

Specialist - Appendix Cover



London Borough Enfield - Specialist Housing

03/10/2023
11:30

Build to Rent - Flats

3 UNITS **60**
Affordable 35%
Aff - rented 100% % of Aff
21 Shared Own 0%
First Homes 0% % of Aff

	Rounded
21	21
0.00	0
0	0
21	21

Modelling Density 85 units/ha
Net:Gross 80%
Area ha Total 0.882
Gross 0.882 ha
Net 0.706 ha
Characteristics Sub Area 2 + Dist Heat
Green Brov Brown
Use PDL

				Market									
	Beds	m2	Circulation	39	Rounded	m2		m2	Circulation	21	Rounded	m2	
Terrace	2	73	0.0%		0.00	0		73	0.0%		0.00	0	
Terrace	3	86	0.0%		0.00	0		86	0.0%		0.00	0	
Semi	2	81	0.0%		0.00	0		81	0.0%		0.00	0	
Semi	3	96	0.0%		0.00	0		96	0.0%		0.00	0	
Semi	4	106	0.0%		0.00	0		106	0.0%		0.00	0	
Flat to5	1	40	10.0%		0.00	0		40	0.0%		0.00	0	
Flat to5	2	65	10.0%	60%	23.40	23	1,645	65	0.0%	60%	12.60	13	845
Flat to5	3	80	10.0%	40%	15.60	16	1,408	80	0.0%	40%	8.40	8	640
Student Clus	1	15	35.0%		0.00	0		15	0.0%		0.00	0	
Student Stuc	1	23	26.0%		0.00	0		23	10.0%		0.00	0	
#	3	0	25.0%		0.00	0		23	10.0%		0.00	0	
Sheltered	1	50	20.0%		0.00	0		50	10.0%		0.00	0	
Sheltered	2	75	20.0%		0.00	0		75	15.0%		0.00	0	
Extracare	1	65	30.0%		0.00	0		65	15.0%		0.00	0	
Extracare	2	80	30.0%		0.00	0		80	15.0%		0.00	0	
				100%	39.00	39	3,053						

				Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	21	Rounded	m2		0	Rounded	m2		0	Rounded	m2	
Terrace	2	73	0.0%		0.00	0			0.00	0			0.00	0	
Terrace	3	86	0.0%		0.00	0			0.00	0			0.00	0	
Semi	2	81	0.0%		0.00	0			0.00	0			0.00	0	
Semi	3	96	0.0%		0.00	0			0.00	0			0.00	0	
Semi	4	106	0.0%		0.00	0			0.00	0			0.00	0	
Flat to5	1	40	10.0%		0.00	0			0.00	0			0.00	0	
Flat to5	2	65	10.0%	60%	12.60	13	845	60%	0.00	0		60%	0.00	0	
Flat to5	3	80	10.0%	40%	8.40	8	640	40%	0.00	0		40%	0.00	0	
Student Clus	1	15	35.0%		0.00	0			0.00	0			0.00	0	
Student Stuc	1	23	26.0%		0.00	0			0.00	0			0.00	0	
#	3	0	25.0%		0.00	0			0.00	0			0.00	0	
Sheltered	1	50	20.0%		0.00	0			0.00	0			0.00	0	
Sheltered	2	75	20.0%		0.00	0			0.00	0			0.00	0	
Extracare	1	65	30.0%		0.00	0			0.00	0			0.00	0	
Extracare	2	80	30.0%		0.00	0			0.00	0			0.00	0	
				100%	21.00	21	1,485	100%	0.00	0	0	100%	0.00	0	0

							BCIS	
			Lower Q	Median	Used	m2		
Terrace	2			1,685	1,685	0		0
Terrace	3			1,685	1,685	0		0
Semi	2			1,736	1,736	0		0
Semi	3			1,736	1,736	0		0
Semi	4			1,736	1,736	0		0
Flat to5	1			1,961	1,961	0		0
Flat to5	2			1,961	1,961	2,490	4,881,910	
Flat to5	3			1,961	1,961	2,048	4,016,128	
Student Clus	1			2,661	2,661	0		0
Student Stuc	1			2,661	2,661	0		0
#	3			2,661	2,661	0		0
Sheltered	1			1,961	1,961	0		0
Sheltered	2			1,961	1,961	0		0
Extracare	1			2,093	2,093	0		0
Extracare	2			2,093	2,093	0		0
						4,538	8,898,038	

1,961 €/m2

				Occupants		Population	
	Beds	Count	per unit				
Terrace	2	0	0	0	0		
Terrace	3	0	0	0	0		
Semi	2	0	0	0	0		
Semi	3	0	0	0	0		
Semi	4	0	0	0	0		
Flat to5	1	0	0	0	0		
Flat to5	2	36	0	0	0		
Flat to5	3	24	0	0	0		
Student Clu	1	0	0	0	0		
Student St	1	0	0	0	0		
#	3	0	0	0	0		
Sheltered	1	0	0	0	0		
Sheltered	2	0	0	0	0		
Extracare	1	0	0	0	0		
Extracare	2	0	0	0	0		
						Residents	0

ha per dwelling	
0.0019	Local Open Space
0.0040	Strategic Open Space
0.0024	Natural Open Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0083	ha

Open Space Required	0.498
Gross - Net	0.176
Shortfall / Surplus	-0.322

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	39	3,053	78.27	2,775	71.15
Aff - rented	21	1,485	70.71	1,485	70.71
Shared Ownership	0	0	70.71	0	70.71
First Homes	0	0	70.71	0	70.71
	60	4,538		4,260	

Sheltered Flats

8 UNITS **60**
Affordable 35%
Aff - rented 70% % of Aff
21 Shared Own 30%
First Homes 0% % of Aff

	Rounded
14.7	15
6.30	6
0	0
21	21

Modelling Density 120 units/ha
Net:Gross 100%

Area ha
Total 0.500
Gross 0.500 ha
Net 0.500 ha

Characteristics
Sub Area Option 2
Green Brov Brown
Use PDL

				Market							
	Beds	m2	Circulation	39	Rounded	m2		m2	Circulation		
Terrace	2	73	0.0%	0.00	0	0	73	0.0%			
Terrace	3	86	0.0%	0.00	0	0	86	0.0%			
Semi	2	81	0.0%	0.00	0	0	81	0.0%			
Semi	3	96	0.0%	0.00	0	0	96	0.0%			
Semi	4	106	0.0%	0.00	0	0	106	0.0%			
Flat to5	1	40	10.0%	0.00	0	0	40	0.0%			
Flat to5	2	65	10.0%	0.00	0	0	65	0.0%			
Flat to5	3	80	10.0%	0.00	0	0	80	0.0%			
Student Clus	1	15	35.0%	0.00	0	0	15	0.0%			
Student Stuc	1	23	26.0%	0.00	0	0	23	10.0%			
#	3	0	25.0%	0.00	0	0	23	10.0%			
Sheltered	1	50	20.0%	50%	19.50	19	50	10.0%	50%	7.50	8
Sheltered	2	75	20.0%	50%	19.50	20	75	15.0%	50%	7.50	7
Extracare	1	65	30.0%	0.00	0	0	65	15.0%	0.00	0	0
Extracare	2	80	30.0%	0.00	0	0	80	15.0%	0.00	0	0
				100%	39.00	39			100%	15.00	15
						2,940				1,044	6

				Affordable for Rent			Shared Ownership			First Homes		
	Beds	m2	Circulation	15	Rounded	m2	6	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
Semi	2	81	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Semi	3	96	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
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
Student Clus	1	15	35.0%	0.00	0	0	0.00	0	0	0.00	0	0
Student Stuc	1	23	26.0%	0.00	0	0	0.00	0	0	0.00	0	0
#	3	0	25.0%	0.00	0	0	0.00	0	0	0.00	0	0
Sheltered	1	50	20.0%	50%	7.50	8	440	50%	3.00	3	165	50%
Sheltered	2	75	20.0%	50%	7.50	7	604	50%	3.00	3	259	50%
Extracare	1	65	30.0%	0.00	0	0	0.00	0	0	0.00	0	0
Extracare	2	80	30.0%	0.00	0	0	0.00	0	0	0.00	0	0
				100%	15.00	15	1,044	100%	6.00	6	424	100%
						2,940					0	0

							BCIS	
			Lower Q	Median	Used	m2		
Terrace	2			1,685	1,685	0		0
Terrace	3			1,685	1,685	0		0
Semi	2			1,736	1,736	0		0
Semi	3			1,736	1,736	0		0
Semi	4			1,736	1,736	0		0
Flat to5	1			1,961	1,961	0		0
Flat to5	2			1,961	1,961	0		0
Flat to5	3			1,961	1,961	0		0
Student Clus	1			2,661	2,661	0		0
Student Stuc	1			2,661	2,661	0		0
#	3			2,661	2,661	0		0
Sheltered	1			1,961	1,961	1,745		3,421,945
Sheltered	2			1,961	1,961	2,663		5,221,163
Extracare	1			2,093	2,093	0		0
Extracare	2			2,093	2,093	0		0
						4,408		8,643,108

1,961 £/m2

				Occupants		Population	
	Beds	Count	per unit				
Terrace	2	0	0	0	0	0	0
Terrace	3	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
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
Student Cl	1	0	0	0	0	0	0
Student St	1	0	0	0	0	0	0
#	3	0	0	0	0	0	0
Sheltered	1	30	0	0	0	0	0
Sheltered	2	30	0	0	0	0	0
Extracare	1	0	0	0	0	0	0
Extracare	2	0	0	0	0	0	0
				Residents	0		

ha per dwelling	
0.0019	Local Open Space
0.0040	Strategic Open Space
0.0024	Natural Open Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0083	ha

Open Space Required	0.498
Gross - Net	0.000
Shortfall / Surplus	-0.498

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	39	2,940	75.38	2,450	62.82
Aff - rented	15	1,044	69.58	925	61.67
Shared Ownership	6	424	70.63	375	62.50
First Homes	0	0	70.63	0	62.50
	60	4,408		3,750	

Student Cluster 175

16 UNITS **175** Aff - rented **100%** % of Aff
Affordable **35%** 61.25 Shared Own 0%
First Homes % of Aff

	Rounded
61.25	61
0.00	0
0	0
61.25	61

Modelling Density **700** units/ha
Net:Gross **100%**

Area ha
Total **0.250**
Gross **0.250** ha
Net **0.250** ha

Characteristics
Sub Area Option 1
Green Brov Brown
Use PDL

				Market							
	Beds	m2	Circulation	113.75	Rounded		m2	m2	Circulation		
Terrace	2	73	0.0%	0.00	0		73	0.0%	0.00	0	0
Terrace	3	86	0.0%	0.00	0		86	0.0%	0.00	0	0
Semi	2	81	0.0%	0.00	0		81	0.0%	0.00	0	0
Semi	3	96	0.0%	0.00	0		96	0.0%	0.00	0	0
Semi	4	106	0.0%	0.00	0		106	0.0%	0.00	0	0
Flat to5	1	40	10.0%	0.00	0		40	0.0%	0.00	0	0
Flat to5	2	65	10.0%	0.00	0		65	0.0%	0.00	0	0
Flat to5	3	80	10.0%	0.00	0		80	0.0%	0.00	0	0
Student Clus	1	15	35.0%	100%	113.75	114	2,309	15	100%	61.00	61
Student Stuc	1	23	26.0%	0.00	0		23	10.0%	0.00	0	0
#	3	0	25.0%	0.00	0		23	10.0%	0.00	0	0
Sheltered	1	50	20.0%	0.00	0		50	10.0%	0.00	0	0
Sheltered	2	75	20.0%	0.00	0		75	15.0%	0.00	0	0
Extracare	1	65	30.0%	0.00	0		65	15.0%	0.00	0	0
Extracare	2	80	30.0%	0.00	0		80	15.0%	0.00	0	0
				100%	113.75	114	2,309				

				Affordable for Rent			Shared Ownership			First Homes				
	61	Rounded	m2	0	Rounded	m2	0	Rounded	m2	0	Rounded	m2		
Terrace	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Terrace	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Semi	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Semi	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Semi	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Flat to5	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Flat to5	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Flat to5	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Student Clus	100%	61.00	61	915	100%	0.00	0	0	100%	0.00	0	0		
Student Stuc	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		
Sheltered	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Sheltered	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Extracare	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Extracare	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
				100%	61.00	61	915	100%	0.00	0	0	100%	0.00	0

							BCIS	
			Lower Q	Median	Used	m2		
Terrace	2			1,685	1,685	0		0
Terrace	3			1,685	1,685	0		0
Semi	2			1,736	1,736	0		0
Semi	3			1,736	1,736	0		0
Semi	4			1,736	1,736	0		0
Flat to5	1			1,961	1,961	0		0
Flat to5	2			1,961	1,961	0		0
Flat to5	3			1,961	1,961	0		0
Student Clus	1			2,661	2,661	3,224		8,577,734
Student Stuc	1			2,661	2,661	0		0
#	3			2,661	2,661	0		0
Sheltered	1			1,961	1,961	0		0
Sheltered	2			1,961	1,961	0		0
Extracare	1			2,093	2,093	0		0
Extracare	2			2,093	2,093	0		0
						3,224		8,577,734

2,661 £/m2

				Occupants		Population	
	Beds	Count	per unit				
Terrace	2	0	0	0	0	0	0
Terrace	3	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
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
Student Clu	1	175	0	0	0	0	0
Student St	1	0	0	0	0	0	0
#	3	0	0	0	0	0	0
Sheltered	1	0	0	0	0	0	0
Sheltered	2	0	0	0	0	0	0
Extracare	1	0	0	0	0	0	0
Extracare	2	0	0	0	0	0	0
				Residents	0		

ha per dwelling	
0.0019	Local Open Space
	Strategic Open Space
0.0024	Natural Open Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0043	ha

Open Space Required	0.753
Gross - Net	0.000
Shortfall / Surplus	-0.753

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	114	2,309	20.25	1,710	15.00
Aff - rented	61	915	15.00	915	15.00
Shared Ownership	0	0	15.00	0	15.00
First Homes	0	0	15.00	0	15.00
		175	3,224	2,625	

Student Cluster 175

17

UNITS **175**
Affordable 35%

Aff - rented 100% % of Aff
61.25 Shared Own 0%
First Homes 0% % of Aff

	Rounded
61.25	61
0.00	0
0	0
61.25	61

Modelling Density 700 units/ha
Net:Gross 100%

Area ha
Total 0.250
Gross 0.250 ha
Net 0.250 ha

Characteristics
Sub Area Option 2
Green Brov Brown
Use PDL

				Market							
	Beds	m2	Circulation	113.75	Rounded		m2	m2	Circulation		
Terrace	2	73	0.0%	0.00	0		73	0.0%	0.00	0	0
Terrace	3	86	0.0%	0.00	0		86	0.0%	0.00	0	0
Semi	2	81	0.0%	0.00	0		81	0.0%	0.00	0	0
Semi	3	96	0.0%	0.00	0		96	0.0%	0.00	0	0
Semi	4	106	0.0%	0.00	0		106	0.0%	0.00	0	0
Flat to5	1	40	10.0%	0.00	0		40	0.0%	0.00	0	0
Flat to5	2	65	10.0%	0.00	0		65	0.0%	0.00	0	0
Flat to5	3	80	10.0%	0.00	0		80	0.0%	0.00	0	0
Student Clus	1	15	35.0%	100%	113.75	114	2,309	15	100%	61.00	61
Student Stuc	1	23	26.0%	0.00	0		23	10.0%	0.00	0	0
#	3	0	25.0%	0.00	0		23	10.0%	0.00	0	0
Sheltered	1	50	20.0%	0.00	0		50	10.0%	0.00	0	0
Sheltered	2	75	20.0%	0.00	0		75	15.0%	0.00	0	0
Extracare	1	65	30.0%	0.00	0		65	15.0%	0.00	0	0
Extracare	2	80	30.0%	0.00	0		80	15.0%	0.00	0	0
				100%	113.75	114	2,309				

