		1,739,470																					
Build Cost - BCIS Base		0	1,357,694	2,715,388	4,412,505	4,751,928	5,091,352	5,091,352	3,394,235	1,697,117	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		1,592,883	52,667	105,333	171,167	184,333	197,500	197,500	131,667	65,833	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	67,885	135,769	220,625	237,596	254,568	254,568	169,712	84,856	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	102,542	205,083	333,261	358,896	384,531	384,531	256,354	128,177	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	242,359	242,359	302,949	302,949	302,949	302,949	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	40,393	40,393	50,492	50,492	50,492	50,492	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	2,040,712	1,592,883	3,320,257	3,161,574	5,137,558	5,532,754	6,210,703	6,210,703	4,305,408	2,329,424	353,441	353,441	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	4,249,555																							
Interest		117,942	150,020	215,088	278,401	379,950	490,813	464,992	438,687	338,295	198,972	19,986	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								8,013,338
Affordable for Rent																								645,600
First Homes																								0
Cash Flow	-6,290,266	-1,710,826	-3,470,278	-3,376,662	-5,415,958	-5,912,704	-1,377,126	-1,402,947	-5,354,208	-7,430,583	-9,545,891	-9,724,876	0	0	0	0	0	0	0	0	0	0	0	-8,658,937
Opening Balance	0																							
Closing Balance	-6,290,266	-8,001,092	-11,471,370	-14,848,032	-20,263,990	-26,176,694	-24,799,568	-23,396,621	-18,042,413	-10,611,829	-1,065,939	8,658,937	8,658,937	8,658,937	8,658,937	8,658,937	8,658,937	8,658,937	8,658,937	8,658,937	8,658,937	8,658,937	8,658,937	0

Higher - Appendix 12
Site 4



Site 4 Flats 70 HD							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				70	£/m2	£	m2
Market Housing	Gross	78.4	65.00%	46	7,350	22,791,791	3,566
	Net	68.15					
Affordable Overall			35%	24.5			
Affordable Rent		71.8	24.50%	17	2,870	3,074,834	1,232
Social Rent		71.8	0.00%	0	1,895	0	0
Shared Ownership		72.9	10.50%	7	5,145	2,398,599	536
First Homes		72.9	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.350	ha	200	/ha		28,265,223	5,334
SITE AREA - Gross	0.350	ha	200	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,113,947	6,039,849	6,039,849
Existing Use Value	1,050,000		3,000,000
Uplift	20%	210,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	1,260,000		3,600,000

Additional Profit	105,618	30
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 1,852,135

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			2,113,947
	Stamp Duty		95,197	
	Easements etc.		0	
	Legals /Acquisition	1.50%	31,709	126,907
Fees	Planning		25,860	
	Professional	10.00%	1,744,436	1,770,296
CONSTRUCTION	Build Cost	2,678	14,283,471	
	s106 / CIL / IT		1,354,555	
	Contingency	5.00%	714,174	
	Abnormals	5.00%	714,174	
			377,987	17,444,361
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	847,957	
	Legals	0.5%	141,326	
		£/unit	0	
	Misc.	0.0%	0	989,283
				22,444,794
Developers Profit	Market Housing	% Value	17.50%	3,988,563
	Affordable Housing	% Value	6.00%	328,406
	First Homes	% Value	17.50%	0

Planning fee calc	dwgs	rate	
Planning app fee	70		23,100
No dwgs	50	462	2,760
No dwgs under 50	20	138	2,760
No dwgs over 50			25,860
Total			95,197

Stamp duty calc - Residual		
Land payment		2,113,947
Total		2,113,947

Stamp duty calc - Residual		
Land payment		1,260,000
Total		52,500

Pre CIL s106	7,900	£/ Unit (all)	
Total			553,000

Post CIL s106	7,900	£/ Unit (all)	553,000
CIL	222	£/m2	801,555
Total			1,354,555

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	2,356.83
Acc & Adpt	£/m2		47.14
Water	£/m2		0.00
Over Extra 1	%	1.00%	23.57
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	242.76
	BNG	0.30%	7.28
			2,677.68

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
	Q1				Q1				Q1				Q1				Q1				Q1			
UNITS Started	20		20	25	25																			
Market Housing				0	0	0	6,511,940	8,139,925	8,139,925	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	878,524	1,098,155	1,098,155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	685,314	856,643	856,643	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	8,075,778	10,094,723	10,094,723	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	95,197																							
Easements etc.	0																							
Legals Acquisition	31,709																							
Planning Fee	25,860																							
Professional	872,218			872,218																				
Build Cost - BCIS Base		0	1,360,331	3,060,744	4,761,157	3,400,827	1,700,413	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		801,555	52,667	118,500	184,333	131,667	65,833	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	68,017	153,037	238,058	170,041	85,021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	104,015	234,034	364,054	260,038	130,019	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	242,273	302,842	302,842	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	40,379	50,474	50,474	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	1,024,985	801,555	2,457,247	3,566,316	5,547,602	3,962,573	2,263,939	353,315	353,315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	2,113,947																						
Interest		58,855	74,988	122,467	191,632	299,242	379,151	277,289	99,836	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							
	Affordable for Rent																							
	First Homes																							
Cash Flow	-3,138,932	-860,410	-2,532,235	-3,688,783	-5,739,234	-4,261,815	5,432,688	9,464,119	9,641,571	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	0																							
Closing Balance	-3,138,932	-3,999,342	-6,531,577	-10,220,360	-15,959,593	-20,221,409	-14,788,721	-5,324,602	-4,316,969	-4,316,969	-4,316,969	-4,316,969	-4,316,969	-4,316,969	-4,316,969	-4,316,969	-4,316,969	-4,316,969	-4,316,969	-4,316,969	-4,316,969	-4,316,969	-4,316,969	0

Higher - Appendix 12
Site 5



Site 5 Flats 350							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				350	£/m2	£	m2
Market Housing	Gross	75.3	65.00%	228	7,350	114,507,415	17,137
	Net	68.48					
Affordable Overall			35%	122.5			
Affordable Rent	68.0	61.79	24.50%	86	2,870	15,206,845	5,828
Social Rent	68.0	61.79	0.00%	0	1,895	0	0
Shared Ownership	68.3	62.11	10.50%	37	5,145	11,743,323	2,511
First Homes	68.3	62.11	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	2.692	ha	130	/ha		141,457,583	25,476
SITE AREA - Gross	2.692	ha	130	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	24,510,892	9,104,046	9,104,046
Existing Use Value	8,076,923		3,000,000
Uplift	20%	1,615,385	600,000
Plus /ha	0	0	0
Benchmark Land Value	9,692,308		3,600,000

Additional Profit	13,130,287	766
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 11,181,411

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				24,510,892
Stamp Duty			1,215,045	
Easements etc.			0	
Legals /Acquisition	1.50%		367,663	1,582,708
Fees	Planning		64,500	
	Professional	8.00%	5,962,222	6,026,722
CONSTRUCTION	Build Cost	2,345	59,740,531	
	s106 / CIL / IT		7,091,732	
	Contingency	5.00%	2,987,027	
	Abnormals	5.00%	2,987,027	
			1,721,453	74,527,769
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	4,243,727	
	Legals	0.5%	707,288	
		£/unit	0	0
	Misc.	0.0%	0	4,951,015
Developers Profit	Market Housing % Value	15.00%		17,176,112
	Affordable Housing % Value	6.00%		1,617,010
	First Homes % Value	15.00%		0

Planning fee calc	dwgs	rate	
Planning app fee	350		
No dwgs	50	462	23,100
No dwgs under 50	300	138	41,400
No dwgs over 50			
Total			64,500

Stamp duty calc - Residual		
Land payment		24,510,892
Total		1,215,045

Stamp duty calc - Residual		
Land payment		9,692,308
Total		474,115

Pre CIL s106	9,400	£/ Unit (all)	
Total			3,290,000

Post CIL s106	9,400	£/ Unit (all)	3,290,000
CIL	222	£/m2	3,801,732
Total			7,091,732

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	2,063.95
Acc & Adpt	£/m2		41.28
Water	£/m2		0.00
Over Extra 1	%	1.00%	20.64
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	2,125.97
	BNG	0.30%	212.60
			6.38
			2,344.95

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Market Housing			0	0	0	0	8,179,101	8,179,101	8,179,101	8,179,101	8,179,101	8,179,101	8,179,101	8,179,101	8,179,101	8,179,101	8,179,101	8,179,101	8,179,101	8,179,101	8,179,101	8,179,101	8,179,101	8,179,101
Affordable Rent			0	0	0	0	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	838,809	838,809	838,809	838,809	838,809	838,809	838,809	838,809	838,809	838,809	838,809	838,809	838,809	838,809	838,809	838,809	838,809	838,809
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113	10,104,113
EXPENDITURE																								
Stamp Duty	1,215,045																							
Easements etc.	0																							
Legals Acquisition	367,663																							
Planning Fee	64,500																							
Professional	2,981,111		2,981,111																					
Build Cost - BCIS Base		0	1,422,394	2,844,787	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	2,844,787	1,422,394	0	0	0	0	0	0
s106/CIL/Tariff		3,801,732	78,333	156,667	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	156,667	78,333	0	0	0	0	0	0
Contingency		0	71,120	142,239	213,359	213,359	213,359	213,359	213,359	213,359	213,359	213,359	213,359	213,359	213,359	213,359	142,239	71,120	0	0	0	0	0	0
Abnormals		0	112,107	224,213	336,320	336,320	336,320	336,320	336,320	336,320	336,320	336,320	336,320	336,320	336,320	336,320	224,213	112,107	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	303,123	303,123	303,123	303,123	303,123	303,123	303,123	303,123	303,123	303,123	303,123	303,123	303,123	303,123	303,123	303,123	303,123	303,123
Legals	0	0	0	0	0	0	50,521	50,521	50,521	50,521	50,521	50,521	50,521	50,521	50,521	50,521	50,521	50,521	50,521	50,521	50,521	50,521	50,521	50,521
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	4,628,319	3,801,732	4,665,064	3,367,907	5,051,860	5,051,860	5,405,504	5,405,504	5,405,504	5,405,504	5,405,504	5,405,504	5,405,504	5,405,504	5,405,504	5,405,504	3,721,550	2,037,597	353,644	353,644	0	0	0	0
For Residual Valuation	Land	24,510,892																						
	Interest		546,360	627,887	727,130	803,912	913,707	1,025,562	956,692	886,531	815,055	742,238	668,056	592,483	515,493	437,060	357,156	275,754	161,251	13,027	0	0	0	0
Developers Return	Market Housing																							17,176,112
	Affordable for Rent																							1,617,010
	First Homes																							0
Cash Flow	-29,139,211	-4,348,092	-5,292,951	-4,095,036	-5,855,771	-5,965,567	3,673,048	3,741,917	3,812,078	3,883,555	3,956,371	4,030,553	4,106,126	4,183,116	4,261,549	4,341,453	6,106,809	7,905,265	9,737,442	9,750,469	0	0	0	-18,793,122
Opening Balance	0																							
Closing Balance	-29,139,211	-33,487,303	-38,780,254	-42,875,291	-48,731,062	-54,696,629	-51,023,582	-47,281,664	-43,469,586	-39,586,032	-35,629,660	-31,599,107	-27,492,981	-23,309,865	-19,048,316	-14,706,862	-8,600,054	-694,789	9,042,653	18,793,122	18,793,122	18,793,122	18,793,122	

Higher - Appendix 12
Site 6



INCOME		Av Size	m2	%	Number	Price	GDV	GIA
					140	£/m2	£	m2
Market Housing		Gross	75.3	65.00%	91	7,350	45,790,500	6,853
		Net	68.46					
Affordable Overall				35%	49			
Affordable Rent		68.0	61.82	24.50%	34	2,870	6,085,970	2,333
Social Rent		68.0	61.82	0.00%	0	1,895	0	0
Shared Ownership		68.0	61.80	10.50%	15	5,145	4,674,027	999
First Homes		68.0	61.80	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		1.400	ha	100	/ha		56,550,497	10,185
SITE AREA - Gross		1.400	ha	100	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	10,540,350	7,528,821	7,528,821
Existing Use Value	4,200,000		3,000,000
Uplift	20%	840,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	5,040,000		3,600,000

Additional Profit	£/m2	4,213,882	615
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 4,184,361

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total
LAND			10,540,350
	Land		
	Stamp Duty		516,517
	Easements etc.		0
	Legals /Acquisition	1.50%	158,105
			674,623
Fees			
	Planning		35,520
	Professional	8.00%	2,368,452
			2,403,972
CONSTRUCTION			
	Build Cost	2,345	23,883,060
	s106 / CIL / IT		2,629,627
	Contingency	5.00%	1,194,153
	Abnormals	5.00%	1,194,153
			704,655
			29,605,648
FINANCE			
	Fees	0%	0
	Interest	7.50%	0
	Legal and Valuation		0
SALES			
	Agents	3.0%	1,696,515
	Legals	0.5%	282,752
		£/unit	0
	Misc.	0.0%	0
			1,979,267
			45,203,860
Developers Profit			
	Market Housing % Value	15.00%	6,868,575
	Affordable Housing % Value	6.00%	645,600
	First Homes % Value	15.00%	0

Planning fee calc	dwgs	rate	
Planning app fee	140		
No dwgs	50	462	23,100
No dwgs under 50	90	138	12,420
No dwgs over 50			35,520
Total			35,520

Stamp duty calc - Residual		
Land payment		10,540,350
Total		516,517

Stamp duty calc - Residual		
Land payment		5,040,000
Total		241,500

Pre CIL s106	7,900	£/ Unit (all)	
			1,106,000
Total			1,106,000

Post CIL s106	7,900	£/ Unit (all)	1,106,000
CIL	222	£/m2	1,523,627
Total			2,629,627

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	2.00%
Acc & Adpt	£/m2	41.28
Water	£/m2	0.00
Over Extra 1	%	1.00%
Over Extra 2	£/m2	20.64
Small Site	%	0.00%
Site Costs	Base	10.00%
	BNG	0.30%
Total		2,344.95

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
UNITS Started			20	20	25	25	25	25																	
Market Housing			0	0	0	0	6,541,500	6,541,500	8,176,875	8,176,875	8,176,875	8,176,875	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent			0	0	0	0	869,424	869,424	1,086,780	1,086,780	1,086,780	1,086,780	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership			0	0	0	0	667,718	667,718	834,648	834,648	834,648	834,648	0	0	0	0	0	0	0	0	0	0	0	0	
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	0	0	0	0	0	8,078,642	8,078,642	10,098,303	10,098,303	10,098,303	10,098,303	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																									
Stamp Duty	516,517																								
Easements etc.	0																								
Legals Acquisition	158,105																								
Planning Fee	35,520																								
Professional	1,184,226			1,184,226																					
Build Cost - BCIS Base		0	1,137,289	2,274,577	3,696,188	3,980,510	4,264,832	4,264,832	2,843,221	1,421,611	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		1,523,627	52,667	105,333	171,167	184,333	197,500	197,500	131,667	65,833	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	56,864	113,729	184,809	199,025	213,242	213,242	142,161	71,081	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	90,419	180,839	293,863	316,468	339,073	339,073	226,049	113,024	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	242,359	242,359	302,949	302,949	302,949	302,949	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	40,393	40,393	50,492	50,492	50,492	50,492	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																								
COSTS BEFORE LAND INT AND PROFIT	1,894,369	1,523,627	2,521,465	2,674,478	4,346,027	4,680,337	5,297,399	5,297,399	3,696,538	2,024,989	353,441	353,441	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation																									
Land	10,540,350																								
Interest		233,151	266,091	318,357	374,473	462,982	559,420	517,760	475,320	364,199	219,653	41,056	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return																									
Market Housing																								6,868,575	
Affordable for Rent																								645,600	
First Homes																								0	
Cash Flow	-12,434,718	-1,756,778	-2,787,556	-2,992,835	-4,720,500	-5,143,319	2,221,824	2,263,483	5,926,445	7,709,114	9,525,209	9,703,807	0	0	0	0	0	0	0	0	0	0	0	-7,514,175	
Opening Balance	0																								0
Closing Balance	-12,434,718	-14,191,497	-16,979,052	-19,971,888	-24,692,388	-29,835,707	-27,613,883	-25,350,400	-19,423,955	-11,714,841	-2,189,632	7,514,175	7,514,175	7,514,175	7,514,175	7,514,175	7,514,175	7,514,175	7,514,175	7,514,175	7,514,175	7,514,175	7,514,175	0	

Higher - Appendix 12
Site 7



Site 7 Flats 70							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				70	£/m2	£	m2
Market Housing	Gross	75.0	65.00%	46	7,350	22,791,791	3,411
	Net	68.15					
Affordable Overall			35%	24.5			
Affordable Rent		68.7	24.50%	17	2,870	3,074,834	1,179
Social Rent		68.7	0.00%	0	1,895	0	0
Shared Ownership		69.8	10.50%	7	5,145	2,398,599	513
First Homes		69.8	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.700	ha	100	/ha		28,265,223	5,102
SITE AREA - Gross	0.700	ha	100	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	5,519,094	7,884,420	7,884,420
Existing Use Value	2,100,000		3,000,000
Uplift	20%	420,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	2,520,000		3,600,000

Additional Profit	2,327,859	682
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 2,024,530

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				5,519,094
Stamp Duty			265,455	
Easements etc.			0	
Legals /Acquisition	1.50%		82,786	348,241
Fees				
Planning			25,860	
Professional	8.00%		1,173,583	1,199,443
CONSTRUCTION				
Build Cost	2,345		11,964,722	
s106 / CIL / IT			1,144,705	
Contingency	5.00%		598,236	
Abnormals	5.00%		598,236	
			363,894	14,669,792
FINANCE				
Fees	0%		0	
Interest	7.50%		0	0
Legal and Valuation			0	
SALES				
Agents	%	3.0%	847,957	
Legals	%	0.5%	141,326	
	£/unit	0	0	
Misc.	%	0.0%	0	989,283
				22,725,854
Developers Profit				
Market Housing	% Value	15.00%		3,418,769
Affordable Housing	% Value	6.00%		328,406
First Homes	% Value	15.00%		0

Planning fee calc	dwgs	rate	
Planning app fee	70		23,100
No dwgs under 50	50	462	2,760
No dwgs over 50	20	138	2,760
		Total	25,860

Stamp duty calc - Residual		
Land payment		5,519,094
	Total	265,455

Stamp duty calc - Residual		
Land payment		2,520,000
	Total	115,500

Pre CIL s106	5,400	£/ Unit (all)	
			378,000
		Total	378,000

Post CIL s106	5,400	£/ Unit (all)	378,000
CIL	222	£/m2	766,705
		Total	1,144,705

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	2,063.95
Acc & Adpt	£/m2		41.28
Water	£/m2		0.00
Over Extra 1	%	1.00%	20.64
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	212.60
	BNG	0.30%	6.38
			2,344.95

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
	Q1				Q1				Q1				Q1				Q1				Q1			
UNITS Started	20		20	25	25																			
Market Housing				0	0	0	6,511,940	8,139,925	8,139,925	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	878,524	1,098,155	1,098,155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	685,314	856,643	856,643	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	8,075,778	10,094,723	10,094,723	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	265,455																							
Easements etc.	0																							
Legals Acquisition	82,786																							
Planning Fee	25,860																							
Professional	586,792		586,792																					
Build Cost - BCIS Base		0	1,139,497	2,563,869	3,988,241	2,848,743	1,424,372	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		766,705	36,000	81,000	126,000	90,000	45,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	56,975	128,193	199,412	142,437	71,219	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	91,631	206,171	320,710	229,078	114,539	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	242,273	302,842	302,842	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	40,379	50,474	50,474	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	960,893	766,705	1,910,895	2,979,233	4,634,362	3,310,259	1,937,782	353,315	353,315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	5,519,094																						
	Interest		121,500	138,154	176,573	235,745	327,059	395,259	287,583	110,323	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,418,769
Affordable for Rent																								328,406
First Homes																								0
Cash Flow	-6,479,987	-888,205	-2,049,049	-3,155,806	-4,870,107	-3,637,318	5,742,738	9,453,825	9,631,084	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	0																							
Closing Balance	-6,479,987	-7,368,192	-9,417,241	-12,573,047	-17,443,154	-21,080,472	-15,337,734	-5,883,909	3,747,175	3,747,175	3,747,175	3,747,175	3,747,175	3,747,175	3,747,175	3,747,175	3,747,175	3,747,175	3,747,175	3,747,175	3,747,175	3,747,175	3,747,175	0

Higher - Appendix 12
Site 8



INCOME		Av Size	m2	%	Number	Price	GDV	GIA
						£/m2	£	m2
Market Housing		Gross	75.8	65.00%	23	7,350	11,514,861	1,723
		Net	68.86					
Affordable Overall				35%	12.25			
Affordable Rent			66.5	24.50%	9	2,870	1,487,553	570
Social Rent			66.5	0.00%	0	1,895	0	0
Shared Ownership			64.6	10.50%	4	5,145	1,110,838	237
First Homes			64.6	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.438 ha		80	/ha		14,113,251	2,531
SITE AREA - Gross		0.438 ha		80	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,800,625	6,401,429	6,401,429
Existing Use Value	1,312,500		3,000,000
Uplift	20%	262,500	600,000
Plus /ha	0	0	0
Benchmark Land Value	1,575,000		3,600,000

Additional Profit	829,419	481
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 1,026,244

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total	
LAND	Land			2,800,625
	Stamp Duty		129,531	
	Easements etc.		0	
	Legals /Acquisition	1.50%	42,009	171,541
Fees	Planning		16,170	
	Professional	8.00%	580,989	597,159
CONSTRUCTION	Build Cost	2,345	5,934,945	
	s106 / CIL / IT		559,513	
	Contingency	5.00%	296,747	
	Abnormals	5.00%	296,747	
			174,410	7,262,362
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	423,398	
	Legals	0.5%	70,566	
		£/unit	0	
	Misc.	0.0%	0	493,964
				11,325,651
Developers Profit	Market Housing % Value	15.00%		1,727,229
	Affordable Housing % Value	6.00%		155,903
	First Homes % Value	15.00%		0

Planning fee calc	dwgs	rate	
Planning app fee	35		
No dwgs	35	462	16,170
No dwgs under 50	0	138	0
No dwgs over 50	0		
		Total	16,170

Stamp duty calc - Residual		
Land payment		2,800,625
	Total	129,531

Stamp duty calc - Residual		
Land payment		1,575,000
	Total	68,250

Pre CIL s106	5,400	£/ Unit (all)	
			189,000
		Total	

Post CIL s106	5,400	£/ Unit (all)	189,000
CIL	222	£/m2	370,513
		Total	559,513

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	2,063.95
Acc & Adpt	£/m2		41.28
Water	£/m2		0.00
Over Extra 1	%	1.00%	20.64
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	212.60
	BNG	0.30%	6.38
			2,344.95

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
UNITS Started	10		10		15																				
Market Housing				0	0	0	3,289,960	3,289,960	4,934,940	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	425,015	425,015	637,523	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership				0	0	0	317,382	317,382	476,073	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	0	0	0	0	0	4,032,358	4,032,358	6,048,536	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																									
Stamp Duty	129,531																								
Easements etc.	0																								
Legals Acquisition	42,009																								
Planning Fee	16,170																								
Professional	290,494		290,494																						
Build Cost - BCIS Base		0	565,233	1,130,466	1,978,315	1,413,082	847,849	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		370,513	18,000	36,000	63,000	45,000	27,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	28,262	56,523	98,916	70,654	42,392	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	44,872	89,744	157,052	112,180	67,308	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	120,971	120,971	181,456	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	20,162	20,162	30,243	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																								
COSTS BEFORE LAND INT AND PROFIT	478,205	370,513	946,861	1,312,733	2,297,283	1,640,916	1,125,682	141,133	211,699	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation	Land	2,800,625																							
Interest		61,478	69,578	88,636	114,912	160,140	193,910	143,046	72,768	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return	Market Housing																							1,727,229	
	Affordable for Rent																							155,903	
	First Homes																							0	
Cash Flow	-3,278,830	-431,991	-1,016,439	-1,401,369	-2,412,195	-1,801,057	2,712,765	3,748,179	5,764,070	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,883,133	
Opening Balance	0																								
Closing Balance	-3,278,830	-3,710,821	-4,727,260	-6,128,629	-8,540,824	-10,341,881	-7,629,116	-3,880,937	1,883,133	1,883,133	1,883,133	1,883,133	1,883,133	1,883,133	1,883,133	1,883,133	1,883,133	1,883,133	1,883,133	1,883,133	1,883,133	1,883,133	1,883,133	0	

Higher - Appendix 12
Site 9



INCOME		Av Size	m2	%	Number	Price	GDV	GIA
						£/m2	£	m2
Market Housing		Gross	79.8		16	7,350	5,541,900	829
		Net	72.50	65.00%	10			
Affordable Overall				35%	5.6			
Affordable Rent		67.1	61.00	24.50%	4	2,870	686,274	263
Social Rent		67.1	61.00	0.00%	0	1,895	0	0
Shared Ownership		67.1	61.00	10.50%	2	5,145	527,260	113
First Homes		67.1	61.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.200	ha		80		6,755,434	1,205
SITE AREA - Gross		0.200	ha		80			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,360,373	6,801,863	6,801,863
Existing Use Value	600,000		3,000,000
Uplift	20%	120,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	720,000		3,600,000

Additional Profit	458,177	552
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 499,621

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total
LAND	Land		1,360,373
	Stamp Duty		57,519
	Easements etc.		0
	Legals /Acquisition	1.50%	20,406
			77,924
Fees	Planning		7,392
	Professional	8.00%	276,446
			283,838
CONSTRUCTION	Build Cost	2,345	2,826,035
	s106 / CIL / IT		263,708
	Contingency	5.00%	141,302
	Abnormals	5.00%	141,302
			83,226
			3,455,573
FINANCE	Fees	0%	0
	Interest	7.50%	0
	Legal and Valuation		0
SALES	Agents	3.0%	202,663
	Legals	0.5%	33,777
			0
	Misc.	0.0%	0
			236,440
			5,414,148
Developers Profit	Market Housing % Value	15.00%	831,285
	Affordable Housing % Value	6.00%	72,812
	First Homes % Value	15.00%	0

Planning fee calc	dwgs	rate	
Planning app fee	16		
No dwgs	16	462	7,392
No dwgs under 50	0	138	0
No dwgs over 50	0		0
Total			7,392

Stamp duty calc - Residual		
Land payment		1,360,373
Total		57,519

Stamp duty calc - Residual		
Land payment		720,000
Total		25,500

Pre CIL s106	5,400	£/ Unit (all)	
Total			86,400

Post CIL s106	5,400	£/ Unit (all)	86,400
CIL	222	£/m2	177,308
Total			263,708

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	2,063.95
Acc & Adpt	£/m2		41.28
Water	£/m2		0.00
Over Extra 1	%	1.00%	20.64
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	2,125.97
	BNG	0.30%	212.60
			6.38
			2,344.95

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			4	4	4	4																		
Market Housing			0	0	0	0	1,385,475	1,385,475	1,385,475	1,385,475	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	171,569	171,569	171,569	171,569	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	131,815	131,815	131,815	131,815	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,688,859	1,688,859	1,688,859	1,688,859	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	57,519																							
Easements etc.	0																							
Legals Acquisition	20,406																							
Planning Fee	7,392																							
Professional	138,223		138,223																					
Build Cost - BCIS Base		0	235,503	471,006	706,509	706,509	471,006	235,503	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		177,308	7,200	14,400	21,600	21,600	14,400	7,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	11,775	23,550	35,325	35,325	23,550	11,775	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	18,711	37,421	56,132	56,132	37,421	18,711	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	50,666	50,666	50,666	50,666	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,444	8,444	8,444	8,444	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	223,539	177,308	411,412	546,377	819,566	819,566	605,488	332,299	59,110	59,110	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	1,360,373																						
	Interest		29,698	33,580	41,923	52,954	69,314	85,980	67,279	43,105	13,356	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							831,285
	Affordable for Rent																							72,812
	First Homes																							0
Cash Flow	-1,583,912	-207,007	-444,991	-588,301	-872,520	-888,880	997,391	1,289,281	1,586,643	1,616,393	0	0	0	0	0	0	0	0	0	0	0	0	0	-904,097
Opening Balance	0																							
Closing Balance	-1,583,912	-1,790,918	-2,235,910	-2,824,210	-3,696,731	-4,585,611	-3,588,220	-2,298,939	-712,296	904,097	904,097	904,097	904,097	904,097	904,097	904,097	904,097	904,097	904,097	904,097	904,097	904,097	904,097	0

Higher - Appendix 12
Site 10



INCOME		Av Size	m2	%	Number	Price	GDV	GIA
		Gross	Net		8	£/m2	£	m2
Market Housing		79.8	72.50	100.00%	8	7,350	4,263,000	638
Affordable Overall				0%	0			
Affordable Rent		79.8	72.50	0.00%	0	2,870	0	0
Social Rent		79.8	72.50	0.00%	0	1,895	0	0
Shared Ownership		79.8	72.50	0.00%	0	5,145	0	0
First Homes		79.8	72.50	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.100	ha	80	/ha		4,263,000	638
SITE AREA - Gross		0.100	ha	80	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,113,784	11,137,844	11,137,844
Existing Use Value	300,000		3,000,000
Uplift	20%	60,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	360,000		3,600,000

Additional Profit	996,004	1,561
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			45,189	1,113,784
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	16,707	61,896	
Fees			3,696	
Planning			3,696	
Professional	8.00%	148,237	151,933	
CONSTRUCTION			1,496,076	
Build Cost	2,345		165,047	
s106 / CIL / IT	5.00%		74,804	
Contingency	5.00%		74,804	
Abnormals	%		42,228	1,852,958
	£			
FINANCE			0	
Fees	0%		0	
Interest	7.50%		0	0
Legal and Valuation				
SALES			127,890	
Agents	%	3.0%	127,890	
Legals	%	0.5%	21,315	
	£/unit	0	0	
Misc.	%	0.0%	0	149,205
				3,329,776
Developers Profit				639,450
Market Housing	% Value	15.00%		0
Affordable Housing	% Value	6.00%		0
First Homes	% Value	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	8		3,696
No dwgs under 50	8	462	3,696
No dwgs over 50	0	138	0
		Total	3,696

Stamp duty calc - Residual	
Land payment	1,113,784
Total	45,189

Stamp duty calc - Residual	
Land payment	360,000
Total	7,500

Pre CIL s106	
2,900 £/ Unit (all)	
Total	23,200

Post CIL s106	
2,900 £/ Unit (all)	23,200
CIL	222 £/m2
Total	141,847

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			
			/m2
CO2 Plus	%	2.00%	2,063.95
Acc & Adpt	£/m2		41.28
Water	£/m2		0.00
Over Extra 1	%	1.00%	20.64
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	2,125.97
	BNG	0.30%	212.60
			6.38
			2,344.95

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			2	2			2	2			2	2			2	2			2	2			2	2
Market Housing				0				1,065,750	1,065,750				1,065,750	1,065,750					0	0			0	0
Affordable Rent				0				0	0			0	0					0	0			0	0	
Social Rent				0				0	0			0	0					0	0			0	0	
Shared Ownership				0				0	0			0	0					0	0			0	0	
First Homes				0				0	0			0	0					0	0			0	0	
Grant and Subsidy				0				0	0			0	0					0	0			0	0	
INCOME	0	0	0	0	0	0	1,065,750	1,065,750	1,065,750	1,065,750	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																								
Stamp Duty	45,189																							
Easements etc.	0																							
Legals Acquisition	16,707																							
Planning Fee	3,696																							
Professional	74,118			74,118																				
Build Cost - BCIS Base			0	124,673	249,346	374,019	374,019	249,346	124,673	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			141,847	1,933	3,867	5,800	5,800	3,867	1,933	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	6,234	12,467	18,701	18,701	12,467	6,234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	9,753	19,505	29,258	29,258	19,505	9,753	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	31,973	31,973	31,973	31,973	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	5,329	5,329	5,329	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	139,710	141,847	216,711	285,185	427,778	427,778	322,487	179,894	37,301	37,301	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation																								
Land	1,113,784																							
Interest		23,503	26,603	31,165	37,097	45,813	54,693	41,783	25,956	7,159	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return																								
Market Housing																								639,450
Affordable for Rent																								0
First Homes																								0
Cash Flow	-1,253,495	-165,350	-243,314	-316,351	-464,875	-473,591	688,570	844,074	1,002,493	1,021,289	0	0	0	0	0	0	0	0	0	0	0	0	0	-639,450
Opening Balance	0																							
Closing Balance	-1,253,495	-1,418,844	-1,662,159	-1,978,509	-2,443,384	-2,916,976	-2,228,405	-1,384,332	-381,839	639,450	639,450	639,450	639,450	639,450	639,450	639,450	639,450	639,450	639,450	639,450	639,450	639,450	639,450	0

Higher - Appendix 12
Site 11



INCOME		Av Size m2		%	Number	Price	GDV	GIA
		Gross	Net		5	£/m2	£	m2
Market Housing		71.5	65.00	100.00%	5	7,350	2,388,750	358
Affordable Overall				0%	0			
Affordable Rent		71.5	65.00	0.00%	0	2,870	0	0
Social Rent		71.5	65.00	0.00%	0	1,895	0	0
Shared Ownership		71.5	65.00	0.00%	0	5,145	0	0
First Homes		71.5	65.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.063 ha		80	/ha		2,388,750	358
SITE AREA - Gross		0.063 ha		80	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	630,436	10,086,981	10,086,981
Existing Use Value	187,500		3,000,000
Uplift	20%	37,500	600,000
Plus /ha	0	0	0
Benchmark Land Value	225,000		3,600,000

Additional Profit	538,235	1,506
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND		/unit or m2	Total
Land			630,436
Stamp Duty			21,022
Easements etc.			0
Legals /Acquisition	1.50%	9,457	30,478
Fees			
Planning		2,310	
Professional	8.00%	83,450	85,760
CONSTRUCTION			
Build Cost	2,345	838,318	
s106 / CIL / IT		93,983	
Contingency	5.00%	41,916	
Abnormals	5.00%	41,916	
FINANCE			
Fees	0%	0	
Interest	7.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	71,663	
Legals	0.5%	11,944	
Misc.	0.0%	0	83,606
Developers Profit			1,873,411
Market Housing	% Value	15.00%	358,313
Affordable Housing	% Value	6.00%	0
First Homes	% Value	15.00%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	5		2,310
No dwgs under 50	5	462	2,310
No dwgs over 50	0	138	0
Total			2,310

Stamp duty calc - Residual			
Land payment			630,436
Total			21,022

Stamp duty calc - Residual			
Land payment			225,000
Total			1,500

Pre CIL s106	2,900	£/ Unit (all)	
Total			14,500

Post CIL s106	2,900	£/ Unit (all)	14,500
CIL	222	£/m2	79,483
Total			93,983

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
CO2 Plus	%	2.00%	2,063.95
Acc & Adpt	£/m2		41.28
Water	£/m2		0.00
Over Extra 1	%	1.00%	20.64
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	2,125.97
	BNG	0.30%	212.60
			6.38
			2,344.95

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			2	3																				
Market Housing				0	0	0	955,500	1,433,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	955,500	1,433,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	21,022																							
Easements etc.	0																							
Legals Acquisition	9,457																							
Planning Fee	2,310																							
Professional	41,725		41,725																					
Build Cost - BCIS Base		0	111,776	279,439	279,439	167,664	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		79,483	1,933	4,833	4,833	2,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,589	13,972	13,972	8,383	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	9,188	22,971	22,971	13,783	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	28,665	42,998	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,778	7,166	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	74,514	79,483	170,211	321,216	321,216	192,729	33,443	50,164	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	630,436																						
Developers Return	Interest		13,218	14,956	18,428	24,796	31,284	35,484	18,861	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								358,313
Affordable for Rent																								0
First Homes																								0
Cash Flow	-704,950	-92,701	-185,167	-339,643	-346,012	-224,013	886,573	1,364,225	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-358,313
Opening Balance	0																							
Closing Balance	-704,950	-797,651	-982,818	-1,322,461	-1,668,473	-1,892,486	-1,005,913	358,312	358,312	358,312	358,312	358,312	358,312	358,312	358,312	358,312	358,312	358,312	358,312	358,312	358,312	358,312	358,312	0

Higher - Appendix 12
Site 12



Site 12 Medium Density 70							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	87.9	65.00%	46	7,000	27,702,576	3,998
	Net	86.98					
Affordable Overall			35%	24.5			
Affordable Rent		71.3	24.50%	17	2,870	3,318,041	1,222
Social Rent		71.3	0.00%	0	1,895	0	0
Shared Ownership		70.6	10.50%	7	4,900	2,382,135	519
First Homes		70.6	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.458	ha	48	/ha		33,402,752	5,739
SITE AREA - Gross	1.458	ha	48	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	8,451,000	5,794,972	5,794,972
Existing Use Value	4,375,000		3,000,000
Uplift	20%	875,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	5,250,000		3,600,000

Additional Profit	2,273,094	569
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 2,653,047

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			8,451,000
	Stamp Duty		412,050	
	Easements etc.		0	
	Legals /Acquisition	1.50%	126,765	538,815
Fees	Planning		25,860	
	Professional	8.00%	1,200,163	1,226,023
CONSTRUCTION	Build Cost	2,106	12,084,316	
	s106 / CIL / IT		1,276,547	
	Contingency	5.00%	604,216	
	Abnormals	5.00%	604,216	
			432,742	15,002,036
FINANCE	Fees	0%	0	
	Interest	7.50%	0	
	Legal and Valuation		0	0
SALES	Agents	3.0%	1,002,083	
	Legals	0.5%	167,014	
		£/unit	0	0
	Misc.	0.0%	0	1,169,096
				26,386,971
Developers Profit	Market Housing % Value	15.00%		4,155,386
	Affordable Housing % Value	6.00%		342,011
	First Homes % Value	15.00%		0

Planning fee calc	dwgs	rate	
Planning app fee	70		23,100
No dwgs under 50	50	462	2,760
No dwgs over 50	20	138	2,760
		Total	25,860

Stamp duty calc - Residual	
Land payment	8,451,000
Total	412,050

Stamp duty calc - Residual	
Land payment	5,250,000
Total	252,000

Pre CIL s106	
5,400 £/ Unit (all)	
Total	378,000

Post CIL s106	
5,400 £/ Unit (all)	378,000
CIL 222 £/m2	898,547
Total	1,276,547

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			/m2
CO2 Plus	%	2.00%	1,853.46
Acc & Adpt	£/m2		37.07
Water	£/m2		0.00
Over Extra 1	%	1.00%	18.53
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	190.92
	BNG	0.30%	5.73
			2,105.81

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			7	13	12	13	12	13																
Market Housing				0	0	0	2,770,258	5,144,764	4,749,013	5,144,764	4,749,013	5,144,764	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	331,804	616,208	568,807	616,208	568,807	616,208	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	238,214	442,397	408,366	442,397	408,366	442,397	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	3,340,275	6,203,368	5,726,186	6,203,368	5,726,186	6,203,368	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	412,050																							
Easements etc.	0																							
Legals Acquisition	126,765																							
Planning Fee	25,860																							
Professional	600,081		600,081																					
Build Cost - BCIS Base		0	402,811	1,150,887	1,841,420	2,186,686	2,129,141	2,186,686	1,438,609	748,077	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		898,547	12,600	36,000	57,600	68,400	66,600	68,400	45,000	23,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	20,141	57,544	92,071	109,334	106,457	109,334	71,930	37,404	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	34,565	98,758	158,013	187,640	182,702	187,640	123,447	64,193	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	100,208	186,101	171,786	186,101	171,786	186,101	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	16,701	31,017	28,631	31,017	28,631	31,017	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	1,164,756	898,547	1,070,198	1,343,189	2,149,103	2,552,060	2,601,810	2,769,178	1,879,403	1,090,191	200,417	217,118	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	8,451,000																						
	Interest		180,295	200,524	224,350	253,741	298,794	352,248	345,006	287,084	220,340	128,599	27,402	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							4,155,386
	Affordable for Rent																							342,011
	First Homes																							0
Cash Flow		-9,615,757	-1,078,842	-1,270,721	-1,567,539	-2,402,844	-2,850,854	386,217	3,089,184	3,559,698	4,892,837	5,397,170	5,958,848	0	0	0	0	0	0	0	0	0	0	-4,497,397
Opening Balance		0																						
Closing Balance		-9,615,757	-10,694,599	-11,965,320	-13,532,859	-15,935,704	-18,786,558	-18,400,341	-15,311,157	-11,751,459	-6,858,622	-1,461,451	4,497,397	4,497,397	4,497,397	4,497,397	4,497,397	4,497,397	4,497,397	4,497,397	4,497,397	4,497,397	4,497,397	0

Higher - Appendix 12
Site 13



Site 13 Medium Density 35							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	88.3	87.78	65.00%	23	7,000	13,979,380	2,010
Affordable Overall			35%	12.25			
Affordable Rent	72.0	68.56	24.50%	9	2,870	1,687,169	617
Social Rent	72.0	68.56	0.00%	0	1,895	0	0
Shared Ownership	77.5	73.00	10.50%	4	4,900	1,314,548	285
First Homes	77.5	73.00	0.00%	0	0	0	0
Grant and Subsidy							
Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	0.729	ha	48	/ha		16,981,097	2,912
SITE AREA - Gross	0.729	ha	48	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	4,411,127	6,049,545	6,049,545
Existing Use Value	2,187,500		3,000,000
Uplift	20%	437,500	600,000
Plus /ha	0	0	0
Benchmark Land Value	2,625,000		3,600,000

Additional Profit	1,316,862	655
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 1,300,413

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			210,056	4,411,127
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	66,167	276,223	
Fees			16,170	
Planning			16,170	
Professional	8.00%	606,427	622,597	
CONSTRUCTION			6,099,395	
Build Cost	2.095	640,775	304,970	
s106 / CIL / IT	5.00%	304,970	304,970	
Contingency	5.00%	230,232	7,580,341	
Abnormals	%			
	£			
FINANCE			0	
Fees	0%			
Interest	7.50%			
Legal and Valuation				
SALES			509,433	
Agents	%			
Legals	0.5%	84,905		
	£/unit			
Misc.	0.0%		594,338	13,484,627
Developers Profit				2,096,907
Market Housing	% Value	15.00%		180,103
Affordable Housing	% Value	6.00%		0
First Homes	% Value	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	35		16,170
No dwgs under 50	35	462	16,170
No dwgs over 50	0	138	0
		Total	16,170

Stamp duty calc - Residual	
Land payment	4,411,127
Total	210,056

Stamp duty calc - Residual	
Land payment	2,625,000
Total	120,750

Pre CIL s106		
5,400	£/ Unit (all)	
Total		189,000

Post CIL s106		
5,400	£/ Unit (all)	189,000
CIL	222	£/m2
Total		451,775

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			/m2
CO2 Plus	%	2.00%	1,843.55
Acc & Adpt	£/m2		36.87
Water	£/m2		0.00
Over Extra 1	%	1.00%	18.44
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	189.90
	BNG	0.30%	5.70
			2,094.55

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			5	10	10	10																		
Market Housing				0	0	0	1,997,054	3,994,109	3,994,109	3,994,109	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	241,024	482,048	482,048	482,048	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	187,793	375,585	375,585	375,585	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,425,871	4,851,742	4,851,742	4,851,742	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	210,056																							
Easements etc.	0																							
Legals Acquisition	66,167																							
Planning Fee	16,170																							
Professional	303,214		303,214																					
Build Cost - BCIS Base		0	290,447	871,342	1,452,237	1,742,684	1,161,790	580,895	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		451,775	9,000	27,000	45,000	54,000	36,000	18,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	14,522	43,567	72,612	87,134	58,089	29,045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	25,486	76,457	127,429	152,915	101,943	50,972	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	72,776	145,552	145,552	145,552	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,129	24,259	24,259	24,259	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	595,607	451,775	642,669	1,018,367	1,697,278	2,036,733	1,442,728	848,722	169,811	169,811	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	4,411,127																							
Interest		93,876	104,107	118,109	139,418	173,856	215,305	200,908	129,618	44,262	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,096,907
Affordable for Rent																								180,103
First Homes																								0
Cash Flow	-5,006,733	-545,651	-746,776	-1,136,476	-1,836,696	-2,210,590	767,839	3,802,112	4,552,313	4,637,669	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,277,010
Opening Balance	0																							
Closing Balance	-5,006,733	-5,552,384	-6,299,161	-7,435,637	-9,272,333	-11,482,922	-10,715,084	-6,912,972	-2,360,659	2,277,010	2,277,010	2,277,010	2,277,010	2,277,010	2,277,010	2,277,010	2,277,010	2,277,010	2,277,010	2,277,010	2,277,010	2,277,010	2,277,010	0

Higher - Appendix 12
Site 14



Site 14 Medium Density 16							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	89.9		16	7,000	6,493,760	934
	Net	89.20	65.00%	10			
Affordable Overall			35%	5.6			
Affordable Rent		68.9	24.50%	4	2,870	725,651	270
Social Rent		68.9	0.00%	0	1,895	0	0
Shared Ownership		74.3	10.50%	2	4,900	555,660	125
First Homes		74.3	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.356	ha	45	/ha		7,775,071	1,329
SITE AREA - Gross	0.356	ha	45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,998,355	5,620,374	5,620,374
Existing Use Value	1,066,667		3,000,000
Uplift	20%	213,333	600,000
Plus /ha	0	0	0
Benchmark Land Value	1,280,000		3,600,000

Additional Profit	464,322	497
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 621,747

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			89,418	1,998,355
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%		29,975	119,393
Fees			7,392	
Planning			280,539	287,931
Professional	8.00%			
CONSTRUCTION				
Build Cost	2,122		2,819,667	
s106 / CIL / IT			286,164	
Contingency	5.00%		140,983	
Abnormals	5.00%		140,983	
			118,944	3,506,741
FINANCE				
Fees	0%		0	
Interest	7.50%		0	0
Legal and Valuation				
SALES				
Agents	%	3.0%	233,252	
Legals	%	0.5%	38,875	
	£/unit		0	
Misc.	%	0.0%	0	272,127
				6,184,548
Developers Profit				
Market Housing	% Value	15.00%		974,064
Affordable Housing	% Value	6.00%		76,879
First Homes	% Value	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	16		7,392
No dwgs under 50	16	462	7,392
No dwgs over 50	0	138	0
		Total	7,392

Stamp duty calc - Residual	
Land payment	1,998,355
Total	89,418

Stamp duty calc - Residual	
Land payment	1,280,000
Total	53,500

Pre CIL s106	
5,400 £/ Unit (all)	
Total	86,400

Post CIL s106	
5,400 £/ Unit (all)	86,400
CIL 222 £/m2	199,764
Total	286,164

Inf Tariff	
% GDV	0.00%
	0

Build Cost			
	%		/m2
CO2 Plus	2.00%		1,867.30
Acc & Adpt	1.00%		37.35
Water			0.00
Over Extra 1	0.00%		18.67
Over Extra 2	0.00%		0.00
Small Site	0.00%		0.10
Site Costs	10.00%		0.00
Base			0.00
BNG	0.30%		192.34
			5.77
			2,121.53

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started			4	4	4	4			4	4			4	4			4	4			4	4		
Market Housing				0	0	0	1,623,440	1,623,440	1,623,440	1,623,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	181,413	181,413	181,413	181,413	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	138,915	138,915	138,915	138,915	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,943,768	1,943,768	1,943,768	1,943,768	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	89,418																							
Easements etc.	0																							
Legals Acquisition	29,975																							
Planning Fee	7,392																							
Professional	140,270			140,270																				
Build Cost - BCIS Base			0	234,972	469,944	704,917	704,917	469,944	234,972	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			199,764	7,200	14,400	21,600	21,600	14,400	7,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	11,749	23,497	35,246	35,246	23,497	11,749	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	21,661	43,321	64,982	64,982	43,321	21,661	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	58,313	58,313	58,313	58,313	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	9,719	9,719	9,719	9,719	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	267,055	199,764	415,851	551,163	826,744	826,744	619,195	343,613	68,032	68,032	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	1,998,355																						
Interest		42,476	47,018	55,697	67,076	83,835	100,908	77,965	49,424	15,180	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								974,064
Affordable for Rent																								76,879
First Homes																								0
Cash Flow	-2,265,410	-242,240	-462,870	-606,860	-893,820	-910,579	1,223,665	1,522,190	1,826,312	1,860,556	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,050,943
Opening Balance	0																							
Closing Balance	-2,265,410	-2,507,650	-2,970,519	-3,577,380	-4,471,200	-5,381,779	-4,158,115	-2,635,925	-809,613	1,050,943	1,050,943	1,050,943	1,050,943	1,050,943	1,050,943	1,050,943	1,050,943	1,050,943	1,050,943	1,050,943	1,050,943	1,050,943	1,050,943	0

Higher - Appendix 12
Site 15



Site 15 Medium Density 8							
INCOME	Av Size m2		%	Number	Price	GDV	GIA
	Gross	Net		8	£/m2	£	m2
Market Housing	86.0	86.00	65.00%	5	7,000	3,130,400	447
Affordable Overall			35%	2.8			
Affordable Rent	86.0	86.00	24.50%	2	2,870	483,767	169
Social Rent	86.0	86.00	0.00%	0	1,895	0	0
Shared Ownership	86.0	86.00	10.50%	1	4,900	353,976	72
First Homes	86.0	86.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.178 ha		45	/ha		3,968,143	688
SITE AREA - Gross	0.178 ha		45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,057,407	5,947,915	5,947,915
Existing Use Value	533,333		3,000,000
Uplift	20%	106,667	600,000
Plus /ha	0	0	0
Benchmark Land Value	640,000		3,600,000

Additional Profit	383,831	858
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 273,817

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land		42,370	1,057,407
	Stamp Duty		0	
	Easements etc.		0	
	Legals /Acquisition	1.50%	15,861	58,231
Fees	Planning		3,696	
	Professional	8.00%	141,266	144,962
CONSTRUCTION	Build Cost	2,001	1,376,389	
	s106 / CIL / IT		176,163	
	Contingency	5.00%	68,819	
	Abnormals	5.00%	68,819	
			75,630	1,765,821
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	119,044	
	Legals	0.5%	19,841	
		£/unit	0	0
	Misc.	0.0%	0	138,885
				3,165,307
Developers Profit	Market Housing % Value	15.00%		469,560
	Affordable Housing % Value	6.00%		50,265
	First Homes % Value	15.00%		0

Planning fee calc	dwgs	rate	
Planning app fee	8		
No dwgs	8	462	3,696
No dwgs under 50	0	138	0
No dwgs over 50	0		
		Total	3,696

Stamp duty calc - Residual		
Land payment		1,057,407
	Total	42,370

Stamp duty calc - Residual		
Land payment		640,000
	Total	21,500

Pre CIL s106	2,900	£/ Unit (all)	
			23,200
		Total	23,200

Post CIL s106	2,900	£/ Unit (all)	23,200
CIL	222	£/m2	152,963
		Total	176,163

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	1,760.83
Acc & Adpt	£/m2		35.22
Water	£/m2		0.00
Over Extra 1	%	1.00%	17.61
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	1,813.75
	BNG	0.30%	181.37
			5.44
			2,000.57

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
INCOME																									
UNITS Started			2	2	2	2																			
Market Housing				0	0	0	782,600	782,600	782,600	782,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	120,942	120,942	120,942	120,942	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership				0	0	0	88,494	88,494	88,494	88,494	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	0	0	0	0	0	992,036	992,036	992,036	992,036	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																									
Stamp Duty	42,370																								
Easements etc.	0																								
Legals Acquisition	15,861																								
Planning Fee	3,696																								
Professional	70,633		70,633																						
Build Cost - BCIS Base		0	114,699	229,398	344,097	344,097	229,398	114,699	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		152,963	1,933	3,867	5,800	5,800	3,867	1,933	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	5,735	11,470	17,205	17,205	11,470	5,735	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	12,037	24,075	36,112	36,112	24,075	12,037	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	29,761	29,761	29,761	29,761	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	4,960	4,960	4,960	4,960	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																								
COSTS BEFORE LAND INT AND PROFIT	132,560	152,963	205,038	268,810	403,215	403,215	303,531	169,126	34,721	34,721	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation	Land	1,057,407																							
Interest		22,312	25,598	29,923	35,524	43,750	52,131	40,199	25,523	8,052	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return	Market Housing																							469,560	
	Affordable for Rent																							50,265	
	First Homes																							0	
Cash Flow	-1,189,967	-175,275	-230,636	-298,732	-438,739	-446,965	636,374	782,711	931,791	949,263	0	0	0	0	0	0	0	0	0	0	0	0	0	-519,825	
Opening Balance	0																								
Closing Balance	-1,189,967	-1,365,242	-1,595,878	-1,894,611	-2,333,349	-2,780,314	-2,143,940	-1,361,229	-429,438	519,825	519,825	519,825	519,825	519,825	519,825	519,825	519,825	519,825	519,825	519,825	519,825	519,825	519,825	0	

Higher - Appendix 12
Site 16



INCOME		Av Size	m2	%	Number	Price	GDV	GIA
		Gross	Net		70	£/m2	£	m2
Market Housing		90.7	90.70	65.00%	46	7,000	28,886,565	4,127
Affordable Overall				35%	24.5			
Affordable Rent		72.0	70.47	24.50%	17	2,870	3,468,598	1,235
Social Rent		72.0	70.47	0.00%	0	1,895	0	0
Shared Ownership		69.7	68.29	10.50%	7	4,900	2,459,310	512
First Homes		72.0	70.47	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		1.750	ha	40	/ha		34,814,473	5,874
SITE AREA - Gross		1.750	ha	40	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	8,915,087	5,094,335	5,094,335
Existing Use Value	5,250,000		3,000,000
Uplift	20%	1,050,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	6,300,000		3,600,000

Additional Profit	1,579,514	383
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 2,712,545

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total
LAND	Land		8,915,087
	Stamp Duty		435,254
	Easements etc.		0
	Legals /Acquisition	1.50%	133,726
Fees	Planning		25,860
	Professional	8.00%	1,241,611
CONSTRUCTION	Build Cost	2,131	12,515,846
	s106 / CIL / IT		1,305,561
	Contingency	5.00%	625,792
	Abnormals	5.00%	625,792
			447,149
FINANCE	Fees	0%	0
	Interest	7.50%	0
	Legal and Valuation		0
SALES	Agents	3.0%	1,044,434
	Legals	0.5%	174,072
			0
	Misc.	0.0%	0
Developers Profit	Market Housing % Value	15.00%	4,332,985
	Affordable Housing % Value	6.00%	355,674
	First Homes % Value	15.00%	0

Planning fee calc	dwgs	rate	
Planning app fee	70		
No dwgs	50	462	23,100
No dwgs under 50	20	138	2,760
No dwgs over 50			25,860
Total			435,254

Stamp duty calc - Residual		
Land payment		8,915,087
Total		435,254

Stamp duty calc - Residual		
Land payment		6,300,000
Total		304,500

Pre CIL s106	5,400	£/ Unit (all)	
Total			378,000

Post CIL s106	5,400	£/ Unit (all)	378,000
CIL	222	£/m2	927,561
Total			1,305,561

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	2.00%	1,794.07
Acc & Adpt	1.00%	35.88
Water		0.00
Over Extra 1	0.00%	17.94
Over Extra 2	0.00%	0.00
Small Site	0.00%	0.00
Site Costs	15.00%	1,847.99
BNG	0.30%	277.20
Total		2,130.74

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			7	13	12	13	12	13																
Market Housing				0	0	0	2,888,657	5,364,648	4,951,983	5,364,648	4,951,983	5,364,648	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	346,860	644,168	594,617	644,168	594,617	644,168	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	245,931	456,729	421,596	456,729	421,596	456,729	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	3,481,447	6,465,545	5,968,195	6,465,545	5,968,195	6,465,545	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	435,254																							
Easements etc.	0																							
Legals Acquisition	133,726																							
Planning Fee	25,860																							
Professional	620,806			620,806																				
Build Cost - BCIS Base			0	417,195	1,191,985	1,907,176	2,264,772	2,205,173	2,264,772	1,489,982	774,790	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			927,561	12,600	36,000	57,600	68,400	66,600	68,400	45,000	23,400	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	20,860	59,599	95,359	113,239	110,259	113,239	74,499	38,740	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	35,765	102,185	163,496	194,151	189,042	194,151	127,731	66,420	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees			0																					
Legal and Valuation			0																					
Agents	0	0	0	0	0	0	104,443	193,966	179,046	193,966	179,046	193,966	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	17,407	32,328	29,841	32,328	29,841	32,328	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	1,215,646	927,561	1,107,225	1,389,769	2,223,631	2,640,562	2,692,924	2,866,856	1,946,099	1,129,644	208,887	226,294	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	8,915,087																						
Interest		189,951	210,905	235,620	266,096	312,778	368,153	360,271	299,551	229,753	134,013	28,538	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							4,332,985
	Affordable for Rent																							355,674
	First Homes																							0
Cash Flow	-10,130,733	-1,117,512	-1,318,130	-1,625,389	-2,489,727	-2,953,340	420,370	3,238,418	3,722,546	5,106,148	5,625,296	6,210,712	0	0	0	0	0	0	0	0	0	0	0	-4,688,659
Opening Balance	0																							
Closing Balance	-10,130,733	-11,248,245	-12,566,374	-14,191,763	-16,681,490	-19,634,830	-19,214,460	-15,976,042	-12,253,497	-7,147,349	-1,522,053	4,688,659	4,688,659	4,688,659	4,688,659	4,688,659	4,688,659	4,688,659	4,688,659	4,688,659	4,688,659	4,688,659	4,688,659	0

Higher - Appendix 12
Site 17



Site 17 Houses 35							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	91.0	91.04	65.00%	23	7,000	14,988,674	2,071
Affordable Overall			35%	12.25			
Affordable Rent	71.5	70.25	24.50%	9	2,870	1,728,870	613
Social Rent	71.5	70.25	0.00%	0	1,895	0	0
Shared Ownership	66.0	63.50	10.50%	4	4,900	1,143,476	243
First Homes	66.0	63.50	0.00%	0	0	0	0
Grant and Subsidy							
Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	0.875	ha	40	/ha		17,371,020	2,927
SITE AREA - Gross	0.875	ha	40	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	4,442,489	5,077,130	5,077,130
Existing Use Value	2,625,000		3,000,000
Uplift	20%	525,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	3,150,000		3,600,000

Additional Profit	764,781	369
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 1,386,930

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			211,624	4,442,489
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	66,637	278,262	
Fees			16,170	
Planning		8.00%	619,168	635,338
Professional				
CONSTRUCTION				
Build Cost	2.133	6,244,392		
s106 / CIL / IT		654,559		
Contingency	5.00%	312,220		
Abnormals	5.00%	312,220		
		216,207	7,739,597	
FINANCE				
Fees	0%	0		
Interest	7.50%	0		
Legal and Valuation		0	0	
SALES				
Agents	3.0%	521,131		
Legals	0.5%	86,855		
	£/unit	0		
Misc.	0.0%	0	607,986	13,703,672
Developers Profit				
Market Housing	% Value	15.00%		2,174,801
Affordable Housing	% Value	6.00%		172,341
First Homes	% Value	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	35		16,170
No dwgs under 50	35	462	16,170
No dwgs over 50	0	138	0
		Total	16,170

Stamp duty calc - Residual		
Land payment		Total
		4,442,489
		211,624

Stamp duty calc - Residual		
Land payment		Total
		3,150,000
		147,000

Pre CIL s106		
	5,400	£/ Unit (all)
		189,000
		Total

Post CIL s106		
	5,400	£/ Unit (all)
		189,000
CIL	222	£/m2
		465,559
		Total

Inf Tariff		
% GDV		
0.00%		0

Build Cost			
	%		/m2
CO2 Plus	2.00%		1,796.35
Acc & Adpt	1.00%		35.93
Water			0.00
Over Extra 1	0.00%		17.96
Over Extra 2	0.00%		0.00
Small Site	0.00%		0.10
Site Costs			0.00
Base	15.00%		0.00
BNG	0.30%		277.55
			5.55
			2,133.45

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing			5	5																				
Affordable Rent																								
Social Rent																								
Shared Ownership																								
First Homes																								
Grant and Subsidy																								
INCOME	0	0	0	0	0	0	2,481,574	2,481,574	2,481,574	2,481,574	2,481,574	2,481,574	2,481,574	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	211,624																							
Easements etc.	0																							
Legals Acquisition	66,637																							
Planning Fee	16,170																							
Professional	309,584		309,584																					
Build Cost - BCIS Base		0	297,352	594,704	892,056	892,056	892,056	892,056	892,056	594,704	297,352	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		465,559	9,000	18,000	27,000	27,000	27,000	27,000	27,000	18,000	9,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	14,868	29,735	44,603	44,603	44,603	44,603	44,603	29,735	14,868	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	25,163	50,326	75,490	75,490	75,490	75,490	75,490	50,326	25,163	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	74,447	74,447	74,447	74,447	74,447	74,447	74,447	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,408	12,408	12,408	12,408	12,408	12,408	12,408	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	604,016	465,559	655,967	692,766	1,039,148	1,039,148	1,126,003	1,126,003	1,126,003	779,621	433,238	86,855	86,855	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	4,442,489																							
Interest		94,622	105,125	119,396	134,624	156,632	179,053	156,993	134,520	111,625	81,807	44,934	876	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,174,801
Affordable for Rent																								172,341
First Homes																								0
Cash Flow	-5,046,505	-560,181	-761,092	-812,161	-1,173,772	-1,195,780	1,176,518	1,198,578	1,221,051	1,590,328	1,966,530	2,349,785	2,393,844	0	0	0	0	0	0	0	0	0	0	-2,347,142
Opening Balance	0																							
Closing Balance	-5,046,505	-5,606,686	-6,367,778	-7,179,939	-8,353,711	-9,549,492	-8,372,974	-7,174,396	-5,953,345	-4,363,017	-2,396,487	-46,702	2,347,142	2,347,142	2,347,142	2,347,142	2,347,142	2,347,142	2,347,142	2,347,142	2,347,142	2,347,142	2,347,142	0

Higher - Appendix 12
Site 18



INCOME		Av Size	m2	%	Number	Price	GDV	GIA
						£/m2	£	m2
Market Housing	Gross	101.4	101.43	65.00%	7	7,700	5,076,500	659
Affordable Overall	Net							
Affordable Rent		70.0	70.00	24.50%	2	2,870	492,205	172
Social Rent		70.0	70.00	0.00%	0	1,895	0	0
Shared Ownership		70.0	70.00	10.50%	1	5,390	396,165	74
First Homes		70.0	70.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.250	ha	40	/ha		5,964,870	904
SITE AREA - Gross		0.250	ha	40	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,821,014	7,284,057	7,284,057
Existing Use Value	750,000		3,000,000
Uplift	20%	150,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	900,000		3,600,000

Additional Profit	747,498	1,134
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 488,402

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land			1,821,014
Stamp Duty		80,551	
Easements etc.		0	
Legals /Acquisition	1.50%	27,315	107,866
Fees			
Planning		4,620	
Professional	8.00%	192,622	197,242
CONSTRUCTION			
Build Cost	2,140	1,935,261	
s106 / CIL / IT		211,854	
Contingency	5.00%	96,763	
Abnormals	5.00%	96,763	
		67,136	2,407,777
FINANCE			
Fees	0%	0	
Interest	7.50%	0	0
Legal and Valuation		0	
SALES			
Agents	3.0%	178,946	
Legals	0.5%	29,824	
	£/unit	0	
Misc.	0.0%	0	208,770
			4,742,670
Developers Profit			
Market Housing	% Value	15.00%	761,475
Affordable Housing	% Value	6.00%	53,302
First Homes	% Value	15.00%	0

Planning fee calc			
	dwgs	rate	
Planning app fee	10		
No dwgs	10	462	4,620
No dwgs under 50	0	138	0
No dwgs over 50			4,620
Total			4,620

Stamp duty calc - Residual	
Land payment	1,821,014
Total	80,551

Stamp duty calc - Residual	
Land payment	900,000
Total	34,500

Pre CIL s106	
5,400 £/ Unit (all)	
Total	54,000

Post CIL s106	
5,400 £/ Unit (all)	54,000
CIL	222 £/m2
Total	157,854

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			
	%		/m2
CO2 Plus	2.00%	1,801.95	
Acc & Adpt	1.00%	18.02	
Water		0.10	
Over Extra 1	0.00%	0.00	
Over Extra 2	0.00%	0.00	
Small Site	0.00%	0.00	
Site Costs			
Base	15.00%	278.42	
BNG	0.30%	5.57	
Total			2,140.10

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			5	5																				
Market Housing				0	0	0	2,538,250	2,538,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	246,103	246,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	198,083	198,083	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,982,435	2,982,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	80,551																							
Easements etc.	0																							
Legals Acquisition	27,315																							
Planning Fee	4,620																							
Professional	96,311		96,311																					
Build Cost - BCIS Base		0	322,543	645,087	645,087	322,543	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		157,854	9,000	18,000	18,000	9,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	16,127	32,254	32,254	16,127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	27,317	54,633	54,633	27,317	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	89,473	89,473	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	14,912	14,912	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	208,797	157,854	471,298	749,974	749,974	374,987	104,385	104,385	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	1,821,014																							
Interest		38,059	41,732	51,352	66,377	81,683	90,246	37,974	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								761,475
Affordable for Rent																								53,302
First Homes																								0
Cash Flow	-2,029,811	-195,913	-513,031	-801,326	-816,351	-456,670	2,787,804	2,840,075	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-814,777
Opening Balance	0																							
Closing Balance	-2,029,811	-2,225,724	-2,738,755	-3,540,081	-4,356,432	-4,813,102	-2,025,298	814,777	814,777	814,777	814,777	814,777	814,777	814,777	814,777	814,777	814,777	814,777	814,777	814,777	814,777	814,777	814,777	0

Higher - Appendix 12
Site 19



INCOME		Av Size m2		%	Number	Price	GDV	GIA
		Gross	Net		5	£/m2	£	m2
Market Housing		90.4	90.40	100.00%	5	7,700	3,480,400	452
Affordable Overall				0%	0			
Affordable Rent		90.4	90.40	0.00%	0	2,870	0	0
Social Rent		90.4	90.40	0.00%	0	1,895	0	0
Shared Ownership		90.4	90.40	0.00%	0	5,390	0	0
First Homes		90.4	90.40	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.125	ha	40	/ha		3,480,400	452
SITE AREA - Gross		0.125	ha	40	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,216,455	9,731,639	9,731,639
Existing Use Value	375,000		3,000,000
Uplift	20%	75,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	450,000		3,600,000

Additional Profit	967,353	2,140
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND		/unit or m2	Total
Land			1,216,455
Stamp Duty			50,323
Easements etc.			0
Legals /Acquisition	1.50%	18,247	68,570
Fees			
Planning		2,310	
Professional	8.00%	95,284	97,594
CONSTRUCTION			
Build Cost	2,091	945,247	
s106 / CIL / IT		114,993	
Contingency	5.00%	47,262	
Abnormals	5.00%	47,262	
		36,281	1,191,046
FINANCE			
Fees	0%	0	
Interest	7.50%	0	
Legal and Valuation		0	0
SALES			
Agents	%	3.0%	104,412
Legals	%	0.5%	17,402
	£/unit	0	0
Misc.	%	0.0%	0
			121,814
			2,695,478
Developers Profit			
Market Housing	% Value	15.00%	522,060
Affordable Housing	% Value	6.00%	0
First Homes	% Value	15.00%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	5		2,310
No dwgs under 50	5	462	2,310
No dwgs over 50	0	138	0
		Total	2,310

Stamp duty calc - Residual	
Land payment	1,216,455
Total	50,323

Stamp duty calc - Residual	
Land payment	450,000
Total	12,000

Pre CIL s106	
2,900 £/ Unit (all)	
Total	14,500

Post CIL s106	
2,900 £/ Unit (all)	14,500
CIL 222 £/m2	100,493
Total	114,993

Inf Tariff	
% GDV	0.00%
	0

Build Cost			/m2
CO2 Plus	%	2.00%	1,760.83
Acc & Adpt	£/m2		35.22
Water	£/m2		0.00
Over Extra 1	%	1.00%	17.61
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	1,813.75
	BNG	0.30%	272.06
			5.44
			2,091.25

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			1	2																				
Market Housing				0			696,080	1,392,160	1,392,160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	696,080	1,392,160	1,392,160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	50,323																							
Easements etc.	0																							
Legals Acquisition	18,247																							
Planning Fee	2,310																							
Professional	47,642			47,642																				
Build Cost - BCIS Base			0	63,016	189,049	315,082	252,066	126,033	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			100,493	967	2,900	4,833	3,867	1,933	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	3,151	9,452	15,754	12,603	6,302	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	5,570	16,709	27,848	22,278	11,139	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees			0																					
Legal and Valuation			0																					
Agents	0	0	0	0	0	0	20,882	41,765	41,765	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,480	6,961	6,961	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	118,521	100,493	120,345	218,110	363,517	290,814	169,770	48,726	48,726	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	1,216,455																							
Interest		25,031	27,384	30,154	34,809	42,278	48,523	39,565	15,117	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								522,060
Affordable for Rent																								0
First Homes																								0
Cash Flow	-1,334,976	-125,524	-147,730	-248,265	-398,327	-333,092	477,787	1,303,870	1,328,317	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-522,060
Opening Balance	0																							
Closing Balance	-1,334,976	-1,460,500	-1,608,230	-1,856,495	-2,254,822	-2,587,913	-2,110,127	-806,257	522,060	522,060	522,060	522,060	522,060	522,060	522,060	522,060	522,060	522,060	522,060	522,060	522,060	522,060	522,060	0

Higher - Appendix 12
Site 20



Site 20 Houses 35 Greenfield							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	91.9		35	7,700	12,382,028	1,608
	Net	91.89	50.00%	18			
Affordable Overall			50%	17.5			
Affordable Rent		74.2	35.00%	12	2,870	2,560,638	909
Social Rent		74.2	0.00%	0	1,895	0	0
Shared Ownership		75.0	15.00%	5	5,390	2,088,356	394
First Homes		75.0	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.000	ha	35	/ha		17,031,021	2,911
SITE AREA - Gross	1.333	ha	26	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	4,911,396	4,911,396	3,683,547
Existing Use Value	33,333		25,000
Uplift	0%	0	0
Plus /ha	500,000	666,667	500,000
Benchmark Land Value	700,000		525,000

Additional Profit	5,267,484	3,276
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
		/unit or m2	Total	
LAND	Land			4,911,396
	Stamp Duty		235,070	
	Easements etc.		0	
	Legals /Acquisition	1.50%	73,671	308,741
Fees	Planning		16,170	
	Professional	8.00%	569,879	586,049
CONSTRUCTION	Build Cost	2,132	6,204,390	
	s106 / CIL / IT		556,734	
	Contingency	2.50%	155,110	
	Abnormals	0.00%	0	
			207,257	7,123,490
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	510,931	
	Legals	0.5%	85,155	
		£/unit	0	0
	Misc.	0.0%	0	596,086
				13,525,762
Developers Profit	Market Housing	% Value	15.00%	1,857,304
	Affordable Housing	% Value	6.00%	278,940
	First Homes	% Value	15.00%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	35		16,170
No dwgs under 50	35	462	16,170
No dwgs over 50	0	138	0
		Total	16,170

Stamp duty calc - Residual	
Land payment	4,911,396
Total	235,070

Stamp duty calc - Residual	
Land payment	700,000
Total	24,500

Pre CIL s106	
5,400	£/ Unit (all)
Total	189,000

Post CIL s106	
5,400	£/ Unit (all)
CIL	222
Total	556,734

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			
	%		/m2
CO2 Plus	2.00%	35.94	1,797.21
Acc & Adpt	1.00%	17.97	0.00
Water		0.10	0.00
Over Extra 1	0.00%	0.00	0.00
Over Extra 2	0.00%	0.00	0.00
Small Site		0.00	0.00
Site Costs		277.68	1,851.23
Base	15.00%	277.68	2.78
BNG	0.15%	2.78	2,131.69

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Market Housing			0	0	0	0	1,768,861	1,768,861	1,768,861	1,768,861	1,768,861	1,768,861	1,768,861	1,768,861	1,768,861	1,768,861	1,768,861	1,768,861	1,768,861	1,768,861	1,768,861	1,768,861	1,768,861	1,768,861
Affordable Rent			0	0	0	0	365,805	365,805	365,805	365,805	365,805	365,805	365,805	365,805	365,805	365,805	365,805	365,805	365,805	365,805	365,805	365,805	365,805	365,805
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	298,337	298,337	298,337	298,337	298,337	298,337	298,337	298,337	298,337	298,337	298,337	298,337	298,337	298,337	298,337	298,337	298,337	298,337
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,433,003	2,433,003	2,433,003	2,433,003	2,433,003	2,433,003	2,433,003	2,433,003	2,433,003	2,433,003	2,433,003	2,433,003	2,433,003	2,433,003	2,433,003	2,433,003	2,433,003	
EXPENDITURE																								
Stamp Duty	235,070																							
Easements etc.	0																							
Legals Acquisition	73,671																							
Planning Fee	16,170																							
Professional	284,940			284,940																				
Build Cost - BCIS Base		0	295,447	590,894	886,341	886,341	886,341	886,341	886,341	886,341	590,894	295,447	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		367,734	9,000	18,000	27,000	27,000	27,000	27,000	27,000	27,000	18,000	9,000	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	7,386	14,772	22,159	22,159	22,159	22,159	22,159	22,159	14,772	7,386	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	9,869	19,739	29,608	29,608	29,608	29,608	29,608	29,608	19,739	9,869	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	72,990	72,990	72,990	72,990	72,990	72,990	72,990	72,990	72,990	72,990	72,990	72,990	72,990	72,990	72,990	72,990	72,990	
Legals	0	0	0	0	0	0	12,165	12,165	12,165	12,165	12,165	12,165	12,165	12,165	12,165	12,165	12,165	12,165	12,165	12,165	12,165	12,165	12,165	
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	609,850	367,734	606,642	643,405	965,108	965,108	1,050,263	1,050,263	1,050,263	1,050,263	728,560	406,858	85,155	85,155	0	0	0	0	0	0	0	0	0	
For Residual Valuation																								
Land	4,911,396																							
Interest		103,523	112,359	125,841	140,264	160,990	182,104	159,592	136,658	113,294	83,460	47,035	3,895	0	0	0	0	0	0	0	0	0	0	
Developers Return																								
Market Housing																								1,857,304
Affordable for Rent																								278,940
First Homes																								0
Cash Flow	-5,521,246	-471,257	-719,002	-769,246	-1,105,372	-1,126,098	1,200,636	1,223,148	1,246,082	1,591,148	1,942,685	2,300,813	2,343,953	0	0	0	0	0	0	0	0	0	0	-2,136,244
Opening Balance	0																							
Closing Balance	-5,521,246	-5,992,503	-6,711,505	-7,480,751	-8,586,123	-9,712,221	-8,511,586	-7,288,438	-6,042,356	-4,451,208	-2,508,523	-207,710	2,136,244	2,136,244	2,136,244	2,136,244	2,136,244	2,136,244	2,136,244	2,136,244	2,136,244	2,136,244	2,136,244	0

Higher - Appendix 12
Site 21



Site 21 Houses 10 Greenfield							
INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
Market Housing	Gross	Net		10			
	94.6	94.60	50.00%	5	7,700	3,642,100	473
Affordable Overall			50%	5			
Affordable Rent	70.0	70.00	35.00%	4	2,870	703,150	245
Social Rent	70.0	70.00	0.00%	0	1,895	0	0
Shared Ownership	70.0	70.00	15.00%	2	5,390	565,950	105
First Homes	70.0	70.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.333 ha		30	/ha		4,911,200	823
SITE AREA - Gross	0.444 ha		23	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,589,758	4,769,273	3,576,955
Existing Use Value	44,444		100,000
Uplift	0%	0	0
Plus /ha	500,000	222,222	500,000
Benchmark Land Value	266,667		600,000

Additional Profit	1,598,991	3,381
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				1,589,758
Stamp Duty			68,988	
Easements etc.			0	
Legals /Acquisition	1.50%	23,846	92,834	
Fees	Planning		4,620	
	Professional	8.00%	154,527	159,147
CONSTRUCTION	Build Cost	2,027	1,668,413	
	s106 / CIL / IT		159,162	
	Contingency	2.50%	41,710	
	Abnormals	0.00%	0	
			62,302	1,931,587
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	147,336	
	Legals	0.5%	24,556	
		£/unit	0	
	Misc.	0.0%	0	171,892
				3,945,218
Developers Profit	Market Housing % Value	15.00%		546,315
	Affordable Housing % Value	6.00%		76,146
	First Homes % Value	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	10		4,620
No dwgs under 50	10	462	4,620
No dwgs over 50	0	138	0
		Total	4,620

Stamp duty calc - Residual	
Land payment	1,589,758
Total	68,988

Stamp duty calc - Residual	
Land payment	266,667
Total	2,833

Pre CIL s106		
5,400	£/ Unit (all)	
Total		54,000

Post CIL s106			
5,400	£/ Unit (all)		54,000
CIL	222	£/m2	105,162
Total			159,162

Inf Tariff	
% GDV	0.00%
	0

Build Cost			
CO2 Plus	%	2.00%	1,786.73
Acc & Adpt	£/m2		0.00
Water	£/m2		0.00
Over Extra 1	%	0.00%	17.87
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
			0.00
			0.00
Site Costs	Base	10.00%	184.04
	BNG	0.15%	2.75
			2,027.23

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			5	5																				
Market Housing				0	0	0	1,821,050	1,821,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	351,575	351,575	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	282,975	282,975	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,455,600	2,455,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	68,988																							
Easements etc.	0																							
Legals Acquisition	23,846																							
Planning Fee	4,620																							
Professional	77,263		77,263																					
Build Cost - BCIS Base		0	278,069	556,138	556,138	278,069	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		105,162	9,000	18,000	18,000	9,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	6,952	13,903	13,903	6,952	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	10,384	20,767	20,767	10,384	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	73,668	73,668	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,278	12,278	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	174,718	105,162	381,668	608,808	608,808	304,404	85,946	85,946	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	1,589,758																						
	Interest		33,084	35,676	43,501	55,732	68,192	75,178	32,157	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							546,315
	Affordable for Rent																							76,146
	First Homes																							0
Cash Flow	-1,764,475	-138,246	-417,344	-652,310	-664,540	-372,596	2,294,476	2,337,497	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-622,461
Opening Balance	0																							
Closing Balance	-1,764,475	-1,902,721	-2,320,065	-2,972,375	-3,636,915	-4,009,512	-1,715,036	622,461	622,461	622,461	622,461	622,461	622,461	622,461	622,461	622,461	622,461	622,461	622,461	622,461	622,461	622,461	622,461	0

Higher - Appendix 12
Site 22



Site 22 Houses 6 Greenfield							
INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
Market Housing	Gross 135.0	Net 135.00	100.00%	6	7,700	6,237,000	810
Affordable Overall			0%	0			
Affordable Rent	135.0	135.00	0.00%	0	2,870	0	0
Social Rent	135.0	135.00	0.00%	0	1,895	0	0
Shared Ownership	135.0	135.00	0.00%	0	5,390	0	0
First Homes	135.0	135.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.200 ha		30	/ha		6,237,000	810
SITE AREA - Gross	0.200 ha		30	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,116,680	10,583,402	10,583,402
Existing Use Value	20,000		100,000
Uplift	0%	0	0
Plus /ha	500,000	100,000	500,000
Benchmark Land Value	120,000		600,000

Additional Profit	2,430,481	3,001
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				2,116,680
Stamp Duty			95,334	
Easements etc.			0	
Legals /Acquisition	1.50%	31,750	127,084	
Fees				
Planning			2,772	
Professional	8.00%	176,578	179,350	
CONSTRUCTION				
Build Cost	2,364	1,914,998		
s106 / CIL / IT		197,487		
Contingency	2.50%	47,875		
Abnormals	0.00%	0		
		46,861	2,207,222	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	187,110	
Legals	%	0.5%	31,185	
	£/unit	0	0	
Misc.	%	0.0%	0	218,295
				4,848,631
Developers Profit				
Market Housing	% Value	15.00%		935,550
Affordable Housing	% Value	6.00%		0
First Homes	% Value	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	6		2,772
No dwgs under 50	6	462	2,772
No dwgs over 50	0	138	0
		Total	2,772

Stamp duty calc - Residual	
Land payment	2,116,680
Total	95,334

Stamp duty calc - Residual	
Land payment	120,000
Total	0

Pre CIL s106	
2,900 £/ Unit (all)	
Total	17,400

Post CIL s106	
2,900 £/ Unit (all)	17,400
CIL 222 £/m2	180,087
Total	197,487

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			/m2
CO2 Plus	%	2.00%	2,083.73
Acc & Adpt	£/m2		41.67
Water	£/m2		0.00
Over Extra 1	%	1.00%	20.84
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	2,146.34
	BNG	0.15%	214.63
			3.22
			2,364.20

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			2	2																				
Market Housing				0			2,079,000	2,079,000	2,079,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,079,000	2,079,000	2,079,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	95,334																							
Easements etc.	0																							
Legals Acquisition	31,750																							
Planning Fee	2,772																							
Professional	88,289		88,289																					
Build Cost - BCIS Base		0	212,778	425,555	638,333	425,555	212,778	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		180,087	1,933	3,867	5,800	3,867	1,933	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,319	10,639	15,958	10,639	5,319	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	5,207	10,414	15,620	10,414	5,207	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	62,370	62,370	62,370	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,395	10,395	10,395	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	218,145	180,087	313,526	450,474	675,711	450,474	298,002	72,765	72,765	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	2,116,680																						
Interest		43,778	47,975	54,754	64,227	78,100	88,011	56,268	19,706	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								935,550
Affordable for Rent																								0
First Homes																								0
Cash Flow	-2,334,825	-223,865	-361,501	-505,228	-739,938	-528,575	1,692,987	1,949,967	1,986,529	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-935,550
Opening Balance	0																							
Closing Balance	-2,334,825	-2,558,691	-2,920,192	-3,425,420	-4,165,358	-4,693,933	-3,000,946	-1,050,979	935,550	935,550	935,550	935,550	935,550	935,550	935,550	935,550	935,550	935,550	935,550	935,550	935,550	935,550	935,550	0