				Affordable for Rent			Shared Ownership			First Homes		
	Beds	m2	Circulation	61	Rounded	m2	0	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
Semi	2	81	0.0%	0.00	0	0	0.00	0	0	0.00	0	0
Semi	3	96	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
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
Student Clus	1	15	35.0%	100%	61.00	61	915	100%	0.00	0	100%	0.00
Student Stuc	1	23	26.0%	0.00	0	0	0.00	0	0	0.00	0	0
#	3	0	25.0%	0.00	0	0	0.00	0	0	0.00	0	0
Sheltered	1	50	20.0%	0.00	0	0	0.00	0	0	0.00	0	0
Sheltered	2	75	20.0%	0.00	0	0	0.00	0	0	0.00	0	0
Extracare	1	65	30.0%	0.00	0	0	0.00	0	0	0.00	0	0
Extracare	2	80	30.0%	0.00	0	0	0.00	0	0	0.00	0	0
				100%	61.00	61	915	100%	0.00	0	100%	0.00

							BCIS	
			Lower Q	Median	Used	m2		
Terrace	2			1,685	1,685	0		0
Terrace	3			1,685	1,685	0		0
Semi	2			1,736	1,736	0		0
Semi	3			1,736	1,736	0		0
Semi	4			1,736	1,736	0		0
Flat to5	1			1,961	1,961	0		0
Flat to5	2			1,961	1,961	0		0
Flat to5	3			1,961	1,961	0		0
Student Clus	1			2,661	2,661	3,224		8,577,734
Student Stuc	1			2,661	2,661	0		0
#	3			2,661	2,661	0		0
Sheltered	1			1,961	1,961	0		0
Sheltered	2			1,961	1,961	0		0
Extracare	1			2,093	2,093	0		0
Extracare	2			2,093	2,093	0		0
						3,224		8,577,734

2,661 £/m2

				Occupants		Population	
	Beds	Count	per unit				
Terrace	2	0	0	0	0		
Terrace	3	0	0	0	0		
Semi	2	0	0	0	0		
Semi	3	0	0	0	0		
Semi	4	0	0	0	0		
Flat to5	1	0	0	0	0		
Flat to5	2	0	0	0	0		
Flat to5	3	0	0	0	0		
Student Clu	1	175	0	0	0		
Student St	1	0	0	0	0		
#	3	0	0	0	0		
Sheltered	1	0	0	0	0		
Sheltered	2	0	0	0	0		
Extracare	1	0	0	0	0		
Extracare	2	0	0	0	0		
				Residents	0		

ha per dwelling	
	Local Open Space
	Strategic Open Space
0.0024	Natural Open Space
0.0000	
0.0000	
0.0000	
0.0000	
0.0000	
0.0024	ha

Open Space Required	0.420
Gross - Net	0.000
Shortfall / Surplus	-0.420

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	114	2,309	20.25	1,710	15.00
Aff - rented	61	915	15.00	915	15.00
Shared Ownership	0	0	15.00	0	15.00
First Homes	0	0	15.00	0	15.00
	175	3,224		2,625	

Student Cluster 175

18 UNITS **175**
Affordable 35%
Aff - rented 100% % of Aff
61.25 Shared Own 0%
First Homes 0% % of Aff

	Rounded
61.25	61
0.00	0
0	0
61.25	61

Modelling Density 700 units/ha
Net:Gross 100%
Area ha Total 0.250
Gross 0.250 ha
Net 0.250 ha
Characteristics Sub Area 2 + Dist Heat
Green Brov Brown
Use PDL

				Market							
	Beds	m2	Circulation	113.75	Rounded		m2	m2	Circulation		
Terrace	2	73	0.0%	0.00	0		73	0.0%	0.00	0	0
Terrace	3	86	0.0%	0.00	0		86	0.0%	0.00	0	0
Semi	2	81	0.0%	0.00	0		81	0.0%	0.00	0	0
Semi	3	96	0.0%	0.00	0		96	0.0%	0.00	0	0
Semi	4	106	0.0%	0.00	0		106	0.0%	0.00	0	0
Flat to5	1	40	10.0%	0.00	0		40	0.0%	0.00	0	0
Flat to5	2	65	10.0%	0.00	0		65	0.0%	0.00	0	0
Flat to5	3	80	10.0%	0.00	0		80	0.0%	0.00	0	0
Student Clus	1	15	35.0%	100%	113.75	114	2,309	15	100%	61.00	61
Student Stuc	1	23	26.0%	0.00	0		23	10.0%	0.00	0	0
#	3	0	25.0%	0.00	0		23	10.0%	0.00	0	0
Sheltered	1	50	20.0%	0.00	0		50	10.0%	0.00	0	0
Sheltered	2	75	20.0%	0.00	0		75	15.0%	0.00	0	0
Extracare	1	65	30.0%	0.00	0		65	15.0%	0.00	0	0
Extracare	2	80	30.0%	0.00	0		80	15.0%	0.00	0	0
				100%	113.75	114	2,309				

				Affordable for Rent			Shared Ownership			First Homes				
	61	Rounded	m2	0	Rounded	m2	0	Rounded	m2	0	Rounded	m2		
Terrace	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Terrace	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Semi	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Semi	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Semi	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Flat to5	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Flat to5	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Flat to5	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Student Clus	100%	61.00	61	915	100%	0.00	0	0	100%	0.00	0	0		
Student Stuc	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		
Sheltered	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Sheltered	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Extracare	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Extracare	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
				100%	61.00	61	915	100%	0.00	0	0	100%	0.00	0

							BCIS	
			Lower Q	Median	Used	m2		
Terrace	2			1,685	1,685	0		0
Terrace	3			1,685	1,685	0		0
Semi	2			1,736	1,736	0		0
Semi	3			1,736	1,736	0		0
Semi	4			1,736	1,736	0		0
Flat to5	1			1,961	1,961	0		0
Flat to5	2			1,961	1,961	0		0
Flat to5	3			1,961	1,961	0		0
Student Clus	1			2,661	2,661	3,224		8,577,734
Student Stuc	1			2,661	2,661	0		0
#	3			2,661	2,661	0		0
Sheltered	1			1,961	1,961	0		0
Sheltered	2			1,961	1,961	0		0
Extracare	1			2,093	2,093	0		0
Extracare	2			2,093	2,093	0		0
						3,224		8,577,734

2,661 £/m2

				Occupants		Population	
	Beds	Count	per unit				
Terrace	2	0	0	0	0		
Terrace	3	0	0	0	0		
Semi	2	0	0	0	0		
Semi	3	0	0	0	0		
Semi	4	0	0	0	0		
Flat to5	1	0	0	0	0		
Flat to5	2	0	0	0	0		
Flat to5	3	0	0	0	0		
Student Clu	1	175	0	0	0		
Student St	1	0	0	0	0		
#	3	0	0	0	0		
Sheltered	1	0	0	0	0		
Sheltered	2	0	0	0	0		
Extracare	1	0	0	0	0		
Extracare	2	0	0	0	0		
				Residents	0		

ha per dwelling	
	Local Open Space
	Strategic Open Space
0.0024	Natural Open Space
0.0000	
0.0000	
0.0000	
0.0000	
0.0000	
0.0024	ha

Open Space Required	0.420
Gross - Net	0.000
Shortfall / Surplus	-0.420

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	114	2,309	20.25	1,710	15.00
Aff - rented	61	915	15.00	915	15.00
Shared Ownership	0	0	15.00	0	15.00
First Homes	0	0	15.00	0	15.00
		175	3,224		2,625

Student Cluster 500

21 UNITS
Affordable 35%

500
Aff - rented 70% % of Aff
175 Shared Own 5%
First Homes 25% % of Aff

	Rounded
122.5	123
8.75	9
43.75	44
175	176

Modelling Density 667 units/ha
Net:Gross 100%

Area ha
Total 0.750
Gross 0.750 ha
Net 0.750 ha

Characteristics
Sub Area 2 + Dist Heat
Green Brov Brown
Use PDL

		Market					
	Beds	m2	Circulation	325	Rounded	m2	Circulation
Terrace	2	73	0.0%	0.00	0	73	0.0%
Terrace	3	86	0.0%	0.00	0	86	0.0%
Semi	2	81	0.0%	0.00	0	81	0.0%
Semi	3	96	0.0%	0.00	0	96	0.0%
Semi	4	106	0.0%	0.00	0	106	0.0%
Flat to5	1	40	10.0%	0.00	0	40	0.0%
Flat to5	2	65	10.0%	0.00	0	65	0.0%
Flat to5	3	80	10.0%	0.00	0	80	0.0%
Student Clus	1	15	35.0%	100%	325.00	325	6,581
Student Stuc	1	23	26.0%	0.00	0	23	10.0%
#	3	0	25.0%	0.00	0	23	10.0%
Sheltered	1	50	20.0%	0.00	0	50	10.0%
Sheltered	2	75	20.0%	0.00	0	75	15.0%
Extracare	1	65	30.0%	0.00	0	65	15.0%
Extracare	2	80	30.0%	0.00	0	80	15.0%
				100%	325.00	325	6,581

Affordable for Rent				Shared Ownership				First Homes							
	123	Rounded	m2	9	Rounded	m2	44	Rounded	m2						
Terrace	0.00	0	0	0.00	0	0	0.00	0	0						
Terrace	0.00	0	0	0.00	0	0	0.00	0	0						
Semi	0.00	0	0	0.00	0	0	0.00	0	0						
Semi	0.00	0	0	0.00	0	0	0.00	0	0						
Semi	0.00	0	0	0.00	0	0	0.00	0	0						
Flat to5	0.00	0	0	0.00	0	0	0.00	0	0						
Flat to5	0.00	0	0	0.00	0	0	0.00	0	0						
Flat to5	0.00	0	0	0.00	0	0	0.00	0	0						
Student Clus	100%	123.00	123	100%	9.00	9	100%	44.00	44						
Student Stuc	0.00	0	0	0.00	0	0	0.00	0	0						
#	0.00	0	0	0.00	0	0	0.00	0	0						
Sheltered	0.00	0	0	0.00	0	0	0.00	0	0						
Sheltered	0.00	0	0	0.00	0	0	0.00	0	0						
Extracare	0.00	0	0	0.00	0	0	0.00	0	0						
Extracare	0.00	0	0	0.00	0	0	0.00	0	0						
				100%	123.00	123	1,845	100%	9.00	9	135	100%	44.00	44	660

		BCIS			
		Lower Q	Median	Used	m2
Terrace	2		1,685	1,685	0
Terrace	3		1,685	1,685	0
Semi	2		1,736	1,736	0
Semi	3		1,736	1,736	0
Semi	4		1,736	1,736	0
Flat to5	1		1,961	1,961	0
Flat to5	2		1,961	1,961	0
Flat to5	3		1,961	1,961	0
Student Clus	1		2,661	2,661	9,221
Student Stuc	1		2,661	2,661	0
#	3		2,661	2,661	0
Sheltered	1		1,961	1,961	0
Sheltered	2		1,961	1,961	0
Extracare	1		2,093	2,093	0
Extracare	2		2,093	2,093	0
					9,221

2,661 €/m2

Occupants		Population	
Beds	Count	per unit	
Terrace	2	0	0
Terrace	3	0	0
Semi	2	0	0
Semi	3	0	0
Semi	4	0	0
Flat to5	1	0	0
Flat to5	2	0	0
Flat to5	3	0	0
Student Clu	1	501	0
Student St	1	0	0
#	3	0	0
Sheltered	1	0	0
Sheltered	2	0	0
Extracare	1	0	0
Extracare	2	0	0
			Residents 0

ha per dwelling	
	Local Open Space
	Strategic Open Space
0.0024	Natural Open Space
0.0000	
0.0000	
0.0000	
0.0000	
0.0000	
0.0024	ha

Open Space Required	1.200
Gross - Net	0.000
Shortfall / Surplus	-1.200

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	325	6,581	20.25	4,875	15.00
Aff - rented	123	1,845	15.00	1,845	15.00
Shared Ownership	9	135	15.00	135	15.00
First Homes	44	660	15.00	660	15.00
		501	9,221		7,515

Student Studio 175

25

UNITS **175**
Affordable 35%

Aff - rented 100% % of Aff
61.25 Shared Own 0%
First Homes 0% % of Aff

	Rounded
61.25	61
0.00	0
0	0
61.25	61

Modelling Density 700 units/ha
Net:Gross 100%

Area ha
Total 0.250
Gross 0.250 ha
Net 0.250 ha

Characteristics
Sub Area Option 1
Green Brov Brown
Use PDL

				Market							
	Beds	m2	Circulation	113.75	Rounded		m2	m2	Circulation		
Terrace	2	73	0.0%	0.00	0		73	0.0%	0.00	0	0
Terrace	3	86	0.0%	0.00	0		86	0.0%	0.00	0	0
Semi	2	81	0.0%	0.00	0		81	0.0%	0.00	0	0
Semi	3	96	0.0%	0.00	0		96	0.0%	0.00	0	0
Semi	4	106	0.0%	0.00	0		106	0.0%	0.00	0	0
Flat to5	1	40	10.0%	0.00	0		40	0.0%	0.00	0	0
Flat to5	2	65	10.0%	0.00	0		65	0.0%	0.00	0	0
Flat to5	3	80	10.0%	0.00	0		80	0.0%	0.00	0	0
Student Clus	1	15	35.0%	0.00	0		15	0.0%	0.00	0	0
Student Stuc	1	23	26.0%	100%	113.75	114	3,304	23	10.0%	0.00	0
#	3	0	25.0%	0.00	0		23	10.0%	0.00	0	0
Sheltered	1	50	20.0%	0.00	0		50	10.0%	0.00	0	0
Sheltered	2	75	20.0%	0.00	0		75	15.0%	0.00	0	0
Extracare	1	65	30.0%	0.00	0		65	15.0%	0.00	0	0
Extracare	2	80	30.0%	0.00	0		80	15.0%	0.00	0	0
				100%	113.75	114	3,304				

				Affordable for Rent			Shared Ownership			First Homes				
	61	Rounded	m2	0	Rounded	m2	0	Rounded	m2	0	Rounded	m2		
Terrace	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Terrace	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Semi	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Semi	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Semi	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Flat to5	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Flat to5	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Flat to5	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Student Clus	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Student Stuc	100%	61.00	61	1,543	100%	0.00	0	0	100%	0.00	0	0		
#	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Sheltered	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Sheltered	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Extracare	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
Extracare	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0		
				100%	61.00	61	1,543	100%	0.00	0	0	100%	0.00	0

							BCIS	
			Lower Q	Median	Used	m2		
Terrace	2			1,685	1,685	0		0
Terrace	3			1,685	1,685	0		0
Semi	2			1,736	1,736	0		0
Semi	3			1,736	1,736	0		0
Semi	4			1,736	1,736	0		0
Flat to5	1			1,961	1,961	0		0
Flat to5	2			1,961	1,961	0		0
Flat to5	3			1,961	1,961	0		0
Student Clus	1			2,661	2,661	0		0
Student Stuc	1			2,661	2,661	4,847	12,897,920	
#	3			2,661	2,661	0		0
Sheltered	1			1,961	1,961	0		0
Sheltered	2			1,961	1,961	0		0
Extracare	1			2,093	2,093	0		0
Extracare	2			2,093	2,093	0		0
						4,847	12,897,920	