Higher - Appendix 12
Site 29



Site 29 Chase Park							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	83.1	80.89	50.00%	1,806	6,770	988,789,323	150,053
Affordable Overall			50%	1805.5			
Affordable Rent	68.8	64.03	35.00%	1,264	2,870	232,244,486	86,907
Social Rent	68.8	64.03	0.00%	0	1,895	0	0
Shared Ownership	68.8	64.10	15.00%	542	4,739	164,536,019	37,285
First Homes	68.8	64.10	0.00%	0	0	0	0
Grant and Subsidy							
Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	57.163	ha	63	/ha		1,385,569,828	274,245
SITE AREA - Gross	167.150	ha	22	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	113,184,859	1,980,030	677,145
Existing Use Value	22,047,195		131,901
Uplift	0%	0	0
Plus /ha	238,475	39,861,075	238,475
Benchmark Land Value	61,908,270		370,376

Additional Profit	138,771,964	925
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
		/unit or m2	Total	
LAND	Land			113,184,859
	Stamp Duty		5,648,743	
	Easements etc.		0	
	Legals /Acquisition	1.50%	1,697,773	7,346,516
Fees	Planning		514,518	
	Professional	8.00%	67,166,014	67,680,532
CONSTRUCTION	Build Cost	2,042	560,022,248	
	s106 / CIL / IT		215,364,966	
	Contingency	3.11%	17,416,692	
	Abnormals	5.00%	28,001,112	
		£	18,770,152	839,575,171
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	41,567,095	
	Legals	0.5%	6,927,849	
		£/unit	0	0
	Misc.	0.0%	0	48,494,944
				1,076,282,021
Developers Profit	Market Housing	% Value	15.00%	148,318,398
	Affordable Housing	% Value	6.00%	23,806,830
	First Homes	% Value	15.00%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	3,611		23,100
No dwgs under 50	50	462	491,418
No dwgs over 50	3561	138	514,518
		Total	514,518

Stamp duty calc - Residual	
Land payment	113,184,859
Total	5,648,743

Stamp duty calc - Residual	
Land payment	61,908,270
Total	3,084,914

Pre CIL s106	
50,400 £/ Unit (all)	
Total	181,994,400

Post CIL s106	
50,400 £/ Unit (all)	181,994,400
CIL 222 £/m2	33,370,566
Total	215,364,966

Inf Tariff	
% GDV	0.00%
	0

Build Cost			
			/m2
CO2 Plus	%	2.00%	1,721.56
Acc & Adpt	%	1.00%	34.43
Water	£/m2		0.00
Over Extra 1	%	0.00%	17.22
Over Extra 2	%	0.00%	0.00
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	1,773.30
	BNG	0.16%	266.00
			2.76
			2,042.05

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	150	250	250	250	250	250	250	250	250	250	250	250	250	250	61							
Market Housing		13,691,350	27,382,701	41,074,051	68,456,752	68,456,752	68,456,752	68,456,752	68,456,752	68,456,752	68,456,752	68,456,752	68,456,752	68,456,752	68,456,752	68,456,752	68,456,752	16,703,447	0	0	0	0	0	0
Affordable Rent		3,215,792	6,431,584	9,647,375	16,078,959	16,078,959	16,078,959	16,078,959	16,078,959	16,078,959	16,078,959	16,078,959	16,078,959	16,078,959	16,078,959	16,078,959	16,078,959	3,923,266	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		2,278,261	4,556,522	6,834,783	11,391,306	11,391,306	11,391,306	11,391,306	11,391,306	11,391,306	11,391,306	11,391,306	11,391,306	11,391,306	11,391,306	11,391,306	11,391,306	2,779,479	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	19,185,403	38,370,807	57,556,210	95,927,017	95,927,017	95,927,017	95,927,017	95,927,017	95,927,017	95,927,017	95,927,017	95,927,017	95,927,017	95,927,017	95,927,017	95,927,017	23,406,192	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	5,648,743																							
Easements etc.	0																							
Legals Acquisition	1,697,773																							
Planning Fee	514,518																							
Professional	67,166,014																							
Build Cost - BCIS Base		7,754,393	15,508,786	23,263,178	38,771,964	38,771,964	38,771,964	38,771,964	38,771,964	38,771,964	38,771,964	38,771,964	38,771,964	38,771,964	38,771,964	38,771,964	38,771,964	9,460,359	0	0	0	0	0	0
s106/CIL/Tariff		35,890,566	5,040,000	7,560,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	3,074,400	0	0	0	0	0	0
Contingency		241,162	482,323	723,485	1,205,808	1,205,808	1,205,808	1,205,808	1,205,808	1,205,808	1,205,808	1,205,808	1,205,808	1,205,808	1,205,808	1,205,808	1,205,808	294,217	0	0	0	0	0	0
Abnormals		647,622	1,295,244	1,942,866	3,238,110	3,238,110	3,238,110	3,238,110	3,238,110	3,238,110	3,238,110	3,238,110	3,238,110	3,238,110	3,238,110	3,238,110	3,238,110	790,099	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	575,562	1,151,124	1,726,686	2,877,810	2,877,810	2,877,810	2,877,810	2,877,810	2,877,810	2,877,810	2,877,810	2,877,810	2,877,810	2,877,810	2,877,810	2,877,810	702,186	0	0	0	0	0	0
Legals	0	95,927	191,854	287,781	479,635	479,635	479,635	479,635	479,635	479,635	479,635	479,635	479,635	479,635	479,635	479,635	479,635	117,031	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	75,027,047	45,205,231	23,669,331	35,503,997	59,173,328	59,173,328	59,173,328	59,173,328	59,173,328	59,173,328	59,173,328	59,173,328	59,173,328	59,173,328	59,173,328	59,173,328	59,173,328	14,438,292	0	0	0	0	0	0
For Residual Valuation																								
Land	113,184,859																							
Interest		14,115,893	17,126,072	17,307,917	16,952,095	15,466,975	13,870,472	12,154,230	10,309,271	8,325,940	6,193,858	3,901,871	1,437,985	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								148,318,398
Affordable for Rent																								23,806,830
First Homes																								0
Cash Flow	-188,211,907	-40,135,721	-2,424,597	4,744,296	19,801,594	21,286,714	22,883,217	24,599,458	26,444,418	28,427,749	30,559,830	32,851,818	35,315,704	36,753,689	36,753,689									

Higher - Appendix 12
Site 30



Site 30 Crews Hill							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	81.4	78.30	50.00%	2,695	6,600	1,392,453,812	219,225
Affordable Overall			50%	2,694.5			
Affordable Rent	69.3	64.77	35.00%	1,886	2,870	350,624,214	130,681
Social Rent	69.3	64.77	0.00%	0	1,895	0	0
Shared Ownership	69.3	64.75	15.00%	808	4,620	241,809,239	55,984
First Homes	69.3	64.75	0.00%	0	0	0	0
Grant and Subsidy							
Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	65.720	ha	82	/ha		1,984,887,265	405,890
SITE AREA - Gross	144.884	ha	37	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	102,328,178	1,557,044	706,275
Existing Use Value	98,517,997		679,977
Uplift	0%	0	0
Plus /ha	299,838	43,441,769	299,838
Benchmark Land Value	141,959,766		979,815

Additional Profit	5,954,169	27
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
		/unit or m2	Total		
LAND					
Land				102,328,178	
Stamp Duty			5,105,909		
Easements etc.			0		
Legals/Acquisition	1.50%		1,534,923	6,640,832	
Fees					
Planning			759,882		
Professional	8.00%		99,254,364	100,014,246	
CONSTRUCTION					
Build Cost	2.03%		826,208,615		
s106 / CIL / IT			320,354,843		
Contingency	3.05%		25,199,363		
Abnormals	5.00%		41,310,431		
		£	27,606,302	1,240,679,554	
FINANCE					
Fees	0%		0		
Interest	7.50%		0		
Legal and Valuation			0	0	
SALES					
Agents	3.0%		59,546,618		
Legals	0.5%		9,924,436		
	£/unit		0		
Misc.	0.0%		0	69,471,054	1,519,133,864
Developers Profit					
Market Housing	% Value	15.00%		208,868,072	
Affordable Housing	% Value	6.00%		35,546,007	
First Homes	% Value	15.00%		0	

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	5,389		23,100
No dwgs under 50	50	462	23,100
No dwgs over 50	5339	138	736,782
		Total	759,882

Stamp duty calc - Residual	
Land payment	102,328,178
Total	5,105,909

Stamp duty calc - Residual	
Land payment	141,959,766
Total	7,087,488

Pre CIL s106	
50,400	£/ Unit (all)
Total	271,605,600

Post CIL s106	
50,400	£/ Unit (all)
222	£/m2
Total	48,749,243

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			/m2
CO2 Plus	%	2.00%	1,715.58
Acc & Adpt	£/m2		34.31
Water	£/m2		0.00
Over Extra 1	%	1.00%	17.16
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	1,767.15
	BNG	0.19%	265.07
			3.33
			2,035.55

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	150	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	339	
Market Housing		12,919,408	25,838,816	38,758,224	64,597,041	64,597,041	64,597,041	64,597,041	64,597,041	64,597,041	64,597,041	64,597,041	64,597,041	64,597,041	64,597,041	64,597,041	64,597,041	64,597,041	64,597,041	64,597,041	64,597,041	64,597,041	64,597,041	87,593,587
Affordable Rent		3,253,147	6,506,295	9,759,442	16,265,736	16,265,736	16,265,736	16,265,736	16,265,736	16,265,736	16,265,736	16,265,736	16,265,736	16,265,736	16,265,736	16,265,736	16,265,736	16,265,736	16,265,736	16,265,736	16,265,736	16,265,736	16,265,736	22,056,339
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		2,243,545	4,487,089	6,730,634	11,217,723	11,217,723	11,217,723	11,217,723	11,217,723	11,217,723	11,217,723	11,217,723	11,217,723	11,217,723	11,217,723	11,217,723	11,217,723	11,217,723	11,217,723	11,217,723	11,217,723	11,217,723	11,217,723	15,211,232
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	18,416,100	36,832,200	55,248,300	92,080,500	92,080,500	92,080,500	92,080,500	92,080,500	92,080,500	92,080,500	92,080,500	92,080,500	92,080,500	92,080,500	92,080,500	92,080,500	92,080,500	92,080,500	92,080,500	92,080,500	92,080,500	92,080,500	124,861,158
EXPENDITURE																								
Stamp Duty	5,105,909																							
Easements etc.	0																							
Legals Acquisition	1,534,923																							
Planning Fee	759,882																							
Professional	99,254,364																							
Build Cost - BCIS Base		7,665,695	15,331,390	22,997,085	38,328,475	38,328,475	38,328,475	38,328,475	38,328,475	38,328,475	38,328,475	38,328,475	38,328,475	38,328,475	38,328,475	38,328,475	38,328,475	38,328,475	38,328,475	38,328,475	38,328,475	38,328,475	38,328,475	51,973,413
s106/CIL/Tariff		51,269,243	5,040,000	7,560,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	17,085,600
Contingency		233,804	467,607	701,411	1,169,018	1,169,018	1,169,018	1,169,018	1,169,018	1,169,018	1,169,018	1,169,018	1,169,018	1,169,018	1,169,018	1,169,018	1,169,018	1,169,018	1,169,018	1,169,018	1,169,018	1,169,018	1,169,018	1,585,189
Abnormals		639,420	1,278,841	1,918,261	3,197,102	3,197,102	3,197,102	3,197,102	3,197,102	3,197,102	3,197,102	3,197,102	3,197,102	3,197,102	3,197,102	3,197,102	3,197,102	3,197,102	3,197,102	3,197,102	3,197,102	3,197,102	3,197,102	4,335,270
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	552,483	1,104,966	1,657,449	2,762,415	2,762,415	2,762,415	2,762,415	2,762,415	2,762,415	2,762,415	2,762,415	2,762,415	2,762,415	2,762,415	2,762,415	2,762,415	2,762,415	2,762,415	2,762,415	2,762,415	2,762,415	2,762,415	3,745,835
Legals	0	92,081	184,161	276,242	460,403	460,403	460,403	460,403	460,403	460,403	460,403	460,403	460,403	460,403	460,403	460,403	460,403	460,403	460,403	460,403	460,403	460,403	460,403	624,306
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	106,655,078	60,452,726	23,406,965	35,110,448	58,517,413	58,517,413	58,517,413	58,517,413	58,517,413	58,517,413	58,517,413	58,517,413	58,517,413	58,517,413	58,517,413	58,517,413	58,517,413	58,517,413	58,517,413	58,517,413	58,517,413	58,517,413	58,517,413	79,349,613
For Residual Valuation																								
Land	102,328,178																							
Interest		15,673,744	20,002,022	20,495,281	20,522,088	19,544,013	18,492,583	17,362,295	16,147,236	14,841,047	13,436,894	11,927,429	10,304,755	8,560,380	6,685,177	4,669,334	2,502,302	172,743	0	0	0	0	0	

Middle Appendix 12

Cover



LB Enfield - VIABILITY UPDATE - August 2023

Flats 140 HD

3

UNITS **140**
Affordable 35%

Aff - rented 70% % of Aff
49 Shared Own 30%
First Homes 0% % of Aff

	Rounded
34.30	34
14.70	15
0.00	0
49.00	49

Modelling Density 200 units/ha
Net:Gross 100%

Area ha
Total 0.700
Gross 0.700 ha
Net 0.700 ha

Characteristics
Sub Area Medium
Green Brov Brown
Use PDL

				Market							
	Beds	m2	Circulation	91	Rounded	m2		m2	Circulation	70	
Terrace	2	73	0.0%	0.00	0	0		70	0.0%	0	
Terrace	3	86	0.0%	0.00	0	0		84	0.0%	0	
Terrace	4	97	0.0%	0.00	0	0		97	0.0%	0	
Semi	2	81	0.0%	0.00	0	0		79	0.0%	0	
Semi	3	98	0.0%	0.00	0	0		93	0.0%	0	
Semi	4	106	0.0%	0.00	0	0		106	0.0%	0	
Det	3	120	0.0%	0.00	0	0		102	0.0%	0	
Det	4	130	0.0%	0.00	0	0		115	0.0%	0	
Det	5	140	0.0%	0.00	0	0		119	0.0%	0	
Flat to5	1	40	10.0%	0.00	0	0		39	10.0%	0	
Flat to5	2	65	10.0%	0.00	0	0		61	10.0%	0	
Flat to5	3	80	10.0%	0.00	0	0		74	10.0%	0	
Flat 6+	1	40	15.0%	10%	9.10	9	414	39	15.0%	0	
Flat 6+	2	65	15.0%	50%	45.50	46	3,439	61	15.0%	0	
Flat 6+	3	80	15.0%	40%	36.40	36	3,312	74	15.0%	0	
				100%	91.00	91	7,165				

				Affordable for Rent			Shared Ownership			First Homes		
	Beds	m2	Circulation	34	Rounded	m2	15	Rounded	m2	0	Rounded	m2
Terrace	2	73	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Terrace	3	86	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Terrace	4	97	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Semi	2	81	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Semi	3	98	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Semi	4	106	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Det	3	120	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Det	4	130	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Det	5	140	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Flat to5	1	40	10.0%	0.00	0	0	0.00	0	0	0.00	0	0
Flat to5	2	65	10.0%	0.00	0	0	0.00	0	0	0.00	0	0
Flat to5	3	80	10.0%	0.00	0	0	0.00	0	0	0.00	0	0
Flat 6+	1	40	15.0%	20%	6.80	7	314	20%	3.00	3	135	20%
Flat 6+	2	65	15.0%	40%	13.60	13	912	40%	6.00	6	421	40%
Flat 6+	3	80	15.0%	40%	13.60	14	1,191	40%	6.00	6	511	40%
				100%	34.00	34	2,417	100%	15.00	15	1,066	100%

							BCIS	
	Beds	m2	Circulation	Lower Q	Median	Used	m2	
Terrace	2	73	0.0%	1,761	1,761	1,761	0	0
Terrace	3	86	0.0%	1,761	1,761	1,761	0	0
Terrace	4	97	0.0%	1,761	1,761	1,761	0	0
Semi	2	81	0.0%	1,814	1,814	1,814	0	0
Semi	3	98	0.0%	1,814	1,814	1,814	0	0
Semi	4	106	0.0%	1,814	1,814	1,814	0	0
Det	3	120	0.0%	2,084	2,084	2,084	0	0
Det	4	130	0.0%	2,084	2,084	2,084	0	0
Det	5	140	0.0%	2,084	2,084	2,084	0	0
Flat to5	1	40	10.0%	2,064	2,064	2,064	0	0
Flat to5	2	65	10.0%	2,064	2,064	2,064	0	0
Flat to5	3	80	10.0%	2,064	2,064	2,064	0	0
Flat 6+	1	40	15.0%	2,357	2,357	863	2,032	766
Flat 6+	2	65	15.0%	2,357	2,357	4,771	11,245	261
Flat 6+	3	80	15.0%	2,357	2,357	5,014	11,817	146
						10,648	25,095	172

2,357 £/m2

				Occupants		Population	
	Beds	m2	Circulation	Beds	Count	per unit	
Terrace	2	73	0.0%	2	0	0	0
Terrace	3	86	0.0%	3	0	0	0
Terrace	4	97	0.0%	4	0	0	0
Semi	2	81	0.0%	2	0	0	0
Semi	3	98	0.0%	3	0	0	0
Semi	4	106	0.0%	4	0	0	0
Det	3	120	0.0%	3	0	0	0
Det	4	130	0.0%	4	0	0	0
Det	5	140	0.0%	5	0	0	0
Flat to5	1	40	10.0%	1	0	0	0
Flat to5	2	65	10.0%	2	0	0	0
Flat to5	3	80	10.0%	3	0	0	0
Flat 6+	1	40	15.0%	1	19	0	0
Flat 6+	2	65	15.0%	2	65	0	0
Flat 6+	3	80	15.0%	3	56	0	0
						Residents	0

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
0.0000	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	91	7,165	78.73	6,230	68.46
Aff - rented	34	2,417	71.10	2,102	61.82
Shared Ownership	15	1,066	71.07	927	61.80
First Homes	0	0	71.07	0	61.80
	140	10,648		9,259	

Flats 350

5

UNITS **350**
Affordable 35%
Aff - rented 70% % of Aff
122.5 Shared Own 30%
First Homes 0% % of Aff

	Rounded
85.75	86
36.75	37
0.00	0
122.50	123

Modelling Density 130 units/ha
Net:Gross 100%
Area ha Total 2.692 ha
Gross 2.692 ha
Net 2.692 ha

Characteristics
Sub Area Medium
Green Brov Brown
Use PDL

				Market							
	Beds	m2	Circulation	227.5	Rounded		m2	m2	Circulation		
Terrace	2	73	0.0%	0.00	0		70	70	0.0%		
Terrace	3	86	0.0%	0.00	0		84	84	0.0%		
Terrace	4	97	0.0%	0.00	0		97	97	0.0%		
Semi	2	81	0.0%	0.00	0		79	79	0.0%		
Semi	3	98	0.0%	0.00	0		93	93	0.0%		
Semi	4	106	0.0%	0.00	0		106	106	0.0%		
Det	3	120	0.0%	0.00	0		102	102	0.0%		
Det	4	130	0.0%	0.00	0		115	115	0.0%		
Det	5	140	0.0%	0.00	0		119	119	0.0%		
Flat to5	1	40	10.0%	10%	22.75	23	39	39	10.0%		
Flat to5	2	65	10.0%	50%	113.75	113	61	61	10.0%		
Flat to5	3	80	10.0%	40%	91.00	91	74	74	10.0%		
Flat 6+	1	40	15.0%		0.00	0	39	39	15.0%		
Flat 6+	2	65	15.0%		0.00	0	61	61	15.0%		
Flat 6+	3	80	15.0%		0.00	0	74	74	15.0%		
				100%	227.50	227					17,100

				Affordable for Rent			Shared Ownership			First Homes				
	Beds	m2	Circulation	86	Rounded	m2	37	Rounded	m2	0	Rounded	m2		
Terrace	2	73	0.0%	0.00	0	0	0.00	0	0	0.00	0	0		
Terrace	3	86	0.0%	0.00	0	0	0.00	0	0	0.00	0	0		
Terrace	4	97	0.0%	0.00	0	0	0.00	0	0	0.00	0	0		
Semi	2	81	0.0%	0.00	0	0	0.00	0	0	0.00	0	0		
Semi	3	98	0.0%	0.00	0	0	0.00	0	0	0.00	0	0		
Semi	4	106	0.0%	0.00	0	0	0.00	0	0	0.00	0	0		
Det	3	120	0.0%	0.00	0	0	0.00	0	0	0.00	0	0		
Det	4	130	0.0%	0.00	0	0	0.00	0	0	0.00	0	0		
Det	5	140	0.0%	0.00	0	0	0.00	0	0	0.00	0	0		
Flat to5	1	40	10.0%	20%	17.20	17	20%	7.40	7	300	20%	0.00	0	
Flat to5	2	65	10.0%	40%	34.40	35	40%	14.80	15	1,007	40%	0.00	0	
Flat to5	3	80	10.0%	40%	34.40	34	40%	14.80	15	1,221	40%	0.00	0	
Flat 6+	1	40	15.0%		0.00	0		0.00	0			0.00	0	
Flat 6+	2	65	15.0%		0.00	0		0.00	0			0.00	0	
Flat 6+	3	80	15.0%		0.00	0		0.00	0			0.00	0	
				100%	86.00	86	5,845	100%	37.00	37	2,528	100%	0.00	0

							BCIS	
			Lower Q	Median	Used	m2		
Terrace	2		1,761	1,761	1,761	0		0
Terrace	3		1,761	1,761	1,761	0		0
Terrace	4		1,761	1,761	1,761	0		0
Semi	2		1,814	1,814	1,814	0		0
Semi	3		1,814	1,814	1,814	0		0
Semi	4		1,814	1,814	1,814	0		0
Det	3		2,084	2,084	2,084	0		0
Det	4		2,084	2,084	2,084	0		0
Det	5		2,084	2,084	2,084	0		0
Flat to5	1		2,064	2,064	2,064	2,042	4,213,765	
Flat to5	2		2,064	2,064	2,064	11,435	23,600,265	
Flat to5	3		2,064	2,064	2,064	11,997	24,760,413	
Flat 6+	1		2,357	2,357	2,357	0	0	
Flat 6+	2		2,357	2,357	2,357	0	0	
Flat 6+	3		2,357	2,357	2,357	0	0	
						25,473	52,574,443	

2,064 £/m2

				Occupants		Population	
	Beds	Count	per unit				
Terrace	2	0	0	0	0	0	0
Terrace	3	0	0	0	0	0	0
Terrace	4	0	0	0	0	0	0
Semi	2	0	0	0	0	0	0
Semi	3	0	0	0	0	0	0
Semi	4	0	0	0	0	0	0
Det	3	0	0	0	0	0	0
Det	4	0	0	0	0	0	0
Det	5	0	0	0	0	0	0
Flat to5	1	47	0	0	0	0	0
Flat to5	2	163	0	0	0	0	0
Flat to5	3	140	0	0	0	0	0
Flat 6+	1	0	0	0	0	0	0
Flat 6+	2	0	0	0	0	0	0
Flat 6+	3	0	0	0	0	0	0
				Residents	0		

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
0.0000	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	227	17,100	75.33	15,545	68.48
Aff - rented	86	5,845	67.97	5,314	61.79
Shared Ownership	37	2,528	68.32	2,298	62.11
First Homes	0	0	68.32	0	62.11
	350	25,473		23,157	

Flats 140

6

UNITS **140**
Affordable **35%**

Aff - rented **70%** % of Aff
49 Shared Own 30%
First Homes **0%** % of Aff

	Rounded
34.30	34
14.70	15
0.00	0
49.00	49

Modelling Density **100** units/ha
Net:Gross **100%**

Area ha
Total **1.400**
Gross **1.400** ha
Net **1.400** ha

Characteristics
Sub Area Medium
Green Brov Brown
Use PDL

				Market							
	Beds	m2	Circulation	91	Rounded	m2		m2	Circulation	70	
Terrace	2	73	0.0%	0.00	0	0		70	0.0%	0.00	0
Terrace	3	86	0.0%	0.00	0	0		84	0.0%	0.00	0
Terrace	4	97	0.0%	0.00	0	0		97	0.0%	0.00	0
Semi	2	81	0.0%	0.00	0	0		79	0.0%	0.00	0
Semi	3	98	0.0%	0.00	0	0		93	0.0%	0.00	0
Semi	4	106	0.0%	0.00	0	0		106	0.0%	0.00	0
Det	3	120	0.0%	0.00	0	0		102	0.0%	0.00	0
Det	4	130	0.0%	0.00	0	0		115	0.0%	0.00	0
Det	5	140	0.0%	0.00	0	0		119	0.0%	0.00	0
Flat to5	1	40	10.0%	10%	9.10	9	396	39	10.0%	20%	6.80
Flat to5	2	65	10.0%	50%	45.50	46	3,289	61	10.0%	40%	13.60
Flat to5	3	80	10.0%	40%	36.40	36	3,168	74	10.0%	40%	13.60
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00
				100%	91.00	91	6,853				

				Affordable for Rent			Shared Ownership			First Homes			
	Beds	m2	Circulation	34	Rounded	m2	15	Rounded	m2	0	Rounded	m2	
Terrace	2	73	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	
Terrace	3	86	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	
Terrace	4	97	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	
Semi	2	81	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	
Semi	3	98	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	
Semi	4	106	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	
Det	3	120	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	
Det	4	130	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	
Det	5	140	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	
Flat to5	1	40	10.0%	20%	6.80	7	300	20%	3.00	3	129	20%	
Flat to5	2	65	10.0%	40%	13.60	13	872	40%	6.00	6	403	40%	
Flat to5	3	80	10.0%	40%	13.60	14	1,140	40%	6.00	6	488	40%	
Flat 6+	1	40	15.0%		0.00	0	0		0.00	0	0		
Flat 6+	2	65	15.0%		0.00	0	0		0.00	0	0		
Flat 6+	3	80	15.0%		0.00	0	0		0.00	0	0		
				100%	34.00	34	2,312	100%	15.00	15	1,020	100%	0.00

							BCIS	
			Lower Q	Median	Used	m2		
Terrace	2			1,761	1,761	0		0
Terrace	3			1,761	1,761	0		0
Terrace	4			1,761	1,761	0		0
Semi	2			1,814	1,814	0		0
Semi	3			1,814	1,814	0		0
Semi	4			1,814	1,814	0		0
Det	3			2,084	2,084	0		0
Det	4			2,084	2,084	0		0
Det	5			2,084	2,084	0		0
Flat to5	1			2,064	2,064	825	1,702,761	
Flat to5	2			2,064	2,064	4,564	9,419,673	
Flat to5	3			2,064	2,064	4,796	9,898,716	
Flat 6+	1			2,357	2,357	0	0	
Flat 6+	2			2,357	2,357	0	0	
Flat 6+	3			2,357	2,357	0	0	
						10,185	21,021,150	

2,064 £/m2

				Occupants		Population	
	Beds	Count	per unit				
Terrace	2	0	0	0	0	0	0
Terrace	3	0	0	0	0	0	0
Terrace	4	0	0	0	0	0	0
Semi	2	0	0	0	0	0	0
Semi	3	0	0	0	0	0	0
Semi	4	0	0	0	0	0	0
Det	3	0	0	0	0	0	0
Det	4	0	0	0	0	0	0
Det	5	0	0	0	0	0	0
Flat to5	1	19	0	0	0	0	0
Flat to5	2	65	0	0	0	0	0
Flat to5	3	56	0	0	0	0	0
Flat 6+	1	0	0	0	0	0	0
Flat 6+	2	0	0	0	0	0	0
Flat 6+	3	0	0	0	0	0	0
				Residents	0		

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
0.0000	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	91	6,853	75.31	6,230	68.46
Aff - rented	34	2,312	68.01	2,102	61.82
Shared Ownership	15	1,020	67.98	927	61.80
First Homes	0	0	67.98	0	61.80
		140	10,185	9,259	

Medium Density 35

13

UNITS
Affordable

35

35%

Aff - rented 70% % of Aff
12.25 Shared Own 30%
First Homes 0% % of Aff

	Rounded
8.58	9
3.68	3
0.00	0
12.25	12

Modelling
Density 48 units/ha
Net:Gross 100%

Area ha
Total 0.729
Gross 0.729 ha
Net 0.729 ha

Characteristics
Sub Area Medium
Green Brov Brown
Use PDL

		Market					
Beds	m2	Circulation		Rounded	m2	m2	Circulation
Terrace	2	73	10%	2.28	2	146	0.0%
Terrace	3	86	25%	5.69	6	516	0.0%
Terrace	4	97	20%	4.55	5	485	0.0%
Semi	2	81		0.00	0	0	0.0%
Semi	3	98	20%	4.55	5	490	0.0%
Semi	4	106	10%	2.28	2	212	0.0%
Det	3	120		0.00	0	0	0.0%
Det	4	130		0.00	0	0	0.0%
Det	5	140		0.00	0	0	0.0%
Flat to5	1	40	5%	1.14	1	40	10.0%
Flat to5	2	65	10%	2.28	2	143	10.0%
Flat to5	3	80	10.0%	0.00	0	0	10.0%
Flat 6+	1	40	15.0%	0.00	0	0	15.0%
Flat 6+	2	65	15.0%	0.00	0	0	15.0%
Flat 6+	3	80	15.0%	0.00	0	0	15.0%
			100%	22.75	23	2,032	

Affordable for Rent				Shared Ownership				First Homes			
9	Rounded	m2		3	Rounded	m2		0	Rounded	m2	
10%	0.90	2	140	10%	0.30	0	0	10%	0.00	0	0
20%	1.80	2	168	20%	0.60	1	84	20%	0.00	0	0
5%	0.45	0	0	5%	0.15	0	0	5%	0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
15%	1.35	1	43	15%	0.45	0	0	15%	0.00	0	0
25%	2.25	2	134	25%	0.75	1	67	25%	0.00	0	0
25%	2.25	2	163	25%	0.75	1	81	25%	0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	9.00	9	648	100%	3.00	3	233	100%	0.00	0	0

		BCIS			
		Lower Q	Median	Used	m2
Terrace	2		1,761	1,761	286
Terrace	3		1,761	1,761	768
Terrace	4		1,761	1,761	485
Semi	2		1,814	1,814	0
Semi	3		1,814	1,814	490
Semi	4		1,814	1,814	212
Det	3		2,084	2,084	0
Det	4		2,084	2,084	0
Det	5		2,084	2,084	0
Flat to5	1		2,064	2,064	83
Flat to5	2		2,064	2,064	344
Flat to5	3		2,064	2,064	244
Flat 6+	1		2,357	2,357	0
Flat 6+	2		2,357	2,357	0
Flat 6+	3		2,357	2,357	0
					2,912

1,844 £/m2

Occupants	Beds	Count	Population
			per unit
Terrace	2	4	0
Terrace	3	9	0
Terrace	4	5	0
Semi	2	0	0
Semi	3	5	0
Semi	4	2	0
Det	3	0	0
Det	4	0	0
Det	5	0	0
Flat to5	1	2	0
Flat to5	2	5	0
Flat to5	3	3	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	0	0
			Residents

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
0.0000	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	23	2,032	88.35	2,019	87.78
Aff - rented	9	648	71.99	617	68.56
Shared Ownership	3	233	77.50	219	73.00
First Homes	0	0	77.50	0	73.00
	35	2,912		2,855	

Houses 70

16

UNITS **70**
Affordable 35%
Aff - rented 70% % of Aff
24.5 Shared Own 30%
First Homes 0% % of Aff

	Rounded
17.15	17
7.35	7
0.00	0
24.50	24

Modelling Density 40 units/ha
Net:Gross 100%

Area ha
Total 1.750
Gross 1.750 ha
Net 1.750 ha

Characteristics
Sub Area Medium
Green Brov Brown
Use PDL

				Market							
	Beds	m2	Circulation	45.5	Rounded		m2	m2	Circulation		
Terrace	2	73	0.0%	15%	6.83	7	511	70	0.0%		
Terrace	3	86	0.0%	35%	15.93	16	1,376	84	0.0%		
Terrace	4	97	0.0%	20%	9.10	9	873	97	0.0%		
Semi	2	81	0.0%		0.00	0	0	79	0.0%		
Semi	3	98	0.0%	20%	9.10	9	882	93	0.0%		
Semi	4	106	0.0%	10%	4.55	5	530	106	0.0%		
Det	3	120	0.0%		0.00	0	0	102	0.0%		
Det	4	130	0.0%		0.00	0	0	115	0.0%		
Det	5	140	0.0%		0.00	0	0	119	0.0%		
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%		
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		
				100%	45.50	46	4,172				

				Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	17	Rounded		m2	7	Rounded		m2	0	Rounded		m2
				35%	5.95	6	420	35%	2.45	3	210	35%	0.00	0	0
				30%	5.10	5	420	30%	2.10	2	168	30%	0.00	0	0
				5%	0.85	1	97	5%	0.35	0	0	5%	0.00	0	0
					0.00	0	0		0.00	0	0		0.00	0	0
					0.00	0	0		0.00	0	0		0.00	0	0
					0.00	0	0		0.00	0	0		0.00	0	0
					0.00	0	0		0.00	0	0		0.00	0	0
				15%	2.55	2	86	15%	1.05	1	43	15%	0.00	0	0
				15%	2.55	3	201	15%	1.05	1	67	15%	0.00	0	0
					0.00	0	0		0.00	0	0		0.00	0	0
					0.00	0	0		0.00	0	0		0.00	0	0
					0.00	0	0		0.00	0	0		0.00	0	0
					0.00	0	0		0.00	0	0		0.00	0	0
				100%	17.00	17	1,224	100%	7.00	7	488	100%	0.00	0	0

		BCIS			
		Lower Q	Median	Used	m2
Terrace	2		1,761	1,761	1,141
Terrace	3		1,761	1,761	1,964
Terrace	4		1,761	1,761	970
Semi	2		1,814	1,814	0
Semi	3		1,814	1,814	882
Semi	4		1,814	1,814	530
Det	3		2,084	2,084	0
Det	4		2,084	2,084	0
Det	5		2,084	2,084	0
Flat to5	1		2,064	2,064	129
Flat to5	2		2,064	2,064	268
Flat to5	3		2,064	2,064	0
Flat 6+	1		2,357	2,357	0
Flat 6+	2		2,357	2,357	0
Flat 6+	3		2,357	2,357	0
					5,884

1,794 £/m2

Occupants	Beds	Count	Population per unit
Terrace	2	16	0
Terrace	3	23	0
Terrace	4	10	0
Semi	2	0	0
Semi	3	9	0
Semi	4	5	0
Det	3	0	0
Det	4	0	0
Det	5	0	0
Flat to5	1	3	0
Flat to5	2	4	0
Flat to5	3	0	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	0	0
			Residents 0

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
0.0000	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary	Construction		Saleable	
	Units	m2	Average	m2
Market Housing	46	4,172	90.70	4,172
Aff - rented	17	1,224	72.01	1,198
Shared Ownership	7	488	69.71	478
First Homes	0	0	72.01	0
	70	5,884		5,848

Houses 35

17

UNITS **35**
Affordable 35%
Aff - rented 70% % of Aff
12.25 Shared Own 30%
First Homes 0% % of Aff

	Rounded
8.58	9
3.68	4
0.00	0
12.25	13

Modelling Density 40 units/ha
Net:Gross 100%
Area ha Total 0.875
Gross 0.875 ha
Net 0.875 ha

Characteristics
Sub Area Medium
Green Brov Brown
Use PDL

		Market					
Beds	m2	Circulation	22.75	Rounded	m2	m2	Circulation
Terrace	2	73	0.0%	15%	3.41	3	219
Terrace	3	86	0.0%	35%	7.96	8	688
Terrace	4	97	0.0%	20%	4.55	5	485
Semi	2	81	0.0%		0.00	0	0
Semi	3	98	0.0%	20%	4.55	5	490
Semi	4	106	0.0%	10%	2.28	2	212
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%		0.00	0	0
Det	5	140	0.0%		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0
			100%	22.75	23	2,094	

Affordable for Rent				Shared Ownership				First Homes			
9	Rounded	m2	4	Rounded	m2	0	Rounded	m2	0	Rounded	m2
35%	3.15	3	210	35%	1.40	1	70	35%	0.00	0	0
30%	2.70	3	252	30%	1.20	1	84	30%	0.00	0	0
5%	0.45	0	0	5%	0.20	0	0	5%	0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
15%	1.35	1	43	15%	0.60	1	43	15%	0.00	0	0
15%	1.35	1	67	15%	0.60	1	67	15%	0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	9.00	8	572	100%	4.00	4	264	100%	0.00	0	0

		BCIS			
		Lower Q	Median	Used	m2
Terrace	2		1,761	1,761	499
Terrace	3		1,761	1,761	1,024
Terrace	4		1,761	1,761	485
Semi	2		1,814	1,814	0
Semi	3		1,814	1,814	490
Semi	4		1,814	1,814	212
Det	3		2,084	2,084	0
Det	4		2,084	2,084	0
Det	5		2,084	2,084	0
Flat to5	1		2,064	2,064	86
Flat to5	2		2,064	2,064	134
Flat to5	3		2,064	2,064	0
Flat 6+	1		2,357	2,357	0
Flat 6+	2		2,357	2,357	0
Flat 6+	3		2,357	2,357	0
					2,930

1,796 £/m2

Occupants	Beds	Count	Population per unit
Terrace	2	7	0
Terrace	3	12	0
Terrace	4	5	0
Semi	2	0	0
Semi	3	5	0
Semi	4	2	0
Det	3	0	0
Det	4	0	0
Det	5	0	0
Flat to5	1	2	0
Flat to5	2	2	0
Flat to5	3	0	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	0	0
			Residents 0

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
0.0000	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	23	2,094	91.04	2,094	91.04
Aff - rented	8	572	71.50	562	70.25
Shared Ownership	4	264	66.00	254	63.50
First Homes	0	0	66.00	0	63.50
	35	2,930		2,910	

			Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19
			Flats 140 HD	Flats 70 HD	Flats 350	Flats 140	Flats 70	Flats 35	Flats 16	Flats 8	Flats 5	Medium Density 70	Medium Density 35	Medium Density 16	Medium Density 8	Houses 70	Houses 35	Houses 10	Houses 5
			Medium	Medium	Medium	Medium	Medium	Medium	Medium	Medium	Medium	Medium	Medium	Medium	Medium	Medium	Medium	Medium	Medium
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
	Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
Site Area	Gross	ha	0.700	0.350	2.692	1.400	0.700	0.438	0.200	0.100	0.063	1.458	0.729	0.356	0.178	1.750	0.875	0.250	0.125
	Net	ha	0.700	0.350	2.692	1.400	0.700	0.438	0.200	0.100	0.063	1.458	0.729	0.356	0.178	1.750	0.875	0.250	0.125
Units			140	70	350	140	70	35	16	8	5	70	35	16	8	70	35	10	5
Mix	Market Housing		65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	100.0%	100.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	100.0%
	Affordable Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	0.0%	0.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	0.0%
	Affordable Rent		24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	0.0%	0.0%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	0.0%
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Shared Ownership		10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	0.0%	0.0%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	0.0%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing Use Value		£/ha	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
		£ site	2,100,000	1,050,000	8,076,923	4,200,000	2,100,000	1,312,500	600,000	300,000	187,500	4,375,000	2,187,500	1,066,667	533,333	5,250,000	2,625,000	750,000	375,000
Uplift		£/ha	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000
		£ site	420,000	210,000	1,615,385	840,000	420,000	262,500	120,000	60,000	37,500	875,000	437,500	213,333	106,667	1,050,000	525,000	150,000	75,000
Benchmark Land Value		£/ha	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000
		£ site	2,520,000	1,260,000	9,692,308	5,040,000	2,520,000	1,575,000	720,000	360,000	225,000	5,250,000	2,625,000	1,280,000	640,000	6,300,000	3,150,000	900,000	450,000
Residual	Gross	£/ha	-3,276,776	-3,558,294	3,312,188	2,787,142	3,026,108	2,503,978	2,722,560	5,525,070	4,984,059	4,159,535	4,354,773	4,002,823	4,452,279	3,672,714	3,665,343	5,365,621	7,345,246
	Net	£/ha	-3,276,776	-3,558,294	3,312,188	2,787,142	3,026,108	2,503,978	2,722,560	5,525,070	4,984,059	4,159,535	4,354,773	4,002,823	4,452,279	3,672,714	3,665,343	5,365,621	7,345,246
		£ site	-2,293,743	-1,245,403	8,917,429	3,901,998	2,118,276	1,095,491	544,512	552,507	311,504	6,065,989	3,175,355	1,423,226	791,516	6,427,250	3,207,175	1,341,405	918,156

Middle Appendix 12
Site 3



Site 3 Flats 140 HD							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				140	£/m2	£	m2
Market Housing	Gross	78.7	65.00%	91	5,775	35,978,250	7,165
	Net	68.46					
Affordable Overall			35%	49			
Affordable Rent		71.1	24.50%	34	2,870	6,085,970	2,439
Social Rent		71.1	0.00%	0	1,895	0	0
Shared Ownership		71.1	10.50%	15	4,043	3,672,450	1,045
First Homes		71.1	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.700	ha	200	/ha		45,736,670	10,648
SITE AREA - Gross	0.700	ha	200	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-2,293,743	-3,276,776	-3,276,776
Existing Use Value	2,100,000		3,000,000
Uplift	20%	420,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	2,520,000		3,600,000

Additional Profit	285,231	40
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -5,209,643

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				-2,293,743
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%		-34,406	-34,406
Fees	Planning		35,520	
	Professional	10.00%	3,422,420	3,457,940
CONSTRUCTION	Build Cost	2,678	28,511,571	
	s106 / CIL / IT		2,133,676	
	Contingency	5.00%	1,425,579	
	Abnormals	5.00%	1,425,579	
			727,798	34,224,201
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	1,372,100	
	Legals	0.5%	228,683	
		£/unit	0	0
	Misc.	0.0%	0	1,600,783
Developers Profit	Market Housing % Value	17.50%		6,296,194
	Affordable Housing % Value	6.00%		585,505
	First Homes % Value	17.50%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	140		23,100
No dwgs under 50	50	462	12,420
No dwgs over 50	90	138	35,520
		Total	35,520

Stamp duty calc - Residual	
Land payment	-2,293,743
Total	0

Stamp duty calc - Residual	
Land payment	2,520,000
Total	115,500

Pre CIL s106	
7,900 £/ Unit (all)	
Total	1,106,000

Post CIL s106			
	7,900	£/ Unit (all)	1,106,000
CIL	143	£/m2	1,027,676
Total			2,133,676

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			/m2
CO2 Plus	%	2.00%	2,356.83
Acc & Adpt	£/m2		47.14
Water	£/m2		0.00
Over Extra 1	%	1.00%	23.57
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	242.76
	BNG	0.30%	7.28
			2,677.68

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			20	20	25	25	25	25																
Market Housing			0	0	0	0	5,139,750	5,139,750	6,424,688	6,424,688	6,424,688	6,424,688	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	869,424	869,424	1,086,780	1,086,780	1,086,780	1,086,780	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	524,636	524,636	655,795	655,795	655,795	655,795	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	6,533,810	6,533,810	8,167,262	8,167,262	8,167,262	8,167,262	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-34,406																							
Planning Fee	35,520																							
Professional	1,711,210		1,711,210																					
Build Cost - BCIS Base		0	1,357,694	2,715,388	4,412,505	4,751,928	5,091,352	5,091,352	3,394,235	1,697,117	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		1,027,676	52,667	105,333	171,167	184,333	197,500	197,500	131,667	65,833	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	67,885	135,769	220,625	237,596	254,568	254,568	169,712	84,856	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	102,542	205,083	333,261	358,896	384,531	384,531	256,354	128,177	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	196,014	196,014	245,018	245,018	245,018	245,018	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	32,669	32,669	40,836	40,836	40,836	40,836	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	1,712,324	1,027,676	3,291,997	3,161,574	5,137,558	5,532,754	6,156,634	6,156,634	4,237,821	2,261,838	285,854	285,854	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	-2,293,743																						
	Interest	0	8,367	70,249	130,846	229,628	337,673	336,932	336,178	268,804	163,118	18,400	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							6,296,194
	Affordable for Rent																							585,505
	First Homes																							0
Cash Flow	581,419	-1,027,676	-3,300,364	-3,231,823	-5,268,403	-5,762,383	39,503	40,243	3,593,263	5,636,620	7,718,291	7,863,009	0	0	0	0	0	0	0	0	0	0	0	-6,881,699
Opening Balance	0																							
Closing Balance	581,419	-446,257	-3,746,621	-6,978,444	-12,246,847	-18,009,230	-17,969,727	-17,929,484	-14,336,221	-8,699,600	-981,310	6,881,699	6,881,699	6,881,699	6,881,699	6,881,699	6,881,699	6,881,699	6,881,699	6,881,699	6,881,699	6,881,699	6,881,699	0

Middle Appendix 12
Site 5



Site 5 Flats 350							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				350	£/m2	£	m2
Market Housing	Gross	75.3	65.00%	228	5,775	89,970,112	17,137
	Net	68.48					
Affordable Overall			35%	122.5			
Affordable Rent	68.0	61.79	24.50%	86	2,870	15,206,845	5,828
Social Rent	68.0	61.79	0.00%	0	1,895	0	0
Shared Ownership	68.3	62.11	10.50%	37	4,043	9,226,897	2,511
First Homes	68.3	62.11	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	2.692	ha	130	/ha		114,403,854	25,476
SITE AREA - Gross	2.692	ha	130	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	8,917,429	3,312,188	3,312,188
Existing Use Value	8,076,923		3,000,000
Uplift	20%	1,615,385	600,000
Plus /ha	0	0	0
Benchmark Land Value	9,692,308		3,600,000

Additional Profit	13,130,287	766
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -13,750,142

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			435,371	8,917,429
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%		133,761	569,133
Fees	Planning		64,500	
	Professional	8.00%	5,854,303	5,918,803
CONSTRUCTION	Build Cost	2,345	59,740,531	
	s106 / CIL / IT		5,742,752	
	Contingency	5.00%	2,987,027	
	Abnormals	5.00%	2,987,027	
			1,721,453	73,178,789
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	3,432,116	
	Legals	0.5%	572,019	
			0	0
	Misc.	0.0%	0	4,004,135
				92,588,289
Developers Profit	Market Housing % Value	15.00%		13,495,517
	Affordable Housing % Value	6.00%		1,466,025
	First Homes % Value	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	350		23,100
No dwgs under 50	50	462	23,100
No dwgs over 50	300	138	41,400
		Total	64,500

Stamp duty calc - Residual	
Land payment	8,917,429
Total	435,371

Stamp duty calc - Residual	
Land payment	9,692,308
Total	474,115

Pre CIL s106	
9,400	£/ Unit (all)
Total	3,290,000

Post CIL s106			
	9,400	£/ Unit (all)	3,290,000
CIL	143	£/m2	2,452,752
Total			5,742,752

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			/m2
CO2 Plus	%	2.00%	2,063.95
Acc & Adpt	£/m2		41.28
Water	£/m2		0.00
Over Extra 1	%	1.00%	20.64
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	2,125.97
	BNG	0.30%	212.60
			6.38
			2,344.95

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Market Housing			0	0	0	0	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437
Affordable Rent			0	0	0	0	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	659,064	659,064	659,064	659,064	659,064	659,064	659,064	659,064	659,064	659,064	659,064	659,064	659,064	659,064	659,064	659,064	659,064	659,064
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704
EXPENDITURE																								
Stamp Duty	435,371																							
Easements etc.	0																							
Legals Acquisition	133,761																							
Planning Fee	64,500																							
Professional	2,927,152		2,927,152																					
Build Cost - BCIS Base		0	1,422,394	2,844,787	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	2,844,787	1,422,394	0	0	0	0	0	0
s106/CIL/Tariff		2,452,752	78,333	156,667	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	156,667	78,333	0	0	0	0	0	0
Contingency		0	71,120	142,239	213,359	213,359	213,359	213,359	213,359	213,359	213,359	213,359	213,359	213,359	213,359	213,359	142,239	71,120	0	0	0	0	0	0
Abnormals		0	112,107	224,213	336,320	336,320	336,320	336,320	336,320	336,320	336,320	336,320	336,320	336,320	336,320	336,320	224,213	112,107	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151
Legals	0	0	0	0	0	0	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	3,560,784	2,452,752	4,611,105	3,367,907	5,051,860	5,051,860	5,337,869	5,337,869	5,337,869	5,337,869	5,337,869	5,337,869	5,337,869	5,337,869	5,337,869	5,337,869	3,653,916	1,969,963	286,010	286,010	286,010	286,010	286,010	286,010
For Residual Valuation	Land	8,917,429																						
	Interest		233,966	284,342	376,132	446,333	549,424	654,448	613,585	571,955	529,545	486,339	442,324	397,483	351,801	305,263	257,852	209,553	128,773	14,905	0	0	0	0
Developers Return	Market Housing																							13,495,517
	Affordable for Rent																							1,466,025
	First Homes																							0
Cash Flow	-12,478,213	-2,686,719	-4,895,447	-3,744,039	-5,498,193	-5,601,284	-2,179,386	-2,220,250	-2,261,880	-2,304,290	-2,347,495	-2,391,511	-2,436,352	-2,482,033	-2,528,571	-2,575,982	-4,308,235	-6,072,968	-7,870,789	-7,885,694	-7,885,694	-7,885,694	-7,885,694	-14,961,541
Opening Balance	0																							
Closing Balance	-12,478,213	-15,164,932	-20,060,379	-23,804,418	-29,302,611	-34,903,894	-32,724,508	-30,504,258	-28,242,379	-25,938,089	-23,590,594	-21,199,083	-18,762,731	-16,280,698	-13,752,127	-11,176,145	-6,867,910	-794,942	7,075,847	14,961,541	14,961,541	14,961,541	14,961,541	0

Middle Appendix 12
Site 6



Site 6 Flats 140							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				140	£/m2	£	m2
Market Housing	Gross	75.3	65.00%	91	5,775	35,978,250	6,853
	Net	68.46					
Affordable Overall			35%	49			
Affordable Rent	68.0	61.82	24.50%	34	2,870	6,085,970	2,333
Social Rent	68.0	61.82	0.00%	0	1,895	0	0
Shared Ownership	68.0	61.80	10.50%	15	4,043	3,672,450	999
First Homes	68.0	61.80	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.400	ha	100	/ha		45,736,670	10,185
SITE AREA - Gross	1.400	ha	100	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	3,901,998	2,787,142	2,787,142
Existing Use Value	4,200,000		3,000,000
Uplift	20%	840,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	5,040,000		3,600,000

Additional Profit	4,213,882	615
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -5,102,691

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND		/unit or m2	Total
Land			3,901,998
Stamp Duty			184,600
Easements etc.			0
Legals /Acquisition	1.50%	58,530	243,130
Fees			
Planning		35,520	
Professional	8.00%	2,325,201	2,360,721
CONSTRUCTION			
Build Cost	2,345	23,883,060	
s106 / CIL / IT		2,088,994	
Contingency	5.00%	1,194,153	
Abnormals	5.00%	1,194,153	
		704,655	29,065,015
FINANCE			
Fees	0%	0	
Interest	7.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	1,372,100	
Legals	0.5%	228,683	
	£/unit	0	0
Misc.	0.0%	0	1,600,783
			37,171,648
Developers Profit			
Market Housing	% Value	15.00%	5,396,738
Affordable Housing	% Value	6.00%	585,505
First Homes	% Value	15.00%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	140		23,100
No dwgs under 50	50	462	12,420
No dwgs over 50	90	138	35,520
		Total	3,901,998

Stamp duty calc - Residual	
Land payment	184,600
Total	3,901,998

Stamp duty calc - Residual	
Land payment	241,500
Total	5,040,000

Pre CIL s106	
7,900 £/ Unit (all)	
Total	1,106,000

Post CIL s106	
7,900 £/ Unit (all)	1,106,000
CIL	143 £/m2
Total	2,088,994

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			/m2
CO2 Plus	%	2.00%	2,063.95
Acc & Adpt	£/m2		41.28
Water	£/m2		0.00
Over Extra 1	%	1.00%	20.64
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	2,125.97
	BNG	0.30%	212.60
			6.38
			2,344.95

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			20	20	25	25	25	25																
Market Housing				0	0	0	5,139,750	5,139,750	6,424,688	6,424,688	6,424,688	6,424,688	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	869,424	869,424	1,086,780	1,086,780	1,086,780	1,086,780	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	524,636	524,636	655,795	655,795	655,795	655,795	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	6,533,810	6,533,810	8,167,262	8,167,262	8,167,262	8,167,262	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	184,600																							
Easements etc.	0																							
Legals Acquisition	58,530																							
Planning Fee	35,520																							
Professional	1,162,601			1,162,601																				
Build Cost - BCIS Base		0	1,137,289	2,274,577	3,696,188	3,980,510	4,264,832	4,264,832	2,843,221	1,421,611	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		982,994	52,667	105,333	171,167	184,333	197,500	197,500	131,667	65,833	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	56,864	113,729	184,809	199,025	213,242	213,242	142,161	71,081	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	90,419	180,839	293,863	316,468	339,073	339,073	226,049	113,024	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	196,014	196,014	245,018	245,018	245,018	245,018	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	32,669	32,669	40,836	40,836	40,836	40,836	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	1,441,250	982,994	2,499,840	2,674,478	4,346,027	4,680,337	5,243,330	5,243,330	3,628,952	1,957,403	285,854	285,854	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	3,901,998																						
	Interest		100,186	120,496	169,627	222,954	308,622	402,165	385,509	368,541	290,358	179,367	34,954	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							5,396,738
	Affordable for Rent																							585,505
	First Homes																							0
Cash Flow		-5,343,249	-1,083,180	-2,620,335	-2,844,105	-4,568,981	-4,988,959	888,315	904,971	4,169,769	5,919,501	7,702,041	7,846,454	0	0	0	0	0	0	0	0	0	0	-5,982,243
Opening Balance		0																						
Closing Balance		-5,343,249	-6,426,429	-9,046,764	-11,890,869	-16,459,850	-21,448,809	-20,560,494	-19,655,524	-15,485,754	-9,566,253	-1,864,212	5,982,243	5,982,243	5,982,243	5,982,243	5,982,243	5,982,243	5,982,243	5,982,243	5,982,243	5,982,243	5,982,243	0

Middle Appendix 12
Site 7



Site 7 Flats 70							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				70	£/m2	£	m2
Market Housing	Gross	75.0	65.00%	46	5,775	17,907,836	3,411
	Net	68.15					
Affordable Overall			35%	24.5			
Affordable Rent		68.7	24.50%	17	2,870	3,074,834	1,179
Social Rent		68.7	0.00%	0	1,895	0	0
Shared Ownership		69.8	10.50%	7	4,043	1,884,614	513
First Homes		69.8	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.700	ha	100	/ha		22,867,283	5,102
SITE AREA - Gross	0.700	ha	100	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,118,276	3,026,108	3,026,108
Existing Use Value	2,100,000		3,000,000
Uplift	20%	420,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	2,520,000		3,600,000

Additional Profit	2,327,859	682
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -2,487,475

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			2,118,276
	Stamp Duty		95,414	
	Easements etc.		0	
	Legals /Acquisition	1.50%	31,774	127,188
Fees	Planning		25,860	
	Professional	8.00%	1,151,819	1,177,679
CONSTRUCTION	Build Cost	2,345	11,964,722	
	s106 / CIL / IT		872,653	
	Contingency	5.00%	598,236	
	Abnormals	5.00%	598,236	
			363,894	14,397,740
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	686,018	
	Legals	0.5%	114,336	
		£/unit	0	
	Misc.	0.0%	0	800,355
				18,621,238
Developers Profit	Market Housing % Value	15.00%		2,686,175
	Affordable Housing % Value	6.00%		297,567
	First Homes % Value	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	70		23,100
No dwgs under 50	50	462	2,760
No dwgs over 50	20	138	2,760
		Total	25,860

Stamp duty calc - Residual	
Land payment	2,118,276
Total	95,414

Stamp duty calc - Residual	
Land payment	2,520,000
Total	115,500

Pre CIL s106		
5,400	£/ Unit (all)	
Total		378,000

Post CIL s106			
	5,400	£/ Unit (all)	378,000
CIL	143	£/m2	494,653
Total			872,653

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			
			/m2
CO2 Plus	%	2.00%	2,063.95
Acc & Adpt	£/m2		41.28
Water	£/m2		0.00
Over Extra 1	%	1.00%	20.64
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	212.60
	BNG	0.30%	6.38
			2,344.95

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			20	25																				
Market Housing				0	0	0	5,116,524	6,395,656	6,395,656	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	878,524	1,098,155	1,098,155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	538,461	673,076	673,076	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	6,533,509	8,166,887	8,166,887	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	95,414																							
Easements etc.	0																							
Legals Acquisition	31,774																							
Planning Fee	25,860																							
Professional	575,910			575,910																				
Build Cost - BCIS Base		0	1,139,497	2,563,869	3,988,241	2,848,743	1,424,372	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		494,653	36,000	81,000	126,000	90,000	45,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	56,975	128,193	199,412	142,437	71,219	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	91,631	206,171	320,710	229,078	114,539	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	196,005	245,007	245,007	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	32,668	40,834	40,834	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	728,958	494,653	1,900,013	2,979,233	4,634,362	3,310,259	1,883,802	285,841	285,841	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	2,118,276																						
	Interest		53,386	63,661	100,480	158,225	248,086	314,805	233,525	90,134	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							2,686,175
	Affordable for Rent																							297,567
	First Homes																							0
Cash Flow	-2,847,233	-548,038	-1,963,675	-3,079,713	-4,792,587	-3,558,345	-4,334,902	-7,647,520	-7,790,911	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,983,742
Opening Balance	0																							
Closing Balance	-2,847,233	-3,395,272	-5,358,946	-8,438,659	-13,231,247	-16,789,592	-12,454,689	-4,807,169	-2,983,742	-2,983,742	-2,983,742	-2,983,742	-2,983,742	-2,983,742	-2,983,742	-2,983,742	-2,983,742	-2,983,742	-2,983,742	-2,983,742	-2,983,742	-2,983,742	-2,983,742	0

Middle Appendix 12
Site 8



INCOME		Av Size	m2	%	Number	Price	GDV	GIA
						£/m2	£	m2
Market Housing		Gross	75.8	65.00%	23	5,775	9,047,391	1,723
		Net	68.86					
Affordable Overall				35%	12.25			
Affordable Rent			66.5	24.50%	9	2,870	1,487,553	570
Social Rent			66.5	0.00%	0	1,895	0	0
Shared Ownership			64.6	10.50%	4	4,043	872,801	237
First Homes			64.6	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.438	ha	80	/ha		11,407,745	2,531
SITE AREA - Gross		0.438	ha	80	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,095,491	2,503,978	2,503,978
Existing Use Value	1,312,500		3,000,000
Uplift	20%	262,500	600,000
Plus /ha	0	0	0
Benchmark Land Value	1,575,000		3,600,000

Additional Profit	829,419	481
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -1,230,409

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total	
LAND	Land			1,095,491
	Stamp Duty		44,275	
	Easements etc.		0	
	Legals /Acquisition	1.50%	16,432	60,707
Fees	Planning		16,170	
	Professional	8.00%	570,471	586,641
CONSTRUCTION	Build Cost	2,345	5,934,945	
	s106 / CIL / IT		428,043	
	Contingency	5.00%	296,747	
	Abnormals	5.00%	296,747	
			174,410	7,130,892
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	342,232	
	Legals	0.5%	57,039	
		£/unit	0	0
	Misc.	0.0%	0	399,271
				9,273,002
Developers Profit	Market Housing % Value	15.00%		1,357,109
	Affordable Housing % Value	6.00%		141,621
	First Homes % Value	15.00%		0

Planning fee calc	dwgs	rate	
Planning app fee	35		
No dwgs	35	462	16,170
No dwgs under 50	0	138	0
No dwgs over 50	0		0
		Total	16,170

Stamp duty calc - Residual		
Land payment		1,095,491
		44,275
	Total	1,139,766

Stamp duty calc - Residual		
Land payment		1,575,000
		68,250
	Total	1,643,250

Pre CIL s106	5,400	£/ Unit (all)	
			189,000
		Total	189,000

Post CIL s106	5,400	£/ Unit (all)	189,000
CIL	143	£/m2	239,043
		Total	428,043

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	2,063.95
Acc & Adpt	£/m2		41.28
Water	£/m2		0.00
Over Extra 1	%	1.00%	20.64
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	212.60
	BNG	0.30%	6.38
			2,344.95

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started	10		10	10	15																			
Market Housing				0	0	0	2,584,969	2,584,969	3,877,453	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	425,015	425,015	637,523	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	249,372	249,372	374,058	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	3,259,356	3,259,356	4,889,033	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	44,275																							
Easements etc.	0																							
Legals Acquisition	16,432																							
Planning Fee	16,170																							
Professional	285,236		285,236																					
Build Cost - BCIS Base		0	565,233	1,130,466	1,978,315	1,413,082	847,849	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		239,043	18,000	36,000	63,000	45,000	27,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	28,262	56,523	98,916	70,654	42,392	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	44,872	89,744	157,052	112,180	67,308	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	97,781	97,781	146,671	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	16,297	16,297	24,445	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	362,113	239,043	941,602	1,312,733	2,297,283	1,640,916	1,098,627	114,077	171,116	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	1,095,491																						
	Interest		27,330	32,325	50,586	76,148	120,650	153,679	116,047	59,249	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							1,357,109
	Affordable for Rent																							141,621
	First Homes																							0
Cash Flow	-1,457,603	-266,373	-973,927	-1,363,319	-2,373,431	-1,761,566	2,007,049	3,029,231	4,658,668	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,498,730
Opening Balance	0																							
Closing Balance	-1,457,603	-1,723,976	-2,697,903	-4,061,222	-6,434,653	-8,196,219	-6,189,170	-3,159,939	1,498,730	1,498,730	1,498,730	1,498,730	1,498,730	1,498,730	1,498,730	1,498,730	1,498,730	1,498,730	1,498,730	1,498,730	1,498,730	1,498,730	1,498,730	0

Middle Appendix 12
Site 9



INCOME		Av Size	m2	%	Number	Price	GDV	GIA
		Gross	Net		16	£/m2	£	m2
Market Housing		79.8	72.50	65.00%	10	5,775	4,354,350	829
Affordable Overall				35%	5.6			
Affordable Rent		67.1	61.00	24.50%	4	2,870	686,274	263
Social Rent		67.1	61.00	0.00%	0	1,895	0	0
Shared Ownership		67.1	61.00	10.50%	2	4,043	414,275	113
First Homes		67.1	61.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.200	ha	80	/ha		5,454,900	1,205
SITE AREA - Gross		0.200	ha	80	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	544,512	2,722,560	2,722,560
Existing Use Value	600,000		3,000,000
Uplift	20%	120,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	720,000		3,600,000

Additional Profit	458,177	552
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -600,383

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total	
LAND	Land		16,726	544,512
	Stamp Duty		0	
	Easements etc.		0	
	Legals /Acquisition	1.50%	8,168	24,893
Fees	Planning		7,392	
	Professional	8.00%	271,413	278,805
CONSTRUCTION	Build Cost	2,345	2,826,035	
	s106 / CIL / IT		200,793	
	Contingency	5.00%	141,302	
	Abnormals	5.00%	141,302	
			83,226	3,392,658
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	163,647	
	Legals	0.5%	27,274	
		£/unit	0	0
	Misc.	0.0%	0	190,921
				4,431,790
Developers Profit	Market Housing % Value	15.00%		653,153
	Affordable Housing % Value	6.00%		66,033
	First Homes % Value	15.00%		0

Planning fee calc	dwgs	rate	
Planning app fee	16		
No dwgs	16	462	7,392
No dwgs under 50	0	138	0
No dwgs over 50			7,392
Total			7,392

Stamp duty calc - Residual		
Land payment		544,512
Total		16,726

Stamp duty calc - Residual		
Land payment		720,000
Total		25,500

Pre CIL s106	5,400	£/ Unit (all)	
Total			86,400

Post CIL s106	5,400	£/ Unit (all)	86,400
CIL	143	£/m2	114,393
Total			200,793

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	2,063.95
Acc & Adpt	£/m2		41.28
Water	£/m2		0.00
Over Extra 1	%	1.00%	20.64
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	212.60
	BNG	0.30%	6.38
			2,344.95

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6					
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
UNITS Started			4	4	4	4																				
Market Housing				0	0	0	1,088,588	1,088,588	1,088,588	1,088,588	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	171,569	171,569	171,569	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership				0	0	0	103,569	103,569	103,569	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	0	0	0	0	0	1,363,725	1,363,725	1,363,725	1,363,725	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
EXPENDITURE																										
Stamp Duty	16,726																									
Easements etc.	0																									
Legals Acquisition	8,168																									
Planning Fee	7,392																									
Professional	135,706		135,706																							
Build Cost - BCIS Base		0	235,503	471,006	706,509	706,509	471,006	235,503	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		114,393	7,200	14,400	21,600	21,600	14,400	7,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	11,775	23,550	35,325	35,325	23,550	11,775	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	18,711	37,421	56,132	56,132	37,421	18,711	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																									
Legal and Valuation	0																									
Agents	0	0	0	0	0	0	40,912	40,912	40,912	40,912	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	6,819	6,819	6,819	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																									
COSTS BEFORE LAND INT AND PROFIT	167,992	114,393	408,895	546,377	819,566	819,566	594,108	320,919	47,730	47,730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation																										
Land	544,512																									
Interest		13,359	15,755	23,717	34,406	50,418	66,730	53,551	35,003	10,984	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return																										
Market Housing																									653,153	
Affordable for Rent																									66,033	
First Homes																									0	
Cash Flow	-712,504	-127,753	-424,650	-570,094	-853,972	-869,984	702,887	989,254	1,280,992	1,305,010	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-719,185	
Opening Balance	0																									0
Closing Balance	-712,504	-840,256	-1,264,906	-1,835,001	-2,688,973	-3,558,958	-2,856,071	-1,866,817	-585,825	719,185	719,185	719,185	719,185	719,185	719,185	719,185	719,185	719,185	719,185	719,185	719,185	719,185	719,185	719,185	719,185	0

Middle Appendix 12
Site 10



Site 10		Flats 8					
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	79.8	100.00%	8	5,775	3,349,500	638
	Net	72.50					
Affordable Overall			0%	0			
Affordable Rent		79.8	0.00%	0	2,870	0	0
Social Rent		79.8	0.00%	0	1,895	0	0
Shared Ownership		79.8	0.00%	0	4,043	0	0
First Homes		79.8	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.100	ha	80	/ha		3,349,500	638
SITE AREA - Gross	0.100	ha	80	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	552,507	5,525,070	5,525,070
Existing Use Value	300,000		3,000,000
Uplift	20%	60,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	360,000		3,600,000

Additional Profit	996,004	1,561
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -842,905

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND		/unit or m2	Total
Land			552,507
Stamp Duty			17,125
Easements etc.			0
Legals /Acquisition	1.50%	8,288	25,413
Fees			
Planning		3,696	
Professional	8.00%	144,210	147,906
CONSTRUCTION			
Build Cost	2,345	1,496,076	
s106 / CIL / IT		114,715	
Contingency	5.00%	74,804	
Abnormals	5.00%	74,804	
		42,228	1,802,626
FINANCE			
Fees	0%	0	
Interest	7.50%	0	
Legal and Valuation		0	0
SALES			
Agents	%	3.0%	100,485
Legals	%	0.5%	16,748
	£/unit	0	0
Misc.	%	0.0%	0
			117,233
			2,645,685
Developers Profit			
Market Housing	% Value	15.00%	502,425
Affordable Housing	% Value	6.00%	0
First Homes	% Value	15.00%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	8		3,696
No dwgs under 50	8	462	3,696
No dwgs over 50	0	138	0
		Total	3,696

Stamp duty calc - Residual	
Land payment	552,507
Total	17,125

Stamp duty calc - Residual	
Land payment	360,000
Total	7,500

Pre CIL s106	
2,900 £/ Unit (all)	
Total	23,200

Post CIL s106	
2,900 £/ Unit (all)	23,200
CIL	143 £/m2
Total	91,515

Inf Tariff	
% GDV	0.00%
	0

Build Cost			/m2
CO2 Plus	%	2.00%	2,063.95
Acc & Adpt	£/m2		41.28
Water	£/m2		0.00
Over Extra 1	%	1.00%	20.64
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	212.60
	BNG	0.30%	6.38
			2,344.95

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
UNITS Started			2	2			2	2			2	2			2	2			2	2			2	2	
Market Housing				0				837.375	837.375				837.375	837.375											
Affordable Rent				0				0	0			0	0												
Social Rent				0				0	0			0	0												
Shared Ownership				0				0	0			0	0												
First Homes				0				0	0			0	0												
Grant and Subsidy				0				0	0			0	0												
INCOME	0	0	0	0	0	0	0	837.375	837.375	0	0	837.375	837.375	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																									
Stamp Duty	17,125																								
Easements etc.	0																								
Legals Acquisition	8,288																								
Planning Fee	3,696																								
Professional	72,105			72,105																					
Build Cost - BCIS Base			0	124,673	249,346	374,019	374,019	249,346	124,673	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff			91,515	1,933	3,867	5,800	5,800	3,867	1,933	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency			0	6,234	12,467	18,701	18,701	12,467	6,234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals			0	9,753	19,505	29,258	29,258	19,505	9,753	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	25,121	25,121	25,121	25,121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	4,187	4,187	4,187	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																								
COSTS BEFORE LAND INT AND PROFIT	101,214	91,515	214,698	285,185	427,778	427,778	314,493	171,901	29,308	29,308	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation	Land	552,507																							
	Interest		12,257	14,203	18,495	24,189	32,663	41,297	32,267	20,394	5,625	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return																									
Market Housing																								502,425	
Affordable for Rent																								0	
First Homes																								0	
Cash Flow	-653,721	-103,772	-228,901	-303,680	-451,967	-460,441	481,585	633,207	787,673	802,442	0	0	0	0	0	0	0	0	0	0	0	0	0	-502,425	
Opening Balance	0																								
Closing Balance	-653,721	-757,493	-986,394	-1,290,074	-1,742,041	-2,202,482	-1,720,897	-1,087,689	-300,017	502,425	502,425	502,425	502,425	502,425	502,425	502,425	502,425	502,425	502,425	502,425	502,425	502,425	502,425	0	

Middle Appendix 12
Site 11



INCOME		Av Size m2		%	Number	Price	GDV	GIA
		Gross	Net		5	£/m2	£	m2
Market Housing		71.5	65.00	100.00%	5	5,775	1,876,875	358
Affordable Overall				0%	0			
Affordable Rent		71.5	65.00	0.00%	0	2,870	0	0
Social Rent		71.5	65.00	0.00%	0	1,895	0	0
Shared Ownership		71.5	65.00	0.00%	0	4,043	0	0
First Homes		71.5	65.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.063 ha		80	/ha		1,876,875	358
SITE AREA - Gross		0.063 ha		80	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	311,504	4,984,059	4,984,059
Existing Use Value	187,500		3,000,000
Uplift	20%	37,500	600,000
Plus /ha	0	0	0
Benchmark Land Value	225,000		3,600,000

Additional Profit	538,235	1,506
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -465,719

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total	
LAND	Land			311,504
	Stamp Duty		5,075	
	Easements etc.		0	
	Legals /Acquisition	1.50%	4,673	9,748
Fees	Planning		2,310	
	Professional	8.00%	81,194	83,504
CONSTRUCTION	Build Cost	2,345	838,318	
	s106 / CIL / IT		65,780	
	Contingency	5.00%	41,916	
	Abnormals	5.00%	41,916	
			26,997	1,014,926
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	56,306	
	Legals	0.5%	9,384	
		£/unit	0	
	Misc.	0.0%	0	65,691
				1,485,373
Developers Profit	Market Housing % Value	15.00%		281,531
	Affordable Housing % Value	6.00%		0
	First Homes % Value	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	5	462	2,310
No dwgs under 50	5	138	0
No dwgs over 50	0		0
Total			2,310

Stamp duty calc - Residual	
Land payment	311,504
Total	5,075

Stamp duty calc - Residual	
Land payment	225,000
Total	1,500

Pre CIL s106	2,900	£/ Unit (all)	
Total			14,500

Post CIL s106	2,900	£/ Unit (all)	14,500
CIL	143	£/m2	51,280
Total			65,780

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
CO2 Plus	%	2.00%	2,063.95
Acc & Adpt	£/m2		41.28
Water	£/m2		0.00
Over Extra 1	%	1.00%	20.64
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	2,125.97
	BNG	0.30%	212.60
			6.38
			2,344.95

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			2	3																				
Market Housing				0	0	0	750,750	1,126,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	750,750	1,126,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	5,075																							
Easements etc.	0																							
Legals Acquisition	4,673																							
Planning Fee	2,310																							
Professional	40,597		40,597																					
Build Cost - BCIS Base		0	111,776	279,439	279,439	167,664	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		51,280	1,933	4,833	4,833	2,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,589	13,972	13,972	8,383	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	9,188	22,971	22,971	13,783	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	22,523	33,784	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,754	5,631	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	52,655	51,280	169,083	321,216	321,216	192,729	26,276	39,414	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	311,504																							
Interest		6,828	7,917	11,236	17,470	23,820	27,880	14,819	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								281,531
Affordable for Rent																								0
First Homes																								0
Cash Flow	-364,158	-58,108	-177,001	-332,452	-338,685	-216,549	696,593	1,071,891	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-281,531
Opening Balance	0																							
Closing Balance	-364,158	-422,266	-599,267	-931,719	-1,270,404	-1,486,953	-790,360	281,531	281,531	281,531	281,531	281,531	281,531	281,531	281,531	281,531	281,531	281,531	281,531	281,531	281,531	281,531	281,531	0

Middle Appendix 12
Site 12



Site 12 Medium Density 70							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				70	£/m2	£	m2
Market Housing	Gross	87.9	65.00%	46	6,050	23,942,941	3,998
	Net	86.98					
Affordable Overall			35%	24.5			
Affordable Rent		71.3	24.50%	17	2,870	3,318,041	1,222
Social Rent		71.3	0.00%	0	1,895	0	0
Shared Ownership		70.6	10.50%	7	4,235	2,058,845	519
First Homes		70.6	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.458 ha		48	/ha		29,319,827	5,739
SITE AREA - Gross	1.458 ha		48	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	6,065,989	4,159,535	4,159,535
Existing Use Value	4,375,000		3,000,000
Uplift	20%	875,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	5,250,000		3,600,000

Additional Profit	2,273,094	569
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -824,947

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			6,065,989
	Stamp Duty		292,799	
	Easements etc.		0	
	Legals /Acquisition	1.50%	90,990	383,789
Fees	Planning		25,860	
	Professional	8.00%	1,174,656	1,200,516
CONSTRUCTION	Build Cost	2,106	12,084,316	
	s106 / CIL / IT		957,713	
	Contingency	5.00%	604,216	
	Abnormals	5.00%	604,216	
			432,742	14,683,202
FINANCE	Fees	0%	0	
	Interest	7.50%	0	
	Legal and Valuation		0	0
SALES	Agents	3.0%	879,595	
	Legals	0.5%	146,599	
		£/unit	0	
	Misc.	0.0%	0	1,026,194
				23,359,690
Developers Profit	Market Housing	% Value	15.00%	3,591,441
	Affordable Housing	% Value	6.00%	322,613
	First Homes	% Value	15.00%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	70		23,100
No dwgs under 50	50	462	2,760
No dwgs over 50	20	138	2,760
		Total	25,860

Stamp duty calc - Residual	
Land payment	6,065,989
Total	292,799

Stamp duty calc - Residual	
Land payment	5,250,000
Total	252,000

Pre CIL s106	
5,400 £/ Unit (all)	
Total	378,000

Post CIL s106	
5,400 £/ Unit (all)	378,000
CIL 143 £/m2	579,713
Total	957,713

Inf Tariff	
% GDV	0.00%
	0

Build Cost			/m2
CO2 Plus	%	2.00%	1,853.46
Acc & Adpt	£/m2		37.07
Water	£/m2		0.00
Over Extra 1	%	1.00%	18.53
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	1,909.17
	BNG	0.30%	190.92
			5.73
			2,105.81

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			7	13	12	13	12	13																
Market Housing				0	0	0	2,394,294	4,446,546	4,104,504	4,446,546	4,104,504	4,446,546	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	331,804	616,208	568,807	616,208	568,807	616,208	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	205,885	382,357	352,945	382,357	352,945	382,357	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,931,983	5,445,111	5,026,256	5,445,111	5,026,256	5,445,111	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	292,799																							
Easements etc.	0																							
Legals Acquisition	90,990																							
Planning Fee	25,860																							
Professional	587,328		587,328																					
Build Cost - BCIS Base		0	402,811	1,150,887	1,841,420	2,186,686	2,129,141	2,186,686	1,438,609	748,077	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		579,713	12,600	36,000	57,600	68,400	66,600	68,400	45,000	23,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	20,141	57,544	92,071	109,334	106,457	109,334	71,930	37,404	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	34,565	98,758	158,013	187,640	182,702	187,640	123,447	64,193	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	87,959	163,353	150,788	163,353	150,788	163,353	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	14,660	27,226	25,131	27,226	25,131	27,226	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	996,977	579,713	1,057,444	1,343,189	2,149,103	2,552,060	2,587,520	2,742,639	1,854,906	1,063,652	175,919	190,579	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	6,065,989																						
	Interest		132,431	145,783	168,344	196,685	240,669	293,032	292,068	246,873	192,039	113,487	24,671	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							3,591,441
	Affordable for Rent																							322,613
	First Homes																							0
Cash Flow	-7,062,966	-712,143	-1,203,228	-1,511,533	-2,345,788	-2,792,729	51,430	2,410,404	2,924,477	4,189,420	4,736,850	5,229,860	0	0	0	0	0	0	0	0	0	0	0	-3,914,054
Opening Balance	0																							
Closing Balance	-7,062,966	-7,775,109	-8,978,337	-10,489,870	-12,835,659	-15,628,387	-15,576,957	-13,166,553	-10,242,076	-6,052,656	-1,315,806	3,914,054	3,914,054	3,914,054	3,914,054	3,914,054	3,914,054	3,914,054	3,914,054	3,914,054	3,914,054	3,914,054	3,914,054	0

Middle Appendix 12
Site 13



Site 13 Medium Density 35							
INCOME	Av Size	m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	Gross	88.3		23	6,050	12,082,179	2,010
	Net	87.78	65.00%				
Affordable Overall			35%	12.25			
Affordable Rent		72.0	24.50%	9	2,870	1,687,169	617
Social Rent		72.0	0.00%	0	1,895	0	0
Shared Ownership		77.5	10.50%	4	4,235	1,136,145	285
First Homes		77.5	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.729 ha		48	/ha		14,905,493	2,912
SITE AREA - Gross	0.729 ha		48	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	3,175,355	4,354,773	4,354,773
Existing Use Value	2,187,500	3,000,000	3,000,000
Uplift	20%	437,500	600,000
Plus /ha	0	0	0
Benchmark Land Value	2,625,000		3,600,000

Additional Profit	1,316,862	655
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -441,170

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			3,175,355
	Stamp Duty		148,268	
	Easements etc.		0	
	Legals /Acquisition	1.50%	47,630	195,898
Fees	Planning		16,170	
	Professional	8.00%	593,603	609,773
CONSTRUCTION	Build Cost	2,095	6,099,395	
	s106 / CIL / IT		480,470	
	Contingency	5.00%	304,970	
	Abnormals	5.00%	304,970	
			230,232	7,420,037
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	447,165	
	Legals	0.5%	74,527	
		£/unit	0	
	Misc.	0.0%	0	521,692
			0	11,922,756
Developers Profit				
	Market Housing	% Value	15.00%	1,812,327
	Affordable Housing	% Value	6.00%	169,399
	First Homes	% Value	15.00%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	35		16,170
No dwgs under 50	35	462	16,170
No dwgs over 50	0	138	0
		Total	16,170

Stamp duty calc - Residual	
Land payment	3,175,355
Total	148,268

Stamp duty calc - Residual	
Land payment	2,625,000
Total	120,750

Pre CIL s106	
5,400 £/ Unit (all)	
Total	189,000

Post CIL s106	
5,400 £/ Unit (all)	189,000
CIL 143 £/m2	291,470
Total	480,470

Inf Tariff	
% GDV	
0.00%	0

Build Cost			
			/m2
CO2 Plus	%	2.00%	1,843.55
Acc & Adpt	£/m2		36.87
Water	£/m2		0.00
Over Extra 1	%	1.00%	18.44
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	189.90
	BNG	0.30%	5.70
			2,094.55

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4	
UNITS Started			5	10	10	10																			
Market Housing				0	0	0	1,726,026	3,452,051	3,452,051	3,452,051	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	241,024	482,048	482,048	482,048	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership				0	0	0	162,306	324,613	324,613	324,613	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	0	0	0	0	0	2,129,356	4,258,712	4,258,712	4,258,712	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																									
Stamp Duty	148,268																								
Easements etc.	0																								
Legals Acquisition	47,630																								
Planning Fee	16,170																								
Professional	296,801			296,801																					
Build Cost - BCIS Base		0	290,447	871,342	1,452,237	1,742,684	1,161,790	580,895	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		291,470	9,000	27,000	45,000	54,000	36,000	18,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	14,522	43,567	72,612	87,134	58,089	29,045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	25,486	76,457	127,429	152,915	101,943	50,972	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	63,884	127,761	127,761	127,761	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	10,647	21,294	21,294	21,294	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																								
COSTS BEFORE LAND INT AND PROFIT	508,870	291,470	636,257	1,018,367	1,697,278	2,036,733	1,432,350	827,966	149,055	149,055	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation																									
Land	3,175,355																								
Interest		69,079	75,840	89,191	109,958	143,844	184,730	175,124	114,081	39,164	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return																									
Market Housing																								1,812,327	
Affordable for Rent																								169,399	
First Homes																								0	
Cash Flow	-3,684,225	-360,549	-712,097	-1,107,558	-1,807,236	-2,180,577	512,277	3,255,622	3,995,576	4,070,493	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,981,726	
Opening Balance	0																								0
Closing Balance	-3,684,225	-4,044,774	-4,756,871	-5,864,429	-7,671,665	-9,852,242	-9,339,965	-6,084,343	-2,088,767	1,981,726	1,981,726	1,981,726	1,981,726	1,981,726	1,981,726	1,981,726	1,981,726	1,981,726	1,981,726	1,981,726	1,981,726	1,981,726	1,981,726	0	