2,661 £/m2

				Occupants		Population	
	Beds	Count	per unit				
Terrace	2	0	0	0	0		
Terrace	3	0	0	0	0		
Semi	2	0	0	0	0		
Semi	3	0	0	0	0		
Semi	4	0	0	0	0		
Flat to5	1	0	0	0	0		
Flat to5	2	0	0	0	0		
Flat to5	3	0	0	0	0		
Student Cl	1	0	0	0	0		
Student St	1	175	0	0	0		
#	3	0	0	0	0		
Sheltered	1	0	0	0	0		
Sheltered	2	0	0	0	0		
Extracare	1	0	0	0	0		
Extracare	2	0	0	0	0		
				Residents	0		

ha per dwelling	
0.0019	Local Open Space
0.0040	Strategic Open Space
0.0024	Natural Open Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0083	ha

Open Space Required	1.453
Gross - Net	0.000
Shortfall / Surplus	-1.453

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	114	3,304	28.98	2,622	23.00
Aff - rented	61	1,543	25.30	1,403	23.00
Shared Ownership	0	0	25.30	0	23.00
First Homes	0	0	25.30	0	23.00
	175	4,847		4,025	

			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 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26	Site 27	Site 28	Site 29	Site 30
			Build to Rent Flats	Build to Rent Flats	Build to Rent Flats	Build to Rent Housing	Build to Rent Housing	Build to Rent Housing	Sheltered Flats	Sheltered Flats	Sheltered Flats	Extra Care Flats	Extra Care Flats	Extra Care Flats	Student Cluster 60	Student Cluster 60	Student Cluster 60	Student Cluster 175	Student Cluster 175	Student Cluster 175	Student Cluster 500	Student Cluster 500	Student Cluster 500	Student Studio 60	Student Studio 60	Student Studio 60	Student Studio 175	Student Studio 175	Student Studio 175	Student Studio 500	Student Studio 500	Student Studio 500
			Option 1	Option 2	2 + Dist Heat	Option 1	Option 2	2 + Dist Heat	Option 1	Option 2	2 + Dist Heat	Option 1	Option 2	2 + Dist Heat	Option 1	Option 2	2 + Dist Heat	Option 1	Option 2	2 + Dist Heat	Option 1	Option 2	2 + Dist Heat	Option 1	Option 2	2 + Dist Heat	Option 1	Option 2	2 + Dist Heat	Option 1	Option 2	2 + Dist Heat
	Green/brown field		Brown	Brown	Brown	Green	Green	Green	Brown	Brown	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	Agricultural	Agricultural	Agricultural	PDL	PDL	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	0.882	0.882	0.882	3.571	3.571	3.571	0.500	0.500	0.500	0.600	0.600	0.600	0.050	0.050	0.050	0.250	0.250	0.250	0.750	0.750	0.750	0.050	0.050	0.050	0.250	0.250	0.250	0.750	0.750	0.750
	Net	ha	0.706	0.706	0.706	2.857	2.857	2.857	0.500	0.500	0.500	0.600	0.600	0.600	0.050	0.050	0.050	0.250	0.250	0.250	0.750	0.750	0.750	0.050	0.050	0.050	0.250	0.250	0.250	0.750	0.750	0.750
Units			60	60	60	100	100	100	60	60	60	60	60	60	60	60	60	175	175	175	500	500	500	60	60	60	175	175	175	500	500	500
Mix	Market Housing		65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	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%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
	Affordable Rent		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	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%	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%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	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%
	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%	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	25,000	25,000	25,000	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	3,000,000	3,000,000	
	£ site		2,647,059	2,647,059	2,647,059	89,286	89,286	89,286	1,500,000	1,500,000	1,500,000	1,800,000	1,800,000	1,800,000	150,000	150,000	150,000	750,000	750,000	750,000	2,248,876	2,248,876	2,248,876	150,000	150,000	150,000	750,000	750,000	750,000	2,248,876	2,248,876	2,248,876
Uplift	£/ha		600,000	600,000	600,000	500,000	500,000	500,000	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	600,000	600,000	600,000
	£ site		529,412	529,412	529,412	1,785,714	1,785,714	1,785,714	300,000	300,000	300,000	360,000	360,000	360,000	30,000	30,000	30,000	150,000	150,000	150,000	449,775	449,775	449,775	30,000	30,000	30,000	150,000	150,000	150,000	449,775	449,775	449,775
Benchmark Land Value	£/ha		3,600,000	3,600,000	3,600,000	525,000	525,000	525,000	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	3,600,000	3,600,000	
	£ site		3,176,471	3,176,471	3,176,471	1,875,000	1,875,000	1,875,000	1,800,000	1,800,000	1,800,000	2,160,000	2,160,000	2,160,000	180,000	180,000	180,000	900,000	900,000	900,000	2,698,651	2,698,651	2,698,651	180,000	180,000	180,000	900,000	900,000	900,000	2,698,651	2,698,651	2,698,651
Residual	Gross	£/ha	5,608,890	5,346,341	4,895,833	3,926,952	3,823,006	3,637,359	3,520,238	3,077,673	2,299,303	781,084	313,866	-386,074	14,830,710	18,565,120	11,401,298	11,575,085	10,600,304	6,664,872	10,877,595	9,966,706	6,289,223	16,268,007	13,709,881	6,842,903	9,475,079	8,009,029	4,073,597	8,931,213	7,561,256	3,883,773
	Net	£/ha	7,011,113	6,682,926	6,119,791	4,908,690	4,778,757	4,546,699	3,520,238	3,077,673	2,299,303	781,084	313,866	-386,074	14,830,710	18,565,120	11,401,298	11,575,085	10,600,304	6,664,872	10,877,595	9,966,706	6,289,223	16,268,007	13,709,881	6,842,903	9,475,079	8,009,029	4,073,597	8,931,213	7,561,256	3,883,773
	£ site		4,949,021	4,717,360	4,319,853	14,024,830	13,653,591	12,990,567	1,760,119	1,538,836	1,149,651	468,650	188,320	-231,644	741,535	928,256	570,065	2,893,771	2,650,076	1,666,218	8,154,119	7,471,294	4,714,560	813,400	685,494	342,145	2,368,770	2,002,257	1,018,399	6,695,062	5,668,108	2,911,374

Specialist - Appendix
Site 1



Site 1 Build to Rent - Flats							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	78.3		60	5,985	16,608,375	3,053
	Net	71.15	65.00%	39			
Affordable Overall			35%	21			
Affordable Rent	70.7	70.71	35.00%	21	4,788	7,110,180	1,485
Social Rent	70.7	70.71	0.00%	0	1,895	0	0
Shared Ownership	70.7	70.71	0.00%	0	4,190	0	0
First Homes	70.7	70.71	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.706	ha	85	/ha		23,718,555	4,538
SITE AREA - Gross	0.882	ha	68	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	4,949,021	7,011,113	5,608,890
Existing Use Value	2,647,059		3,000,000
Uplift	20%	529,412	600,000
Plus /ha	0	0	0
Benchmark Land Value	3,176,471		3,600,000

Additional Profit	451,900	148
-------------------	---------	-----

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 2,513,510

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			4,949,021	
Stamp Duty			236,951	
Easements etc.			0	
Legals /Acquisition	1.50%	74,235	311,186	
Fees				
Planning		24,480		
Professional	8.00%	991,917	1,016,397	
CONSTRUCTION				
Build Cost	2,293	10,403,908		
s106 / CIL / IT		798,662		
Contingency	5.00%	520,195		
Abnormals	5.00%	520,195		
FINANCE				
Fees	0%	0		
Interest	7.50%	0		
Legal and Valuation		0		
SALES				
Agents	%	3.0%	711,557	
Legals	%	0.5%	118,593	
	£/unit	0	60	
Misc.	%	0.0%	0	830,209
Developers Profit				
Market Housing	% Value	11.00%		1,826,921
Affordable Housing	% Value	11.00%		782,120
First Homes	% Value	11.00%		0

Planning fee calc	dwgs	rate	
Planning app fee	60		
No dwgs	50	462	23,100
No dwgs under 50	10	138	1,380
No dwgs over 50			
Total			24,480

Stamp duty calc - Residual		
Land payment		4,949,021
Total		236,951

Stamp duty calc - Residual		
Land payment		3,176,471
Total		148,324

Pre CIL s106	2,000	£/ Unit (all)	
Total			120,000

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	222	£/m2	678,662
Total			798,662

Inf Tariff	% GDV	
spell	0.00%	0

Build Cost		/m2
CO2 Plus	%	1,961.00
Acc & Adpt	%	98.05
Water	£/m2	0.00
Over Extra 1	%	1.00%
Over Extra 2	%	19.61
Small Site	£/m2	0.00
Site Costs	%	0.00%
Base	10.00%	0.00
BNG	0.30%	207.88
Total		2,292.87

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	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Market Housing				0	0	0	4,152,094	4,152,094	4,152,094	4,152,094	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	1,777,545	1,777,545	1,777,545	1,777,545	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	5,929,639	5,929,639	5,929,639	5,929,639	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	236,951																							
Easements etc.	0																							
Legals Acquisition	74,235																							
Planning Fee	24,480																							
Professional	495,958		495,958																					
Build Cost - BCIS Base		0	866,992	1,733,985	2,600,977	2,600,977	1,733,985	866,992	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		678,662	10,000	20,000	30,000	30,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	43,350	86,699	130,049	130,049	86,699	43,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	56,350	112,699	169,049	169,049	112,699	56,350	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	177,889	177,889	177,889	177,889	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	29,648	29,648	29,648	29,648	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.		0																						
COSTS BEFORE LAND INT AND PROFIT	831,625	678,662	1,472,650	1,953,383	2,930,075	2,930,075	2,160,920	1,184,229	207,537	207,537	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	4,949,021																						
Developers Return	Interest		108,387	123,144	153,065	192,561	251,111	310,758	245,921	161,556	57,296	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								1,826,921
Affordable for Rent																								782,120
First Homes																								0
Cash Flow	-5,780,645	-787,049	-1,595,794	-2,106,449	-3,122,636	-3,181,185	3,457,960	4,499,489	5,560,546	5,664,806	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,609,041
Opening Balance	0																							
Closing Balance	-5,780,645	-6,567,695	-8,163,489	-10,269,938	-13,392,574	-16,573,759	-13,115,799	-8,616,310	-3,055,765	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	0

Specialist - Appendix
Site 2



Site 2 Build to Rent - Flats							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	78.3	65.00%	39	5,985	16,608,375	3,053
	Net	71.15					
Affordable Overall			35%	21			
Affordable Rent		70.7	35.00%	21	4,788	7,110,180	1,485
Social Rent		70.7	0.00%	0	1,895	0	0
Shared Ownership		70.7	0.00%	0	4,190	0	0
First Homes		70.7	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.706	ha	85	/ha		23,718,555	4,538
SITE AREA - Gross	0.882	ha	68	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	4,717,360	6,682,926	5,346,341
Existing Use Value	2,647,059		3,000,000
Uplift	20%	529,412	600,000
Plus /ha	0	0	0
Benchmark Land Value	3,176,471		3,600,000

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 2,513,510

Check on phasing dwgs nos
correct

Additional Profit	191,041	63
-------------------	---------	----

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				4,717,360
Stamp Duty			225,368	
Easements etc.			0	
Legals /Acquisition	1.50%	70,760	296,128	
Fees			24,480	
Planning				
Professional	8.00%	1,011,681	1,036,161	
CONSTRUCTION			10,628,501	
Build Cost	2,342		798,662	
s106 / CIL / IT	5.00%	531,425	531,425	
Contingency	5.00%	156,000	12,646,014	
Abnormals	%			
£				
FINANCE			0	
Fees	0%			
Interest	7.50%	0	0	
Legal and Valuation				
SALES			711,557	
Agents	%	3.0%	118,593	
Legals	%	0.5%	0	
£/unit			0	
Misc.	%	0.0%	830,149	19,525,812
Developers Profit				
Market Housing	% Value	11.00%		1,826,921
Affordable Housing	% Value	11.00%		782,120
First Homes	% Value	11.00%		0

Planning fee calc	dwgs	rate	
Planning app fee	60		23,100
No dwgs under 50	50	462	1,380
No dwgs over 50	10	138	24,480
Total			24,480

Stamp duty calc - Residual		
Land payment		4,717,360
Total		225,368

Stamp duty calc - Residual		
Land payment		3,176,471
Total		148,324

Pre CIL s106	2,000	£/ Unit (all)	
Total			120,000

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	222	£/m2	678,662
Total			798,662

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	7.50%	1,961.00
Acc & Adpt	%	0.00%	147.08
Water	£/m2		0.00
Over Extra 1	%	0.00%	15.46
Over Extra 2	%	0.00%	0.10
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	2,123.64
	BNG	0.30%	212.36
			6.37
			2,342.37

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			15	15																				
Market Housing			0	0	0	0	4,152,094	4,152,094	4,152,094	4,152,094	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	1,777,545	1,777,545	1,777,545	1,777,545	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	5,929,639	5,929,639	5,929,639	5,929,639	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	225,368																							
Easements etc.	0																							
Legals Acquisition	70,760																							
Planning Fee	24,480																							
Professional	505,841		505,841																					
Build Cost - BCIS Base		0	885,708	1,771,417	2,657,125	2,657,125	1,771,417	885,708	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		678,662	10,000	20,000	30,000	30,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	44,285	88,571	132,856	132,856	88,571	44,285	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	57,285	114,571	171,856	171,856	114,571	57,285	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	177,889	177,889	177,889	177,889	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	29,648	29,648	29,648	29,648	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	826,449	678,662	1,503,120	1,994,559	2,991,838	2,991,838	2,202,096	1,204,817	207,537	207,537	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	4,717,360																							
Interest		103,946	118,620	149,028	189,220	248,865	309,628	245,542	161,556	57,296	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,826,921
Affordable for Rent																								782,120
First Homes																								0
Cash Flow	-5,543,809	-782,609	-1,621,740	-2,143,586	-3,181,058	-3,240,703	3,417,915	4,479,280	5,560,546	5,664,806	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,609,041
Opening Balance	0																							
Closing Balance	-5,543,809	-6,326,417	-7,948,157	-10,091,744	-13,272,802	-16,513,505	-13,095,590	-8,616,310	-3,055,765	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	0

Specialist - Appendix
Site 3



Site 3 Build to Rent - Flats							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	78.3	65.00%	39	5,985	16,608,375	3,053
	Net	71.15					
Affordable Overall			35%	21			
Affordable Rent	70.7	70.71	35.00%	21	4,788	7,110,180	1,485
Social Rent	70.7	70.71	0.00%	0	1,895	0	0
Shared Ownership	70.7	70.71	0.00%	0	4,190	0	0
First Homes	70.7	70.71	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.706	ha	85	/ha		23,718,555	4,538
SITE AREA - Gross	0.882	ha	68	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	4,319,853	6,119,791	4,895,833
Existing Use Value	2,647,059		3,000,000
Uplift	20%	529,412	600,000
Plus /ha	0	0	0
Benchmark Land Value	3,176,471		3,600,000

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 2,513,510

Check on phasing dwgs nos
correct

Additional Profit	-256,566	-84
-------------------	----------	-----

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			4,319,853
	Stamp Duty		205,493	
	Easements etc.		0	
	Legals /Acquisition	1.50%	64,798	270,290
Fees	Planning		24,480	
	Professional	8.00%	1,045,594	1,070,074
CONSTRUCTION	Build Cost	2,355	10,686,608	
	s106 / CIL / IT		798,662	
	Contingency	5.00%	534,330	
	Abnormals	5.00%	534,330	
			516,000	13,069,931
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	711,557	
	Legals	0.5%	118,593	
		£/unit	0	0
	Misc.	0.0%	0	830,149
				19,560,298
Developers Profit	Market Housing % Value	11.00%		1,826,921
	Affordable Housing % Value	11.00%		782,120
	First Homes % Value	11.00%		0