Middle Appendix 12
Site 14



Site 14 Medium Density 16							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	89.9		16	6,050	5,612,464	934
	Net	89.20	65.00%	10			
Affordable Overall			35%	5.6			
Affordable Rent		68.9	24.50%	4	2,870	725,651	270
Social Rent		68.9	0.00%	0	1,895	0	0
Shared Ownership		74.3	10.50%	2	4,235	480,249	125
First Homes		74.3	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.356	ha	45	/ha		6,818,364	1,329
SITE AREA - Gross	0.356	ha	45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,423,226	4,002,823	4,002,823
Existing Use Value	1,066,667	3,000,000	3,000,000
Uplift	20%	213,333	600,000
Plus /ha	0	0	0
Benchmark Land Value	1,280,000	3,600,000	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -184,468

Check on phasing dwgs nos
correct

	£/m2
Additional Profit	464,322 497

DEVELOPMENT COSTS					
		/unit or m2	Total		
LAND	Land				
	Stamp Duty		60,661		1,423,226
	Easements etc.		0		
	Legals /Acquisition	1.50%	21,348	82,010	
Fees	Planning		7,392		
	Professional	8.00%	274,869	282,261	
CONSTRUCTION	Build Cost	2,122	2,819,667		
	s106 / CIL / IT		215,281		
	Contingency	5.00%	140,983		
	Abnormals	5.00%	140,983		
		£	118,944	3,435,859	
FINANCE	Fees	0%	0		
	Interest	7.50%	0	0	
	Legal and Valuation		0	0	
SALES	Agents	3.0%	204,551		
	Legals	0.5%	34,092		
		£/unit	0	0	
	Misc.	0.0%	0	238,643	5,461,998
Developers Profit	Market Housing	% Value	15.00%		841,870
	Affordable Housing	% Value	6.00%		72,354
	First Homes	% Value	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	16		7,392
No dwgs under 50	16	462	7,392
No dwgs over 50	0	138	0
		Total	7,392

Stamp duty calc - Residual	
Land payment	1,423,226
Total	60,661

Stamp duty calc - Residual	
Land payment	1,280,000
Total	53,500

Pre CIL s106	
5,400 £/ Unit (all)	
Total	86,400

Post CIL s106	
5,400 £/ Unit (all)	86,400
CIL 143 £/m2	128,881
Total	215,281

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			/m2
CO2 Plus	%	2.00%	1,867.30
Acc & Adpt	£/m2		37.35
Water	£/m2		0.00
Over Extra 1	%	1.00%	18.67
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	1,923.42
	BNG	0.30%	192.34
			5.77
			2,121.53

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
UNITS Started			4	4	4	4																			
Market Housing				0	0	0	1,403,116	1,403,116	1,403,116	1,403,116	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	181,413	181,413	181,413	181,413	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	120,062	120,062	120,062	120,062	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,704,591	1,704,591	1,704,591	1,704,591	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																									
Stamp Duty	60,661																								
Easements etc.	0																								
Legals Acquisition	21,348																								
Planning Fee	7,392																								
Professional	137,434		137,434																						
Build Cost - BCIS Base		0	234,972	469,944	704,917	704,917	469,944	234,972	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		128,881	7,200	14,400	21,600	21,600	14,400	7,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	11,749	23,497	35,246	35,246	23,497	11,749	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	21,661	43,321	64,982	64,982	43,321	21,661	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	51,138	51,138	51,138	51,138	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	8,523	8,523	8,523	8,523	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																								
COSTS BEFORE LAND INT AND PROFIT	226,836	128,881	413,016	551,163	826,744	826,744	610,824	335,242	59,661	59,661	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation	Land	1,423,226																							
	Interest		30,939	33,935	42,316	53,443	69,947	86,760	67,878	43,476	13,449	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return	Market Housing																								841,870
	Affordable for Rent																								72,354
	First Homes																								0
Cash Flow		-1,650,062	-159,820	-446,951	-593,479	-880,188	-896,691	1,007,007	1,301,470	1,601,454	1,631,482	0	0	0	0	0	0	0	0	0	0	0	0	0	-914,224
Opening Balance		0																							
Closing Balance		-1,650,062	-1,809,882	-2,256,833	-2,850,311	-3,730,499	-4,627,190	-3,620,183	-2,318,712	-717,258	914,224	914,224	914,224	914,224	914,224	914,224	914,224	914,224	914,224	914,224	914,224	914,224	914,224	914,224	0

Middle Appendix 12
Site 15



Site 15 Medium Density 8							
INCOME	Av Size m2		%	Number	Price	GDV	GIA
	Gross	Net			£/m2	£	m2
Market Housing	86.0	86.00	65.00%	5	6,050	2,705,560	447
Affordable Overall			35%	2.8			
Affordable Rent	86.0	86.00	24.50%	2	2,870	483,767	169
Social Rent	86.0	86.00	0.00%	0	1,895	0	0
Shared Ownership	86.0	86.00	10.50%	1	4,235	305,936	72
First Homes	86.0	86.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.178 ha		45	/ha		3,495,264	688
SITE AREA - Gross	0.178 ha		45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	791,516	4,452,279	4,452,279
Existing Use Value	533,333		3,000,000
Uplift	20%	106,667	600,000
Plus /ha	0	0	0
Benchmark Land Value	640,000		3,600,000

Additional Profit	383,831	858
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -123,860

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			791,516
	Stamp Duty		29,076	
	Easements etc.		0	
	Legals /Acquisition	1.50%	11,873	40,949
Fees	Planning		3,696	
	Professional	8.00%	136,924	140,620
CONSTRUCTION	Build Cost	2,001	1,376,389	
	s106 / CIL / IT		121,887	
	Contingency	5.00%	68,819	
	Abnormals	5.00%	68,819	
			75,630	1,711,545
FINANCE	Fees	0%	0	
	Interest	7.50%	0	
	Legal and Valuation		0	0
SALES	Agents	3.0%	104,858	
	Legals	0.5%	17,476	
			0	0
	Misc.	0.0%	0	122,334
				2,806,964
Developers Profit				
	Market Housing	% Value	15.00%	405,834
	Affordable Housing	% Value	6.00%	47,382
	First Homes	% Value	15.00%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	8		3,696
No dwgs under 50	8	462	3,696
No dwgs over 50	0	138	0
		Total	3,696

Stamp duty calc - Residual	
Land payment	791,516
Total	29,076

Stamp duty calc - Residual	
Land payment	640,000
Total	21,500

Pre CIL s106	
2,900 £/ Unit (all)	
Total	23,200

Post CIL s106	
2,900 £/ Unit (all)	23,200
CIL	143 £/m2
Total	98,687

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			
	%		/m2
CO2 Plus	2.00%		1,760.83
Acc & Adpt	1.00%		35.22
Water			0.00
Over Extra 1	0.00%		17.61
Over Extra 2	0.00%		0.00
Small Site	0.00%		0.10
Site Costs	10.00%		0.00
Base			0.00
BNG	0.30%		181.37
			5.44
			2,000.57

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4	
UNITS Started	2		2	2	2	2																			
Market Housing				0	0	0	676,390	676,390	676,390	676,390	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	120,942	120,942	120,942	120,942	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	76,484	76,484	76,484	76,484	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	873,816	873,816	873,816	873,816	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty	29,076																								
Easements etc.	0																								
Legals Acquisition	11,873																								
Planning Fee	3,696																								
Professional	68,462			68,462																					
Build Cost - BCIS Base		0	114,699	229,398	344,097	344,097	229,398	114,699	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		98,687	1,933	3,867	5,800	5,800	3,867	1,933	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,735	11,470	17,205	17,205	11,470	5,735	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	12,037	24,075	36,112	36,112	24,075	12,037	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	26,214	26,214	26,214	26,214	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	4,369	4,369	4,369	4,369	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT	113,106	98,687	202,867	268,810	403,215	403,215	299,393	164,988	30,584	30,584	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	791,516																							
	Interest		16,962	19,130	23,293	28,769	36,869	45,121	35,196	22,566	7,178	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
	Market Housing																								405,834
	Affordable for Rent																								47,382
	First Homes																								0
Cash Flow	-904,623	-115,648	-221,997	-292,102	-431,984	-440,084	529,302	673,631	820,667	836,054	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-453,216
Opening Balance	0																								
Closing Balance	-904,623	-1,020,271	-1,242,268	-1,534,370	-1,966,354	-2,406,438	-1,877,136	-1,203,505	-382,838	453,216	453,216	453,216	453,216	453,216	453,216	453,216	453,216	453,216	453,216	453,216	453,216	453,216	453,216	453,216	0

Middle Appendix 12
Site 16



INCOME		Av Size m2		%		Number		Price		GDV		GIA	
						70		£/m2		£		m2	
Market Housing		90.7	90.70	65.00%		46		6,050		24,966,246		4,127	
Affordable Overall				35%		24.5							
Affordable Rent		72.0	70.47	24.50%		17		2,870		3,468,598		1,235	
Social Rent		72.0	70.47	0.00%		0		1,895		0		0	
Shared Ownership		69.7	68.29	10.50%		7		4,235		2,125,547		512	
First Homes		72.0	70.47	0.00%		0		0		0		0	
Grant and Subsidy	Affordable Rent							0		0			
	Social Rent							0		0			
	Shared Ownership							0		0			
SITE AREA - Net		1.750	ha			40	/ha			30,560,390		5,874	
SITE AREA - Gross		1.750	ha			40	/ha						

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	6,427,250	3,672,714	3,672,714
Existing Use Value	5,250,000		3,000,000
Uplift	20%	1,050,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	6,300,000		3,600,000

Additional Profit	1,579,514	383
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -912,224

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			6,427,250
	Stamp Duty		310,863	
	Easements etc.		0	
	Legals /Acquisition	1.50%	96,409	407,271
Fees	Planning		25,860	
	Professional	8.00%	1,215,281	1,241,141
CONSTRUCTION	Build Cost	2,131	12,515,846	
	s106 / CIL / IT		976,432	
	Contingency	5.00%	625,792	
	Abnormals	5.00%	625,792	
			447,149	15,191,011
FINANCE	Fees	0%	0	
	Interest	7.50%	0	
	Legal and Valuation		0	0
SALES	Agents	3.0%	916,812	
	Legals	0.5%	152,802	
		£/unit	0	
	Misc.	0.0%	0	1,069,614
				24,336,287
Developers Profit	Market Housing	% Value	15.00%	3,744,937
	Affordable Housing	% Value	6.00%	335,649
	First Homes	% Value	15.00%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	70		
No dwgs under 50	50	462	23,100
No dwgs over 50	20	138	2,760
		Total	25,860

Stamp duty calc - Residual	
Land payment	6,427,250
Total	310,863

Stamp duty calc - Residual	
Land payment	6,300,000
Total	304,500

Pre CIL s106		
5,400	£/ Unit (all)	
Total		378,000

Post CIL s106		
5,400	£/ Unit (all)	378,000
CIL	143	£/m2
Total		976,432

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			/m2
CO2 Plus	%	2.00%	35.88
Acc & Adpt	%	1.00%	17.94
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
Over Extra 2	%	0.00%	0.00
Small Site	%	0.00%	0.00
Site Costs			1,847.99
Base	15.00%		277.20
BNG	0.30%		5.54
			2,130.74

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
	Q1				Q1				Q1				Q1				Q1				Q1			
UNITS Started			7	13	12	13	12	13																
Market Housing				0	0	0	2,496,625	4,636,588	4,279,928	4,636,588	4,279,928	4,636,588	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	346,860	644,168	594,617	644,168	594,617	644,168	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	212,555	394,744	364,379	394,744	364,379	394,744	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	3,056,039	5,675,501	5,238,924	5,675,501	5,238,924	5,675,501	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	310,863																							
Easements etc.	0																							
Legals Acquisition	96,409																							
Planning Fee	25,860																							
Professional	607,640			607,640																				
Build Cost - BCIS Base		0	417,195	1,191,985	1,907,176	2,264,772	2,205,173	2,264,772	1,489,982	774,790	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		598,432	12,600	36,000	57,600	68,400	66,600	68,400	45,000	23,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	20,860	59,599	95,359	113,239	110,259	113,239	74,499	38,740	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	35,765	102,185	163,496	194,151	189,042	194,151	127,731	66,420	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	91,681	170,265	157,168	170,265	157,168	170,265	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	15,280	28,378	26,195	28,378	26,195	28,378	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	1,040,772	598,432	1,094,060	1,389,769	2,223,631	2,640,562	2,678,035	2,839,205	1,920,574	1,101,993	183,362	198,643	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	6,427,250																							
Interest		140,025	153,871	177,270	206,652	252,220	306,460	305,118	257,659	200,271	118,272	25,698	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,744,937
Affordable for Rent																								335,649
First Homes																								0
Cash Flow	-7,468,022	-738,457	-1,247,931	-1,567,040	-2,430,283	-2,892,782	-71,544	2,531,178	3,060,691	4,373,238	4,937,289	5,451,160	0	0	0	0	0	0	0	0	0	0	0	-4,080,585
Opening Balance	0																							
Closing Balance	-7,468,022	-8,206,479	-9,454,410	-11,021,450	-13,451,733	-16,344,515	-16,272,971	-13,741,793	-10,681,101	-6,307,864	-1,370,575	4,080,585	4,080,585	4,080,585	4,080,585	4,080,585	4,080,585	4,080,585	4,080,585	4,080,585	4,080,585	4,080,585	4,080,585	0

Middle Appendix 12
Site 17



Site 17 Houses 35							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross 91.0	Net 91.04	65.00%	23	6,050	12,530,997	2,071
Affordable Overall			35%	12.25			
Affordable Rent	71.5	70.25	24.50%	9	2,870	1,728,870	613
Social Rent	71.5	70.25	0.00%	0	1,895	0	0
Shared Ownership	66.0	63.50	10.50%	4	4,235	988,290	243
First Homes	66.0	63.50	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.875 ha		40	/ha		15,248,157	2,927
SITE AREA - Gross	0.875 ha		40	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	3,207,175	3,665,343	3,665,343
Existing Use Value	2,625,000		3,000,000
Uplift	20%	525,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	3,150,000	3,600,000	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -434,744

Check on phasing dwgs nos
correct

	£/m2
Additional Profit	764,781 369

DEVELOPMENT COSTS					
		/unit or m2	Total		
LAND	Land				3,207,175
	Stamp Duty		149,859		
	Easements etc.		0		
	Legals /Acquisition	1.50%	48,108	197,966	
Fees	Planning		16,170		
	Professional	8.00%	605,952	622,122	
CONSTRUCTION	Build Cost	2,133	6,244,392		
	s106 / CIL / IT		489,363		
	Contingency	5.00%	312,220		
	Abnormals	5.00%	312,220		
		£	216,207	7,574,401	
FINANCE	Fees	0%	0		
	Interest	7.50%	0		
	Legal and Valuation		0	0	
SALES	Agents	3.0%	457,445		
	Legals	0.5%	76,241		
		£/unit	0	0	
	Misc.	0.0%	0	533,685	12,135,351
Developers Profit	Market Housing	% Value	15.00%		1,879,650
	Affordable Housing	% Value	6.00%		163,030
	First Homes	% Value	15.00%		0

Planning fee calc	dwgs	rate	
Planning app fee	35		16,170
No dwgs	35	462	16,170
No dwgs under 50	0	138	0
No dwgs over 50	0		0
Total			16,170

Stamp duty calc - Residual		
Land payment		3,207,175
Total		149,859

Stamp duty calc - Residual		
Land payment		3,150,000
Total		147,000

Pre CIL s106	5,400 £/ Unit (all)	
		189,000
Total		189,000

Post CIL s106	5,400 £/ Unit (all)	189,000
CIL	143 £/m2	300,363
		489,363
Total		489,363

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	1,796.35
			35.93
Acc & Adpt	%	1.00%	17.96
			0.00
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
			0.00
Over Extra 2	%	0.00%	0.00
			0.00
Small Site	%	0.00%	0.00
			1,850.35
Site Costs	Base	15.00%	277.55
	BNG	0.30%	5.55
			2,133.45

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Market Housing				0	0	0	1,790,142	1,790,142	1,790,142	1,790,142	1,790,142	1,790,142	1,790,142	1,790,142	1,790,142	1,790,142	1,790,142	1,790,142	1,790,142	1,790,142	1,790,142	1,790,142	1,790,142	1,790,142
Affordable Rent				0	0	0	246,981	246,981	246,981	246,981	246,981	246,981	246,981	246,981	246,981	246,981	246,981	246,981	246,981	246,981	246,981	246,981	246,981	246,981
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	141,184	141,184	141,184	141,184	141,184	141,184	141,184	141,184	141,184	141,184	141,184	141,184	141,184	141,184	141,184	141,184	141,184	141,184
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,178,308	2,178,308	2,178,308	2,178,308	2,178,308	2,178,308	2,178,308	2,178,308	2,178,308	2,178,308	2,178,308	2,178,308	2,178,308	2,178,308	2,178,308	2,178,308	2,178,308	2,178,308
EXPENDITURE																								
Stamp Duty	149,859																							
Easements etc.	0																							
Legals Acquisition	48,108																							
Planning Fee	16,170																							
Professional	302,976		302,976																					
Build Cost - BCIS Base		0	297,352	594,704	892,056	892,056	892,056	892,056	892,056	892,056	594,704	297,352	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		300,363	9,000	18,000	27,000	27,000	27,000	27,000	27,000	27,000	18,000	9,000	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	14,868	29,735	44,603	44,603	44,603	44,603	44,603	44,603	29,735	14,868	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	25,163	50,326	75,490	75,490	75,490	75,490	75,490	75,490	50,326	25,163	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	65,349	65,349	65,349	65,349	65,349	65,349	65,349	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,892	10,892	10,892	10,892	10,892	10,892	10,892	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	517,112	300,363	649,359	692,766	1,039,148	1,039,148	1,115,389	1,115,389	1,115,389	769,006	422,624	76,241	76,241	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	3,207,175																							
Interest		69,830	76,772	90,386	105,071	126,525	148,381	131,233	113,764	95,968	71,343	39,761	1,093	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,879,650
Affordable for Rent																								163,030
First Homes																								0
Cash Flow	-3,724,288	-370,194	-726,130	-783,152	-1,144,219	-1,165,673	914,538	931,686	949,155	1,313,334	1,684,342	2,062,306	2,100,974	0	0	0	0	0	0	0	0	0	0	-2,042,679
Opening Balance	0																							
Closing Balance	-3,724,288	-4,094,481	-4,820,612	-5,603,764	-6,747,983	-7,913,656	-6,999,118	-6,067,432	-5,118,277	-3,804,943	-2,120,601	-58,295	2,042,679	2,042,679	2,042,679	2,042,679	2,042,679	2,042,679	2,042,679	2,042,679	2,042,679	2,042,679	2,042,679	0

Middle Appendix 12
Site 18



Site 18		Houses 10						
INCOME	Av Size	m2	%	Number	Price	GDV	GIA	
					£/m2	£	m2	
Market Housing	101.4	101.43	65.00%	7	6,600	4,351,286	659	
Affordable Overall			35%	3.5				
Affordable Rent	70.0	70.00	24.50%	2	2,870	492,205	172	
Social Rent	70.0	70.00	0.00%	0	1,895	0	0	
Shared Ownership	70.0	70.00	10.50%	1	4,620	339,570	74	
First Homes	70.0	70.00	0.00%	0	0	0	0	
Grant and Subsidy								
Affordable Rent					0	0		
Social Rent					0	0		
Shared Ownership					0	0		
SITE AREA - Net	0.250	ha	40	/ha		5,183,061	904	
SITE AREA - Gross	0.250	ha	40	/ha				

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,341,405	5,365,621	5,365,621
Existing Use Value	750,000		3,000,000
Uplift	20%	150,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	900,000		3,600,000

	£/m2
Additional Profit	747,498
	1,134

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -155,929

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
		/unit or m2	Total	
LAND	Land			1,341,405
	Stamp Duty		56,570	
	Easements etc.		0	
	Legals / Acquisition	1.50%	20,121	76,691
Fees	Planning		4,620	
	Professional	8.00%	188,141	192,761
CONSTRUCTION	Build Cost	2,140	1,935,261	
	s106 / CIL / IT		155,842	
	Contingency	5.00%	96,763	
	Abnormals	5.00%	96,763	
			67,136	2,351,766
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	155,492	
	Legals	0.5%	25,915	
			0	
	Misc.	0.0%	0	181,407
				4,144,031
Developers Profit	Market Housing % Value	15.00%		652,693
	Affordable Housing % Value	6.00%		49,907
	First Homes % Value	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	10		4,620
No dwgs under 50	10	462	4,620
No dwgs over 50	0	138	0
		Total	4,620

Stamp duty calc - Residual		
Land payment		1,341,405
	Total	56,570

Stamp duty calc - Residual		
Land payment		900,000
	Total	34,500

Pre CIL s106		
5,400	£/ Unit (all)	
	Total	54,000

Post CIL s106			
	5,400	£/ Unit (all)	54,000
CIL	143	£/m2	101,842
		Total	155,842

Inf Tariff		
% GDV	0.00%	0

Build Cost			
	%		/m2
CO2 Plus	2.00%		1,801.95
Acc & Adpt	1.00%		36.04
Water			0.00
Over Extra 1	0.00%		18.02
Over Extra 2	0.00%		0.00
Small Site	0.00%		0.00
Site Costs	Base	15.00%	278.42
	BNG	0.30%	5.57
			2,140.10

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
	Q1				Q1				Q1				Q1				Q1				Q1			
UNITS Started			5	5																				
Market Housing			0	0	0	0	2,175,643	2,175,643	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	246,103	246,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	169,785	169,785	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,591,530	2,591,530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	56,570																							
Easements etc.	0																							
Legals Acquisition	20,121																							
Planning Fee	4,620																							
Professional	94,071		94,071																					
Build Cost - BCIS Base		0	322,543	645,087	645,087	322,543	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		101,842	9,000	18,000	18,000	9,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	16,127	32,254	32,254	16,127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	27,317	54,633	54,633	27,317	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	77,746	77,746	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,958	12,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	175,382	101,842	469,058	749,974	749,974	374,987	90,704	90,704	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	1,341,405																						
Developers Return	Interest	28,440	30,883	40,256	55,073	70,168	78,515	33,096	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable for Rent																								
First Homes																								
Cash Flow	-1,516,787	-130,282	-499,940	-790,231	-805,048	-445,155	2,422,312	2,467,731	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-702,599
Opening Balance	0																							
Closing Balance	-1,516,787	-1,647,069	-2,147,010	-2,937,241	-3,742,288	-4,187,443	-1,765,131	702,599	702,599	702,599	702,599	702,599	702,599	702,599	702,599	702,599	702,599	702,599	702,599	702,599	702,599	702,599	702,599	0

Middle Appendix 12
Site 19



INCOME		Av Size m2		%	Number	Price	GDV	GIA
		Gross	Net		5	£/m2	£	m2
Market Housing		90.4	90.40	100.00%	5	6,600	2,983,200	452
Affordable Overall				0%	0			
Affordable Rent		90.4	90.40	0.00%	0	2,870	0	0
Social Rent		90.4	90.40	0.00%	0	1,895	0	0
Shared Ownership		90.4	90.40	0.00%	0	4,620	0	0
First Homes		90.4	90.40	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.125	ha	40	/ha		2,983,200	452
SITE AREA - Gross		0.125	ha	40	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	918,156	7,345,246	7,345,246
Existing Use Value	375,000		3,000,000
Uplift	20%	75,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	450,000		3,600,000

Additional Profit	967,353	2,140
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -409,199

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total	
LAND	Land		35,408	918,156
	Stamp Duty		0	
	Easements etc.		13,772	49,180
	Legals /Acquisition	1.50%		
Fees	Planning		2,310	
	Professional	8.00%	92,431	94,741
CONSTRUCTION	Build Cost	2,091	945,247	
	s106 / CIL / IT		79,335	
	Contingency	5.00%	47,262	
	Abnormals	5.00%	47,262	
			36,281	1,155,387
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	89,496	
	Legals	0.5%	14,916	
		£/unit	0	
	Misc.	0.0%	0	104,412
				2,321,876
Developers Profit	Market Housing % Value	15.00%		447,480
	Affordable Housing % Value	6.00%		0
	First Homes % Value	15.00%		0

Planning fee calc	dwgs	rate	
Planning app fee	5		2,310
No dwgs under 50	5	462	2,310
No dwgs over 50	0	138	0
		Total	2,310

Stamp duty calc - Residual		
Land payment		918,156
	Total	35,408

Stamp duty calc - Residual		
Land payment		450,000
	Total	12,000

Pre CIL s106	2,900	£/ Unit (all)	
			14,500
		Total	14,500

Post CIL s106	2,900	£/ Unit (all)	14,500
CIL	143	£/m2	64,835
		Total	79,335

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	1,760.83
		35.22
Acc & Adpt	£/m2	0.00
	2.00%	17.61
Water	£/m2	0.10
Over Extra 1	%	0.00%
		0.00
Over Extra 2	£/m2	0.00
	%	0.00%
		0.00
Small Site	%	0.00%
		1,813.75
Site Costs	Base	15.00%
	BNG	0.30%
		272.06
		5.44
		2,091.25

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			1	2																				
Market Housing				0			596,640	1,193,280	1,193,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	596,640	1,193,280	1,193,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	35,408																							
Easements etc.	0																							
Legals Acquisition	13,772																							
Planning Fee	2,310																							
Professional	46,215			46,215																				
Build Cost - BCIS Base			0	63,016	189,049	315,082	252,066	126,033	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			64,835	967	2,900	4,833	3,867	1,933	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	3,151	9,452	15,754	12,603	6,302	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	5,570	16,709	27,848	22,278	11,139	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	17,899	35,798	35,798	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,983	5,966	5,966	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	97,706	64,835	118,919	218,110	363,517	290,814	166,289	41,765	41,765	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	918,156																							
Interest		19,047	20,620	23,237	27,762	35,098	41,209	33,913	12,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								447,480
Affordable for Rent																								0
First Homes																								0
Cash Flow	-1,015,861	-83,882	-139,539	-241,347	-391,279	-325,912	389,141	1,117,602	1,138,557	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-447,480
Opening Balance	0																							
Closing Balance	-1,015,861	-1,099,744	-1,239,283	-1,480,630	-1,871,909	-2,197,821	-1,808,680	-691,077	447,480	447,480	447,480	447,480	447,480	447,480	447,480	447,480	447,480	447,480	447,480	447,480	447,480	447,480	447,480	0

Lower Appendix 12 Cover



LB Enfield - VIABILITY UPDATE - August 2023

03/10/2023
11:21

Flats 70 HD
4

UNITS **70**
Affordable 35%
Aff - rented 70% % of Aff
24.5 Shared Own 30%
First Homes 0% % of Aff

	Rounded
17.15	17
7.35	7
0.00	0
24.50	24

Modelling Density 200 units/ha
Net:Gross 100%
Area ha Total 0.350
Gross 0.350 ha
Net 0.350 ha

Characteristics
Sub Area Lower
Green Brov Brown
Use PDL

				Market							
	Beds	m2	Circulation	45.5	Rounded	m2		m2	Circulation	70	
Terrace	2	73	0.0%	0.00	0	0		70	0.0%	0.00	0
Terrace	3	86	0.0%	0.00	0	0		84	0.0%	0.00	0
Terrace	4	97	0.0%	0.00	0	0		97	0.0%	0.00	0
Semi	2	81	0.0%	0.00	0	0		79	0.0%	0.00	0
Semi	3	98	0.0%	0.00	0	0		93	0.0%	0.00	0
Semi	4	106	0.0%	0.00	0	0		106	0.0%	0.00	0
Det	3	120	0.0%	0.00	0	0		102	0.0%	0.00	0
Det	4	130	0.0%	0.00	0	0		115	0.0%	0.00	0
Det	5	140	0.0%	0.00	0	0		119	0.0%	0.00	0
Flat to5	1	40	10.0%	0.00	0	0		39	10.0%	0.00	0
Flat to5	2	65	10.0%	0.00	0	0		61	10.0%	0.00	0
Flat to5	3	80	10.0%	0.00	0	0		74	10.0%	0.00	0
Flat 6+	1	40	15.0%	10%	4.55	5	230	39	15.0%	20%	1.40
Flat 6+	2	65	15.0%	50%	22.75	23	1,719	61	15.0%	40%	6.80
Flat 6+	3	80	15.0%	40%	18.20	18	1,656	74	15.0%	40%	6.80
				100%	45.50	46	3,605				

				Affordable for Rent			Shared Ownership			First Homes		
	Beds	m2	Circulation	17	Rounded	m2	7	Rounded	m2	0	Rounded	m2
Terrace	2	73	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Terrace	3	86	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Terrace	4	97	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Semi	2	81	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Semi	3	98	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Semi	4	106	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Det	3	120	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Det	4	130	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Det	5	140	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Flat to5	1	40	10.0%	0.00	0	0	0.00	0	0	0.00	0	0
Flat to5	2	65	10.0%	0.00	0	0	0.00	0	0	0.00	0	0
Flat to5	3	80	10.0%	0.00	0	0	0.00	0	0	0.00	0	0
Flat 6+	1	40	15.0%	20%	3.40	3	135	20%	1.40	1	45	20%
Flat 6+	2	65	15.0%	40%	6.80	7	491	40%	2.80	3	210	40%
Flat 6+	3	80	15.0%	40%	6.80	7	596	40%	2.80	3	255	40%
				100%	17.00	17	1,221	100%	7.00	7	511	100%

							BCIS	
			Lower Q	Median	Used	m2		
Terrace	2		1,761	1,761	1,761	0		0
Terrace	3		1,761	1,761	1,761	0		0
Terrace	4		1,761	1,761	1,761	0		0
Semi	2		1,814	1,814	1,814	0		0
Semi	3		1,814	1,814	1,814	0		0
Semi	4		1,814	1,814	1,814	0		0
Det	3		2,084	2,084	2,084	0		0
Det	4		2,084	2,084	2,084	0		0
Det	5		2,084	2,084	2,084	0		0
Flat to5	1		2,064	2,064	2,064	0		0
Flat to5	2		2,064	2,064	2,064	0		0
Flat to5	3		2,064	2,064	2,064	0		0
Flat 6+	1		2,357	2,357	2,357	409	964,886	
Flat 6+	2		2,357	2,357	2,357	2,421	5,705,296	
Flat 6+	3		2,357	2,357	2,357	2,507	5,908,573	
						5,337	12,578,755	

2,357 £/m2

				Occupants		Population	
	Beds	Count	per unit				
Terrace	2	0	0	0	0	0	0
Terrace	3	0	0	0	0	0	0
Terrace	4	0	0	0	0	0	0
Semi	2	0	0	0	0	0	0
Semi	3	0	0	0	0	0	0
Semi	4	0	0	0	0	0	0
Det	3	0	0	0	0	0	0
Det	4	0	0	0	0	0	0
Det	5	0	0	0	0	0	0
Flat to5	1	0	0	0	0	0	0
Flat to5	2	0	0	0	0	0	0
Flat to5	3	0	0	0	0	0	0
Flat 6+	1	9	0	0	0	0	0
Flat 6+	2	33	0	0	0	0	0
Flat 6+	3	28	0	0	0	0	0
				Residents	0		

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
0.0000	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	46	3,605	78.38	3,135	68.15
Aff - rented	17	1,221	71.84	1,062	62.47
Shared Ownership	7	511	72.94	444	63.43
First Homes	0	0	72.94	0	63.43
	70	5,337		4,641	

Flats 350

5

UNITS **350**
Affordable 35%
Aff - rented 70% % of Aff
122.5 Shared Own 30%
First Homes 0% % of Aff

	Rounded
85.75	86
36.75	37
0.00	0
122.50	123

Modelling
Density 130 units/ha
Net:Gross 100%

Area ha
Total 2.692
Gross 2.692 ha
Net 2.692 ha

Characteristics
Sub Area Lower
Green Brov Brown
Use PDL

		Market					
Beds	m2	Circulation	227.5	Rounded	m2	m2	Circulation
Terrace	2	73	0.0%	0.00	0	70	0.0%
Terrace	3	86	0.0%	0.00	0	84	0.0%
Terrace	4	97	0.0%	0.00	0	97	0.0%
Semi	2	81	0.0%	0.00	0	79	0.0%
Semi	3	98	0.0%	0.00	0	93	0.0%
Semi	4	106	0.0%	0.00	0	106	0.0%
Det	3	120	0.0%	0.00	0	102	0.0%
Det	4	130	0.0%	0.00	0	115	0.0%
Det	5	140	0.0%	0.00	0	119	0.0%
Flat to5	1	40	10.0%	10%	22.75	39	10.0%
Flat to5	2	65	10.0%	50%	113.75	61	10.0%
Flat to5	3	80	10.0%	40%	91.00	74	10.0%
Flat 6+	1	40	15.0%		0.00	39	15.0%
Flat 6+	2	65	15.0%		0.00	61	15.0%
Flat 6+	3	80	15.0%		0.00	74	15.0%
			100%	227.50	227	17,100	

Affordable for Rent				Shared Ownership				First Homes			
86	Rounded	m2		37	Rounded	m2		0	Rounded	m2	
0.00	0	0		0.00	0	0		0.00	0	0	
0.00	0	0		0.00	0	0		0.00	0	0	
0.00	0	0		0.00	0	0		0.00	0	0	
0.00	0	0		0.00	0	0		0.00	0	0	
0.00	0	0		0.00	0	0		0.00	0	0	
0.00	0	0		0.00	0	0		0.00	0	0	
0.00	0	0		0.00	0	0		0.00	0	0	
0.00	0	0		0.00	0	0		0.00	0	0	
0.00	0	0		0.00	0	0		0.00	0	0	
20%	17.20	17	729	20%	7.40	7	300	20%	0.00	0	0
40%	34.40	35	2,349	40%	14.80	15	1,007	40%	0.00	0	0
40%	34.40	34	2,768	40%	14.80	15	1,221	40%	0.00	0	0
0.00	0	0		0.00	0	0		0.00	0	0	
0.00	0	0		0.00	0	0		0.00	0	0	
0.00	0	0		0.00	0	0		0.00	0	0	
0.00	0	0		0.00	0	0		0.00	0	0	
0.00	0	0		0.00	0	0		0.00	0	0	
100%	86.00	86	5,845	100%	37.00	37	2,528	100%	0.00	0	0

		BCIS					
		Lower Q	Median	Used	m2		
Terrace	2		1,761	1,761	0	0	
Terrace	3		1,761	1,761	0	0	
Terrace	4		1,761	1,761	0	0	
Semi	2		1,814	1,814	0	0	
Semi	3		1,814	1,814	0	0	
Semi	4		1,814	1,814	0	0	
Det	3		2,084	2,084	0	0	
Det	4		2,084	2,084	0	0	
Det	5		2,084	2,084	0	0	
Flat to5	1		2,064	2,064	2,042	4,213,765	
Flat to5	2		2,064	2,064	11,435	23,600,265	
Flat to5	3		2,064	2,064	11,997	24,760,413	
Flat 6+	1		2,357	2,357	0	0	
Flat 6+	2		2,357	2,357	0	0	
Flat 6+	3		2,357	2,357	0	0	
					25,473	52,574,443	

2,064 £/m2

Occupants		Population	
Beds	Count	per unit	
Terrace	2	0	0
Terrace	3	0	0
Terrace	4	0	0
Semi	2	0	0
Semi	3	0	0
Semi	4	0	0
Det	3	0	0
Det	4	0	0
Det	5	0	0
Flat to5	1	47	0
Flat to5	2	163	0
Flat to5	3	140	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	0	0
		Residents	0

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
0.0000	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	227	17,100	75.33	15,545	68.48
Aff - rented	86	5,845	67.97	5,314	61.79
Shared Ownership	37	2,528	68.32	2,298	62.11
First Homes	0	0	68.32	0	62.11
	350	25,473		23,157	

Flats 140

6

UNITS **140**
Affordable **35%**

Aff - rented **70%** % of Aff
49 Shared Own 30%
First Homes **0%** % of Aff

	Rounded
34.30	34
14.70	15
0.00	0
49.00	49

Modelling Density **100** units/ha
Net:Gross **100%**

Area ha
Total **1.400**
Gross **1.400** ha
Net **1.400** ha

Characteristics
Sub Area Lower
Green Brov Brown
Use PDL

				Market							
	Beds	m2	Circulation	91	Rounded	m2		m2	Circulation	70	
Terrace	2	73	0.0%	0.00	0	0		70	0.0%	0.00	0
Terrace	3	86	0.0%	0.00	0	0		84	0.0%	0.00	0
Terrace	4	97	0.0%	0.00	0	0		97	0.0%	0.00	0
Semi	2	81	0.0%	0.00	0	0		79	0.0%	0.00	0
Semi	3	98	0.0%	0.00	0	0		93	0.0%	0.00	0
Semi	4	106	0.0%	0.00	0	0		106	0.0%	0.00	0
Det	3	120	0.0%	0.00	0	0		102	0.0%	0.00	0
Det	4	130	0.0%	0.00	0	0		115	0.0%	0.00	0
Det	5	140	0.0%	0.00	0	0		119	0.0%	0.00	0
Flat to5	1	40	10.0%	10%	9.10	9	396	39	10.0%	20%	6.80
Flat to5	2	65	10.0%	50%	45.50	46	3,289	61	10.0%	40%	13.60
Flat to5	3	80	10.0%	40%	36.40	36	3,168	74	10.0%	40%	13.60
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00
				100%	91.00	91	6,853				

				Affordable for Rent			Shared Ownership			First Homes		
	Beds	m2	Circulation	34	Rounded	m2	15	Rounded	m2	0	Rounded	m2
Terrace	2	73	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Terrace	3	86	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Terrace	4	97	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Semi	2	81	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Semi	3	98	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Semi	4	106	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Det	3	120	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Det	4	130	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Det	5	140	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Flat to5	1	40	10.0%	20%	6.80	7	300	20%	3.00	3	129	20%
Flat to5	2	65	10.0%	40%	13.60	13	872	40%	6.00	6	403	40%
Flat to5	3	80	10.0%	40%	13.60	14	1,140	40%	6.00	6	488	40%
Flat 6+	1	40	15.0%		0.00	0	0	0.00	0	0	0	0
Flat 6+	2	65	15.0%		0.00	0	0	0.00	0	0	0	0
Flat 6+	3	80	15.0%		0.00	0	0	0.00	0	0	0	0
				100%	34.00	34	2,312	100%	15.00	15	1,020	100%

BCIS						
			Lower Q	Median	Used	m2
Terrace	2			1,761	1,761	0
Terrace	3			1,761	1,761	0
Terrace	4			1,761	1,761	0
Semi	2			1,814	1,814	0
Semi	3			1,814	1,814	0
Semi	4			1,814	1,814	0
Det	3			2,084	2,084	0
Det	4			2,084	2,084	0
Det	5			2,084	2,084	0
Flat to5	1			2,064	2,064	825
Flat to5	2			2,064	2,064	4,564
Flat to5	3			2,064	2,064	4,796
Flat 6+	1			2,357	2,357	0
Flat 6+	2			2,357	2,357	0
Flat 6+	3			2,357	2,357	0
						10,185

2,064 £/m2

Occupants				Population	
	Beds	Count	per unit		
Terrace	2	0	0	0	0
Terrace	3	0	0	0	0
Terrace	4	0	0	0	0
Semi	2	0	0	0	0
Semi	3	0	0	0	0
Semi	4	0	0	0	0
Det	3	0	0	0	0
Det	4	0	0	0	0
Det	5	0	0	0	0
Flat to5	1	19	0	0	0
Flat to5	2	65	0	0	0
Flat to5	3	56	0	0	0
Flat 6+	1	0	0	0	0
Flat 6+	2	0	0	0	0
Flat 6+	3	0	0	0	0
			Residents	0	

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
0.0000	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	91	6,853	75.31	6,230	68.46
Aff - rented	34	2,312	68.01	2,102	61.82
Shared Ownership	15	1,020	67.98	927	61.80
First Homes	0	0	67.98	0	61.80
	140	10,185		9,259	