Planning fee calc	dwgs	rate	
Planning app fee	60		
No dwgs	50	462	23,100
No dwgs under 50	10	138	1,380
No dwgs over 50			
		Total	24,480

Stamp duty calc - Residual		
Land payment		4,319,853
	Total	205,493

Stamp duty calc - Residual		
Land payment		3,176,471
	Total	148,324

Pre CIL s106	2,000	£/ Unit (all)	
			120,000

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	222	£/m2	678,662
		Total	798,662

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	1,961.00
Acc & Adpt	%	147.08
Water	£/m2	0.00
Over Extra 1	%	27.07
Over Extra 2	£/m2	0.10
Small Site	%	0.00
Site Costs	Base	0.00
	BNG	0.00
		2,135.25
		213.52
		6.41
		2,355.18

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			15	15																				
Market Housing				0	0	0	4,152,094	4,152,094	4,152,094	4,152,094	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	1,777,545	1,777,545	1,777,545	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	5,929,639	5,929,639	5,929,639	5,929,639	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	205,493																							
Easements etc.	0																							
Legals Acquisition	64,798																							
Planning Fee	24,480																							
Professional	522,797		522,797																					
Build Cost - BCIS Base		0	890,551	1,781,101	2,671,652	2,671,652	1,781,101	890,551	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		678,662	10,000	20,000	30,000	30,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	44,528	89,055	133,583	133,583	89,055	44,528	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	87,528	175,055	262,583	262,583	175,055	87,528	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	177,889	177,889	177,889	177,889	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	29,648	29,648	29,648	29,648	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.																								
COSTS BEFORE LAND INT AND PROFIT	817,568	678,662	1,555,403	2,065,211	3,097,817	3,097,817	2,272,749	1,240,143	207,537	207,537	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	4,319,853																						
	Interest		96,327	110,858	142,100	183,487	245,012	307,690	244,892	161,556	57,296	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							1,826,921
	Affordable for Rent																							782,120
	First Homes																							0
Cash Flow	-5,137,420	-774,989	-1,666,261	-2,207,311	-3,281,304	-3,342,829	3,349,200	4,444,604	5,560,546	5,664,806	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,609,041
Opening Balance	0																							
Closing Balance	-5,137,420	-5,912,409	-7,578,670	-9,785,981	-13,067,286	-16,410,114	-13,060,914	-8,616,310	-3,055,765	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	2,609,041	0

Specialist - Appendix
Site 4



Site 4 Build to Rent Housing							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
Market Housing	Gross	84.0	65.00%	65	5,985	32,690,070	5,462
	Net	84.03					
Affordable Overall			35%	35			
Affordable Rent		79.7	35.00%	35	4,788	13,353,732	2,789
Social Rent		79.7	0.00%	0	1,895	0	0
Shared Ownership		79.7	0.00%	0	4,190	0	0
First Homes		79.7	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	2.857	ha	35	/ha		46,043,802	8,251
SITE AREA - Gross	3.571	ha	28	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	14,024,830	4,908,690	3,926,952
Existing Use Value	89,286		25,000
Uplift	0%	0	0
Plus /ha	500,000	1,785,714	500,000
Benchmark Land Value	1,875,000		525,000

Additional Profit	10,852,195	1,987
-------------------	------------	-------

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 4,753,424

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			14,024,830
	Stamp Duty		690,741	
	Easements etc.		0	
	Legals /Acquisition	1.50%	210,372	901,114
Fees	Planning		30,000	
	Professional	8.00%	1,540,005	1,570,005
CONSTRUCTION	Build Cost	2.078	17,147,026	
	s106 / CIL / IT		1,414,366	
	Contingency	2.50%	428,676	
	Abnormals	0.00%	0	
			260,000	19,250,068
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation			
SALES	Agents	3.0%	1,381,314	
	Legals	0.5%	230,219	
		£/unit	0	0
	Misc.	0.0%	0	1,611,533
				37,357,550
Developers Profit	Market Housing	% Value	11.00%	3,595,908
	Affordable Housing	% Value	11.00%	1,468,911
	First Homes	% Value	11.00%	0

Planning fee calc	dwgs	rate	
Planning app fee	100		
No dwgs	50	462	23,100
No dwgs under 50	50	138	6,900
No dwgs over 50			
		Total	30,000

Stamp duty calc - Residual			
Land payment			14,024,830
		Total	690,741

Stamp duty calc - Residual			
Land payment			1,875,000
		Total	83,250

Pre CIL s106			
2,000	£/ Unit (all)		
	Total		200,000

Post CIL s106			
2,000	£/ Unit (all)		200,000
CIL	222	£/m2	1,214,366
		Total	1,414,366

Inf Tariff			
% GDV	0.00%		0

Build Cost			
			/m2
CO2 Plus	%	5.00%	1,702.50
	£/m2		85.13
Acc & Adpt	%	1.00%	17.03
	£/m2		0.00
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Small Site	%	0.00%	0.00
			1,804.76
Site Costs	Base	15.00%	270.71
	BNG	0.15%	2.71
			2,078.18

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	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	6,538,014	6,538,014	6,538,014	6,538,014	6,538,014	6,538,014	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	2,670,746	2,670,746	2,670,746	2,670,746	2,670,746	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	9,208,760	9,208,760	9,208,760	9,208,760	9,208,760	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	690,741																							
Easements etc.	0																							
Legals Acquisition	210,372																							
Planning Fee	30,000																							
Professional	770,003		770,003																					
Build Cost - BCIS Base		0	1,143,135	2,286,270	3,429,405	3,429,405	3,429,405	2,286,270	1,143,135	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		1,214,366	13,333	26,667	40,000	40,000	40,000	26,667	13,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	28,578	57,157	85,735	85,735	85,735	57,157	28,578	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	17,333	34,667	52,000	52,000	52,000	34,667	17,333	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	276,263	276,263	276,263	276,263	276,263	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	46,044	46,044	46,044	46,044	46,044	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	1,701,117	1,214,366	1,972,383	2,404,760	3,607,140	3,607,140	3,929,447	2,727,067	1,524,687	322,307	322,307	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	14,024,830																						
	Interest		294,861	323,160	366,201	418,156	493,631	570,520	482,230	369,740	232,597	70,337	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							3,595,908
	Affordable for Rent																							1,468,911
	First Homes																							0
Cash Flow	-15,725,946	-1,509,228	-2,295,542	-2,770,961	-4,025,297	-4,100,771	-4,708,793	5,999,463	7,314,333	8,653,857	8,816,117	0	0	0	0	0	0	0	0	0	0	0	0	-5,064,818
Opening Balance	0																							
Closing Balance	-15,725,946	-17,235,174	-19,530,717	-22,301,678	-26,326,975	-30,427,746	-25,718,952	-19,719,489	-12,405,156	-3,751,299	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	0

Specialist - Appendix
Site 5



Site 5 Build to Rent Housing							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
Market Housing	Gross	84.0	65.00%	65	5,985	32,690,070	5,462
	Net	84.03					
Affordable Overall			35%	35			
Affordable Rent		79.7	35.00%	35	4,788	13,353,732	2,789
Social Rent		79.7	0.00%	0	1,895	0	0
Shared Ownership		79.7	0.00%	0	4,190	0	0
First Homes		79.7	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	2.857	ha	35	/ha		46,043,802	8,251
SITE AREA - Gross	3.571	ha	28	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	13,653,591	4,778,757	3,823,006
Existing Use Value	89,286		25,000
Uplift	0%	0	0
Plus /ha	500,000	1,785,714	500,000
Benchmark Land Value	1,875,000		525,000

Additional Profit	10,430,285	1,910
-------------------	------------	-------

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 4,753,424

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land		672,180	13,653,591
	Stamp Duty		0	
	Easements etc.		0	
	Legals /Acquisition	1.50%	204,804	876,983
Fees	Planning		30,000	
	Professional	8.00%	1,571,946	1,601,946
CONSTRUCTION	Build Cost	2,125	17,536,545	
	s106 / CIL / IT		1,414,366	
	Contingency	2.50%	438,414	
	Abnormals	0.00%	0	
			260,000	19,649,325
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	1,381,314	
	Legals	0.5%	230,219	
			0	0
	Misc.	0.0%	0	1,611,533
			0	37,393,379
Developers Profit	Market Housing % Value	11.00%		3,595,908
	Affordable Housing % Value	11.00%		1,468,911
	First Homes % Value	11.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	100		23,100
No dwgs under 50	50	462	6,900
No dwgs over 50	50	138	6,900
		Total	30,000

Stamp duty calc - Residual	
Land payment	13,653,591
Total	672,180

Stamp duty calc - Residual	
Land payment	1,875,000
Total	83,250

Pre CIL s106	
2,000 £/ Unit (all)	
Total	200,000

Post CIL s106	
2,000 £/ Unit (all)	200,000
CIL 222 £/m2	1,214,366
Total	1,414,366

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			/m2
CO2 Plus	%	7.50%	1,702.50
Acc & Adpt	%	0.00%	127.69
Water	£/m2		0.00
Over Extra 1	%	0.00%	15.46
Over Extra 2	£/m2		0.10
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	1,845.75
	BNG	0.15%	276.86
			2.77
			2,125.38

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	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	6,538,014	6,538,014	6,538,014	6,538,014	6,538,014	6,538,014	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	2,670,746	2,670,746	2,670,746	2,670,746	2,670,746	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	9,208,760	9,208,760	9,208,760	9,208,760	9,208,760	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	672,180																							
Easements etc.	0																							
Legals Acquisition	204,804																							
Planning Fee	30,000																							
Professional	785,973		785,973																					
Build Cost - BCIS Base		0	1,169,103	2,338,206	3,507,309	3,507,309	3,507,309	2,338,206	1,169,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		1,214,366	13,333	26,667	40,000	40,000	40,000	26,667	13,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	29,228	58,455	87,683	87,683	87,683	58,455	29,228	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	17,333	34,667	52,000	52,000	52,000	34,667	17,333	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	276,263	276,263	276,263	276,263	276,263	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	46,044	46,044	46,044	46,044	46,044	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	1,692,956	1,214,366	2,014,970	2,457,994	3,686,992	3,686,992	4,009,298	2,780,301	1,551,304	322,307	322,307	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	13,653,591																						
	Interest		287,748	315,912	359,616	412,447	489,311	567,617	480,770	369,251	232,597	70,337	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							3,595,908
	Affordable for Rent																							1,468,911
	First Homes																							0
Cash Flow	-15,346,548	-1,502,114	-2,330,883	-2,817,611	-4,099,438	-4,176,303	-4,631,845	5,947,690	7,288,206	8,653,857	8,816,117	0	0	0	0	0	0	0	0	0	0	0	0	-5,064,818
Opening Balance	0																							
Closing Balance	-15,346,548	-16,848,662	-19,179,545	-21,997,156	-26,096,594	-30,272,897	-25,641,051	-19,693,362	-12,405,156	-3,751,299	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	0

Specialist - Appendix
Site 6



Site 6 Build to Rent Housing							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
Market Housing	Gross	84.0	65.00%	65	5,985	32,690,070	5,462
	Net	84.03					
Affordable Overall			35%	35			
Affordable Rent		79.7	35.00%	35	4,788	13,353,732	2,789
Social Rent		79.7	0.00%	0	1,895	0	0
Shared Ownership		79.7	0.00%	0	4,190	0	0
First Homes		79.7	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	2.857	ha	35	/ha		46,043,802	8,251
SITE AREA - Gross	3.571	ha	28	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	12,990,567	4,546,699	3,637,359
Existing Use Value	89,286		25,000
Uplift	0%	0	0
Plus /ha	500,000	1,785,714	500,000
Benchmark Land Value	1,875,000		525,000

Additional Profit	9,676,761	1,772
-------------------	-----------	-------

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 4,753,424

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				12,990,567
Stamp Duty			639,028	
Easements etc.			0	
Legals /Acquisition	1.50%	194,859	833,887	
Fees	Planning Professional	8.00%	1,628,991	1,658,991
CONSTRUCTION	Build Cost	2,139	17,646,852	
	s106 / CIL / IT		1,414,366	
	Contingency	2.50%	441,171	
	Abnormals	0.00%	0	
			860,000	20,362,389
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation			
SALES	Agents	3.0%	1,381,314	
	Legals	0.5%	230,219	
	£/unit	0	0	
	Misc.	0.0%	0	1,611,533
Developers Profit	Market Housing	% Value	11.00%	3,595,908
	Affordable Housing	% Value	11.00%	1,468,911
	First Homes	% Value	11.00%	0

Planning fee calc	dwgs	rate	
Planning app fee	100		
No dwgs	50	462	23,100
No dwgs under 50	50	138	6,900
No dwgs over 50			
Total			30,000

Stamp duty calc - Residual		
Land payment		12,990,567
Total		639,028

Stamp duty calc - Residual		
Land payment		1,875,000
Total		83,250

Pre CIL s106	2,000	£/ Unit (all)	
Total			200,000

Post CIL s106	2,000	£/ Unit (all)	200,000
CIL	222	£/m2	1,214,366
Total			1,414,366

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	1,702.50
Acc & Adpt	%	127.69
Water	£/m2	0.00
Over Extra 1	%	0.00
Over Extra 2	£/m2	0.10
Small Site	%	0.00
Site Costs	Base	15.00%
	BNG	0.15%
Total		2,138.75

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	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	6,538,014	6,538,014	6,538,014	6,538,014	6,538,014	6,538,014	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	2,670,746	2,670,746	2,670,746	2,670,746	2,670,746	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	9,208,760	9,208,760	9,208,760	9,208,760	9,208,760	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	639,028																							
Easements etc.	0																							
Legals Acquisition	194,859																							
Planning Fee	30,000																							
Professional	814,496		814,496																					
Build Cost - BCIS Base		0	1,176,457	2,352,914	3,529,370	3,529,370	3,529,370	2,352,914	1,176,457	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		1,214,366	13,333	26,667	40,000	40,000	40,000	26,667	13,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	29,411	58,823	88,234	88,234	88,234	58,823	29,411	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	57,333	114,667	172,000	172,000	172,000	114,667	57,333	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	276,263	276,263	276,263	276,263	276,263	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	46,044	46,044	46,044	46,044	46,044	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	1,678,382	1,214,366	2,091,030	2,553,070	3,829,605	3,829,605	4,151,911	2,875,376	1,598,841	322,307	322,307	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	12,990,567																						
	Interest		275,043	302,969	347,857	402,249	481,596	562,431	478,161	368,376	232,597	70,337	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							3,595,908
	Affordable for Rent																							1,468,911
	First Homes																							0
Cash Flow	-14,668,950	-1,489,409	-2,394,000	-2,900,926	-4,231,854	-4,311,201	-4,494,418	-5,855,223	-7,241,543	-8,653,857	-8,816,117	0	0	0	0	0	0	0	0	0	0	0	0	-5,064,818
Opening Balance	0																							
Closing Balance	-14,668,950	-16,158,359	-18,552,359	-21,453,285	-25,685,139	-29,996,340	-25,501,922	-19,646,699	-12,405,156	-3,751,299	-5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	5,064,818	0

Specialist - Appendix
Site 7



Site 7 Sheltered Flats							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	75.4	65.00%	39	6,600	16,170,000	2,940
	Net	62.82					
Affordable Overall			35%	21			
Affordable Rent		69.6	24.50%	15	2,870	2,601,655	1,023
Social Rent		69.6	0.00%	0	1,895	0	0
Shared Ownership		70.6	10.50%	6	4,620	1,819,125	445
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	0.500 ha		120	/ha		20,590,780	4,408
SITE AREA - Gross	0.500 ha		120	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,760,119	3,520,238	3,520,238
Existing Use Value	1,500,000		3,000,000
Uplift	20%	300,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	1,800,000		3,600,000

Additional Profit	645,288	219
-------------------	---------	-----

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			77,506	1,760,119
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%		26,402	103,908
Fees	Planning		24,480	
	Professional	8.00%	985,349	1,009,829
CONSTRUCTION	Build Cost	2,293	10,106,551	
	s106 / CIL / IT		773,650	
	Contingency	5.00%	505,328	
	Abnormals	5.00%	505,328	
		£	426,000	12,316,856
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	617,723	
	Legals	0.5%	102,954	
		£/unit	0	
	Misc.	0.0%	0	720,677
				15,911,389
Developers Profit	Market Housing % Value	17.50%		2,829,750
	Affordable Housing % Value	17.50%		773,637
	First Homes % Value	17.50%		0

Planning fee calc	dwgs	rate	
Planning app fee	60		23,100
No dwgs	50	462	1,380
No dwgs under 50	10	138	1,380
No dwgs over 50			24,480
Total			77,506

Stamp duty calc - Residual		
Land payment		1,760,119
Total		77,506

Stamp duty calc - Residual		
Land payment		1,800,000
Total		79,500

Pre CIL s106	2,000 £/ Unit (all)	Total
		120,000

Post CIL s106	2,000 £/ Unit (all)	120,000
CIL	222 £/m2	653,650
Total		773,650

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	1,961.00
		98.05
Acc & Adpt	%	19.61
		0.00
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	Base	2,078.76
	BNG	207.88
		6.24
		2,292.87

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	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Market Housing				0	0	0	2,695,000	2,695,000	2,695,000	2,695,000	2,695,000	2,695,000	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	433,609	433,609	433,609	433,609	433,609	433,609	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	303,188	303,188	303,188	303,188	303,188	303,188	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	3,431,797	3,431,797	3,431,797	3,431,797	3,431,797	3,431,797	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	77,506																							
Easements etc.	0																							
Legals Acquisition	26,402																							
Planning Fee	24,480																							
Professional	492,674			492,674																				
Build Cost - BCIS Base		0	561,475	1,122,950	1,684,425	1,684,425	1,684,425	1,684,425	1,122,950	561,475	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		653,650	6,667	13,333	20,000	20,000	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	28,074	56,148	84,221	84,221	84,221	84,221	56,148	28,074	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	51,740	103,481	155,221	155,221	155,221	155,221	103,481	51,740	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	102,954	102,954	102,954	102,954	102,954	102,954	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	17,159	17,159	17,159	17,159	17,159	17,159	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	621,062	653,650	1,140,630	1,295,912	1,943,868	1,943,868	2,063,981	2,063,981	1,416,025	768,069	120,113	120,113	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	1,760,119																						
	Interest		44,647	57,740	80,210	106,012	144,447	183,603	138,779	103,585	55,582	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							2,829,750
	Affordable for Rent																							773,637
	First Homes																							0
Cash Flow	-2,381,181	-698,297	-1,198,370	-1,376,121	-2,049,880	-2,088,315	1,184,213	1,206,417	1,876,993	2,560,143	3,256,101	3,311,684	0	0	0	0	0	0	0	0	0	0	0	-3,603,387
Opening Balance	0																							
Closing Balance	-2,381,181	-3,079,478	-4,277,849	-5,653,970	-7,703,850	-9,792,165	-8,607,952	-7,401,535	-5,524,541	-2,964,399	291,703	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	0

Specialist - Appendix
Site 8



Site 8 Sheltered Flats							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	75.4	65.00%	39	6,600	16,170,000	2,940
	Net	62.82					
Affordable Overall			35%	21			
Affordable Rent		69.6	24.50%	15	2,870	2,601,655	1,023
Social Rent		69.6	0.00%	0	1,895	0	0
Shared Ownership		70.6	10.50%	6	4,620	1,819,125	445
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	0.500	ha	120	/ha		20,590,780	4,408
SITE AREA - Gross	0.500	ha	120	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,538,836	3,077,673	3,077,673
Existing Use Value	1,500,000		3,000,000
Uplift	20%	300,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	1,800,000		3,600,000

Additional Profit	391,473	133
-------------------	---------	-----

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			66,442	1,538,836
Stamp Duty			0	
Easements etc.			23,083	89,524
Legals /Acquisition	1.50%		23,083	
Fees			24,480	
Planning			1,004,548	1,029,028
Professional	8.00%			
CONSTRUCTION			10,324,725	
Build Cost	2,342		773,650	
s106 / CIL / IT			516,236	
Contingency	5.00%		516,236	
Abnormals	5.00%		426,000	12,556,848
FINANCE				
Fees	0%		0	
Interest	7.50%		0	0
Legal and Valuation				
SALES				
Agents	%	3.0%	617,723	
Legals	%	0.5%	102,954	
	£/unit	0	0	
Misc.	%	0.0%	0	720,677
Developers Profit				2,829,750
Market Housing	% Value	17.50%		773,637
Affordable Housing	% Value	17.50%		0
First Homes	% Value	17.50%		

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	60		23,100
No dwgs under 50	50	462	1,380
No dwgs over 50	10	138	1,380
		Total	24,480

Stamp duty calc - Residual	
Land payment	1,538,836
Total	66,442

Stamp duty calc - Residual	
Land payment	1,800,000
Total	79,500

Pre CIL s106		
2,000	£/ Unit (all)	
Total		120,000

Post CIL s106			
	2,000	£/ Unit (all)	120,000
CIL	222	£/m2	653,650
Total			773,650

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			
	%		/m2
CO2 Plus	7.50%		1,961.00
Acc & Adpt	0.00%		147.08
Water			0.00
Over Extra 1	0.00%		15.46
Over Extra 2	0.00%		0.10
Small Site	0.00%		0.00
Site Costs			2,123.64
Base	10.00%		212.36
BNG	0.30%		6.37
Total			2,342.37

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	10		10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Market Housing				0	0	0	2,695,000	2,695,000	2,695,000	2,695,000	2,695,000	2,695,000	2,695,000	2,695,000	2,695,000	2,695,000	2,695,000	2,695,000	2,695,000	2,695,000	2,695,000	2,695,000	2,695,000	2,695,000
Affordable Rent				0	0	0	433,609	433,609	433,609	433,609	433,609	433,609	433,609	433,609	433,609	433,609	433,609	433,609	433,609	433,609	433,609	433,609	433,609	433,609
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	303,188	303,188	303,188	303,188	303,188	303,188	303,188	303,188	303,188	303,188	303,188	303,188	303,188	303,188	303,188	303,188	303,188	303,188
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	3,431,797	3,431,797	3,431,797	3,431,797	3,431,797	3,431,797	3,431,797	3,431,797	3,431,797	3,431,797	3,431,797	3,431,797	3,431,797	3,431,797	3,431,797	3,431,797	3,431,797	3,431,797
EXPENDITURE																								
Stamp Duty	66,442																							
Easements etc.	0																							
Legals Acquisition	23,083																							
Planning Fee	24,480																							
Professional	502,274			502,274																				
Build Cost - BCIS Base		0	573,596	1,147,192	1,720,788	1,720,788	1,720,788	1,720,788	1,147,192	573,596	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		653,650	6,667	13,333	20,000	20,000	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	28,680	57,360	86,039	86,039	86,039	86,039	57,360	28,680	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	52,346	104,693	157,039	157,039	157,039	157,039	104,693	52,346	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	102,954	102,954	102,954	102,954	102,954	102,954	102,954	102,954	102,954	102,954	102,954	102,954	102,954	102,954	102,954	102,954	102,954	102,954
Legals	0	0	0	0	0	0	17,159	17,159	17,159	17,159	17,159	17,159	17,159	17,159	17,159	17,159	17,159	17,159	17,159	17,159	17,159	17,159	17,159	17,159
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	616,278	653,650	1,163,563	1,322,578	1,983,866	1,983,866	2,103,979	2,103,979	1,442,690	781,402	120,113	120,113	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	1,538,836																							
Interest		40,408	53,422	76,240	102,468	141,587	181,439	159,945	138,047	103,340	55,582	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,829,750
Affordable for Rent																								773,637
First Homes																								0
Cash Flow	-2,155,115	-694,059	-1,216,985	-1,398,818	-2,086,335	-2,125,453	1,146,378	1,167,873	1,851,059	2,547,055	3,256,101	3,311,684	0	0	0	0	0	0	0	0	0	0	0	-3,603,387
Opening Balance	0																							
Closing Balance	-2,155,115	-2,849,173	-4,066,158	-5,464,976	-7,551,311	-9,676,764	-8,530,386	-7,362,513	-5,511,454	-2,964,399	291,703	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	0

Specialist - Appendix
Site 9



Site 9 Sheltered Flats							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	75.4	65.00%	39	6,600	16,170,000	2,940
	Net	62.82					
Affordable Overall			35%	21			
Affordable Rent		69.6	24.50%	15	2,870	2,601,655	1,023
Social Rent		69.6	0.00%	0	1,895	0	0
Shared Ownership		70.6	10.50%	6	4,620	1,819,125	445
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	0.500	ha	120	/ha		20,590,780	4,408
SITE AREA - Gross	0.500	ha	120	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,149,651	2,299,303	2,299,303
Existing Use Value	1,500,000		3,000,000
Uplift	20%	300,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	1,800,000		3,600,000

Additional Profit	-54,929	-19
-------------------	---------	-----

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			1,149,651
	Stamp Duty		46,983	
	Easements etc.		0	
	Legals /Acquisition	1.50%	17,245	64,227
Fees	Planning		24,480	
	Professional	8.00%	1,038,315	1,062,795
CONSTRUCTION	Build Cost	2,355	10,381,171	
	s106 / CIL / IT		773,650	
	Contingency	5.00%	519,059	
	Abnormals	5.00%	519,059	
			786,000	12,978,938
FINANCE	Fees	0%	0	
	Interest	7.50%	0	
	Legal and Valuation		0	0
SALES	Agents	3.0%	617,723	
	Legals	0.5%	102,954	
		£/unit	0	
	Misc.	0.0%	0	720,677
				15,976,289
Developers Profit	Market Housing % Value	17.50%		2,829,750
	Affordable Housing % Value	17.50%		773,637
	First Homes % Value	17.50%		0

Planning fee calc	dwgs	rate	
Planning app fee	60		
No dwgs	50	462	23,100
No dwgs under 50	10	138	1,380
No dwgs over 50			
		Total	24,480

Stamp duty calc - Residual		
Land payment		1,149,651
		46,983
	Total	1,196,634

Stamp duty calc - Residual		
Land payment		1,800,000
		79,500
	Total	1,879,500

Pre CIL s106	2,000 £/ Unit (all)	Total
		120,000

Post CIL s106	2,000 £/ Unit (all)	120,000
CIL	222 £/m2	653,650
		773,650

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	7.50%	1,961.00
Acc & Adpt	0.00%	147.08
Water		0.00
Over Extra 1	0.00%	27.07
Over Extra 2	0.00%	0.10
Small Site	0.00%	0.00
Site Costs	10.00%	2,135.25
	0.30%	213.52
		6.41
		2,355.18

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	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Market Housing				0	0	0	2,695,000	2,695,000	2,695,000	2,695,000	2,695,000	2,695,000	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	433,609	433,609	433,609	433,609	433,609	433,609	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	303,188	303,188	303,188	303,188	303,188	303,188	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	3,431,797	3,431,797	3,431,797	3,431,797	3,431,797	3,431,797	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	46,983																							
Easements etc.	0																							
Legals Acquisition	17,245																							
Planning Fee	24,480																							
Professional	519,158		519,158																					
Build Cost - BCIS Base		0	576,732	1,153,463	1,730,195	1,730,195	1,730,195	1,730,195	1,153,463	576,732	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		653,650	6,667	13,333	20,000	20,000	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	28,837	57,673	86,510	86,510	86,510	86,510	57,673	28,837	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	72,503	145,007	217,510	217,510	217,510	217,510	145,007	72,503	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	102,954	102,954	102,954	102,954	102,954	102,954	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	17,159	17,159	17,159	17,159	17,159	17,159	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	607,865	653,650	1,203,896	1,369,476	2,054,215	2,054,215	2,174,328	2,174,328	1,489,589	804,851	120,113	120,113	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	1,149,651																						
	Interest		32,953	45,827	69,260	96,236	136,557	177,634	157,387	136,760	102,908	55,582	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							2,829,750
	Affordable for Rent																							773,637
	First Homes																							0
Cash Flow	-1,757,516	-686,604	-1,249,723	-1,438,736	-2,150,451	-2,190,771	1,079,835	1,100,082	1,805,447	2,524,037	3,256,101	3,311,684	0	0	0	0	0	0	0	0	0	0	0	-3,603,387
Opening Balance	0																							
Closing Balance	-1,757,516	-2,444,120	-3,693,843	-5,132,579	-7,283,029	-9,473,801	-8,393,965	-7,293,883	-5,488,436	-2,964,399	291,703	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	3,603,387	0

Specialist - Appendix
Site 10



Site 10 Extra Care Flats							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	92.5	65.00%	39	6,600	18,315,000	3,608
	Net	71.15					
Affordable Overall			35%	21			
Affordable Rent		81.7	24.50%	15	2,870	2,995,419	1,200
Social Rent		81.7	0.00%	0	1,895	0	0
Shared Ownership		80.5	10.50%	6	4,620	2,037,420	507
First Homes		80.5	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.600	ha	100	/ha		23,347,839	5,315
SITE AREA - Gross	0.600	ha	100	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	468,650	781,084	781,084
Existing Use Value	1,800,000		3,000,000
Uplift	20%	360,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	2,160,000	3,600,000	

Additional Profit	-1,092,083	-303
-------------------	------------	------

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			12,933	468,650
Stamp Duty			0	
Easements etc.			7,030	19,962
Legals /Acquisition	1.50%			
Fees	Planning		24,480	
	Professional	8.00%	1,249,550	1,274,030
CONSTRUCTION	Build Cost	2,447	13,006,657	
	s106 / CIL / IT		922,055	
	Contingency	5.00%	650,333	
	Abnormals	5.00%	650,333	
			390,000	15,619,378
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	700,435	
	Legals	0.5%	116,739	
		£/unit	0	
	Misc.	0.0%	0	817,174
				18,199,195
Developers Profit	Market Housing % Value	17.50%		3,205,125
	Affordable Housing % Value	17.50%		880,747
	First Homes % Value	17.50%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	60		23,100
No dwgs under 50	50	462	1,380
No dwgs over 50	10	138	1,380
		Total	24,480

Stamp duty calc - Residual	
Land payment	468,650
Total	12,933

Stamp duty calc - Residual	
Land payment	2,160,000
Total	97,500

Pre CIL s106		
2,000	£/ Unit (all)	
Total		120,000

Post CIL s106			
	2,000	£/ Unit (all)	120,000
CIL	222	£/m2	802,055
Total			922,055

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			
	%		/m2
CO2 Plus	5.00%		2,093.00
Acc & Adpt	1.00%		104.65
Water			0.00
Over Extra 1	0.00%		20.93
Over Extra 2	0.00%		0.00
Small Site	0.00%		0.00
Site Costs			2,218.68
Base	10.00%		221.87
BNG	0.30%		6.55
Total			2,447.20