Medium Density 70

12

UNITS **70**
Affordable 35%

Aff - rented 70% % of Aff
24.5 Shared Own 30%
First Homes 0% % of Aff

	Rounded
17.15	17
7.35	7
0.00	0
24.50	24

Modelling Density 48 units/ha
Net:Gross 100%

Area ha
Total 1.458
Gross 1.458 ha
Net 1.458 ha

Characteristics
Sub Area Lower
Green Brov Brown
Use PDL

		Market					
	Beds	m2	Circulation	45.5	Rounded	5	m2
Terrace	2	73	0.0%	10%	4.55	5	365
Terrace	3	86	0.0%	25%	11.38	11	946
Terrace	4	97	0.0%	20%	9.10	9	873
Semi	2	81	0.0%		0.00	0	0
Semi	3	98	0.0%	20%	9.10	9	882
Semi	4	106	0.0%	10%	4.55	5	530
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%		0.00	0	0
Det	5	140	0.0%		0.00	0	0
Flat to5	1	40	10.0%	5%	2.28	2	88
Flat to5	2	65	10.0%	10%	4.55	5	358
Flat to5	3	80	10.0%		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0
				100%	45.50	46	4,042

Affordable for Rent				Shared Ownership				First Homes				
	17	Rounded	m2	7	Rounded	m2	0	Rounded	m2	0	Rounded	m2
10%	1.70	2	140	10%	0.70	1	70	10%	0.00	0	0	
20%	3.40	3	252	20%	1.40	1	84	20%	0.00	0	0	
5%	0.85	1	97	5%	0.35	0	0	5%	0.00	0	0	
	0.00	0	0		0.00	0	0		0.00	0	0	
	0.00	0	0		0.00	0	0		0.00	0	0	
	0.00	0	0		0.00	0	0		0.00	0	0	
	0.00	0	0		0.00	0	0		0.00	0	0	
	0.00	0	0		0.00	0	0		0.00	0	0	
	0.00	0	0		0.00	0	0		0.00	0	0	
15%	2.55	3	129	15%	1.05	1	43	15%	0.00	0	0	
25%	4.25	4	268	25%	1.75	2	134	25%	0.00	0	0	
25%	4.25	4	326	25%	1.75	2	163	25%	0.00	0	0	
	0.00	0	0		0.00	0	0		0.00	0	0	
	0.00	0	0		0.00	0	0		0.00	0	0	
	0.00	0	0		0.00	0	0		0.00	0	0	
	0.00	0	0		0.00	0	0		0.00	0	0	
100%	17.00	17	1,212	100%	7.00	7	494	100%	0.00	0	0	

		BCIS				
		Lower Q	Median	Used	m2	
Terrace	2	1,761	1,761	575	1,012,474	
Terrace	3	1,761	1,761	1,282	2,257,378	
Terrace	4	1,761	1,761	970	1,708,000	
Semi	2	1,814	1,814	0	0	
Semi	3	1,814	1,814	882	1,600,054	
Semi	4	1,814	1,814	530	961,484	
Det	3	2,084	2,084	0	0	
Det	4	2,084	2,084	0	0	
Det	5	2,084	2,084	0	0	
Flat to5	1	2,064	2,064	260	535,802	
Flat to5	2	2,064	2,064	760	1,568,810	
Flat to5	3	2,064	2,064	488	1,008,034	
Flat 6+	1	2,357	2,357	0	0	
Flat 6+	2	2,357	2,357	0	0	
Flat 6+	3	2,357	2,357	0	0	
					5,747	10,652,036

1,853 £/m2

Occupants	Beds	Count	Population
			per unit
Terrace	2	8	0
Terrace	3	15	0
Terrace	4	10	0
Semi	2	0	0
Semi	3	9	0
Semi	4	5	0
Det	3	0	0
Det	4	0	0
Det	5	0	0
Flat to5	1	6	0
Flat to5	2	11	0
Flat to5	3	6	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	0	0
			Residents 0

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
0.0000	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	46	4,042	87.86	4,001	86.98
Aff - rented	17	1,212	71.28	1,146	67.41
Shared Ownership	7	494	70.56	463	66.14
First Homes	0	0	70.56	0	66.14
	70	5,747		5,610	

Medium Density 35

13

UNITS
Affordable

35

35%

Aff - rented 70% % of Aff
12.25 Shared Own 30%
First Homes 0% % of Aff

	Rounded
8.58	9
3.68	3
0.00	0
12.25	12

Modelling
Density

48 units/ha
100%

Area ha
Total 0.729
Gross 0.729 ha
Net 0.729 ha

Characteristics
Sub Area Lower
Green Brov Brown
Use PDL

		Market					
Beds	m2	Circulation		Rounded	m2	m2	Circulation
Terrace	2	73	10%	2.28	2	146	0.0%
Terrace	3	86	25%	5.69	6	516	0.0%
Terrace	4	97	20%	4.55	5	485	0.0%
Semi	2	81		0.00	0	0	0.0%
Semi	3	98	20%	4.55	5	490	0.0%
Semi	4	106	10%	2.28	2	212	0.0%
Det	3	120		0.00	0	0	0.0%
Det	4	130		0.00	0	0	0.0%
Det	5	140		0.00	0	0	0.0%
Flat to5	1	40	5%	1.14	1	40	10.0%
Flat to5	2	65	10.0%	2.28	2	143	10.0%
Flat to5	3	80	10.0%	0.00	0	0	10.0%
Flat 6+	1	40	15.0%	0.00	0	0	15.0%
Flat 6+	2	65	15.0%	0.00	0	0	15.0%
Flat 6+	3	80	15.0%	0.00	0	0	15.0%
			100%	22.75	23	2,032	

Affordable for Rent				Shared Ownership				First Homes			
9	Rounded	m2		3	Rounded	m2		0	Rounded	m2	
10%	0.90	2	140	10%	0.30	0	0	10%	0.00	0	0
20%	1.80	2	168	20%	0.60	1	84	20%	0.00	0	0
5%	0.45	0	0	5%	0.15	0	0	5%	0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
15%	1.35	1	43	15%	0.45	0	0	15%	0.00	0	0
25%	2.25	2	134	25%	0.75	1	67	25%	0.00	0	0
25%	2.25	2	163	25%	0.75	1	81	25%	0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	9.00	9	648	100%	3.00	3	233	100%	0.00	0	0

		BCIS			
		Lower Q	Median	Used	m2
Terrace	2		1,761	1,761	286
Terrace	3		1,761	1,761	768
Terrace	4		1,761	1,761	485
Semi	2		1,814	1,814	0
Semi	3		1,814	1,814	490
Semi	4		1,814	1,814	212
Det	3		2,084	2,084	0
Det	4		2,084	2,084	0
Det	5		2,084	2,084	0
Flat to5	1		2,064	2,064	83
Flat to5	2		2,064	2,064	344
Flat to5	3		2,064	2,064	244
Flat 6+	1		2,357	2,357	0
Flat 6+	2		2,357	2,357	0
Flat 6+	3		2,357	2,357	0
					2,912
					5,369,160

1,844 £/m2

Occupants	Beds	Count	Population
			per unit
Terrace	2	4	0
Terrace	3	9	0
Terrace	4	5	0
Semi	2	0	0
Semi	3	5	0
Semi	4	2	0
Det	3	0	0
Det	4	0	0
Det	5	0	0
Flat to5	1	2	0
Flat to5	2	5	0
Flat to5	3	3	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	0	0
			Residents
			0

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
0.0000	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	23	2,032	88.35	2,019	87.78
Aff - rented	9	648	71.99	617	68.56
Shared Ownership	3	233	77.50	219	73.00
First Homes	0	0	77.50	0	73.00
	35	2,912		2,855	

Medium Density 16

14 UNITS 16
Affordable 35%

Aff - rented 70% % of Aff
5.6 Shared Own 30%
First Homes 0% % of Aff

	Rounded
3.92	4
1.68	2
0.00	0
5.60	6

Modelling Density 45 units/ha
Net:Gross 100%

Area ha
Total 0.356
Gross 0.356 ha
Net 0.356 ha

Characteristics
Sub Area Lower
Green Brov Brown
Use PDL

		Market					
Beds	m2	Circulation	10.4	Rounded	m2	m2	Circulation
Terrace	2	73	0.0%	10%	1.04	1	73
Terrace	3	86	0.0%	25%	2.60	3	258
Terrace	4	97	0.0%	20%	2.08	2	194
Semi	2	81	0.0%		0.00	0	0
Semi	3	98	0.0%	20%	2.08	2	196
Semi	4	106	0.0%	10%	1.04	1	106
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%		0.00	0	0
Det	5	140	0.0%		0.00	0	0
Flat to5	1	40	10.0%	5%	0.52	0	0
Flat to5	2	65	10.0%	10%	1.04	1	72
Flat to5	3	80	10.0%		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0
			100%	10.40	10	899	

Affordable for Rent				Shared Ownership				First Homes			
4	Rounded	m2	2	Rounded	m2	0	Rounded	m2	0	Rounded	m2
10%	0.40	0	10%	0.20	0	10%	0.00	0	10%	0.00	0
20%	0.80	1	20%	0.40	0	20%	0.00	0	20%	0.00	0
5%	0.20	0	5%	0.10	0	5%	0.00	0	5%	0.00	0
	0.00	0		0.00	0		0.00	0		0.00	0
	0.00	0		0.00	0		0.00	0		0.00	0
	0.00	0		0.00	0		0.00	0		0.00	0
	0.00	0		0.00	0		0.00	0		0.00	0
	0.00	0		0.00	0		0.00	0		0.00	0
	0.00	0		0.00	0		0.00	0		0.00	0
15%	0.60	1	15%	0.30	0	15%	0.00	0	15%	0.00	0
25%	1.00	1	25%	0.50	1	25%	0.00	0	25%	0.00	0
25%	1.00	1	25%	0.50	1	25%	0.00	0	25%	0.00	0
	0.00	0		0.00	0		0.00	0		0.00	0
	0.00	0		0.00	0		0.00	0		0.00	0
	0.00	0		0.00	0		0.00	0		0.00	0
	0.00	0		0.00	0		0.00	0		0.00	0
100%	4.00	4	100%	2.00	2	100%	0.00	0	100%	0.00	0

		BCIS			
		Lower Q	Median	Used	m2
Terrace	2		1,761	1,761	73
Terrace	3		1,761	1,761	342
Terrace	4		1,761	1,761	194
Semi	2		1,814	1,814	0
Semi	3		1,814	1,814	196
Semi	4		1,814	1,814	106
Det	3		2,084	2,084	0
Det	4		2,084	2,084	0
Det	5		2,084	2,084	0
Flat to5	1		2,064	2,064	43
Flat to5	2		2,064	2,064	206
Flat to5	3		2,064	2,064	163
Flat 6+	1		2,357	2,357	0
Flat 6+	2		2,357	2,357	0
Flat 6+	3		2,357	2,357	0
					1,322
					2,469,317

1,867 £/m2

Occupants	Beds	Count	Population
			per unit
Terrace	2	1	0
Terrace	3	4	0
Terrace	4	2	0
Semi	2	0	0
Semi	3	2	0
Semi	4	1	0
Det	3	0	0
Det	4	0	0
Det	5	0	0
Flat to5	1	1	0
Flat to5	2	3	0
Flat to5	3	2	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	0	0
			Residents
			0

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
0.0000	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	10	899	89.85	892	89.20
Aff - rented	4	275	68.85	258	64.50
Shared Ownership	2	149	74.25	135	67.50
First Homes	0	0	74.25	0	67.50
	16	1,322		1,285	

Houses 70

16

UNITS **70**
Affordable 35%
Aff - rented 70% % of Aff
24.5 Shared Own 30%
First Homes 0% % of Aff

	Rounded
17.15	17
7.35	7
0.00	0
24.50	24

Modelling Density 40 units/ha
Net:Gross 100%

Area ha
Total 1.750
Gross 1.750 ha
Net 1.750 ha

Characteristics
Sub Area Lower
Green Brov Brown
Use PDL

				Market							
	Beds	m2	Circulation	45.5	Rounded	7	m2	m2	Circulation	70	0.0%
Terrace	2	73	0.0%	15%	6.83	7	511	70	0.0%		
Terrace	3	86	0.0%	35%	15.93	16	1,376	84	0.0%		
Terrace	4	97	0.0%	20%	9.10	9	873	97	0.0%		
Semi	2	81	0.0%	0.00	0.00	0	0	79	0.0%		
Semi	3	98	0.0%	20%	9.10	9	882	93	0.0%		
Semi	4	106	0.0%	10%	4.55	5	530	106	0.0%		
Det	3	120	0.0%	0.00	0.00	0	0	102	0.0%		
Det	4	130	0.0%	0.00	0.00	0	0	115	0.0%		
Det	5	140	0.0%	0.00	0.00	0	0	119	0.0%		
Flat to5	1	40	10.0%	0.00	0.00	0	0	39	10.0%		
Flat to5	2	65	10.0%	0.00	0.00	0	0	61	10.0%		
Flat to5	3	80	10.0%	0.00	0.00	0	0	74	10.0%		
Flat 6+	1	40	15.0%	0.00	0.00	0	0	39	15.0%		
Flat 6+	2	65	15.0%	0.00	0.00	0	0	61	15.0%		
Flat 6+	3	80	15.0%	0.00	0.00	0	0	74	15.0%		
				100%	45.50	46	4,172				

				Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	17	Rounded	6	m2	7	Rounded	3	m2	0	Rounded	0	m2
				35%	5.95	6	420	35%	2.45	3	210	35%	0.00	0	0
				30%	5.10	5	420	30%	2.10	2	168	30%	0.00	0	0
				5%	0.85	1	97	5%	0.35	0	0	5%	0.00	0	0
				0.00	0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0
				0.00	0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0
				0.00	0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0
				0.00	0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0
				0.00	0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0
				15%	2.55	2	86	15%	1.05	1	43	15%	0.00	0	0
				15%	2.55	3	201	15%	1.05	1	67	15%	0.00	0	0
				0.00	0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0
				0.00	0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0
				0.00	0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0
				0.00	0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0
				100%	17.00	17	1,224	100%	7.00	7	488	100%	0.00	0	0

		BCIS				
		Lower Q	Median	Used	m2	
Terrace	2	1,761	1,761	1,141	2,009,101	
Terrace	3	1,761	1,761	1,964	3,458,260	
Terrace	4	1,761	1,761	970	1,708,000	
Semi	2	1,814	1,814	0	0	
Semi	3	1,814	1,814	882	1,600,054	
Semi	4	1,814	1,814	530	961,484	
Det	3	2,084	2,084	0	0	
Det	4	2,084	2,084	0	0	
Det	5	2,084	2,084	0	0	
Flat to5	1	2,064	2,064	129	265,631	
Flat to5	2	2,064	2,064	268	553,965	
Flat to5	3	2,064	2,064	0	0	
Flat 6+	1	2,357	2,357	0	0	
Flat 6+	2	2,357	2,357	0	0	
Flat 6+	3	2,357	2,357	0	0	
					5,884	10,556,495

1,794 £/m2

Occupants	Beds	Count	Population per unit
Terrace	2	16	0
Terrace	3	23	0
Terrace	4	10	0
Semi	2	0	0
Semi	3	9	0
Semi	4	5	0
Det	3	0	0
Det	4	0	0
Det	5	0	0
Flat to5	1	3	0
Flat to5	2	4	0
Flat to5	3	0	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	0	0
			Residents 0

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
0.0000	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	46	4,172	90.70	4,172	90.70
Aff - rented	17	1,224	72.01	1,198	70.47
Shared Ownership	7	488	69.71	478	68.29
First Homes	0	0	72.01	0	70.47
	70	5,884		5,848	

Houses 35
17

UNITS **35**
Affordable 35%
Aff - rented 70% % of Aff
12.25 Shared Own 30%
First Homes 0% % of Aff

	Rounded
8.58	9
3.68	4
0.00	0
12.25	13

Modelling Density 40 units/ha
Net:Gross 100%
Area ha Total 0.875
Gross 0.875 ha
Net 0.875 ha

Characteristics
Sub Area Lower
Green Brov Brown
Use PDL

		Market					
	Beds	m2	Circulation	22.75	Rounded	m2	Circulation
Terrace	2	73	0.0%	15%	3.41	3	219
Terrace	3	86	0.0%	35%	7.96	8	688
Terrace	4	97	0.0%	20%	4.55	5	485
Semi	2	81	0.0%		0.00	0	0
Semi	3	98	0.0%	20%	4.55	5	490
Semi	4	106	0.0%	10%	2.28	2	212
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%		0.00	0	0
Det	5	140	0.0%		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0
				100%	22.75	23	2,094

Affordable for Rent				Shared Ownership				First Homes			
	9	Rounded	m2		4	Rounded	m2		0	Rounded	m2
	35%	3.15	3	210	35%	1.40	1	70	35%	0.00	0
	30%	2.70	3	252	30%	1.20	1	84	30%	0.00	0
	5%	0.45	0	0	5%	0.20	0	0	5%	0.00	0
		0.00	0	0		0.00	0	0		0.00	0
		0.00	0	0		0.00	0	0		0.00	0
		0.00	0	0		0.00	0	0		0.00	0
		0.00	0	0		0.00	0	0		0.00	0
		0.00	0	0		0.00	0	0		0.00	0
	15%	1.35	1	43	15%	0.60	1	43	15%	0.00	0
	15%	1.35	1	67	15%	0.60	1	67	15%	0.00	0
		0.00	0	0		0.00	0	0		0.00	0
		0.00	0	0		0.00	0	0		0.00	0
		0.00	0	0		0.00	0	0		0.00	0
		0.00	0	0		0.00	0	0		0.00	0
		0.00	0	0		0.00	0	0		0.00	0
		0.00	0	0		0.00	0	0		0.00	0
		0.00	0	0		0.00	0	0		0.00	0
	100%	9.00	8	572	100%	4.00	4	264	100%	0.00	0

		BCIS			
		Lower Q	Median	Used	m2
Terrace	2		1,761	1,761	499
Terrace	3		1,761	1,761	1,024
Terrace	4		1,761	1,761	485
Semi	2		1,814	1,814	0
Semi	3		1,814	1,814	490
Semi	4		1,814	1,814	212
Det	3		2,084	2,084	0
Det	4		2,084	2,084	0
Det	5		2,084	2,084	0
Flat to5	1		2,064	2,064	86
Flat to5	2		2,064	2,064	134
Flat to5	3		2,064	2,064	0
Flat 6+	1		2,357	2,357	0
Flat 6+	2		2,357	2,357	0
Flat 6+	3		2,357	2,357	0
					2,930

1,796 £/m2

Occupants	Beds	Count	Population per unit
Terrace	2	7	0
Terrace	3	12	0
Terrace	4	5	0
Semi	2	0	0
Semi	3	5	0
Semi	4	2	0
Det	3	0	0
Det	4	0	0
Det	5	0	0
Flat to5	1	2	0
Flat to5	2	2	0
Flat to5	3	0	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	0	0
			Residents 0

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
0.0000	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	23	2,094	91.04	2,094	91.04
Aff - rented	8	572	71.50	562	70.25
Shared Ownership	4	264	66.00	254	63.50
First Homes	0	0	66.00	0	63.50
	35	2,930		2,910	

Meridian Water Low Rise 150

28 UNITS
Affordable 35%

150
Aff - rented 70% % of Aff
52.5 Shared Own 30%
First Homes 0% % of Aff

	Rounded
36.75	37
15.75	16
0.00	0
52.50	53

Modelling

Density 125 units/ha
Net:Gross 100%

Area ha

Total 1.200
Gross 1.200 ha
Net 1.200 ha

Characteristics

Sub Area Lower
Green Brov Brown
Use PDL

				Market							
	Beds	m2	Circulation	97.5	Rounded	m2		m2	Circulation	70	0.0%
Terrace	2	73	0.0%	0.00	0	0		70	0.0%	0	0.0%
Terrace	3	86	0.0%	0.00	0	0		84	0.0%	0	0.0%
Terrace	4	97	0.0%	0.00	0	0		97	0.0%	0	0.0%
Semi	2	81	0.0%	0.00	0	0		79	0.0%	0	0.0%
Semi	3	98	0.0%	0.00	0	0		93	0.0%	0	0.0%
Semi	4	106	0.0%	0.00	0	0		106	0.0%	0	0.0%
Det	3	120	0.0%	0.00	0	0		102	0.0%	0	0.0%
Det	4	130	0.0%	0.00	0	0		115	0.0%	0	0.0%
Det	5	140	0.0%	0.00	0	0		119	0.0%	0	0.0%
Flat to5	1	40	10.0%	10%	9.75	9	396	39	10.0%	7	300
Flat to5	2	65	10.0%	50%	48.75	49	3,504	61	10.0%	15	1,007
Flat to5	3	80	10.0%	40%	39.00	39	3,432	74	10.0%	15	1,221
Flat 6+	1	40	15.0%	0.00	0	0	0	39	15.0%	0	0
Flat 6+	2	65	15.0%	0.00	0	0	0	61	15.0%	0	0
Flat 6+	3	80	15.0%	0.00	0	0	0	74	15.0%	0	0
				100%	97.50	97	7,332				

				Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	37	Rounded	m2		16	Rounded	m2		0	Rounded	m2	
Terrace	2	73	0.0%	0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	3	86	0.0%	0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	4	97	0.0%	0.00	0	0		0.00	0	0		0.00	0	0	
Semi	2	81	0.0%	0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%	0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%	0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%	0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%	0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%	0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	20%	7.40	7	300	20%	3.20	4	172	20%	0.00	0	0
Flat to5	2	65	10.0%	40%	14.80	15	1,007	40%	6.40	6	403	40%	0.00	0	0
Flat to5	3	80	10.0%	40%	14.80	15	1,221	40%	6.40	6	488	40%	0.00	0	0
Flat 6+	1	40	15.0%	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
Flat 6+	2	65	15.0%	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
Flat 6+	3	80	15.0%	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
				100%	37.00	37	2,528	100%	16.00	16	1,063	100%	0.00	0	0

						BCIS	
			Lower Q	Median	Used	m2	
Terrace	2		1,547		1,547	0	0
Terrace	3		1,547		1,547	0	0
Terrace	4		1,547		1,547	0	0
Semi	2		1,590		1,590	0	0
Semi	3		1,590		1,590	0	0
Semi	4		1,590		1,590	0	0
Det	3		1,860		1,860	0	0
Det	4		1,860		1,860	0	0
Det	5		1,860		1,860	0	0
Flat to5	1		1,813		1,813	868	1,573,900
Flat to5	2		1,813		1,813	4,913	8,908,791
Flat to5	3		1,813		1,813	5,141	9,323,710
Flat 6+	1		2,017		2,017	0	0
Flat 6+	2		2,017		2,017	0	0
Flat 6+	3		2,017		2,017	0	0
						10,922	19,806,401

1,813 £/m2

				Occupants		Population	
	Beds	Count	per unit				
Terrace	2	0	0	0	0		
Terrace	3	0	0	0	0		
Terrace	4	0	0	0	0		
Terrace	4	0	0	0	0		
Semi	2	0	0	0	0		
Semi	3	0	0	0	0		
Semi	4	0	0	0	0		
Det	3	0	0	0	0		
Det	4	0	0	0	0		
Det	5	0	0	0	0		
Flat to5	1	20	0	0	0		
Flat to5	2	70	0	0	0		
Flat to5	3	60	0	0	0		
Flat 6+	1	0	0	0	0		
Flat 6+	2	0	0	0	0		
Flat 6+	3	0	0	0	0		
				Residents	0		

ha per 1,000	
0.0000	Informal / natural green space
0.0000	Outdoor Sports
0.0000	Play
	Young persons space
0.0000	Allotments
0.0000	Parks
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	97	7,332	75.58	6,665	68.71
Aff - rented	37	2,528	68.32	2,298	62.11
Shared Ownership	16	1,063	66.41	966	60.38
First Homes	0	0	66.41	0	60.38
		150	10,922	9,929	

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 26	Site 27	Site 28
			Flats 1,000 HD	Flats 350 HD	Flats 140 HD	Flats 70 HD	Flats 350	Flats 140	Flats 70	Flats 35	Flats 16	Flats 8	Flats 5	Medium Density 70	Medium Density 35	Medium Density 16	Medium Density 8	Houses 70	Houses 35	Houses 10	Houses 5	Meridian Water High Rise 500	Meridian Water Low Rise 350	Meridian Water Low Rise 150
			Lower	Lower	Lower	Lower	Lower	Lower	Lower	Lower	Lower	Lower	Lower	Lower	Lower	Lower	Lower	Lower	Lower	Lower	Lower	Lower	Lower	Lower
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
	Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
Site Area	Gross	ha	3.846	1.000	0.700	0.350	2.692	1.400	0.700	0.438	0.200	0.100	0.063	1.458	0.729	0.356	0.178	1.750	0.875	0.250	0.125	1.502	2.500	1.200
	Net	ha	3.846	1.000	0.700	0.350	2.692	1.400	0.700	0.438	0.200	0.100	0.063	1.458	0.729	0.356	0.178	1.750	0.875	0.250	0.125	1.502	2.500	1.200
Units			1,000	350	140	70	350	140	70	35	16	8	5	70	35	16	8	70	35	10	5	500	350	150
Mix	Market Housing		65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	100.0%	100.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	100.0%	65.0%	65.0%	65.0%
	Affordable Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	0.0%	0.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	0.0%	35.0%	35.0%
	Affordable Rent		24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	0.0%	0.0%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	0.0%	24.5%	24.5%
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Shared Ownership		10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	0.0%	0.0%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	0.0%	10.5%	10.5%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing Use Value		£/ha	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
		£ site	11,538,462	3,000,000	2,100,000	1,050,000	8,076,923	4,200,000	2,100,000	1,312,500	600,000	300,000	187,500	4,375,000	2,187,500	1,066,667	533,333	5,250,000	2,625,000	750,000	375,000	4,504,505	7,500,000	3,600,000
Uplift		£/ha	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000
		£ site	2,307,692	600,000	420,000	210,000	1,615,385	840,000	420,000	262,500	120,000	60,000	37,500	875,000	437,500	213,333	106,667	1,050,000	525,000	150,000	75,000	900,901	1,500,000	720,000
Benchmark Land Value		£/ha	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000
		£ site	13,846,154	3,600,000	2,520,000	1,260,000	9,692,308	5,040,000	2,520,000	1,575,000	720,000	360,000	225,000	5,250,000	2,625,000	1,280,000	640,000	6,300,000	3,150,000	900,000	450,000	5,405,405	9,000,000	4,320,000
Residual	Gross	£/ha	-2,983,125	-5,142,221	-2,985,297	-3,264,944	3,478,463	2,915,292	3,155,082	2,603,701	2,826,952	5,692,098	5,133,808	2,183,961	2,312,683	2,061,825	2,564,623	1,956,940	1,959,884	4,271,903	5,983,354	10,382,753	9,339,253	8,443,049
	Net	£/ha	-2,983,125	-5,142,221	-2,985,297	-3,264,944	3,478,463	2,915,292	3,155,082	2,603,701	2,826,952	5,692,098	5,133,808	2,183,961	2,312,683	2,061,825	2,564,623	1,956,940	1,959,884	4,271,903	5,983,354	10,382,753	9,339,253	8,443,049
		£ site	-11,473,556	-5,142,221	-2,089,708	-1,142,730	9,365,092	4,081,409	2,208,557	1,139,119	565,390	569,210	320,863	3,184,943	1,686,331	733,093	455,933	3,424,646	1,714,898	1,067,976	747,919	15,589,719	23,348,132	10,131,659

Lower Appendix 12
Site 2



Site 2 Flats 350 HD							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	78.8		228	5,775	89,970,112	17,916
	Net	68.48	65.00%				
Affordable Overall			35%	122.5			
Affordable Rent		71.1	24.50%	86	2,870	15,206,845	6,093
Social Rent		71.1	0.00%	0	1,895	0	0
Shared Ownership		71.4	10.50%	37	4,043	9,226,897	2,625
First Homes		71.4	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.000	ha	350	/ha		114,403,854	26,634
SITE AREA - Gross	1.000	ha	350	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-5,142,221	-5,142,221	-5,142,221
Existing Use Value	3,000,000		3,000,000
Uplift	20%	600,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	3,600,000	3,600,000	3,600,000

Additional Profit	£/m2	3,419,839	191
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -13,921,949

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
		/unit or m2	Total	
LAND	Land			
	Stamp Duty		0	-5,142,221
	Easements etc.		0	
	Legals /Acquisition	1.50%	-77,133	-77,133
Fees	Planning		64,500	
	Professional	10.00%	8,561,342	8,625,842
CONSTRUCTION	Build Cost	2,678	71,318,181	
	s106 / CIL / IT		5,384,082	
	Contingency	5.00%	3,565,909	
	Abnormals	5.00%	3,565,909	
		£	1,779,341	85,613,422
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	3,432,116	
	Legals	0.5%	572,019	
		£/unit	0	0
	Misc.	0.0%	0	4,004,135
				93,024,045
Developers Profit	Market Housing % Value	17.50%		15,744,770
	Affordable Housing % Value	6.00%		1,466,025
	First Homes % Value	17.50%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	350		23,100
No dwgs under 50	50	462	23,100
No dwgs over 50	300	138	41,400
		Total	64,500

Stamp duty calc - Residual	
Land payment	-5,142,221
Total	0

Stamp duty calc - Residual	
Land payment	3,600,000
Total	169,500

Pre CIL s106		
9,400	£/ Unit (all)	
Total		3,290,000

Post CIL s106			
	9,400	£/ Unit (all)	3,290,000
CIL	117	£/m2	2,094,082
Total			5,384,082

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			/m2
CO2 Plus	%	2.00%	2,356.83
Acc & Adpt	£/m2		47.14
Water	£/m2		0.00
Over Extra 1	%	1.00%	23.57
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	2,427.63
	BNG	0.30%	242.76
			7.28
			2,677.68

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			25	25			25	25			25	25			25	25			25	25			25	25
Market Housing			0	0			6,426,437	6,426,437			6,426,437	6,426,437			6,426,437	6,426,437			6,426,437	6,426,437			6,426,437	6,426,437
Affordable Rent			0	0			1,086,203	1,086,203			1,086,203	1,086,203			1,086,203	1,086,203			1,086,203	1,086,203			1,086,203	1,086,203
Social Rent			0	0			0	0			0	0			0	0			0	0			0	0
Shared Ownership			0	0			659,064	659,064			659,064	659,064			659,064	659,064			659,064	659,064			659,064	659,064
First Homes			0	0			0	0			0	0			0	0			0	0			0	0
Grant and Subsidy			0	0			0	0			0	0			0	0			0	0			0	0
INCOME	0	0	0	0	0	0	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-77,133																							
Planning Fee	64,500																							
Professional	4,280,671		4,280,671																					
Build Cost - BCIS Base		0	1,698,052	3,396,104	5,094,156	5,094,156	5,094,156	5,094,156	5,094,156	5,094,156	5,094,156	5,094,156	5,094,156	5,094,156	5,094,156	5,094,156	3,396,104	1,698,052	0	0	0	0	0	0
s106/CIL/Tariff		2,094,082	78,333	156,667	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	156,667	78,333	0	0	0	0	0	0
Contingency		0	84,903	169,805	254,708	254,708	254,708	254,708	254,708	254,708	254,708	254,708	254,708	254,708	254,708	254,708	169,805	84,903	0	0	0	0	0	0
Abnormals		0	127,268	254,536	381,804	381,804	381,804	381,804	381,804	381,804	381,804	381,804	381,804	381,804	381,804	381,804	254,536	127,268	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151
Legals	0	0	0	0	0	0	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	4,268,038	2,094,082	6,269,227	3,977,111	5,965,667	5,965,667	6,251,677	6,251,677	6,251,677	6,251,677	6,251,677	6,251,677	6,251,677	6,251,677	6,251,677	6,251,677	4,263,121	2,274,565	286,010	286,010	0	0	0	0
For Residual Valuation	Land	-5,142,221																						
	Interest	0	22,873	140,850	218,062	334,007	452,126	424,602	396,563	367,998	338,898	309,252	279,049	248,281	216,936	185,003	152,471	82,044	0	0	0	0	0	0
Developers Return	Market Housing																							15,744,770
	Affordable for Rent																							1,466,025
	First Homes																							0
Cash Flow	874,184	-2,094,082	-6,292,100	-4,117,961	-6,183,729	-6,299,674	1,467,902	1,495,425	1,523,464	1,552,029	1,581,129	1,610,776	1,640,978	1,671,746	1,703,091	1,735,024	3,756,112	5,815,094	7,885,694	7,885,694	0	0	0	-17,210,794
Opening Balance	0																							
Closing Balance	874,184	-1,219,899	-7,511,999	-11,629,960	-17,813,689	-24,113,363	-22,645,461	-21,150,037	-19,626,573	-18,074,544	-16,493,415	-14,882,639	-13,241,661	-11,569,915	-9,866,824	-8,131,800	-4,375,689	1,439,406	9,325,100	17,210,794	17,210,794	17,210,794	17,210,794	

Lower Appendix 12
Site 3



Site 3 Flats 140 HD							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				140	£/m2	£	m2
Market Housing	Gross	78.7	65.00%	91	5,775	35,978,250	7,165
	Net	68.46					
Affordable Overall			35%	49			
Affordable Rent		71.1	24.50%	34	2,870	6,085,970	2,439
Social Rent		71.1	0.00%	0	1,895	0	0
Shared Ownership		71.1	10.50%	15	4,043	3,672,450	1,045
First Homes		71.1	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.700 ha		200	/ha		45,736,670	10,648
SITE AREA - Gross	0.700 ha		200	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-2,089,708	-2,985,297	-2,985,297
Existing Use Value	2,100,000		3,000,000
Uplift	20%	420,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	2,520,000		3,600,000

Additional Profit	285,231	40
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -5,186,950

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				-2,089,708
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%		-31,346	-31,346
Fees			35,520	
Planning			35,520	
Professional	10.00%		3,403,577	3,439,097
CONSTRUCTION				
Build Cost	2.678		28,511,571	
s106 / CIL / IT			1,945,250	
Contingency	5.00%		1,425,579	
Abnormals	5.00%		1,425,579	
			727,798	34,035,775
FINANCE				
Fees	0%		0	
Interest	7.50%		0	0
Legal and Valuation			0	
SALES				
Agents	3.0%		1,372,100	
Legals	0.5%		228,683	
	£/unit		0	
Misc.	0.0%		0	1,600,783
Developers Profit				
Market Housing	% Value	17.50%		6,296,194
Affordable Housing	% Value	6.00%		585,505
First Homes	% Value	17.50%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	140		23,100
No dwgs under 50	50	462	12,420
No dwgs over 50	90	138	35,520
		Total	71,040

Stamp duty calc - Residual	
Land payment	-2,089,708
Total	0

Stamp duty calc - Residual	
Land payment	2,520,000
Total	115,500

Pre CIL s106	
7,900 £/ Unit (all)	
Total	1,106,000

Post CIL s106	
7,900 £/ Unit (all)	1,106,000
CIL	117 £/m2
Total	1,945,250

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			/m2
CO2 Plus	%	2.00%	2,356.83
Acc & Adpt	£/m2		47.14
Water	£/m2		0.00
Over Extra 1	%	1.00%	23.57
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	242.76
	BNG	0.30%	7.28
			2,677.68

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			20	20	25	25	25	25																
Market Housing			0	0	0	0	5,139,750	5,139,750	6,424,688	6,424,688	6,424,688	6,424,688	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	869,424	869,424	1,086,780	1,086,780	1,086,780	1,086,780	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	524,636	524,636	655,795	655,795	655,795	655,795	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	6,533,810	6,533,810	8,167,262	8,167,262	8,167,262	8,167,262	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-31,346																							
Planning Fee	35,520																							
Professional	1,701,789		1,701,789																					
Build Cost - BCIS Base		0	1,357,694	2,715,388	4,412,505	4,751,928	5,091,352	5,091,352	3,394,235	1,697,117	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		839,250	52,667	105,333	171,167	184,333	197,500	197,500	131,667	65,833	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	67,885	135,769	220,625	237,596	254,568	254,568	169,712	84,856	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	102,542	205,083	333,261	358,896	384,531	384,531	256,354	128,177	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																						
Legal and Valuation		0																						
Agents	0	0	0	0	0	0	196,014	196,014	245,018	245,018	245,018	245,018	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	32,669	32,669	40,836	40,836	40,836	40,836	0	0	0	0	0	0	0	0	0	0	0	0
Misc.		0																						
COSTS BEFORE LAND INT AND PROFIT	1,705,963	839,250	3,282,576	3,161,574	5,137,558	5,532,754	6,156,634	6,156,634	4,237,821	2,261,838	285,854	285,854	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	-2,089,708																						
	Interest		0	8,541	70,249	130,846	229,628	337,673	336,932	336,178	268,804	163,118	18,400	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
	Market Housing																							6,296,194
	Affordable for Rent																							585,505
	First Homes																							0
Cash Flow	383,745	-839,250	-3,291,116	-3,231,823	-5,268,403	-5,762,383	39,503	40,243	3,593,263	5,636,620	7,718,291	7,863,009	0	0	0	0	0	0	0	0	0	0	0	-6,881,699
Opening Balance	0																							
Closing Balance	383,745	-455,505	-3,746,621	-6,978,444	-12,246,847	-18,009,230	-17,969,727	-17,929,484	-14,336,221	-8,699,600	-981,310	6,881,699	6,881,699	6,881,699	6,881,699	6,881,699	6,881,699	6,881,699	6,881,699	6,881,699	6,881,699	6,881,699	6,881,699	0

Lower Appendix 12
Site 4



Site 4 Flats 70 HD							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	78.4	65.00%	46	5,775	17,907,836	3,566
	Net	68.15					
Affordable Overall			35%	24.5			
Affordable Rent		71.8	24.50%	17	2,870	3,074,834	1,232
Social Rent		71.8	0.00%	0	1,895	0	0
Shared Ownership		72.9	10.50%	7	4,043	1,884,614	536
First Homes		72.9	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.350 ha		200	/ha		22,867,283	5,334
SITE AREA - Gross	0.350 ha		200	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-1,142,730	-3,264,944	-3,264,944
Existing Use Value	1,050,000		3,000,000
Uplift	20%	210,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	1,260,000		3,600,000

Additional Profit	105,618	30
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -2,519,365

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				-1,142,730
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%		-17,141	-17,141
Fees			25,860	
Planning				
Professional	10.00%		1,706,512	1,732,372
CONSTRUCTION			14,283,471	
Build Cost	2,678			
s106 / CIL / IT			975,319	
Contingency	5.00%		714,174	
Abnormals	5.00%		714,174	
			377,987	17,065,125
FINANCE			0	
Fees	0%		0	
Interest	7.50%		0	0
Legal and Valuation			0	
SALES			686,018	
Agents	3.0%			
Legals	0.5%		114,336	
	£/unit		0	
Misc.	0.0%		0	800,355
				18,437,981
Developers Profit				
Market Housing	% Value	17.50%		3,133,871
Affordable Housing	% Value	6.00%		297,567
First Homes	% Value	17.50%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	70		23,100
No dwgs under 50	50	462	2,760
No dwgs over 50	20	138	2,760
		Total	25,860

Stamp duty calc - Residual	
Land payment	-1,142,730
Total	0

Stamp duty calc - Residual	
Land payment	1,260,000
Total	52,500

Pre CIL s106		
7,900	£/ Unit (all)	
Total		553,000

Post CIL s106		
7,900	£/ Unit (all)	553,000
CIL	117	£/m2
Total		975,319

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			/m2
CO2 Plus	%	2.00%	2,356.83
Acc & Adpt	£/m2		47.14
Water	£/m2		0.00
Over Extra 1	%	1.00%	23.57
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	2,427.63
	BNG	0.30%	242.76
			7.28
			2,677.68

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			20	25																				
Market Housing				0	0	0	5,116,524	6,395,656	6,395,656	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	878,524	1,098,155	1,098,155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	538,461	673,076	673,076	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	6,533,509	8,166,887	8,166,887	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-17,141																							
Planning Fee	25,860																							
Professional	853,256		853,256																					
Build Cost - BCIS Base		0	1,360,331	3,060,744	4,761,157	3,400,827	1,700,413	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		422,319	52,667	118,500	184,333	131,667	65,833	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	68,017	153,037	238,058	170,041	85,021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	104,015	234,034	364,054	260,038	130,019	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	196,005	245,007	245,007	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	32,668	40,834	40,834	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	861,975	422,319	2,438,285	3,566,316	5,547,602	3,962,573	2,209,959	285,841	285,841	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	-1,142,730		2,654	48,422	116,198	222,395	300,863	225,437	81,895	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest		0																						
Developers Return																								
Market Housing																								3,133,871
Affordable for Rent																								297,567
First Homes																								0
Cash Flow	280,755	-422,319	-2,440,940	-3,614,738	-5,663,800	-4,184,967	-4,022,687	7,655,608	7,799,151	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-3,431,438
Opening Balance	0																							
Closing Balance	280,755	-141,564	-2,582,504	-6,197,241	-11,861,041	-16,046,009	-12,023,321	-4,367,713	3,431,438	3,431,438	3,431,438	3,431,438	3,431,438	3,431,438	3,431,438	3,431,438	3,431,438	3,431,438	3,431,438	3,431,438	3,431,438	3,431,438	3,431,438	0