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	10		10	10	10	10	10	10																
Market Housing				0	0	0	3,052,500	3,052,500	3,052,500	3,052,500	3,052,500	3,052,500	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	499,237	499,237	499,237	499,237	499,237	499,237	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	339,570	339,570	339,570	339,570	339,570	339,570	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	3,891,307	3,891,307	3,891,307	3,891,307	3,891,307	3,891,307	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	12,933																							
Easements etc.	0																							
Legals Acquisition	7,030																							
Planning Fee	24,480																							
Professional	624,775		624,775																					
Build Cost - BCIS Base		0	722,592	1,445,184	2,167,776	2,167,776	2,167,776	2,167,776	1,445,184	722,592	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		802,055	6,667	13,333	20,000	20,000	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	36,130	72,259	108,389	108,389	108,389	108,389	72,259	36,130	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	57,796	115,593	173,389	173,389	173,389	173,389	115,593	57,796	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	116,739	116,739	116,739	116,739	116,739	116,739	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	19,457	19,457	19,457	19,457	19,457	19,457	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	669,217	802,055	1,447,960	1,646,369	2,469,554	2,469,554	2,605,750	2,605,750	1,782,565	959,380	136,196	136,196	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	468,650																						
	Interest		21,335	36,774	64,612	96,693	144,810	193,830	152,506	115,827	63,025	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return	Market Housing																							3,205,125
	Affordable for Rent																							880,747
	First Homes																							0
Cash Flow	-1,137,868	-823,390	-1,484,733	-1,710,982	-2,566,247	-2,614,364	1,091,727	1,112,197	1,956,235	2,816,099	3,692,086	3,755,111	0	0	0	0	0	0	0	0	0	0	0	-4,085,872
Opening Balance	0																							
Closing Balance	-1,137,868	-1,961,258	-3,445,992	-5,156,973	-7,723,220	-10,337,584	-9,245,857	-8,133,660	-6,177,424	-3,361,325	330,761	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	0

Specialist - Appendix
Site 11



Site 11 Extra Care Flats							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	92.5		60	6,600	18,315,000	3,608
	Net	71.15	65.00%	39			
Affordable Overall			35%	21			
Affordable Rent	81.7	71.00	24.50%	15	2,870	2,995,419	1,200
Social Rent	81.7	71.00	0.00%	0	1,895	0	0
Shared Ownership	80.5	70.00	10.50%	6	4,620	2,037,420	507
First Homes	80.5	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	0.600	ha	100	/ha		23,347,839	5,315
SITE AREA - Gross	0.600	ha	100	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	188,320	313,866	313,866
Existing Use Value	1,800,000		3,000,000
Uplift	20%	360,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	2,160,000	3,600,000	

Additional Profit	-1,398,684	-388
-------------------	------------	------

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				188,320
Stamp Duty			766	
Easements etc.			0	
Legals /Acquisition	1.50%	2,825	3,591	
Fees	Planning		24,480	
	Professional	8.00%	1,273,722	1,298,202
CONSTRUCTION	Build Cost	2,499	13,281,337	
	s106 / CIL / IT		922,055	
	Contingency	5.00%	664,067	
	Abnormals	5.00%	664,067	
			390,000	15,921,526
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	700,435	
	Legals	0.5%	116,739	
		£/unit	0	
	Misc.	0.0%	0	817,174
Developers Profit	Market Housing % Value	17.50%		3,205,125
	Affordable Housing % Value	17.50%		880,747
	First Homes % Value	17.50%		0

Planning fee calc	dwgs	rate	
Planning app fee	60		23,100
No dwgs under 50	50	462	1,380
No dwgs over 50	10	138	1,380
		Total	24,480

Stamp duty calc - Residual		
Land payment		188,320
		766
	Total	189,086

Stamp duty calc - Residual		
Land payment		2,160,000
		97,500
	Total	2,257,500

Pre CIL s106	2,000	£/ Unit (all)	
			120,000
		Total	120,000

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	222	£/m2	802,055
		Total	922,055

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	7.50%	156.98
Acc & Adpt	£/m2		0.00
Water	£/m2		15.46
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		0.10
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	2,265.54
	BNG	0.30%	226.55
			6.80
			2,498.89

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	10		10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Market Housing				0	0	0	3,052,500	3,052,500	3,052,500	3,052,500	3,052,500	3,052,500	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	499,237	499,237	499,237	499,237	499,237	499,237	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	339,570	339,570	339,570	339,570	339,570	339,570	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	3,891,307	3,891,307	3,891,307	3,891,307	3,891,307	3,891,307	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	766																							
Easements etc.	0																							
Legals Acquisition	2,825																							
Planning Fee	24,480																							
Professional	636,861		636,861																					
Build Cost - BCIS Base		0	737,852	1,475,704	2,213,556	2,213,556	2,213,556	2,213,556	1,475,704	737,852	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		802,055	6,667	13,333	20,000	20,000	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	36,893	73,785	110,678	110,678	110,678	110,678	73,785	36,893	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	58,559	117,119	175,678	175,678	175,678	175,678	117,119	58,559	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	116,739	116,739	116,739	116,739	116,739	116,739	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	19,457	19,457	19,457	19,457	19,457	19,457	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	664,932	802,055	1,476,832	1,679,941	2,519,912	2,519,912	2,656,107	2,656,107	1,816,137	976,166	136,196	136,196	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	188,320																						
Interest		15,998	31,337	59,615	92,232	141,210	191,106	171,529	151,585	115,518	63,025	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							3,205,125
	Affordable for Rent																							880,747
	First Homes																							0
Cash Flow	-853,252	-818,054	-1,508,169	-1,739,556	-2,612,144	-2,661,121	1,044,093	1,063,670	1,923,585	2,799,622	3,692,086	3,755,111	0	0	0	0	0	0	0	0	0	0	0	-4,085,872
Opening Balance	0																							
Closing Balance	-853,252	-1,671,306	-3,179,474	-4,919,031	-7,531,174	-10,192,296	-9,148,202	-8,084,532	-6,160,947	-3,361,325	330,761	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	0

Specialist - Appendix
Site 12



Site 12 Extra Care Flats							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	92.5	65.00%	39	6,600	18,315,000	3,608
	Net	71.15					
Affordable Overall			35%	21			
Affordable Rent	81.7	71.00	24.50%	15	2,870	2,995,419	1,200
Social Rent	81.7	71.00	0.00%	0	1,895	0	0
Shared Ownership	80.5	70.00	10.50%	6	4,620	2,037,420	507
First Homes	80.5	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	0.600	ha	100	/ha		23,347,839	5,315
SITE AREA - Gross	0.600	ha	100	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-231,644	-386,074	-386,074
Existing Use Value	1,800,000		3,000,000
Uplift	20%	360,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	2,160,000	3,600,000	

Additional Profit	-1,871,551	-519
-------------------	------------	------

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				-231,644
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	-3,475	-3,475	
Fees			24,480	
Planning				
Professional	8.00%	1,308,512	1,332,992	
CONSTRUCTION			13,349,399	
Build Cost	2,512		922,055	
s106 / CIL / IT	5.00%	667,470	667,470	
Contingency	5.00%	667,470	667,470	
Abnormals	%		750,000	16,356,394
£				
FINANCE			0	
Fees	0%		0	
Interest	7.50%		0	0
Legal and Valuation				
SALES			700,435	
Agents	%	3.0%	700,435	
Legals	%	0.5%	116,739	
£/unit		0	0	
Misc.	%	0.0%	0	817,174
				18,271,441
Developers Profit				
Market Housing	% Value	17.50%		3,205,125
Affordable Housing	% Value	17.50%		880,747
First Homes	% Value	17.50%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	60		23,100
No dwgs under 50	50	462	1,380
No dwgs over 50	10	138	1,380
		Total	24,480

Stamp duty calc - Residual	
Land payment	-231,644
Total	0

Stamp duty calc - Residual	
Land payment	2,160,000
Total	97,500

Pre CIL s106		
2,000	£/ Unit (all)	
Total		120,000

Post CIL s106			
	2,000	£/ Unit (all)	120,000
CIL	222	£/m2	802,055
Total			922,055

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			
			/m2
CO2 Plus	%	7.50%	156.98
Acc & Adpt	%	0.00%	0.00
Water	£/m2		27.07
Over Extra 1	%	0.00%	0.00
Over Extra 2	%	0.00%	0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	2,277.15
	BNG	0.30%	227.71
			6.83
			2,511.69

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	10		10	10	10	10	10	10																		
Market Housing				0	0	0	3,052,500	3,052,500	3,052,500	3,052,500	3,052,500	3,052,500	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	499,237	499,237	499,237	499,237	499,237	499,237	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	339,570	339,570	339,570	339,570	339,570	339,570	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	3,891,307	3,891,307	3,891,307	3,891,307	3,891,307	3,891,307	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																										
Stamp Duty	0																									
Easements etc.	0																									
Legals Acquisition	-3,475																									
Planning Fee	24,480																									
Professional	654,256		654,256																							
Build Cost - BCIS Base		0	741,633	1,483,267	2,224,900	2,224,900	2,224,900	2,224,900	1,483,267	741,633	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		802,055	6,667	13,333	20,000	20,000	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	37,082	74,163	111,245	111,245	111,245	111,245	74,163	37,082	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	78,748	157,497	236,245	236,245	236,245	236,245	157,497	78,748	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	116,739	116,739	116,739	116,739	116,739	116,739	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	19,457	19,457	19,457	19,457	19,457	19,457	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																									
COSTS BEFORE LAND INT AND PROFIT	675,261	802,055	1,518,386	1,728,260	2,592,390	2,592,390	2,728,585	2,728,585	1,864,456	1,000,326	136,196	136,196	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation																										
Land	-231,644																									
Interest		8,318	23,512	52,423	85,811	136,027	187,185	168,893	150,259	115,073	63,025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return																										
Market Housing																									3,205,125	
Affordable for Rent																									880,747	
First Homes																									0	
Cash Flow	-443,617	-810,373	-1,541,898	-1,780,683	-2,678,200	-2,728,417	975,536	993,828	1,876,592	2,775,908	3,692,086	3,755,111	0	0	0	0	0	0	0	0	0	0	0	0	-4,085,872	
Opening Balance	0																									
Closing Balance	-443,617	-1,253,990	-2,795,888	-4,576,571	-7,254,771	-9,983,188	-9,007,652	-8,013,824	-6,137,233	-3,361,325	330,761	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	4,085,872	0	

Specialist - Appendix
Site 13



Site 13 Student Cluster 60							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	20.3		39	10,778	6,305,000	790
	Net	15.00	65.00%				
Affordable Overall			35%	21			
Affordable Rent	15.0	15.00	35.00%	21	2,870	904,050	315
Social Rent	15.0	15.00	0.00%	0	1,895	0	0
Shared Ownership	15.0	15.00	0.00%	0	7,544	0	0
First Homes	15.0	15.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.050	ha	1,200	/ha		7,209,050	1,105
SITE AREA - Gross	0.050	ha	1,200	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	741,535	14,830,710	14,830,710
Existing Use Value	150,000		3,000,000
Uplift	20%	30,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	180,000		3,600,000

Additional Profit	1,010,592	1,280
-------------------	-----------	-------

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -352,865

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
		/unit or m2	Total	
LAND	Land			741,535
	Stamp Duty		26,577	
	Easements etc.		0	
	Legals /Acquisition	1.50%	11,123	37,700
Fees	Planning		24,480	
	Professional	8.00%	347,352	371,832
CONSTRUCTION	Build Cost	3,111	3,437,207	
	s106 / CIL / IT		170,978	
	Contingency	5.00%	171,860	
	Abnormals	5.00%	171,860	
		£	390,000	4,341,906
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	216,272	
	Legals	0.5%	36,045	
		£/unit	0	
	Misc.	0.0%	0	252,317
				5,745,290
Developers Profit	Market Housing	% Value	15.00%	945,750
	Affordable Housing	% Value	15.00%	135,608
	First Homes	% Value	15.00%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	60		23,100
No dwgs under 50	50	462	1,380
No dwgs over 50	10	138	1,380
		Total	24,480

Stamp duty calc - Residual	
Land payment	741,535
Total	26,577

Stamp duty calc - Residual	
Land payment	180,000
Total	600

Pre CIL s106		
2,000	£/ Unit (all)	
	Total	120,000

Post CIL s106			
	2,000	£/ Unit (all)	120,000
CIL	65	£/m2	50,978
		Total	170,978

Inf Tariff	
% GDV	0.00%
	0

Build Cost			
			/m2
CO2 Plus	%	5.00%	2,661.00
Acc & Adpt	£/m2		133.05
Water	£/m2		0.00
Over Extra 1	%	1.00%	26.61
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
	£/m2		0.00
	%	0.00%	0.00
Site Costs	Base	10.00%	2,820.76
	BNG	0.30%	282.08
			8.46
			3,111.30

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	0	0	3,152,500	3,152,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	452,025	452,025	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	3,604,525	3,604,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	26,577																							
Easements etc.	0																							
Legals Acquisition	11,123																							
Planning Fee	24,480																							
Professional	173,676		173,676																					
Build Cost - BCIS Base		0	572,868	1,145,736	1,145,736	572,868	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		50,978	20,000	40,000	40,000	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	28,643	57,287	57,287	28,643	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	93,643	187,287	187,287	93,643	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	108,136	108,136	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	18,023	18,023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	235,856	50,978	888,831	1,430,309	1,430,309	715,155	126,158	126,158	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	741,535																						
	Interest		18,326	19,626	36,659	64,165	92,186	107,324	44,117	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							945,750
	Affordable for Rent																							135,608
	First Homes																							0
Cash Flow	-977,392	-69,304	-908,456	-1,466,968	-1,494,474	-807,341	3,371,043	3,434,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,081,358
Opening Balance	0																							
Closing Balance	-977,392	-1,046,696	-1,955,152	-3,422,121	-4,916,595	-5,723,935	-2,352,892	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	0

Specialist - Appendix
Site 14



Site 14 Student Cluster 60							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
Market Housing	Gross	20.3	65.00%	39	10,778	6,305,000	790
	Net	15.00					
Affordable Overall			35%	21			
Affordable Rent	15.0	15.00	35.00%	21	2,870	904,050	315
Social Rent	15.0	15.00	0.00%	0	1,895	0	0
Shared Ownership	15.0	15.00	0.00%	0	7,544	0	0
First Homes	15.0	15.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.050 ha		1,200	/ha		7,209,050	1,105
SITE AREA - Gross	0.050 ha		1,200	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	928,256	18,565,120	18,565,120
Existing Use Value	150,000		3,000,000
Uplift	20%	30,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	180,000		3,600,000

Additional Profit	1,220,846	1,546
-------------------	-----------	-------

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -352,865

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
		/unit or m2	Total	
LAND	Land			928,256
	Stamp Duty		35,913	
	Easements etc.		0	
	Legals /Acquisition	1.50%	13,924	49,837
Fees	Planning		24,480	
	Professional	8.00%	331,690	356,170
CONSTRUCTION	Build Cost	3,172	3,504,683	
	s106 / CIL / IT		170,978	
	Contingency	5.00%	175,234	
	Abnormals	5.00%	175,234	
			120,000	4,146,130
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	216,272	
	Legals	0.5%	36,045	
		£/unit	0	
	Misc.	0.0%	0	252,317
				5,732,710
Developers Profit	Market Housing	% Value	15.00%	945,750
	Affordable Housing	% Value	15.00%	135,608
	First Homes	% Value	15.00%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	60		23,100
No dwgs under 50	50	462	1,380
No dwgs over 50	10	138	1,380
		Total	24,480

Stamp duty calc - Residual	
Land payment	928,256
Total	35,913

Stamp duty calc - Residual	
Land payment	180,000
Total	600

Pre CIL s106		
2,000	£/ Unit (all)	
Total		120,000

Post CIL s106			
	2,000	£/ Unit (all)	120,000
CIL	65	£/m2	50,978
Total			170,978

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			
			/m2
CO2 Plus	%	7.50%	2,661.00
Acc & Adpt	£/m2		199.58
Water	£/m2		0.00
Over Extra 1	%	0.00%	15.46
Over Extra 2	£/m2		0.10
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	2,876.14
	BNG	0.30%	287.61
			8.63
			3,172.38

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	0	0	3,152,500	3,152,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	452,025	452,025	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	3,604,525	3,604,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	35,913																							
Easements etc.	0																							
Legals Acquisition	13,924																							
Planning Fee	24,480																							
Professional	165,845		165,845																					
Build Cost - BCIS Base		0	584,114	1,168,228	1,168,228	584,114	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		50,978	20,000	40,000	40,000	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	29,206	58,411	58,411	29,206	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	49,206	98,411	98,411	49,206	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	108,136	108,136	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	18,023	18,023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	240,162	50,978	848,370	1,365,051	1,365,051	682,525	126,158	126,158	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	928,256																							
Interest		21,908	23,274	39,618	65,955	92,787	107,324	44,117	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								945,750
Affordable for Rent																								135,608
First Homes																								0
Cash Flow	-1,168,418	-72,886	-871,645	-1,404,668	-1,431,006	-775,312	3,371,043	3,434,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,081,358
Opening Balance	0																							
Closing Balance	-1,168,418	-1,241,304	-2,112,949	-3,517,617	-4,948,623	-5,723,935	-2,352,892	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	0

Specialist - Appendix
Site 15



Site 15 Student Cluster 60							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	20.3		39	10,778	6,305,000	790
	Net	15.00	65.00%				
Affordable Overall			35%	21			
Affordable Rent	15.0	15.00	35.00%	21	2,870	904,050	315
Social Rent	15.0	15.00	0.00%	0	1,895	0	0
Shared Ownership	15.0	15.00	0.00%	0	7,544	0	0
First Homes	15.0	15.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.050 ha		1,200	/ha		7,209,050	1,105
SITE AREA - Gross	0.050 ha		1,200	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	570,065	11,401,298	11,401,298
Existing Use Value	150,000		3,000,000
Uplift	20%	30,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	180,000		3,600,000

Additional Profit	817,510	1,035
-------------------	---------	-------

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -352,865

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
		/unit or m2	Total	
LAND	Land			570,065
	Stamp Duty		18,003	
	Easements etc.		0	
	Legals /Acquisition	1.50%	8,551	26,554
Fees	Planning		24,480	
	Professional	8.00%	361,735	386,215
CONSTRUCTION	Build Cost	3,185	3,518,831	
	s106 / CIL / IT		170,978	
	Contingency	5.00%	175,942	
	Abnormals	5.00%	175,942	
			480,000	4,521,692
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	216,272	
	Legals	0.5%	36,045	
		£/unit	0	
	Misc.	0.0%	0	252,317
				5,756,843
Developers Profit	Market Housing % Value	15.00%		945,750
	Affordable Housing % Value	15.00%		135,608
	First Homes % Value	15.00%		0

Planning fee calc	dwgs	rate	
Planning app fee	60		
No dwgs	50	462	23,100
No dwgs under 50	10	138	1,380
No dwgs over 50			
Total			24,480

Stamp duty calc - Residual		
Land payment		570,065
Total		18,003

Stamp duty calc - Residual		
Land payment		180,000
Total		600

Pre CIL s106	2,000 £/ Unit (all)	Total
		120,000

Post CIL s106	2,000 £/ Unit (all)	120,000
CIL	65 £/m2	50,978
Total		170,978

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	2,661.00
Acc & Adpt	%	199.58
Water	£/m2	0.00
Over Extra 1	%	27.07
Over Extra 2	£/m2	0.10
Small Site	%	0.00
Site Costs	Base	0.00
	BNG	0.00
		2,887.75
		288.77
		8.66
		3,185.18

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
UNITS Started			30	30												
Market Housing																
Affordable Rent																
Social Rent																
Shared Ownership																
First Homes																
Grant and Subsidy																
INCOME	0	0	0	0	0	0	3,604,525	3,604,525	0	0	0	0	0	0	0	0
EXPENDITURE																
Stamp Duty	18,003															
Easements etc.	0															
Legals Acquisition	8,551															
Planning Fee	24,480															
Professional	180,868		180,868													
Build Cost - BCIS Base		0	586,472	1,172,944	1,172,944	586,472	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		50,978	20,000	40,000	40,000	20,000	0	0	0	0	0	0	0	0	0	0
Contingency		0	29,324	58,647	58,647	29,324	0	0	0	0	0	0	0	0	0	0
Abnormals		0	109,324	218,647	218,647	109,324	0	0	0	0	0	0	0	0	0	0
Finance Fees	0															
Legal and Valuation	0															
Agents	0	0	0	0	0	0	108,136	108,136	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	18,023	18,023	0	0	0	0	0	0	0	0
Misc.	0															
COSTS BEFORE LAND INT AND PROFIT	231,902	50,978	925,987	1,490,238	1,490,238	745,119	126,158	126,158	0	0	0	0	0	0	0	0
For Residual Valuation																
Land	570,065															
Interest		15,037	16,275	33,942	62,520	91,635	107,324	44,117	0	0	0	0	0	0	0	0
Developers Return																
Market Housing																945,750
Affordable for Rent																135,608
First Homes																0
Cash Flow	-801,967	-66,015	-942,261	-1,524,180	-1,552,758	-836,754	3,371,043	3,434,250	0	0	0	0	0	0	0	0
Opening Balance	0															
Closing Balance	-801,967	-867,982	-1,810,243	-3,334,423	-4,887,182	-5,723,935	-2,352,892	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358	1,081,358

Specialist - Appendix
Site 16



Site 16 Student Cluster 175							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	20.3		114	10,778	18,389,583	2,303
	Net	15.00	65.00%				
Affordable Overall			35%	61.25			
Affordable Rent	15.0	15.00	35.00%	61	2,870	2,636,813	919
Social Rent	15.0	15.00	0.00%	0	1,895	0	0
Shared Ownership	15.0	15.00	0.00%	0	7,544	0	0
First Homes	15.0	15.00	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	700	/ha		21,026,396	3,222
SITE AREA - Gross	0.250	ha	700	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,893,771	11,575,085	11,575,085
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	3,339,514	1,450
-------------------	-----------	-------

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -1,050,610

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
		/unit or m2	Total	
LAND	Land			2,893,771
	Stamp Duty		134,189	
	Easements etc.		0	
	Legals /Acquisition	1.50%	43,407	177,595
Fees	Planning		40,350	
	Professional	8.00%	950,137	990,487
CONSTRUCTION	Build Cost	3,111	10,025,186	
	s106 / CIL / IT		499,014	
	Contingency	5.00%	501,259	
	Abnormals	5.00%	501,259	
			350,000	11,876,719
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	630,792	
	Legals	0.5%	105,132	
		£/unit	0	0
	Misc.	0.0%	0	735,924
				16,674,497
Developers Profit	Market Housing	% Value	15.00%	2,758,438
	Affordable Housing	% Value	15.00%	395,522
	First Homes	% Value	15.00%	0

Planning fee calc			
	dwgs	rate	
Planning app fee	175		
No dwgs under 50	50	462	23,100
No dwgs over 50	125	138	17,250
		Total	40,350

Stamp duty calc - Residual	
Land payment	2,893,771
Total	134,189

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

Pre CIL s106		
	2,000 £/ Unit (all)	
Total		350,000

Post CIL s106			
	2,000	£/ Unit (all)	
CIL	65	£/m2	350,000
			149,014
Total			499,014

Inf Tariff	
% GDV	
0.00%	0

Build Cost			
			/m2
CO2 Plus	%	5.00%	2,661.00
Acc & Adpt	£/m2		133.05
Water	£/m2		0.00
Over Extra 1	%	1.00%	26.61
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
	£/m2		0.00
	%	0.00%	0.00
Site Costs	Base	10.00%	2,820.76
	BNG	0.30%	282.08
			8.46
			3,111.30

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			40	45	45	45																			
Market Housing				0	0	0	4,203,333	4,728,750	4,728,750	4,728,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	602,700	678,038	678,038	678,038	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	4,806,033	5,406,788	5,406,788	5,406,788	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty	134,189																								
Easements etc.	0																								
Legals Acquisition	43,407																								
Planning Fee	40,350																								
Professional	475,069		475,069																						
Build Cost - BCIS Base		0	763,824	1,623,125	2,482,427	2,577,905	1,718,603	859,302	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		149,014	26,667	56,667	86,667	90,000	60,000	30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	38,191	81,156	124,121	128,895	85,930	42,965	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	64,858	137,823	210,788	218,895	145,930	72,965	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	144,181	162,204	162,204	162,204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	24,030	27,034	27,034	27,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																								
COSTS BEFORE LAND INT AND PROFIT	693,014	149,014	1,368,608	1,898,771	2,904,003	3,015,696	2,178,675	1,194,469	189,238	189,238	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	2,893,771																							
	Interest		67,252	71,307	98,306	135,751	192,746	252,904	208,383	133,310	37,980	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																								2,758,438
	Affordable for Rent																								395,522
	First Homes																								0
Cash Flow	-3,586,785	-216,266	-1,439,915	-1,997,077	-3,039,754	-3,208,442	2,374,454	4,003,935	5,084,240	5,179,570	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-3,153,959
Opening Balance	0																								
Closing Balance	-3,586,785	-3,803,051	-5,242,966	-7,240,043	-10,279,797	-13,488,239	-11,113,785	-7,109,851	-2,025,610	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	0

Specialist - Appendix
Site 17



Site 17 Student Cluster 175							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	20.3		114	10,778	18,389,583	2,303
	Net	15.00	65.00%				
Affordable Overall			35%	61.25			
Affordable Rent	15.0	15.00	35.00%	61	2,870	2,636,813	919
Social Rent	15.0	15.00	0.00%	0	1,895	0	0
Shared Ownership	15.0	15.00	0.00%	0	7,544	0	0
First Homes	15.0	15.00	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		700	/ha		21,026,396	3,222
SITE AREA - Gross	0.250 ha		700	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,650,076	10,600,304	10,600,304
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	3,065,105	1,331
-------------------	-----------	-------

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -1,050,610

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land			2,650,076
Stamp Duty		122,004	
Easements etc.		0	
Legals /Acquisition	1.50%	39,751	161,755
Fees			
Planning		40,350	
Professional	8.00%	970,944	1,011,294
CONSTRUCTION			
Build Cost	3,185	10,261,621	
s106 / CIL / IT		499,014	
Contingency	5.00%	513,081	
Abnormals	5.00%	513,081	
		350,000	12,136,797
FINANCE			
Fees	0%	0	
Interest	7.50%	0	0
Legal and Valuation		0	
SALES			
Agents	3.0%	630,792	
Legals	0.5%	105,132	
	£/unit	0	0
Misc.	0.0%	0	735,924
			16,695,846
Developers Profit			
Market Housing	% Value	15.00%	2,758,438
Affordable Housing	% Value	15.00%	395,522
First Homes	% Value	15.00%	0

Planning fee calc	dwgs	rate	
Planning app fee	175		23,100
No dwgs under 50	50	462	17,250
No dwgs over 50	125	138	40,350
Total			80,700

Stamp duty calc - Residual		
Land payment		2,650,076
Total		2,650,076

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

Pre CIL s106	2,000	£/ Unit (all)	
Total			350,000

Post CIL s106	2,000	£/ Unit (all)	350,000
CIL	65	£/m2	149,014
Total			499,014

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	2,661.00
Acc & Adpt	%	199.58
Water	£/m2	0.00
Over Extra 1	%	26.61
Over Extra 2	%	0.00
Small Site	£/m2	0.00
	%	0.00
Site Costs		2,887.29
Base	10.00%	288.73
BNG	0.30%	8.66
Total		3,184.68

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			40	45	45	45																			
Market Housing				0	0	0	4,203,333	4,728,750	4,728,750	4,728,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	602,700	678,038	678,038	678,038	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	4,806,033	5,406,788	5,406,788	5,406,788	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty	122,004																								
Easements etc.	0																								
Legals Acquisition	39,751																								
Planning Fee	40,350																								
Professional	485,472			485,472																					
Build Cost - BCIS Base		0	781,838	1,661,405	2,540,973	2,638,703	1,759,135	879,568	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		149,014	26,667	56,667	86,667	90,000	60,000	30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	39,092	83,070	127,049	131,935	87,957	43,978	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	65,759	139,737	213,715	221,935	147,957	73,978	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	144,181	162,204	162,204	162,204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	24,030	27,034	27,034	27,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																								
COSTS BEFORE LAND INT AND PROFIT	687,577	149,014	1,398,827	1,940,879	2,968,403	3,082,573	2,223,260	1,216,762	189,238	189,238	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																									
Land	2,650,076																								
Interest		62,581	66,548	94,024	132,179	190,315	251,681	207,973	133,310	37,980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,758,438
Affordable for Rent																									395,522
First Homes																									0
Cash Flow	-3,337,653	-211,595	-1,465,375	-2,034,903	-3,100,582	-3,272,887	2,331,092	3,982,052	5,084,240	5,179,570	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-3,153,959
Opening Balance	0																								
Closing Balance	-3,337,653	-3,549,248	-5,014,623	-7,049,526	-10,150,108	-13,422,996	-11,091,903	-7,109,851	-2,025,610	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	0

Specialist - Appendix
Site 18



Site 18 Student Cluster 175							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	20.3		114	10,778	18,389,583	2,303
	Net	15.00	65.00%				
Affordable Overall			35%	61.25			
Affordable Rent	15.0	15.00	35.00%	61	2,870	2,636,813	919
Social Rent	15.0	15.00	0.00%	0	1,895	0	0
Shared Ownership	15.0	15.00	0.00%	0	7,544	0	0
First Homes	15.0	15.00	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	700	/ha		21,026,396	3,222
SITE AREA - Gross	0.250	ha	700	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,666,218	6,664,872	6,664,872
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	1,957,245	850
-------------------	-----------	-----

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -1,050,610

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND		/unit or m2	Total
Land			1,666,218
Stamp Duty			72,811
Easements etc.			0
Legals /Acquisition	1.50%	24,993	97,804
Fees			
Planning		40,350	
Professional	8.00%	1,054,944	1,095,294
CONSTRUCTION			
Build Cost	3,185	10,261,621	
s106 / CIL / IT		499,014	
Contingency	5.00%	513,081	
Abnormals	5.00%	513,081	
FINANCE			
Fees	0%	0	
Interest	7.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	630,792	
Legals	0.5%	105,132	
Misc.	0.0%	0	735,924
Developers Profit			
Market Housing	% Value	15.00%	2,758,438
Affordable Housing	% Value	15.00%	395,522
First Homes	% Value	15.00%	0

Planning fee calc	dwgs	rate	
Planning app fee	175		23,100
No dwgs under 50	50	462	17,250
No dwgs over 50	125	138	40,350
Total			80,700