Lower Appendix 12
Site 5



Site 5 Flats 350							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				350	£/m2	£	m2
Market Housing	Gross	75.3	65.00%	228	5,775	89,970,112	17,137
	Net	68.48					
Affordable Overall			35%	122.5			
Affordable Rent	68.0	61.79	24.50%	86	2,870	15,206,845	5,828
Social Rent	68.0	61.79	0.00%	0	1,895	0	0
Shared Ownership	68.3	62.11	10.50%	37	4,043	9,226,897	2,511
First Homes	68.3	62.11	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	2.692	ha	130	/ha		114,403,854	25,476
SITE AREA - Gross	2.692	ha	130	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	9,365,092	3,478,463	3,478,463
Existing Use Value	8,076,923		3,000,000
Uplift	20%	1,615,385	600,000
Plus /ha	0	0	0
Benchmark Land Value	9,692,308		3,600,000

Additional Profit	13,130,287	766
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -13,699,871

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			9,365,092
	Stamp Duty		457,755	
	Easements etc.		0	
	Legals /Acquisition	1.50%	140,476	598,231
Fees	Planning		64,500	
	Professional	8.00%	5,818,326	5,882,826
CONSTRUCTION	Build Cost	2,345	59,740,531	
	s106 / CIL / IT		5,293,035	
	Contingency	5.00%	2,987,027	
	Abnormals	5.00%	2,987,027	
		£	1,721,453	72,729,072
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	3,432,116	
	Legals	0.5%	572,019	
		£/unit	0	
	Misc.	0.0%	0	4,004,135
				92,579,356
Developers Profit	Market Housing % Value	15.00%		13,495,517
	Affordable Housing % Value	6.00%		1,466,025
	First Homes % Value	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	350		23,100
No dwgs under 50	50	462	23,100
No dwgs over 50	300	138	41,400
		Total	64,500

Stamp duty calc - Residual	
Land payment	9,365,092
Total	457,755

Stamp duty calc - Residual	
Land payment	9,692,308
Total	474,115

Pre CIL s106	
9,400	£/ Unit (all)
Total	3,290,000

Post CIL s106			
	9,400	£/ Unit (all)	3,290,000
CIL	117	£/m2	2,003,035
Total			5,293,035

Inf Tariff	
% GDV	0.00%
	0

Build Cost			/m2
CO2 Plus	%	2.00%	2,063.95
Acc & Adpt	£/m2		41.28
Water	£/m2		0.00
Over Extra 1	%	1.00%	20.64
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	2,125.97
	BNG	0.30%	212.60
			6.38
			2,344.95

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Market Housing			0	0	0	0	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437	6,426,437
Affordable Rent			0	0	0	0	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203	1,086,203
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	659,064	659,064	659,064	659,064	659,064	659,064	659,064	659,064	659,064	659,064	659,064	659,064	659,064	659,064	659,064	659,064	659,064	659,064
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704	8,171,704
EXPENDITURE																								
Stamp Duty	457,755																							
Easements etc.	0																							
Legals Acquisition	140,476																							
Planning Fee	64,500																							
Professional	2,909,163		2,909,163																					
Build Cost - BCIS Base		0	1,422,394	2,844,787	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	4,267,181	2,844,787	1,422,394	0	0	0	0	0	0
s106/CIL/Tariff		2,003,035	78,333	156,667	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	156,667	78,333	0	0	0	0	0	0
Contingency		0	71,120	142,239	213,359	213,359	213,359	213,359	213,359	213,359	213,359	213,359	213,359	213,359	213,359	213,359	142,239	71,120	0	0	0	0	0	0
Abnormals		0	112,107	224,213	336,320	336,320	336,320	336,320	336,320	336,320	336,320	336,320	336,320	336,320	336,320	336,320	224,213	112,107	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151	245,151
Legals	0	0	0	0	0	0	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859	40,859
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	3,571,894	2,003,035	4,593,116	3,367,907	5,051,860	5,051,860	5,337,869	5,337,869	5,337,869	5,337,869	5,337,869	5,337,869	5,337,869	5,337,869	5,337,869	5,337,869	3,653,916	1,969,963	286,010	286,010	286,010	286,010	286,010	286,010
For Residual Valuation	Land	9,365,092																						
Interest		242,568	284,674	376,132	446,333	549,424	654,448	613,585	571,955	529,545	486,339	442,324	397,483	351,801	305,263	257,852	209,553	128,773	14,905	0	0	0	0	0
Developers Return	Market Housing																							13,495,517
	Affordable for Rent																							1,466,025
	First Homes																							0
Cash Flow	-12,936,986	-2,245,604	-4,877,790	-3,744,039	-5,498,193	-5,601,284	2,179,386	2,220,250	2,261,880	2,304,290	2,347,495	2,391,511	2,436,352	2,482,033	2,528,571	2,575,982	4,308,235	6,072,968	7,870,789	7,885,694	0	0	0	-14,961,541
Opening Balance	0																							
Closing Balance	-12,936,986	-15,182,590	-20,060,379	-23,804,418	-29,302,611	-34,903,894	-32,724,508	-30,504,258	-28,242,379	-25,938,089	-23,590,594	-21,199,083	-18,762,731	-16,280,698	-13,752,127	-11,176,145	-6,867,910	-794,942	7,075,847	14,961,541	14,961,541	14,961,541	14,961,541	

Lower Appendix 12
Site 6



Site 6 Flats 140							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				140	£/m2	£	m2
Market Housing	Gross	75.3	65.00%	91	5,775	35,978,250	6,853
	Net	68.46					
Affordable Overall			35%	49			
Affordable Rent	68.0	61.82	24.50%	34	2,870	6,085,970	2,333
Social Rent	68.0	61.82	0.00%	0	1,895	0	0
Shared Ownership	68.0	61.80	10.50%	15	4,043	3,672,450	999
First Homes	68.0	61.80	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.400	ha	100	/ha		45,736,670	10,185
SITE AREA - Gross	1.400	ha	100	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	4,081,409	2,915,292	2,915,292
Existing Use Value	4,200,000		3,000,000
Uplift	20%	840,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	5,040,000		3,600,000

Additional Profit	£/m2	4,213,882	615
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -5,085,326

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land		193,570	4,081,409
	Stamp Duty		0	
	Easements etc.		61,221	254,792
	Legals /Acquisition	1.50%		
Fees	Planning		35,520	
	Professional	8.00%	2,310,783	2,346,303
CONSTRUCTION	Build Cost	2,345	23,883,060	
	s106 / CIL / IT		1,908,760	
	Contingency	5.00%	1,194,153	
	Abnormals	5.00%	1,194,153	
		£	704,655	28,884,781
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	%	3.0%	1,372,100
	Legals	%	0.5%	228,683
		£/unit	0	0
	Misc.	%	0.0%	0
			1,600,783	37,168,068
Developers Profit	Market Housing	% Value	15.00%	5,396,738
	Affordable Housing	% Value	6.00%	585,505
	First Homes	% Value	15.00%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	140		23,100
No dwgs under 50	50	462	12,420
No dwgs over 50	90	138	35,520
		Total	71,040

Stamp duty calc - Residual	
Land payment	4,081,409
Total	193,570

Stamp duty calc - Residual	
Land payment	5,040,000
Total	241,500

Pre CIL s106	
7,900 £/ Unit (all)	
Total	1,106,000

Post CIL s106			
	7,900	£/ Unit (all)	1,106,000
CIL	117	£/m2	802,760
Total			1,908,760

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			
			/m2
CO2 Plus	%	2.00%	2,063.95
Acc & Adpt	£/m2		41.28
Water	£/m2		0.00
Over Extra 1	%	1.00%	20.64
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	212.60
	BNG	0.30%	6.38
			2,344.95

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			20	20	25	25	25	25																
Market Housing				0	0	0	5,139,750	5,139,750	6,424,688	6,424,688	6,424,688	6,424,688	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	869,424	869,424	1,086,780	1,086,780	1,086,780	1,086,780	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	524,636	524,636	655,795	655,795	655,795	655,795	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	6,533,810	6,533,810	8,167,262	8,167,262	8,167,262	8,167,262	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	193,570																							
Easements etc.	0																							
Legals Acquisition	61,221																							
Planning Fee	35,520																							
Professional	1,155,391			1,155,391																				
Build Cost - BCIS Base		0	1,137,289	2,274,577	3,696,188	3,980,510	4,264,832	4,264,832	2,843,221	1,421,611	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		802,760	52,667	105,333	171,167	184,333	197,500	197,500	131,667	65,833	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	56,864	113,729	184,809	199,025	213,242	213,242	142,161	71,081	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	90,419	180,839	293,863	316,468	339,073	339,073	226,049	113,024	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	196,014	196,014	245,018	245,018	245,018	245,018	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	32,669	32,669	40,836	40,836	40,836	40,836	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	1,445,703	802,760	2,492,630	2,674,478	4,346,027	4,680,337	5,243,330	5,243,330	3,628,952	1,957,403	285,854	285,854	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	4,081,409																						
	Interest		103,633	120,628	169,627	222,954	308,622	402,165	385,509	368,541	290,358	179,367	34,954	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							5,396,738
	Affordable for Rent																							585,505
	First Homes																							0
Cash Flow		-5,527,112	-906,394	-2,613,259	-2,844,105	-4,568,981	-4,988,959	888,315	904,971	4,169,769	5,919,501	7,702,041	7,846,454	0	0	0	0	0	0	0	0	0	0	-5,982,243
Opening Balance		0																						0
Closing Balance		-5,527,112	-6,433,506	-9,046,764	-11,890,869	-16,459,850	-21,448,809	-20,560,494	-19,655,524	-15,485,754	-9,566,253	-1,864,212	5,982,243	5,982,243	5,982,243	5,982,243	5,982,243	5,982,243	5,982,243	5,982,243	5,982,243	5,982,243	5,982,243	0

Lower Appendix 12
Site 7



Site 7 Flats 70							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				70	£/m2	£	m2
Market Housing	Gross	75.0	65.00%	46	5,775	17,907,836	3,411
	Net	68.15					
Affordable Overall			35%	24.5			
Affordable Rent		68.7	24.50%	17	2,870	3,074,834	1,179
Social Rent		68.7	0.00%	0	1,895	0	0
Shared Ownership		69.8	10.50%	7	4,043	1,884,614	513
First Homes		69.8	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.700	ha	100	/ha		22,867,283	5,102
SITE AREA - Gross	0.700	ha	100	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,208,557	3,155,082	3,155,082
Existing Use Value	2,100,000		3,000,000
Uplift	20%	420,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	2,520,000		3,600,000

Additional Profit	2,327,859	682
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -2,479,210

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
		/unit or m2	Total	
LAND	Land			2,208,557
	Stamp Duty		99,928	
	Easements etc.		0	
	Legals /Acquisition	1.50%	33,128	133,056
Fees	Planning		25,860	
	Professional	8.00%	1,144,564	1,170,424
CONSTRUCTION	Build Cost	2,345	11,964,722	
	s106 / CIL / IT		781,957	
	Contingency	5.00%	598,236	
	Abnormals	5.00%	598,236	
			363,894	14,307,045
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	686,018	
	Legals	0.5%	114,336	
			0	0
	Misc.	0.0%	0	800,355
				18,619,436
Developers Profit	Market Housing % Value	15.00%		2,686,175
	Affordable Housing % Value	6.00%		297,567
	First Homes % Value	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	70		23,100
No dwgs under 50	50	462	2,760
No dwgs over 50	20	138	2,760
		Total	25,860

Stamp duty calc - Residual	
Land payment	2,208,557
Total	99,928

Stamp duty calc - Residual	
Land payment	2,520,000
Total	115,500

Pre CIL s106		
5,400	£/ Unit (all)	
Total		378,000

Post CIL s106		
5,400	£/ Unit (all)	378,000
CIL	117	£/m2
Total		403,957

Inf Tariff	
% GDV	0.00%
	0

Build Cost			
			/m2
CO2 Plus	%	2.00%	2,063.95
Acc & Adpt	£/m2		41.28
Water	£/m2		0.00
Over Extra 1	%	1.00%	20.64
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	212.60
	BNG	0.30%	6.38
			2,344.95

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			20	25																				
Market Housing				0	0	0	5,116,524	6,395,656	6,395,656	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	878,524	1,098,155	1,098,155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	538,461	673,076	673,076	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	6,533,509	8,166,887	8,166,887	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	99,928																							
Easements etc.	0																							
Legals Acquisition	33,128																							
Planning Fee	25,860																							
Professional	572,282			572,282																				
Build Cost - BCIS Base		0	1,139,497	2,563,869	3,988,241	2,848,743	1,424,372	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		403,957	36,000	81,000	126,000	90,000	45,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	56,975	128,193	199,412	142,437	71,219	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	91,631	206,171	320,710	229,078	114,539	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	196,005	245,007	245,007	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	32,668	40,834	40,834	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	731,198	403,957	1,896,385	2,979,233	4,634,362	3,310,259	1,883,802	285,841	285,841	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	2,208,557																							
Interest		55,120	63,728	100,480	158,225	248,086	314,805	233,525	90,134	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,686,175
Affordable for Rent																								297,567
First Homes																								0
Cash Flow	-2,939,755	-459,078	-1,960,113	-3,079,713	-4,792,587	-3,558,345	-4,334,902	-7,647,520	-7,790,911	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,983,742
Opening Balance	0																							
Closing Balance	-2,939,755	-3,398,833	-5,358,946	-8,438,659	-13,231,247	-16,789,592	-12,454,689	-4,807,169	-2,983,742	-2,983,742	-2,983,742	-2,983,742	-2,983,742	-2,983,742	-2,983,742	-2,983,742	-2,983,742	-2,983,742	-2,983,742	-2,983,742	-2,983,742	-2,983,742	-2,983,742	0

Lower Appendix 12
Site 8



Site 8 Flats 35							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	75.8	65.00%	23	5,775	9,047,391	1,723
	Net	68.86					
Affordable Overall			35%	12.25			
Affordable Rent		66.5	24.50%	9	2,870	1,487,553	570
Social Rent		66.5	0.00%	0	1,895	0	0
Shared Ownership		64.6	10.50%	4	4,043	872,801	237
First Homes		64.6	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.438	ha	80	/ha		11,407,745	2,531
SITE AREA - Gross	0.438	ha	80	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,139,119	2,603,701	2,603,701
Existing Use Value	1,312,500		3,000,000
Uplift	20%	262,500	600,000
Plus /ha	0	0	0
Benchmark Land Value	1,575,000		3,600,000

Additional Profit	829,419	481
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -1,226,415

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
		/unit or m2	Total	
LAND	Land			1,139,119
	Stamp Duty		46,456	
	Easements etc.		0	
	Legals /Acquisition	1.50%	17,087	63,543
Fees	Planning		16,170	
	Professional	8.00%	566,965	583,135
CONSTRUCTION	Build Cost	2,345	5,934,945	
	s106 / CIL / IT		384,214	
	Contingency	5.00%	296,747	
	Abnormals	5.00%	296,747	
			174,410	7,087,063
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	342,232	
	Legals	0.5%	57,039	
		£/unit	0	
	Misc.	0.0%	0	399,271
				9,272,131
Developers Profit	Market Housing	% Value	15.00%	1,357,109
	Affordable Housing	% Value	6.00%	141,621
	First Homes	% Value	15.00%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	35		16,170
No dwgs under 50	35	462	16,170
No dwgs over 50	0	138	0
		Total	16,170

Stamp duty calc - Residual	
Land payment	1,139,119
Total	46,456

Stamp duty calc - Residual	
Land payment	1,575,000
Total	68,250

Pre CIL s106		
5,400	£/ Unit (all)	
Total		189,000

Post CIL s106		
5,400	£/ Unit (all)	189,000
CIL	117	£/m2
Total		384,214

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost		
		/m2
CO2 Plus	%	2.00%
Acc & Adpt	£/m2	20.64
Water	£/m2	0.10
Over Extra 1	%	0.00%
Over Extra 2	£/m2	0.00
Small Site	%	0.00%
Site Costs	Base	10.00%
	BNG	0.30%
		2,344.95

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started	10		10	10	15																			
Market Housing				0	0	0	2,584,969	2,584,969	3,877,453	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	425,015	425,015	637,523	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	249,372	249,372	374,058	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	3,259,356	3,259,356	4,889,033	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	46,456																							
Easements etc.	0																							
Legals Acquisition	17,087																							
Planning Fee	16,170																							
Professional	283,483		283,483																					
Build Cost - BCIS Base		0	565,233	1,130,466	1,978,315	1,413,082	847,849	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		195,214	18,000	36,000	63,000	45,000	27,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	28,262	56,523	98,916	70,654	42,392	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	44,872	89,744	157,052	112,180	67,308	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	97,781	97,781	146,671	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	16,297	16,297	24,445	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	363,195	195,214	939,849	1,312,733	2,297,283	1,640,916	1,098,627	114,077	171,116	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	1,139,119																							
Interest		28,168	32,357	50,586	76,148	120,650	153,679	116,047	59,249	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,357,109
Affordable for Rent																								141,621
First Homes																								0
Cash Flow	-1,502,315	-223,382	-972,206	-1,363,319	-2,373,431	-1,761,566	2,007,049	3,029,231	4,658,668	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,498,730
Opening Balance	0																							
Closing Balance	-1,502,315	-1,725,697	-2,697,903	-4,061,222	-6,434,653	-8,196,219	-6,189,170	-3,159,939	1,498,730	1,498,730	1,498,730	1,498,730	1,498,730	1,498,730	1,498,730	1,498,730	1,498,730	1,498,730	1,498,730	1,498,730	1,498,730	1,498,730	1,498,730	0

Lower Appendix 12
Site 9



INCOME		Av Size	m2	%	Number	Price	GDV	GIA
						£/m2	£	m2
Market Housing		79.8	72.50	65.00%	10	5,775	4,354,350	829
Affordable Overall				35%	5.6			
Affordable Rent		67.1	61.00	24.50%	4	2,870	686,274	263
Social Rent		67.1	61.00	0.00%	0	1,895	0	0
Shared Ownership		67.1	61.00	10.50%	2	4,043	414,275	113
First Homes		67.1	61.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.200	ha	80	/ha		5,454,900	1,205
SITE AREA - Gross		0.200	ha	80	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	565,390	2,826,952	2,826,952
Existing Use Value	600,000		3,000,000
Uplift	20%	120,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	720,000		3,600,000

Additional Profit	458,177	552
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -598,436

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total	
LAND	Land			565,390
	Stamp Duty		17,770	
	Easements etc.		0	
	Legals /Acquisition	1.50%	8,481	26,250
Fees	Planning		7,392	
	Professional	8.00%	269,735	277,127
CONSTRUCTION	Build Cost	2,345	2,826,035	
	s106 / CIL / IT		179,819	
	Contingency	5.00%	141,302	
	Abnormals	5.00%	141,302	
			83,226	3,371,684
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	163,647	
	Legals	0.5%	27,274	
		£/unit	0	0
	Misc.	0.0%	0	190,921
				4,431,373
Developers Profit	Market Housing % Value	15.00%		653,153
	Affordable Housing % Value	6.00%		66,033
	First Homes % Value	15.00%		0

Planning fee calc	dwgs	rate	
Planning app fee	16		
No dwgs	16	462	7,392
No dwgs under 50	0	138	0
No dwgs over 50	0		0
Total			7,392

Stamp duty calc - Residual		
Land payment		565,390
Total		17,770

Stamp duty calc - Residual		
Land payment		720,000
Total		25,500

Pre CIL s106	5,400	£/ Unit (all)	
Total			86,400

Post CIL s106	5,400	£/ Unit (all)	86,400
CIL	117	£/m2	93,419
Total			179,819

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	2,063.95
Acc & Adpt	£/m2		41.28
Water	£/m2		0.00
Over Extra 1	%	1.00%	20.64
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	212.60
	BNG	0.30%	6.38
			2,344.95

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
UNITS Started			4	4	4	4																			
Market Housing				0	0	0	1,088,588	1,088,588	1,088,588	1,088,588	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	171,569	171,569	171,569	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	103,569	103,569	103,569	103,569	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,363,725	1,363,725	1,363,725	1,363,725	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																									
Stamp Duty	17,770																								
Easements etc.	0																								
Legals Acquisition	8,481																								
Planning Fee	7,392																								
Professional	134,867		134,867																						
Build Cost - BCIS Base		0	235,503	471,006	706,509	706,509	471,006	235,503	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		93,419	7,200	14,400	21,600	21,600	14,400	7,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	11,775	23,550	35,325	35,325	23,550	11,775	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	18,711	37,421	56,132	56,132	37,421	18,711	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	40,912	40,912	40,912	40,912	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,819	6,819	6,819	6,819	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																								
COSTS BEFORE LAND INT AND PROFIT	168,510	93,419	408,056	546,377	819,566	819,566	594,108	320,919	47,730	47,730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	565,390																							
Interest		13,761	15,770	23,717	34,406	50,418	66,730	53,551	35,003	10,984	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																								653,153
	Affordable for Rent																								66,033
	First Homes																								0
Cash Flow		-733,900	-107,180	-423,826	-570,094	-853,972	-869,984	702,887	989,254	1,280,992	1,305,010	0	0	0	0	0	0	0	0	0	0	0	0	0	-719,185
Opening Balance		0																							
Closing Balance		-733,900	-841,080	-1,264,906	-1,835,001	-2,688,973	-3,558,958	-2,856,071	-1,866,817	-585,825	719,185	719,185	719,185	719,185	719,185	719,185	719,185	719,185	719,185	719,185	719,185	719,185	719,185	719,185	0

Lower Appendix 12
Site 10



INCOME		Av Size m2		%	Number	Price	GDV	GIA
		Gross	Net		8	£/m2	£	m2
Market Housing		79.8	72.50	100.00%	8	5,775	3,349,500	638
Affordable Overall				0%	0			
Affordable Rent		79.8	72.50	0.00%	0	2,870	0	0
Social Rent		79.8	72.50	0.00%	0	1,895	0	0
Shared Ownership		79.8	72.50	0.00%	0	4,043	0	0
First Homes		79.8	72.50	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.100	ha	80	/ha		3,349,500	638
SITE AREA - Gross		0.100	ha	80	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	569,210	5,692,098	5,692,098
Existing Use Value	300,000		3,000,000
Uplift	20%	60,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	360,000		3,600,000

Additional Profit	996,004	1,561
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -840,885

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			17,960	569,210
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	8,538	26,499	
Fees			3,696	
Planning			142,868	146,564
Professional	8.00%			
CONSTRUCTION				
Build Cost	2,345	1,496,076		
s106 / CIL / IT		97,935		
Contingency	5.00%	74,804		
Abnormals	5.00%	74,804		
		42,228	1,785,847	
FINANCE				
Fees	0%	0		
Interest	7.50%	0		
Legal and Valuation		0		
SALES				
Agents	3.0%	100,485		
Legals	0.5%	16,748		
	£/unit	0		
Misc.	0.0%	0	117,233	2,645,352
Developers Profit				
Market Housing	% Value	15.00%		502,425
Affordable Housing	% Value	6.00%		0
First Homes	% Value	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	8	462	3,696
No dwgs under 50	8	138	0
No dwgs over 50	0		0
Total			3,696

Stamp duty calc - Residual	
Land payment	569,210
Total	17,960

Stamp duty calc - Residual	
Land payment	360,000
Total	7,500

Pre CIL s106	
2,900 £/ Unit (all)	
Total	23,200

Post CIL s106	
2,900 £/ Unit (all)	23,200
CIL 117 £/m2	74,735
Total	97,935

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			
	%		/m2
CO2 Plus	2.00%	2,063.95	41.28
Acc & Adpt	1.00%	20.64	0.00
Water		0.10	0.00
Over Extra 1	0.00%	0.00	0.00
Over Extra 2	0.00%	0.00	0.00
Small Site	0.00%	0.00	0.00
Site Costs		2,125.97	212.60
Base	10.00%	212.60	6.38
BNG	0.30%	6.38	
Total		2,344.95	

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
UNITS Started			2	2			2	2			2	2			2	2			2	2			2	2	
Market Housing				0				837,375	837,375			837,375	837,375			0	0			0	0			0	0
Affordable Rent				0				0	0			0	0			0	0			0	0			0	0
Social Rent				0				0	0			0	0			0	0			0	0			0	0
Shared Ownership				0				0	0			0	0			0	0			0	0			0	0
First Homes				0				0	0			0	0			0	0			0	0			0	0
Grant and Subsidy				0				0	0			0	0			0	0			0	0			0	0
INCOME	0	0	0	0	0	0	837,375	837,375	837,375	837,375	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																									
Stamp Duty	17,960																								
Easements etc.	0																								
Legals Acquisition	8,538																								
Planning Fee	3,696																								
Professional	71,434			71,434																					
Build Cost - BCIS Base			0	124,673	249,346	374,019	374,019	249,346	124,673	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			74,735	1,933	3,867	5,800	5,800	3,867	1,933	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	6,234	12,467	18,701	18,701	12,467	6,234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	9,753	19,505	29,258	29,258	19,505	9,753	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees			0																						
Legal and Valuation			0																						
Agents		0	0	0	0	0	0	25,121	25,121	25,121	25,121	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	4,187	4,187	4,187	4,187	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT	101,629	74,735	214,027	285,185	427,778	427,778	314,493	171,901	29,308	29,308	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation																									
Land	569,210																								
Interest		12,578	14,215	18,495	24,189	32,663	41,297	32,267	20,394	5,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return																									
Market Housing																									502,425
Affordable for Rent																									0
First Homes																									0
Cash Flow	-670,838	-87,314	-228,242	-303,680	-451,967	-460,441	481,585	633,207	787,673	802,442	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-502,425
Opening Balance	0																								
Closing Balance	-670,838	-758,152	-986,394	-1,290,074	-1,742,041	-2,202,482	-1,720,897	-1,087,689	-300,017	502,425	502,425	502,425	502,425	502,425	502,425	502,425	502,425	502,425	502,425	502,425	502,425	502,425	502,425	502,425	0

Lower Appendix 12
Site 11



INCOME		Av Size m2		%	Number	Price	GDV	GIA
		Gross	Net		5	£/m2	£	m2
Market Housing		71.5	65.00	100.00%	5	5,775	1,876,875	358
Affordable Overall				0%	0			
Affordable Rent		71.5	65.00	0.00%	0	2,870	0	0
Social Rent		71.5	65.00	0.00%	0	1,895	0	0
Shared Ownership		71.5	65.00	0.00%	0	4,043	0	0
First Homes		71.5	65.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.063	ha	80	/ha		1,876,875	358
SITE AREA - Gross		0.063	ha	80	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	320,863	5,133,808	5,133,808
Existing Use Value	187,500		3,000,000
Uplift	20%	37,500	600,000
Plus /ha	0	0	0
Benchmark Land Value	225,000		3,600,000

Additional Profit	538,235	1,506
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -464,586

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total	
LAND	Land			320,863
	Stamp Duty		5,543	
	Easements etc.		0	
	Legals /Acquisition	1.50%	4,813	10,356
Fees	Planning		2,310	
	Professional	8.00%	80,442	82,752
CONSTRUCTION	Build Cost	2,345	838,318	
	s106 / CIL / IT		56,378	
	Contingency	5.00%	41,916	
	Abnormals	5.00%	41,916	
			26,997	1,005,524
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	56,306	
	Legals	0.5%	9,384	
			0	
	Misc.	0.0%	0	65,691
				1,485,186
Developers Profit	Market Housing % Value	15.00%		281,531
	Affordable Housing % Value	6.00%		0
	First Homes % Value	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	5	462	2,310
No dwgs under 50	5	138	0
No dwgs over 50	0		0
Total			2,310

Stamp duty calc - Residual	
Land payment	320,863
Total	5,543

Stamp duty calc - Residual	
Land payment	225,000
Total	1,500

Pre CIL s106	2,900	£/ Unit (all)	
Total			14,500

Post CIL s106	2,900	£/ Unit (all)	14,500
CIL	117	£/m2	41,878
Total			56,378

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
CO2 Plus	%	2.00%	2,063.95
Acc & Adpt	£/m2		41.28
Water	£/m2		0.00
Over Extra 1	%	1.00%	20.64
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	2,125.97
	BNG	0.30%	212.60
			6.38
			2,344.95

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
UNITS Started			2	3																					
Market Housing				0	0	0	750,750	1,126,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	0	0	0	0	0	750,750	1,126,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																									
Stamp Duty	5,543																								
Easements etc.	0																								
Legals Acquisition	4,813																								
Planning Fee	2,310																								
Professional	40,221			40,221																					
Build Cost - BCIS Base			0	111,776	279,439	279,439	167,664	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff			41,878	1,933	4,833	4,833	2,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency			0	5,589	13,972	13,972	8,383	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals			0	9,188	22,971	22,971	13,783	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	22,523	33,784	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	3,754	5,631	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																								
COSTS BEFORE LAND INT AND PROFIT	52,887	41,878	168,707	321,216	321,216	192,729	26,276	39,414	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation																									
Land	320,863																								
Interest		7,008	7,924	11,236	17,470	23,820	27,880	14,819	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return																									
Market Housing																								281,531	
Affordable for Rent																								0	
First Homes																								0	
Cash Flow	-373,750	-48,885	-176,632	-332,452	-338,685	-216,549	696,593	1,071,891	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-281,531	
Opening Balance	0																								
Closing Balance	-373,750	-422,635	-599,267	-931,719	-1,270,404	-1,486,953	-790,360	281,531	281,531	281,531	281,531	281,531	281,531	281,531	281,531	281,531	281,531	281,531	281,531	281,531	281,531	281,531	281,531	0	

Lower Appendix 12
Site 12



Site 12 Medium Density 70							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
	Gross	Net		70	£/m2	£	m2
Market Housing	87.9	86.98	65.00%	46	5,000	19,787,554	3,998
Affordable Overall			35%	24.5			
Affordable Rent	71.3	67.41	24.50%	17	2,870	3,318,041	1,222
Social Rent	71.3	67.41	0.00%	0	1,895	0	0
Shared Ownership	70.6	66.14	10.50%	7	3,500	1,701,525	519
First Homes	70.6	66.14	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.458	ha	48	/ha		24,807,120	5,739
SITE AREA - Gross	1.458	ha	48	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	3,184,943	2,183,961	2,183,961
Existing Use Value	4,375,000		3,000,000
Uplift	20%	875,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	5,250,000		3,600,000

Additional Profit	2,273,094	569
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -5,078,368

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land			3,184,943	
	Stamp Duty		148,747		
	Easements etc.		0		
	Legals /Acquisition	1.50%	47,774	196,521	
Fees	Planning		25,860		
	Professional	8.00%	1,166,153	1,192,013	
CONSTRUCTION	Build Cost	2,106	12,084,316		
	s106 / CIL / IT		851,421		
	Contingency	5.00%	604,216		
	Abnormals	5.00%	604,216		
			432,742	14,576,911	
FINANCE	Fees	0%	0		
	Interest	7.50%	0		
	Legal and Valuation		0		
SALES	Agents	3.0%	744,214		
	Legals	0.5%	124,036		
		£/unit	0		
	Misc.	0.0%	0	868,249	20,018,638
Developers Profit	Market Housing	% Value	15.00%		2,968,133
	Affordable Housing	% Value	6.00%		301,174
	First Homes	% Value	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	70		23,100
No dwgs under 50	50	462	2,760
No dwgs over 50	20	138	2,760
		Total	25,860

Stamp duty calc - Residual	
Land payment	3,184,943
Total	148,747

Stamp duty calc - Residual	
Land payment	5,250,000
Total	252,000

Pre CIL s106		
5,400	£/ Unit (all)	
Total		378,000

Post CIL s106		
5,400	£/ Unit (all)	378,000
CIL	117	£/m2
Total		473,421

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost		
		/m2
CO2 Plus	%	2.00%
		1,853.46
Acc & Adpt	£/m2	37.07
		0.00
Water	£/m2	18.53
Over Extra 1	%	0.00%
		0.00
Over Extra 2	£/m2	0.00
		0.00
Small Site	%	0.00%
		0.00
Site Costs	Base	10.00%
	BNG	0.30%
		1,909.17
		190.92
		5.73
		2,105.81

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			7	13	12	13	12	13																
Market Housing				0	0	0	1,978,755	3,674,832	3,392,152	3,674,832	3,392,152	3,674,832	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	331,804	616,208	568,807	616,208	568,807	616,208	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	170,153	315,998	291,690	315,998	291,690	315,998	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,480,712	4,607,037	4,252,649	4,607,037	4,252,649	4,607,037	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	148,747																							
Easements etc.	0																							
Legals Acquisition	47,774																							
Planning Fee	25,860																							
Professional	583,076			583,076																				
Build Cost - BCIS Base		0	402,811	1,150,887	1,841,420	2,186,686	2,129,141	2,186,686	1,438,609	748,077	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		473,421	12,600	36,000	57,600	68,400	66,600	68,400	45,000	23,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	20,141	57,544	92,071	109,334	106,457	109,334	71,930	37,404	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	34,565	98,758	158,013	187,640	182,702	187,640	123,447	64,193	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	74,421	138,211	127,579	138,211	127,579	138,211	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,404	23,035	21,263	23,035	21,263	23,035	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	805,458	473,421	1,053,193	1,343,189	2,149,103	2,552,060	2,571,725	2,713,306	1,827,830	1,034,319	148,843	161,246	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	3,184,943																						
	Interest		74,820	85,100	106,443	133,623	176,424	227,583	202,429	160,759	96,785	21,653	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							2,968,133
	Affordable for Rent																							301,174
	First Homes																							0
Cash Flow	-3,990,401	-548,241	-1,138,292	-1,449,632	-2,282,726	-2,728,484	-3,185,597	-1,660,173	-2,222,391	-3,411,958	-4,007,022	-4,424,137	0	0	0	0	0	0	0	0	0	0	0	-3,269,307
Opening Balance	0																							
Closing Balance	-3,990,401	-4,538,643	-5,676,935	-7,126,567	-9,409,293	-12,137,777	-12,456,374	-10,796,201	-8,573,810	-5,161,852	-1,154,830	3,269,307	3,269,307	3,269,307	3,269,307	3,269,307	3,269,307	3,269,307	3,269,307	3,269,307	3,269,307	3,269,307	3,269,307	0

Lower Appendix 12
Site 13



Site 13 Medium Density 35							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	88.3	87.78	65.00%	23	5,000	9,985,272	2,010
Affordable Overall			35%	12.25			
Affordable Rent	72.0	68.56	24.50%	9	2,870	1,687,169	617
Social Rent	72.0	68.56	0.00%	0	1,895	0	0
Shared Ownership	77.5	73.00	10.50%	4	3,500	938,963	285
First Homes	77.5	73.00	0.00%	0	0	0	0
Grant and Subsidy							
Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	0.729	ha	48	/ha		12,611,404	2,912
SITE AREA - Gross	0.729	ha	48	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,686,331	2,312,683	2,312,683
Existing Use Value	2,187,500	3,000,000	
Uplift	20%	437,500	600,000
Plus /ha	0	0	0
Benchmark Land Value	2,625,000	3,600,000	

Additional Profit	1,316,862	655
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -2,592,074

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			73,817	1,686,331
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	25,295	99,112	
Fees			16,170	605,498
Planning		8.00%	589,328	
Professional				
CONSTRUCTION			6,099,395	
Build Cost	2.095		427,028	
s106 / CIL / IT	5.00%		304,970	
Contingency	5.00%		230,232	7,366,595
Abnormals	%			
	£			
FINANCE			0	
Fees	0%			
Interest	7.50%		0	0
Legal and Valuation				
SALES			378,342	10,198,935
Agents	%	3.0%	63,057	
Legals	%	0.5%	0	
	£/unit		0	
Misc.	%	0.0%	0	441,399
Developers Profit				
Market Housing	% Value	15.00%		1,497,791
Affordable Housing	% Value	6.00%		157,568
First Homes	% Value	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	35		16,170
No dwgs under 50	35	462	0
No dwgs over 50	0	138	0
		Total	16,170

Stamp duty calc - Residual	
Land payment	73,817
Total	1,686,331

Stamp duty calc - Residual	
Land payment	120,750
Total	2,625,000

Pre CIL s106		
5,400	£/ Unit (all)	
	Total	189,000

Post CIL s106		
5,400	£/ Unit (all)	189,000
CIL	117	£/m2
	Total	427,028

Inf Tariff	
% GDV	0.00%
	0

Build Cost		
		/m2
CO2 Plus	%	1,843.55
		36.87
Acc & Adpt	%	18.44
		0.00
Water	£/m2	0.10
Over Extra 1	%	0.00
		0.00
Over Extra 2	%	0.00
		0.00
Small Site	%	0.00
		1,898.96
Site Costs	Base	189.90
	BNG	5.70
		2,094.55

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			5	10	10	10																		
Market Housing				0	0	0	1,426,467	2,852,935	2,852,935	2,852,935	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	241,024	482,048	482,048	482,048	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	134,138	268,275	268,275	268,275	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,801,629	3,603,258	3,603,258	3,603,258	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	73,817																							
Easements etc.	0																							
Legals Acquisition	25,295																							
Planning Fee	16,170																							
Professional	294,664			294,664																				
Build Cost - BCIS Base		0	290,447	871,342	1,452,237	1,742,684	1,161,790	580,895	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		238,028	9,000	27,000	45,000	54,000	36,000	18,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	14,522	43,567	72,612	87,134	58,089	29,045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	25,486	76,457	127,429	152,915	101,943	50,972	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	54,049	108,098	108,098	108,098	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	9,008	18,016	18,016	18,016	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	409,945	238,028	634,119	1,018,367	1,697,278	2,036,733	1,420,879	805,025	126,114	126,114	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	1,686,331																							
Interest		39,305	44,505	57,229	77,397	110,672	150,936	146,627	96,909	33,530	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,497,791
Affordable for Rent																								157,568
First Homes																								0
Cash Flow	-2,096,276	-277,334	-678,625	-1,075,596	-1,774,675	-2,147,405	229,814	2,651,606	3,380,235	3,443,614	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,655,359
Opening Balance	0																							
Closing Balance	-2,096,276	-2,373,610	-3,052,235	-4,127,831	-5,902,505	-8,049,911	-7,820,097	-5,168,491	-1,788,256	1,655,359	1,655,359	1,655,359	1,655,359	1,655,359	1,655,359	1,655,359	1,655,359	1,655,359	1,655,359	1,655,359	1,655,359	1,655,359	1,655,359	0

Lower Appendix 12
Site 14



Site 14 Medium Density 16							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	89.9		16	5,000	4,638,400	934
	Net	89.20	65.00%	10			
Affordable Overall			35%	5.6			
Affordable Rent		68.9	24.50%	4	2,870	725,651	270
Social Rent		68.9	0.00%	0	1,895	0	0
Shared Ownership		74.3	10.50%	2	3,500	396,900	125
First Homes		74.3	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.356 ha		45	/ha		5,760,951	1,329
SITE AREA - Gross	0.356 ha		45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	733,093	2,061,825	2,061,825
Existing Use Value	1,066,667		3,000,000
Uplift	20%	213,333	600,000
Plus /ha	0	0	0
Benchmark Land Value	1,280,000		3,600,000

Additional Profit	464,322	497
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -1,174,935

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			26,155	733,093
Stamp Duty			0	
Easements etc.			10,996	37,151
Legals /Acquisition	1.50%			
Fees	Planning		7,392	
	Professional	8.00%	272,978	280,370
CONSTRUCTION	Build Cost	2,122	2,819,667	
	s106 / CIL / IT		191,650	
	Contingency	5.00%	140,983	
	Abnormals	5.00%	140,983	
			118,944	3,412,228
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation			
SALES	Agents	3.0%	172,829	
	Legals	0.5%	28,805	
		£/unit	0	
	Misc.	0.0%	0	201,633
				4,664,476
Developers Profit	Market Housing % Value	15.00%		695,760
	Affordable Housing % Value	6.00%		67,353
	First Homes % Value	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	16		7,392
No dwgs under 50	16	462	7,392
No dwgs over 50	0	138	0
		Total	7,392

Stamp duty calc - Residual	
Land payment	733,093
Total	26,155

Stamp duty calc - Residual	
Land payment	1,280,000
Total	53,500

Pre CIL s106	
5,400 £/ Unit (all)	
Total	86,400

Post CIL s106	
5,400 £/ Unit (all)	86,400
CIL 117 £/m2	105,250
Total	191,650

Inf Tariff	
% GDV	0.00%
	0

Build Cost			/m2
CO2 Plus	%	2.00%	1,867.30
Acc & Adpt	£/m2		37.35
Water	£/m2		0.00
Over Extra 1	%	1.00%	18.67
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	1,923.42
	BNG	0.30%	192.34
			5.77
			2,121.53

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing			4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Affordable Rent																								
Social Rent																								
Shared Ownership																								
First Homes																								
Grant and Subsidy																								
INCOME	0	0	0	0	0	0	1,440,238	1,440,238	1,440,238	1,440,238	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																								
Stamp Duty	26,155																							
Easements etc.	0																							
Legals Acquisition	10,996																							
Planning Fee	7,392																							
Professional	136,489		136,489																					
Build Cost - BCIS Base			0	234,972	469,944	704,917	704,917	469,944	234,972	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			105,250	7,200	14,400	21,600	21,600	14,400	7,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	11,749	23,497	35,246	35,246	23,497	11,749	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	21,661	43,321	64,982	64,982	43,321	21,661	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees			0																					
Legal and Valuation			0																					
Agents	0	0	0	0	0	0	43,207	43,207	43,207	43,207	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,201	7,201	7,201	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	181,032	105,250	412,071	551,163	826,744	826,744	601,571	325,990	50,408	50,408	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	733,093																						
Interest		17,140	19,435	27,525	38,376	54,597	71,122	56,730	36,902	11,535	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return	Market Housing																							695,760
	Affordable for Rent																							67,353
	First Homes																							0
Cash Flow	-914,126	-122,390	-431,505	-578,688	-865,120	-881,341	767,544	1,057,517	1,352,927	1,378,295	0	0	0	0	0	0	0	0	0	0	0	0	0	-763,113
Opening Balance	0																							
Closing Balance	-914,126	-1,036,516	-1,468,021	-2,046,709	-2,911,830	-3,793,171	-3,025,626	-1,968,109	-615,182	763,113	763,113	763,113	763,113	763,113	763,113	763,113	763,113	763,113	763,113	763,113	763,113	763,113	763,113	0

Lower Appendix 12
Site 15



Site 15 Medium Density 8							
INCOME	Av Size m2		%	Number	Price	GDV	GIA
	Gross	Net		8	£/m2	£	m2
Market Housing	86.0	86.00	65.00%	5	5,000	2,236,000	447
Affordable Overall			35%	2.8			
Affordable Rent	86.0	86.00	24.50%	2	2,870	483,767	169
Social Rent	86.0	86.00	0.00%	0	1,895	0	0
Shared Ownership	86.0	86.00	10.50%	1	3,500	252,840	72
First Homes	86.0	86.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.178 ha		45	/ha		2,972,607	688
SITE AREA - Gross	0.178 ha		45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	455,933	2,564,623	2,564,623
Existing Use Value	533,333		3,000,000
Uplift	20%	106,667	600,000
Plus /ha	0	0	0
Benchmark Land Value	640,000		3,600,000

Additional Profit	383,831	858
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -623,035

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
Land				455,933	
Stamp Duty			12,297		
Easements etc.			0		
Legals /Acquisition	1.50%	6,839	19,136		
Fees			3,696		
Planning					
Professional	8.00%	135,476	139,172		
CONSTRUCTION					
Build Cost	2,001	1,376,389			
s106 / CIL / IT		103,792			
Contingency	5.00%	68,819			
Abnormals	5.00%	68,819			
		75,630	1,693,451		
FINANCE					
Fees	0%	0			
Interest	7.50%	0			
Legal and Valuation		0			
SALES					
Agents	3.0%	89,178			
Legals	0.5%	14,863			
	£/unit	0			
Misc.	0.0%	0	104,041	2,411,732	
Developers Profit					
Market Housing	% Value	15.00%		335,400	
Affordable Housing	% Value	6.00%		44,196	
First Homes	% Value	15.00%		0	

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	8		3,696
No dwgs under 50	8	462	3,696
No dwgs over 50	0	138	0
Total			3,696

Stamp duty calc - Residual	
Land payment	455,933
Total	12,297

Stamp duty calc - Residual	
Land payment	640,000
Total	21,500

Pre CIL s106	
2,900 £/ Unit (all)	
Total	23,200

Post CIL s106	
2,900 £/ Unit (all)	23,200
CIL	117 £/m2
Total	103,792

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			
	%		/m2
CO2 Plus	2.00%	1,760.83	35.22
Acc & Adpt	1.00%	17.61	0.00
Water		0.10	0.00
Over Extra 1	0.00%	0.00	0.00
Over Extra 2	0.00%	0.00	0.00
Small Site	0.00%	0.00	0.00
Site Costs		1,813.75	
Base	10.00%	181.37	5.44
BNG	0.30%	5.44	
Total		2,000.57	

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			2	2	2	2																		
Market Housing				0	0	0	559,000	559,000	559,000	559,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	120,942	120,942	120,942	120,942	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	63,210	63,210	63,210	63,210	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	743,152	743,152	743,152	743,152	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	12,297																							
Easements etc.	0																							
Legals Acquisition	6,839																							
Planning Fee	3,696																							
Professional	67,738			67,738																				
Build Cost - BCIS Base		0	114,699	229,398	344,097	344,097	229,398	114,699	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		80,592	1,933	3,867	5,800	5,800	3,867	1,933	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,735	11,470	17,205	17,205	11,470	5,735	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	12,037	24,075	36,112	36,112	24,075	12,037	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	22,295	22,295	22,295	22,295	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,716	3,716	3,716	3,716	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	90,570	80,592	202,143	268,810	403,215	403,215	294,820	160,415	26,010	26,010	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	455,933																							
Interest		10,247	11,950	15,964	21,304	29,264	37,373	29,667	19,297	6,212	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								335,400
Affordable for Rent																								44,196
First Homes																								0
Cash Flow	-546,503	-90,839	-214,093	-284,774	-424,518	-432,478	410,959	553,070	697,844	710,929	0	0	0	0	0	0	0	0	0	0	0	0	0	-379,596
Opening Balance	0																							
Closing Balance	-546,503	-637,342	-851,435	-1,136,209	-1,560,727	-1,993,206	-1,582,246	-1,029,177	-331,333	379,596	379,596	379,596	379,596	379,596	379,596	379,596	379,596	379,596	379,596	379,596	379,596	379,596	379,596	0

Lower Appendix 12
Site 16



INCOME		Av Size	%	Number	Price	GDV	GIA
		m2		70	£/m2	£	m2
Market Housing		Gross 90.7	65.00%	46	5,000	20,633,261	4,127
		Net 90.70					
Affordable Overall			35%	24.5			
Affordable Rent		72.0	24.50%	17	2,870	3,468,598	1,235
Social Rent		72.0	0.00%	0	1,895	0	0
Shared Ownership		69.7	10.50%	7	3,500	1,756,650	512
First Homes		72.0	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net		1.750 ha	40	/ha		25,858,508	5,874
SITE AREA - Gross		1.750 ha	40	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	3,424,646	1,956,940	1,956,940
Existing Use Value	5,250,000		3,000,000
Uplift	20%	1,050,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	6,300,000	3,600,000	

Additional Profit	1,579,514	383
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -5,356,313

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND		/unit or m2	Total
	Land		160,732
	Stamp Duty		0
	Easements etc.		51,370
	Legals /Acquisition	1.50%	212,102
Fees	Planning Professional	8.00%	1,232,363
			25,860
			1,206,503
CONSTRUCTION	Build Cost	2,131	12,515,846
	s106 / CIL / IT	5.00%	866,708
	Contingency	5.00%	625,792
	Abnormals	%	625,792
		£	447,149
			15,081,288
FINANCE	Fees	0%	0
	Interest	7.50%	0
	Legal and Valuation		0
SALES	Agents	3.0%	775,755
	Legals	0.5%	129,293
		£/unit	0
	Misc.	0.0%	0
			905,048
			20,855,446
Developers Profit	Market Housing % Value	15.00%	3,094,989
	Affordable Housing % Value	6.00%	313,515
	First Homes % Value	15.00%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	70		23,100
No dwgs under 50	50	462	2,760
No dwgs over 50	20	138	2,760
		Total	25,860

Stamp duty calc - Residual	
Land payment	3,424,646
Total	160,732

Stamp duty calc - Residual	
Land payment	6,300,000
Total	304,500

Pre CIL s106	
5,400 £/ Unit (all)	
Total	378,000

Post CIL s106	
5,400 £/ Unit (all)	378,000
CIL 117 £/m2	488,708
Total	866,708

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			/m2
CO2 Plus	%	2.00%	35.88
Acc & Adpt	£/m2		0.00
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	277.20
	BNG	0.30%	5.54
			2,130.74

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			7	13	12	13	12	13																
Market Housing				0	0	0	2,063,326	3,831,891	3,537,130	3,831,891	3,537,130	3,831,891	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	346,860	644,168	594,617	644,168	594,617	644,168	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	175,665	326,235	301,140	326,235	301,140	326,235	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,585,851	4,802,294	4,432,887	4,802,294	4,432,887	4,802,294	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	160,732																							
Easements etc.	0																							
Legals Acquisition	51,370																							
Planning Fee	25,860																							
Professional	603,252		603,252																					
Build Cost - BCIS Base		0	417,195	1,191,985	1,907,176	2,264,772	2,205,173	2,264,772	1,489,982	774,790	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		488,708	12,600	36,000	57,600	68,400	66,600	68,400	45,000	23,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	20,860	59,599	95,359	113,239	110,259	113,239	74,499	38,740	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	35,765	102,185	163,496	194,151	189,042	194,151	127,731	66,420	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	77,576	144,069	132,987	144,069	132,987	144,069	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,929	24,011	22,164	24,011	22,164	24,011	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	841,213	488,708	1,089,671	1,389,769	2,223,631	2,640,562	2,661,578	2,808,642	1,892,363	1,071,430	155,151	168,080	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	3,424,646																						
	Interest		79,985	90,648	112,779	140,952	185,288	238,272	244,160	211,357	167,685	100,875	22,559	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							3,094,989
	Affordable for Rent																							313,515
	First Homes																							0
Cash Flow		-4,265,859	-568,693	-1,180,319	-1,502,548	-2,364,583	-2,825,850	-314,000	1,749,492	2,329,168	3,563,179	4,176,861	4,611,655	0	0	0	0	0	0	0	0	0	0	-3,408,504
Opening Balance		0																						
Closing Balance		-4,265,859	-4,834,552	-6,014,871	-7,517,419	-9,882,002	-12,707,851	-13,021,851	-11,272,359	-8,943,191	-5,380,012	-1,203,151	3,408,504	3,408,504	3,408,504	3,408,504	3,408,504	3,408,504	3,408,504	3,408,504	3,408,504	3,408,504	3,408,504	0

Lower Appendix 12
Site 17



INCOME		Av Size	%	Number	Price	GDV	GIA
		m2			£/m2	£	m2
Market Housing		Gross 91.0	65.00%	23	5,000	10,356,196	2,071
		Net 91.04					
Affordable Overall			35%	12.25			
Affordable Rent		71.5	24.50%	9	2,870	1,728,870	613
Social Rent		71.5	0.00%	0	1,895	0	0
Shared Ownership		66.0	10.50%	4	3,500	816,769	243
First Homes		66.0	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net		0.875 ha	40	/ha		12,901,834	2,927
SITE AREA - Gross		0.875 ha	40	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,714,898	1,959,884	1,959,884
Existing Use Value	2,625,000		3,000,000
Uplift	20%	525,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	3,150,000		3,600,000

Additional Profit	764,781	369
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -2,665,799

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total
LAND	Land		1,714,898
	Stamp Duty		75,245
	Easements etc.		0
	Legals /Acquisition	1.50%	25,723
Fees	Planning		16,170
	Professional	8.00%	601,546
CONSTRUCTION	Build Cost	2,133	6,244,392
	s106 / CIL / IT		434,291
	Contingency	5.00%	312,220
	Abnormals	5.00%	312,220
			216,207
FINANCE	Fees	0%	0
	Interest	7.50%	0
	Legal and Valuation		0
SALES	Agents	3.0%	387,055
	Legals	0.5%	64,509
		£/unit	0
	Misc.	0.0%	0
			451,564
Developers Profit	Market Housing % Value	15.00%	1,553,429
	Affordable Housing % Value	6.00%	152,738
	First Homes % Value	15.00%	0

Planning fee calc	dwgs	rate	
Planning app fee	35		16,170
No dwgs	35	462	16,170
No dwgs under 50	0	138	0
No dwgs over 50			16,170
Total			16,170

Stamp duty calc - Residual		
Land payment		1,714,898
Total		1,714,898

Stamp duty calc - Residual		
Land payment		3,150,000
Total		147,000

Pre CIL s106	5,400	£/ Unit (all)	
Total			189,000

Post CIL s106	5,400	£/ Unit (all)	189,000
CIL	117	£/m2	245,291
Total			434,291

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	1,796.35
Acc & Adpt	£/m2	35.93
Water	%	17.96
Over Extra 1	£/m2	0.00
Over Extra 2	%	0.00
Small Site	£/m2	0.00
Site Costs	%	0.00
	Base	15.00%
	BNG	0.30%
Total		2,133.45

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Market Housing			0	0	0	0	0	1,479,457	1,479,457	1,479,457	1,479,457	1,479,457	1,479,457	1,479,457	1,479,457	1,479,457	1,479,457	1,479,457	1,479,457	1,479,457	1,479,457	1,479,457	1,479,457	1,479,457
Affordable Rent			0	0	0	0	0	246,981	246,981	246,981	246,981	246,981	246,981	246,981	246,981	246,981	246,981	246,981	246,981	246,981	246,981	246,981	246,981	246,981
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	0	116,681	116,681	116,681	116,681	116,681	116,681	116,681	116,681	116,681	116,681	116,681	116,681	116,681	116,681	116,681	116,681	116,681
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	0	1,843,119	1,843,119	1,843,119	1,843,119	1,843,119	1,843,119	1,843,119	1,843,119	1,843,119	1,843,119	1,843,119	1,843,119	1,843,119	1,843,119	1,843,119	1,843,119	
EXPENDITURE																								
Stamp Duty	75,245																							
Easements etc.	0																							
Legals Acquisition	25,723																							
Planning Fee	16,170																							
Professional	300,773		300,773																					
Build Cost - BCIS Base		0	297,352	594,704	892,056	892,056	892,056	892,056	892,056	892,056	892,056	892,056	892,056	892,056	892,056	892,056	892,056	892,056	892,056	892,056	892,056	892,056	892,056	892,056
s106/CIL/Tariff		245,291	9,000	18,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000
Contingency		0	14,868	29,735	44,603	44,603	44,603	44,603	44,603	44,603	44,603	44,603	44,603	44,603	44,603	44,603	44,603	44,603	44,603	44,603	44,603	44,603	44,603	44,603
Abnormals		0	25,163	50,326	75,490	75,490	75,490	75,490	75,490	75,490	75,490	75,490	75,490	75,490	75,490	75,490	75,490	75,490	75,490	75,490	75,490	75,490	75,490	75,490
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	55,294	55,294	55,294	55,294	55,294	55,294	55,294	55,294	55,294	55,294	55,294	55,294	55,294	55,294	55,294	55,294	55,294	
Legals	0	0	0	0	0	0	9,216	9,216	9,216	9,216	9,216	9,216	9,216	9,216	9,216	9,216	9,216	9,216	9,216	9,216	9,216	9,216	9,216	
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	417,912	245,291	647,156	692,766	1,039,148	1,039,148	1,103,657	1,103,657	1,103,657	1,103,657	1,103,657	1,103,657	1,103,657	1,103,657	1,103,657	1,103,657	1,103,657	1,103,657	1,103,657	1,103,657	1,103,657	1,103,657	1,103,657	
For Residual Valuation	Land	1,714,898																						
	Interest		39,990	45,339	58,323	72,406	93,248	114,480	102,762	90,824	78,662	59,777	34,044	1,333	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							1,553,429
	Affordable for Rent																							152,738
	First Homes																							0
Cash Flow		-2,132,810	-285,281	-692,495	-751,089	-1,111,555	-1,132,396	624,981	636,700	648,638	1,007,182	1,372,450	1,744,566	1,777,277	0	0	0	0	0	0	0	0	0	-1,706,168
Opening Balance		0																						0
Closing Balance		-2,132,810	-2,418,091	-3,110,586	-3,861,675	-4,973,230	-6,105,626	-5,480,645	-4,843,945	-4,195,308	-3,188,125	-1,815,675	-71,109	1,706,168	1,706,168	1,706,168	1,706,168	1,706,168	1,706,168	1,706,168	1,706,168	1,706,168	1,706,168	0

Lower Appendix 12
Site 18



INCOME		Av Size	m2	%	Number	Price	GDV	GIA
						£/m2	£	m2
Market Housing		101.4	101.43	65.00%	7	6,000	3,955,714	659
Affordable Overall				35%	3.5			
Affordable Rent		70.0	70.00	24.50%	2	2,870	492,205	172
Social Rent		70.0	70.00	0.00%	0	1,895	0	0
Shared Ownership		70.0	70.00	10.50%	1	4,200	308,700	74
First Homes		70.0	70.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.250	ha	40	/ha		4,756,619	904
SITE AREA - Gross		0.250	ha	40	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,067,976	4,271,903	4,271,903
Existing Use Value	750,000		3,000,000
Uplift	20%	150,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	900,000		3,600,000

	£/m2
Additional Profit	747,498 1,134

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -508,445

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
		/unit or m2	Total
LAND	Land		1,067,976
	Stamp Duty		42,899
	Easements etc.		0
	Legals /Acquisition	1.50%	16,020 58,918
Fees	Planning		4,620
	Professional	8.00%	186,647 191,267
CONSTRUCTION	Build Cost	2,140	1,935,261
	s106 / CIL / IT		137,169
	Contingency	5.00%	96,763
	Abnormals	5.00%	96,763
			67,136 2,333,093
FINANCE	Fees	0%	0
	Interest	7.50%	0
	Legal and Valuation		0
SALES	Agents	3.0%	142,699
	Legals	0.5%	23,783
		£/unit	0
	Misc.	0.0%	0 166,482 3,817,736
Developers Profit	Market Housing % Value	15.00%	593,357
	Affordable Housing % Value	6.00%	48,054
	First Homes % Value	15.00%	0

Planning fee calc			
	dwgs	rate	
Planning app fee	10		
No dwgs	10	462	4,620
No dwgs under 50	0	138	0
No dwgs over 50			4,620
Total			4,620

Stamp duty calc - Residual	
Land payment	1,067,976
Total	42,899

Stamp duty calc - Residual	
Land payment	900,000
Total	34,500

Pre CIL s106	
5,400 £/ Unit (all)	
Total	54,000

Post CIL s106	
5,400 £/ Unit (all)	54,000
CIL 117 £/m2	83,169
Total	137,169

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			/m2
CO2 Plus	%	2.00%	1,801.95
Acc & Adpt	£/m2		36.04
Water	£/m2		0.00
Over Extra 1	%	1.00%	18.02
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	1,856.11
	BNG	0.30%	278.42
			5.57
			2,140.10

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			5	5																				
Market Housing				0	0	0	1,977,857	1,977,857	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	246,103	246,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	154,350	154,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,378,310	2,378,310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	42,899																							
Easements etc.	0																							
Legals Acquisition	16,020																							
Planning Fee	4,620																							
Professional	93,324		93,324																					
Build Cost - BCIS Base		0	322,543	645,087	645,087	322,543	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		83,169	9,000	18,000	18,000	9,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	16,127	32,254	32,254	16,127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	27,317	54,633	54,633	27,317	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	71,349	71,349	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,892	11,892	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	156,862	83,169	468,311	749,974	749,974	374,987	83,241	83,241	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	1,067,976																						
	Interest		22,966	24,956	34,204	48,908	63,887	72,116	30,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
	Market Housing																							593,357
	Affordable for Rent																							48,054
	First Homes																							0
Cash Flow	-1,224,838	-106,135	-493,267	-784,179	-798,882	-438,874	2,222,953	2,264,633	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-641,411
Opening Balance	0																							
Closing Balance	-1,224,838	-1,330,973	-1,824,240	-2,608,419	-3,407,301	-3,846,175	-1,623,222	641,411	641,411	641,411	641,411	641,411	641,411	641,411	641,411	641,411	641,411	641,411	641,411	641,411	641,411	641,411	641,411	0

Lower Appendix 12
Site 19



INCOME		Av Size	m2	%	Number	Price	GDV	GIA
						£/m2	£	m2
Market Housing		90.4	90.40	100.00%	5	6,000	2,712,000	452
Affordable Overall				0%	0			
Affordable Rent		90.4	90.40	0.00%	0	2,870	0	0
Social Rent		90.4	90.40	0.00%	0	1,895	0	0
Shared Ownership		90.4	90.40	0.00%	0	4,200	0	0
First Homes		90.4	90.40	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.125	ha	40	/ha		2,712,000	452
SITE AREA - Gross		0.125	ha	40	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	747,919	5,983,354	5,983,354
Existing Use Value	375,000		3,000,000
Uplift	20%	75,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	450,000		3,600,000

	£/m2
Additional Profit	967,353 2,140

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -705,803

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND		/unit or m2	Total
Land			747,919
Stamp Duty			26,896
Easements etc.			0
Legals /Acquisition	1.50%	11,219	38,115
Fees			
Planning		2,310	
Professional	8.00%	91,480	93,790
CONSTRUCTION			
Build Cost	2,091	945,247	
s106 / CIL / IT		67,447	
Contingency	5.00%	47,262	
Abnormals	5.00%	47,262	
		36,281	1,143,500
FINANCE			
Fees	0%	0	
Interest	7.50%	0	
Legal and Valuation		0	0
SALES			
Agents	%	3.0%	81,360
Legals	%	0.5%	13,560
	£/unit	0	0
Misc.	%	0.0%	0
			94,920
			2,118,244
Developers Profit			
Market Housing	% Value	15.00%	406,800
Affordable Housing	% Value	6.00%	0
First Homes	% Value	15.00%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	5		2,310
No dwgs under 50	5	462	2,310
No dwgs over 50	0	138	0
		Total	2,310

Stamp duty calc - Residual	
Land payment	747,919
Total	26,896

Stamp duty calc - Residual	
Land payment	450,000
Total	12,000

Pre CIL s106	
2,900 £/ Unit (all)	
Total	14,500

Post CIL s106	
2,900 £/ Unit (all)	14,500
CIL 117 £/m2	52,947
Total	67,447

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			/m2
CO2 Plus	%	2.00%	1,760.83
Acc & Adpt	£/m2		35.22
Water	£/m2		0.00
Over Extra 1	%	1.00%	17.61
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	1,813.75
	BNG	0.30%	272.06
			5.44
			2,091.25

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6					
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
UNITS Started			1	2	2																					
Market Housing				0	0	0	542,400	1,084,800	1,084,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	0	0	0	0	0	542,400	1,084,800	1,084,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																										
Stamp Duty	26,896																									
Easements etc.	0																									
Legals Acquisition	11,219																									
Planning Fee	2,310																									
Professional	45,740			45,740																						
Build Cost - BCIS Base			0	63,016	189,049	315,082	252,066	126,033	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff			52,947	967	2,900	4,833	3,867	1,933	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency			0	3,151	9,452	15,754	12,603	6,302	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals			0	5,570	16,709	27,848	22,278	11,139	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																									
Legal and Valuation	0																									
Agents	0	0	0	0	0	0	16,272	32,544	32,544	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	2,712	5,424	5,424	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																									
COSTS BEFORE LAND INT AND PROFIT	86,165	52,947	118,443	218,110	363,517	290,814	164,391	37,968	37,968	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation																										
Land	747,919																									
Interest		15,639	16,925	19,463	23,918	31,182	37,220	30,830	11,780	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return																										
Market Housing																									406,800	
Affordable for Rent																									0	
First Homes																									0	
Cash Flow	-834,084	-68,586	-135,369	-237,574	-387,435	-321,996	340,789	1,016,002	1,035,052	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-406,800	
Opening Balance	0																									
Closing Balance	-834,084	-902,670	-1,038,039	-1,275,613	-1,663,048	-1,985,044	-1,644,254	-628,252	406,800	406,800	406,800	406,800	406,800	406,800	406,800	406,800	406,800	406,800	406,800	406,800	406,800	406,800	406,800	406,800	0	

Lower Appendix 12
Site 26



Site 26 Meridian Water High Rise 500							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				500	£/m2	£	m2
Market Housing	Gross	78.7	65.00%	325	6,770	150,530,950	25,570
	Net	68.42					
Affordable Overall			35%	175			
Affordable Rent		71.0	24.50%	123	2,870	21,694,750	8,693
Social Rent		71.0	0.00%	0	1,895	0	0
Shared Ownership		71.3	10.50%	53	4,739	15,430,230	3,744
First Homes		71.3	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.502	ha	333	/ha		187,655,930	38,008
SITE AREA - Gross	1.502	ha	333	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	15,589,719	10,382,753	10,382,753
Existing Use Value	4,504,505		3,000,000
Uplift	20%	900,901	600,000
Plus /ha	0	0	0
Benchmark Land Value	5,405,405		3,600,000

Additional Profit	5,884,022	230
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 12,304,724

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			15,589,719
	Stamp Duty		768,986	
	Easements etc.		0	
	Legals /Acquisition	1.50%	233,846	1,002,832
Fees	Planning		85,200	
	Professional	10.00%	11,031,219	11,116,419
CONSTRUCTION	Build Cost	2,395	91,037,998	
	s106 / CIL / IT		7,695,299	
	Contingency	5.00%	4,551,900	
	Abnormals	5.00%	4,551,900	
			2,475,090	110,312,187
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	5,629,678	
	Legals	0.5%	938,280	
		£/unit	0	0
	Misc.	0.0%	0	6,567,958
				144,589,115
Developers Profit	Market Housing % Value	20.00%		30,106,190
	Affordable Housing % Value	6.00%		2,227,499
	First Homes % Value	20.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	500		23,100
No dwgs under 50	50	462	23,100
No dwgs over 50	450	138	62,100
		Total	85,200

Stamp duty calc - Residual		
Land payment		
		15,589,719
	Total	768,986

Stamp duty calc - Residual		
Land payment		
		5,405,405
	Total	259,770

Pre CIL s106		
	9,400	£/ Unit (all)
		4,700,000
	Total	4,700,000

Post CIL s106			
	9,400	£/ Unit (all)	4,700,000
	117	£/m2	2,995,299
		Total	7,695,299

Inf Tariff		
% GDV		
0.00%		0

Build Cost				/m2
CO2 Plus	%	2.00%		2,016.81
Acc & Adpt	%	1.00%		40.34
Water	£/m2			0.00
Over Extra 1	%	0.00%		0.00
Over Extra 2	%	0.00%		0.00
Small Site	%	0.00%		0.00
Site Costs	Base	15.00%		2,077.41
	BNG	0.30%		311.61
				6.23
				2,395.25

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
UNITS Started			30	30																					
Market Housing				0				9,031,857	9,031,857	9,031,857	9,031,857	9,031,857	9,031,857	9,031,857	9,031,857	9,031,857	9,031,857	9,031,857	9,031,857	9,031,857	9,031,857	9,031,857	9,031,857	9,031,857	
Affordable Rent				0				1,301,685	1,301,685	1,301,685	1,301,685	1,301,685	1,301,685	1,301,685	1,301,685	1,301,685	1,301,685	1,301,685	1,301,685	1,301,685	1,301,685	1,301,685	1,301,685	1,301,685	
Social Rent				0				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership				0				925,814	925,814	925,814	925,814	925,814	925,814	925,814	925,814	925,814	925,814	925,814	925,814	925,814	925,814	925,814	925,814	925,814	
First Homes				0				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy				0				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	0	0	0	0	0	11,259,356	11,259,356	11,259,356	11,259,356	11,259,356	11,259,356	11,259,356	11,259,356	11,259,356	11,259,356	11,259,356	11,259,356	11,259,356	11,259,356	11,259,356	11,259,356	11,259,356	7,506,237	
EXPENDITURE																									
Stamp Duty	768,986																								
Easements etc.	0																								
Legals Acquisition	233,846																								
Planning Fee	85,200																								
Professional	5,515,609			5,515,609																					
Build Cost - BCIS Base			0	1,820,760	3,641,520	5,462,280	5,462,280	5,462,280	5,462,280	5,462,280	5,462,280	5,462,280	5,462,280	5,462,280	5,462,280	5,462,280	5,462,280	5,462,280	4,855,360	3,034,600	1,213,840	0	0	0	
s106/CIL/Tariff		2,995,299	94,000	188,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	250,667	156,667	62,667	0	0	0	
Contingency		0	91,038	182,076	273,114	273,114	273,114	273,114	273,114	273,114	273,114	273,114	273,114	273,114	273,114	273,114	273,114	273,114	242,768	151,730	60,692	0	0	0	
Abnormals		0	140,540	281,080	421,619	421,619	421,619	421,619	421,619	421,619	421,619	421,619	421,619	421,619	421,619	421,619	421,619	421,619	374,773	234,233	93,693	0	0	0	
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	337,781	337,781	337,781	337,781	337,781	337,781	337,781	337,781	337,781	337,781	337,781	337,781	337,781	337,781	337,781	337,781	337,781	225,187	
Legals	0	0	0	0	0	0	56,297	56,297	56,297	56,297	56,297	56,297	56,297	56,297	56,297	56,297	56,297	56,297	56,297	56,297	56,297	56,297	56,297	37,531	
Misc.	0																								
COSTS BEFORE LAND INT AND PROFIT	6,603,641	2,995,299	7,661,947	4,292,676	6,439,013	6,439,013	6,833,091	6,833,091	6,833,091	6,833,091	6,833,091	6,833,091	6,833,091	6,833,091	6,833,091	6,833,091	6,833,091	6,833,091	6,117,645	3,971,307	1,824,969	394,077	262,718	0	
For Residual Valuation	Land	15,589,719																							
	Interest		416,126	480,090	632,753	725,105	859,432	996,278	931,965	866,447	799,701	731,703	662,430	591,858	519,963	446,719	372,103	296,087	218,647	139,754	45,967	0	0	0	
Developers Return	Market Housing																							30,106,190	
	Affordable for Rent																							2,227,499	
	First Homes																							0	
Cash Flow		-22,193,360	-3,411,425	-8,142,037	-4,925,428	-7,164,118	-7,298,445	-3,429,987	-3,494,300	-3,559,818	-3,626,564	-3,694,562	-3,763,835	-3,834,407	-3,906,302	-3,979,546	-4,054,162	-4,130,178	-4,207,618	-5,001,957	-7,242,082	-9,434,386	-10,865,278	-7,243,519	-32,333,689
Opening Balance		0																							
Closing Balance		-22,193,360	-25,604,785	-33,746,822	-38,672,250	-45,836,368	-53,134,813	-49,704,826	-46,210,527	-42,650,709	-39,024,145	-35,329,582	-31,565,747	-27,731,340	-23,825,037	-19,845,492	-15,791,330	-11,661,152	-7,453,534	-2,451,577	-				

Lower Appendix 12
Site 27



Site 27 Meridian Water Low Rise 350							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	75.4	65.00%	228	6,770	105,641,078	17,165
	Net	68.59					
Affordable Overall			35%	122.5			
Affordable Rent		67.7	24.50%	86	2,870	15,143,889	5,804
Social Rent		67.7	0.00%	0	1,895	0	0
Shared Ownership		68.7	10.50%	37	4,739	10,879,768	2,525
First Homes		68.7	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	2.500	ha	140	/ha		131,664,735	25,494
SITE AREA - Gross	2.500	ha	140	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	23,348,132	9,339,253	9,339,253
Existing Use Value	7,500,000		3,000,000
Uplift	20%	1,500,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	9,000,000		3,600,000

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 9,144,712

Check on phasing dwgs nos
correct

	£/m2
Additional Profit	11,727,634 683

DEVELOPMENT COSTS				
		/unit or m2	Total	
LAND	Land			23,348,132
	Stamp Duty		1,156,907	
	Easements etc.		0	
	Legals /Acquisition	1.50%	350,222	1,507,129
Fees	Planning		64,500	
	Professional	8.00%	5,391,454	5,455,954
CONSTRUCTION	Build Cost	2,154	54,908,749	
	s106 / CIL / IT		5,296,257	
	Contingency	5.00%	2,745,437	
	Abnormals	5.00%	2,745,437	
			1,697,294	67,393,175
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	3,949,942	
	Legals	0.5%	658,324	
		£/unit	0	0
	Misc.	0.0%	0	4,608,266
				102,312,655
Developers Profit	Market Housing % Value	17.50%		18,487,189
	Affordable Housing % Value	6.00%		1,561,419
	First Homes % Value	17.50%		0

Planning fee calc	dwgs	rate	
Planning app fee	350		
No dwgs	50	462	23,100
No dwgs under 50	300	138	41,400
No dwgs over 50			64,500
Total			1,156,907

Stamp duty calc - Residual		
Land payment		23,348,132
Total		1,156,907

Stamp duty calc - Residual		
Land payment		9,000,000
Total		439,500

Pre CIL s106	9,400	£/ Unit (all)	
Total			3,290,000

Post CIL s106	9,400	£/ Unit (all)	3,290,000
CIL	117	£/m2	2,006,257
Total			5,296,257

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	1,813.46
Acc & Adpt	£/m2	36.27
Water	%	2.00%
Over Extra 1	£/m2	0.00
Over Extra 2	%	18.13
Small Site	£/m2	0.00
Site Costs	%	0.00%
	Base	15.00%
	BNG	0.30%
Total		1,867.96
		280.19
		5.60
		2,153.76

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started			30	30																				
Market Housing				0	0	0	9,054,950	9,054,950	9,054,950	9,054,950	9,054,950	9,054,950	9,054,950	9,054,950	9,054,950	9,054,950	9,054,950	6,036,633	0	0	0	0	0	0
Affordable Rent				0	0	0	1,298,048	1,298,048	1,298,048	1,298,048	1,298,048	1,298,048	1,298,048	1,298,048	1,298,048	1,298,048	1,298,048	865,365	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	932,552	932,552	932,552	932,552	932,552	932,552	932,552	932,552	932,552	932,552	932,552	621,701	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	11,285,549	11,285,549	11,285,549	11,285,549	11,285,549	11,285,549	11,285,549	11,285,549	11,285,549	11,285,549	11,285,549	7,523,699	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	1,156,907																							
Easements etc.	0																							
Legals Acquisition	350,222																							
Planning Fee	64,500																							
Professional	2,695,727			2,695,727																				
Build Cost - BCIS Base		0	1,568,821	3,137,643	4,706,464	4,706,464	4,706,464	4,706,464	4,706,464	4,706,464	4,706,464	4,706,464	4,706,464	4,183,524	2,614,702	1,045,881	0	0	0	0	0	0	0	0
s106/CIL/Tariff		2,006,257	94,000	188,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	250,667	156,667	62,667	0	0	0	0	0	0	0	0
Contingency		0	78,441	156,882	235,323	235,323	235,323	235,323	235,323	235,323	235,323	235,323	235,323	209,176	130,735	52,294	0	0	0	0	0	0	0	0
Abnormals		0	126,935	253,870	380,806	380,806	380,806	380,806	380,806	380,806	380,806	380,806	380,806	338,494	211,559	84,623	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	338,566	338,566	338,566	338,566	338,566	338,566	338,566	338,566	338,566	338,566	338,566	225,711	0	0	0	0	0	0
Legals	0	0	0	0	0	0	56,428	56,428	56,428	56,428	56,428	56,428	56,428	56,428	56,428	56,428	56,428	37,618	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	4,267,356	2,006,257	4,563,925	3,736,395	5,604,593	5,604,593	5,999,587	5,999,587	5,999,587	5,999,587	5,999,587	5,999,587	5,999,587	5,376,855	3,508,657	1,640,459	394,994	263,329	0	0	0	0	0	0
For Residual Valuation	Land	23,348,132																						
Interest		517,790	565,116	661,286	743,742	862,774	984,037	903,376	821,202	737,488	652,204	565,321	476,809	386,637	283,099	142,590	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							18,487,189
Affordable for Rent																								1,561,419
First Homes																								0
Cash Flow	-27,615,488	-2,524,047	-5,129,041	-4,397,681	-6,348,335	-6,467,367	-4,301,925	-4,382,586	-4,464,759	-4,548,474	-4,633,758	-4,720,640	-4,809,152	-5,522,057	-7,493,793	-9,502,499	-10,890,555	-7,260,370	0	0	0	0	0	-20,048,608
Opening Balance	0																							
Closing Balance	-27,615,488	-30,139,535	-35,268,576	-39,666,257	-46,014,592	-52,481,959	-48,180,034	-43,797,448	-39,332,689	-34,784,215	-30,150,458	-25,429,817	-20,620,665	-15,098,608	-7,604,815	1,897,684	12,788,238	20,048,608	20,048,608	20,048,608	20,048,608	20,048,608	20,048,608	20,048,608

Lower Appendix 12
Site 28



Site 28 Meridian Water Low Rise 150							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				150	£/m2	£	m2
Market Housing	Gross	75.6	65.00%	98	6,770	45,354,638	7,369
	Net	68.71					
Affordable Overall			35%	52.5			
Affordable Rent		68.3	24.50%	37	2,870	6,550,697	2,511
Social Rent		68.3	0.00%	0	1,895	0	0
Shared Ownership		66.4	10.50%	16	4,739	4,506,345	1,046
First Homes		66.4	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.200	ha	125	/ha		56,411,680	10,926
SITE AREA - Gross	1.200	ha	125	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	10,131,659	8,443,049	8,443,049
Existing Use Value	3,600,000		3,000,000
Uplift	20%	720,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	4,320,000		3,600,000

Additional Profit	£/m2	4,372,333	593
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 3,807,306

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			10,131,659
	Stamp Duty		496,083	
	Easements etc.		0	
	Legals /Acquisition	1.50%	151,975	648,058
Fees	Planning		36,900	
	Professional	8.00%	2,311,857	2,348,757
CONSTRUCTION	Build Cost	2,154	23,531,992	
	s106 / CIL / IT		2,268,812	
	Contingency	5.00%	1,176,600	
	Abnormals	5.00%	1,176,600	
			744,210	28,898,213
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	1,692,350	
	Legals	0.5%	282,058	
		£/unit	0	
	Misc.	0.0%	0	1,974,409
				44,001,096
Developers Profit	Market Housing % Value	17.50%		7,937,062
	Affordable Housing % Value	6.00%		663,423
	First Homes % Value	17.50%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	150		23,100
No dwgs under 50	50	462	13,800
No dwgs over 50	100	138	36,900
		Total	496,083

Stamp duty calc - Residual	
Land payment	10,131,659
Total	496,083

Stamp duty calc - Residual	
Land payment	4,320,000
Total	205,500

Pre CIL s106		
9,400	£/ Unit (all)	
Total		1,410,000

Post CIL s106			
	9,400	£/ Unit (all)	1,410,000
CIL	117	£/m2	858,812
Total			2,268,812

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			/m2
CO2 Plus	%	2.00%	1,813.46
Acc & Adpt	£/m2		36.27
Water	£/m2		0.00
Over Extra 1	%	1.00%	18.13
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	1,867.96
	BNG	0.30%	280.19
			2,153.76

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			10	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Market Housing				0	0	0	3,023,643	6,047,285	6,047,285	6,047,285	6,047,285	6,047,285	6,047,285	6,047,285	6,047,285	6,047,285	6,047,285	6,047,285	6,047,285	6,047,285	6,047,285	6,047,285	6,047,285	6,047,285
Affordable Rent				0	0	0	436,713	873,426	873,426	873,426	873,426	873,426	873,426	873,426	873,426	873,426	873,426	873,426	873,426	873,426	873,426	873,426	873,426	873,426
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	300,423	600,846	600,846	600,846	600,846	600,846	600,846	600,846	600,846	600,846	600,846	600,846	600,846	600,846	600,846	600,846	600,846	600,846
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	3,760,779	7,521,557	7,521,557	7,521,557	7,521,557	7,521,557	7,521,557	7,521,557	7,521,557	7,521,557	7,521,557	7,521,557	7,521,557	7,521,557	7,521,557	7,521,557	7,521,557	
EXPENDITURE																								
Stamp Duty	496,083																							
Easements etc.	0																							
Legals Acquisition	151,975																							
Planning Fee	36,900																							
Professional	1,155,929			1,155,929																				
Build Cost - BCIS Base		0	522,933	1,568,799	2,614,666	3,137,599	3,137,599	3,137,599	3,137,599	3,137,599	2,091,733	1,045,866	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		858,812	31,333	94,000	156,667	188,000	188,000	188,000	188,000	188,000	125,333	62,667	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	26,147	78,440	130,733	156,880	156,880	156,880	156,880	156,880	104,587	52,293	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	42,685	128,054	213,423	256,108	256,108	256,108	256,108	256,108	170,739	85,369	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	112,823	225,647	225,647	225,647	225,647	225,647	225,647	225,647	225,647	225,647	225,647	225,647	225,647	225,647	225,647	225,647	225,647	
Legals	0	0	0	0	0	0	18,804	37,608	37,608	37,608	37,608	37,608	37,608	37,608	37,608	37,608	37,608	37,608	37,608	37,608	37,608	37,608	37,608	
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	1,840,886	858,812	1,779,026	1,869,293	3,115,489	3,738,587	3,870,214	4,001,841	4,001,841	4,001,841	2,755,646	1,509,450	263,255	263,255	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	10,131,659																						
	Interest		224,485	244,797	282,744	323,094	387,568	464,933	475,703	418,627	360,482	301,246	217,534	108,886	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							7,937,062
	Affordable for Rent																							663,423
	First Homes																							0
Cash Flow		-11,972,546	-1,083,297	-2,023,823	-2,152,037	-3,438,583	-4,126,155	-5,743,699	3,044,013	3,101,089	3,159,234	4,464,665	5,794,573	7,149,417	7,258,303	0	0	0	0	0	0	0	0	-8,600,484
Opening Balance		0																						0
Closing Balance		-11,972,546	-13,055,843	-15,079,666	-17,231,703	-20,670,287	-24,796,441	-25,370,810	-22,326,797	-19,225,708	-16,066,474	-11,601,809	-5,807,236	1,342,181	8,600,484	8,600,484	8,600,484	8,600,484	8,600,484	8,600,484	8,600,484	8,600,484	8,600,484	0