Stamp duty calc - Residual		
Land payment		1,666,218
Total		1,666,218

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

Pre CIL s106	2,000	£/ Unit (all)	
Total			350,000

Post CIL s106	2,000	£/ Unit (all)	350,000
CIL	65	£/m2	149,014
Total			499,014

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	2,661.00
Acc & Adpt	%	199.58
Water	£/m2	0.00
Over Extra 1	%	26.61
Over Extra 2	%	0.00
Small Site	£/m2	0.10
Site Costs	%	0.00
Base	10.00%	288.73
BNG	0.30%	8.66
Total		3,184.68

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	
UNITS Started	40				45				45																
Market Housing				0	0	0	4,203,333	4,728,750	4,728,750	4,728,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	602,700	678,038	678,038	678,038	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	4,806,033	5,406,788	5,406,788	5,406,788	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																									
Stamp Duty	72,811																								
Easements etc.	0																								
Legals Acquisition	24,993																								
Planning Fee	40,350																								
Professional	527,472			527,472																					
Build Cost - BCIS Base		0	781,838	1,661,405	2,540,973	2,638,703	1,759,135	879,568	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		149,014	26,667	56,667	86,667	90,000	60,000	30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	39,092	83,070	127,049	131,935	87,957	43,978	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	145,759	309,737	473,715	491,935	327,957	163,978	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	144,181	162,204	162,204	162,204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	24,030	27,034	27,034	27,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																								
COSTS BEFORE LAND INT AND PROFIT	665,626	149,014	1,520,827	2,110,879	3,228,403	3,352,573	2,403,260	1,306,762	189,238	189,238	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation	Land	1,666,218																							
Interest		43,722	47,336	76,739	117,757	180,497	246,742	206,317	133,310	37,980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return																									
Market Housing																								2,758,438	
Affordable for Rent																								395,522	
First Homes																								0	
Cash Flow	-2,331,844	-192,736	-1,568,163	-2,187,618	-3,346,160	-3,533,070	2,156,031	3,893,709	5,084,240	5,179,570	0	0	0	0	0	0	0	0	0	0	0	0	0	-3,153,959	
Opening Balance	0																								0
Closing Balance	-2,331,844	-2,524,580	-4,092,742	-6,280,360	-9,626,521	-13,159,591	-11,003,560	-7,109,851	-2,025,610	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	3,153,959	0	

Specialist - Appendix
Site 19



Site 19 Student Cluster 500							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				500	£/m2	£	m2
Market Housing	Gross	20.3	15.00%	325	10,778	52,541,667	6,581
	Net	15.00%					
Affordable Overall			35%	175			
Affordable Rent	15.0	15.00%	35.00%	175	2,870	7,533,750	2,625
Social Rent	15.0	15.00%	0.00%	0	1,895	0	0
Shared Ownership	15.0	15.00%	0.00%	0	7,544	0	0
First Homes	15.0	15.00%	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.750	ha	667	/ha		60,075,417	9,206
SITE AREA - Gross	0.750	ha	667	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	8,154,119	10,877,595	10,877,595
Existing Use Value	2,248,876		3,000,000
Uplift	20%	449,775	600,000
Plus /ha	0	0	0
Benchmark Land Value	2,698,651		3,600,000

Additional Profit	9,218,851	1,401
-------------------	-----------	-------

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -3,057,062

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			8,154,119
	Stamp Duty		397,206	
	Easements etc.		0	
	Legals /Acquisition	1.50%	122,312	519,518
Fees	Planning		85,200	
	Professional	8.00%	2,714,604	2,799,804
CONSTRUCTION	Build Cost	3,111	28,643,390	
	s106 / CIL / IT		1,424,820	
	Contingency	5.00%	1,432,169	
	Abnormals	5.00%	1,432,169	
		£	1,000,000	33,932,548
FINANCE	Fees	0%	0	
	Interest	7.50%	0	
	Legal and Valuation		0	0
SALES	Agents	3.0%	1,802,263	
	Legals	0.5%	300,377	
	£/unit	0	0	
	Misc.	0.0%	0	2,102,640
				47,508,629
Developers Profit	Market Housing	% Value	15.00%	7,881,250
	Affordable Housing	% Value	15.00%	1,130,063
	First Homes	% Value	15.00%	0

Planning fee calc	dwgs	rate	
Planning app fee	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		8,154,119
	Total	397,206

Stamp duty calc - Residual		
Land payment		2,698,651
	Total	124,433

Pre CIL s106	2,000	£/ Unit (all)	
			1,000,000
		Total	1,000,000

Post CIL s106	2,000	£/ Unit (all)	1,000,000
CIL	65	£/m2	424,820
		Total	1,424,820

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	5.00%	2,661.00
Acc & Adpt	%	1.00%	133.05
Water	£/m2		0.00
Over Extra 1	%	0.00%	26.61
Over Extra 2	%	0.00%	0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	2,820.76
	BNG	0.30%	282.08
			8.46
			3,111.30

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			75	75	75	75	100	100																
Market Housing				0	0	0	7,881,250	7,881,250	7,881,250	7,881,250	10,508,333	10,508,333	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	1,130,063	1,130,063	1,130,063	1,506,750	1,506,750	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	
Shared Ownership				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	
Grant and Subsidy				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	9,011,313	9,011,313	9,011,313	9,011,313	12,015,083	12,015,083	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																								
Stamp Duty	397,206																							
Easements etc.	0																							
Legals Acquisition	122,312																							
Planning Fee	85,200																							
Professional	1,357,302			1,357,302																				
Build Cost - BCIS Base		0	1,432,169	2,864,339	4,296,508	4,296,508	4,773,898	5,251,288	3,819,119	1,909,559	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		424,820	50,000	100,000	150,000	150,000	166,667	183,333	133,333	66,667	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	71,608	143,217	214,825	214,825	238,695	262,564	190,956	95,478	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	121,608	243,217	364,825	364,825	405,362	445,898	324,289	162,145	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	270,339	270,339	270,339	270,339	360,453	360,453	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	45,057	45,057	45,057	60,075	60,075	60,075	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	1,962,020	424,820	3,032,688	3,350,773	5,026,159	5,026,159	5,900,017	6,458,480	4,783,093	2,549,245	420,528	420,528	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation	Land	8,154,119																						
	Interest		189,678	201,199	261,835	329,571	429,991	532,294	483,938	445,146	374,213	260,066	47,544	0	0	0	0	0	0	0	0	0	0	
Developers Return	Market Housing																						7,881,250	
	Affordable for Rent																						1,130,063	
	First Homes																						0	
Cash Flow	-10,116,139	-614,497	-3,233,888	-3,612,608	-5,355,731	-5,456,150	2,579,001	2,068,895	3,783,073	6,087,855	11,334,489	11,547,011	0	0	0	0	0	0	0	0	0	0	-9,011,313	
Opening Balance	0																							
Closing Balance	-10,116,139	-10,730,636	-13,964,524	-17,577,131	-22,932,862	-28,389,012	-25,810,011	-23,741,116	-19,958,043	-13,870,188	-2,535,699	9,011,313	9,011,313	9,011,313	9,011,313	9,011,313	9,011,313	9,011,313	9,011,313	9,011,313	9,011,313	9,011,313	0	

Specialist - Appendix
Site 21



Site 21 Student Cluster 500							
INCOME	Av Size m2		%	Number	Price	GDV	GIA
	Gross	Net		500	£/m2	£	m2
Market Housing	20.3	15.00	65.00%	325	10,778	52,541,667	6,581
Affordable Overall			35%	175			
Affordable Rent	15.0	15.00	35.00%	175	2,870	7,533,750	2,625
Social Rent	15.0	15.00	0.00%	0	1,895	0	0
Shared Ownership	15.0	15.00	0.00%	0	7,544	0	0
First Homes	15.0	15.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.750	ha	667	/ha		60,075,417	9,206
SITE AREA - Gross	0.750	ha	667	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	4,714,560	6,289,223	6,289,223
Existing Use Value	2,248,876		3,000,000
Uplift	20%	449,775	600,000
Plus /ha	0	0	0
Benchmark Land Value	2,698,651		3,600,000

Additional Profit	5,345,783	812
-------------------	-----------	-----

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -3,057,062

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				4,714,560
Stamp Duty			225,228	
Easements etc.			0	
Legals /Acquisition	1.50%	70,718	295,946	
Fees			85,200	
Planning				
Professional	8.00%	3,014,050	3,099,250	
CONSTRUCTION				
Build Cost	3.185	29,318,917		
s106 / CIL / IT		1,424,820		
Contingency	5.00%	1,465,946		
Abnormals	5.00%	1,465,946		
	£	4,000,000	37,675,629	
FINANCE				
Fees	0%	0		
Interest	7.50%	0		
Legal and Valuation		0	0	
SALES				
Agents	%	3.0%	1,802,263	
Legals	%	0.5%	300,377	
	£/unit	0	0	
Misc.	%	0.0%	0	2,102,640
				47,888,025
Developers Profit				
Market Housing	% Value	15.00%		7,881,250
Affordable Housing	% Value	15.00%		1,130,063
First Homes	% Value	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	500		23,100
No dwgs under 50	50	462	62,100
No dwgs over 50	450	138	85,200
		Total	225,228

Stamp duty calc - Residual	
Land payment	4,714,560
Total	225,228

Stamp duty calc - Residual	
Land payment	2,698,651
Total	124,433

Pre CIL s106		
2,000	£/ Unit (all)	
	Total	1,000,000

Post CIL s106			
	2,000	£/ Unit (all)	1,000,000
CIL	65	£/m2	424,820
		Total	1,424,820

Inf Tariff	
% GDV	
0.00%	0

Build Cost			
			/m2
CO2 Plus	%	7.50%	2,661.00
Acc & Adpt	£/m2		199.58
Water	£/m2		0.00
Over Extra 1	%	1.00%	26.61
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
	£/m2		0.00
	%	0.00%	0.00
Site Costs	Base	10.00%	288.73
	BNG	0.30%	8.66
			3,184.68

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			75	75	75	75	100	100																
Market Housing			0	0	0	0	7,881,250	7,881,250	7,881,250	7,881,250	10,508,333	10,508,333	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	1,130,063	1,130,063	1,130,063	1,506,750	1,506,750	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	9,011,313	9,011,313	9,011,313	9,011,313	12,015,083	12,015,083	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	225,228																							
Easements etc.	0																							
Legals Acquisition	70,718																							
Planning Fee	85,200																							
Professional	1,507,025		1,507,025																					
Build Cost - BCIS Base		0	1,465,946	2,931,892	4,397,838	4,397,838	4,886,486	5,375,135	3,909,189	1,954,594	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		424,820	50,000	100,000	150,000	150,000	166,667	183,333	133,333	66,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	73,297	146,595	219,892	219,892	244,324	268,757	195,459	97,730	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	273,297	546,595	819,892	819,892	910,991	1,002,090	728,793	364,396	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	270,339	270,339	270,339	270,339	360,453	360,453	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	45,057	45,057	45,057	60,075	60,075	60,075	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	1,888,172	424,820	3,369,566	3,725,081	5,587,621	5,587,621	6,523,864	7,144,711	5,282,171	2,798,783	420,528	420,528	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	4,714,560																							
Interest		123,801	134,088	199,781	273,373	383,266	495,220	457,866	431,452	369,621	260,066	47,544	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								7,881,250
Affordable for Rent																								1,130,063
First Homes																								0
Cash Flow	-6,602,732	-548,621	-3,503,653	-3,924,862	-5,860,994	-5,970,888	1,992,228	1,408,735	3,297,690	5,842,909	11,334,489	11,547,011	0	0	0	0	0	0	0	0	0	0	0	-9,011,313
Opening Balance	0																							
Closing Balance	-6,602,732	-7,151,353	-10,655,006	-14,579,868	-20,440,862	-26,411,750	-24,419,522	-23,010,786	-19,713,097	-13,870,188	-2,535,699	9,011,313	9,011,313	9,011,313	9,011,313	9,011,313	9,011,313	9,011,313	9,011,313	9,011,313	9,011,313	9,011,313	9,011,313	0

Specialist - Appendix
Site 22



Site 22 Student Studio 60							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
Market Housing	Gross	29.0	65.00%	39	9,205	8,256,733	1,130
	Net	23.00					
Affordable Overall			35%	21			
Affordable Rent	25.3	23.00	35.00%	21	2,870	1,386,210	531
Social Rent	25.3	23.00	0.00%	0	1,895	0	0
Shared Ownership	25.3	23.00	0.00%	0	6,443	0	0
First Homes	25.3	23.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.050	ha	1,200	/ha		9,642,943	1,662
SITE AREA - Gross	0.050	ha	1,200	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	813,400	16,268,007	16,268,007
Existing Use Value	150,000		3,000,000
Uplift	20%	30,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	180,000		3,600,000

Additional Profit	1,168,042	1,033
-------------------	-----------	-------

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -410,727

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			30,170	813,400
Stamp Duty			0	
Easements etc.			12,201	42,371
Legals /Acquisition	1.50%			
Fees	Planning		24,480	
	Professional	8.00%	479,951	504,431
CONSTRUCTION	Build Cost	3,111	5,169,484	
	s106 / CIL / IT		192,956	
	Contingency	5.00%	258,474	
	Abnormals	5.00%	258,474	
			120,000	5,999,388
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation			
SALES	Agents	3.0%	289,288	
	Legals	0.5%	48,215	
		£/unit	0	
	Misc.	0.0%	0	337,503
				7,697,094
Developers Profit	Market Housing	% Value	15.00%	1,238,510
	Affordable Housing	% Value	15.00%	207,932
	First Homes	% Value	15.00%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	60		23,100
No dwgs under 50	50	462	1,380
No dwgs over 50	10	138	1,380
		Total	24,480

Stamp duty calc - Residual	
Land payment	813,400
Total	30,170

Stamp duty calc - Residual	
Land payment	180,000
Total	600

Pre CIL s106		
2,000	£/ Unit (all)	
Total		120,000

Post CIL s106			
	2,000	£/ Unit (all)	120,000
CIL	65	£/m2	72,956
Total			192,956

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			
			/m2
CO2 Plus	%	5.00%	2,661.00
Acc & Adpt	£/m2		133.05
Water	£/m2		0.00
Over Extra 1	%	1.00%	26.61
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	282.08
	BNG	0.30%	8.46
			3,111.30

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	0	0	4,128,367	4,128,367	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	693,105	693,105	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	4,821,472	4,821,472	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	30,170																							
Easements etc.	0																							
Legals Acquisition	12,201																							
Planning Fee	24,480																							
Professional	239,976		239,976																					
Build Cost - BCIS Base		0	861,581	1,723,161	1,723,161	861,581	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		72,956	20,000	40,000	40,000	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	43,079	86,158	86,158	43,079	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	63,079	126,158	126,158	63,079	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	144,644	144,644	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	24,107	24,107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	306,827	72,956	1,227,714	1,975,478	1,975,478	987,739	168,752	168,752	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	813,400																						
	Interest		21,004	22,766	46,213	84,119	122,737	143,558	59,011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							1,238,510
	Affordable for Rent																							207,932
	First Homes																							0
Cash Flow	-1,120,227	-93,960	-1,250,480	-2,021,690	-2,059,597	-1,110,475	-4,509,162	-4,593,709	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,446,442
Opening Balance	0																							
Closing Balance	-1,120,227	-1,214,187	-2,464,667	-4,486,357	-6,545,954	-7,656,429	-3,147,267	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	0

Specialist - Appendix
Site 23



Site 23 Student Studio 60							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
Market Housing	Gross	29.0	65.00%	39	9,205	8,256,733	1,130
	Net	23.00					
Affordable Overall			35%	21			
Affordable Rent	25.3	23.00	35.00%	21	2,870	1,386,210	531
Social Rent	25.3	23.00	0.00%	0	1,895	0	0
Shared Ownership	25.3	23.00	0.00%	0	6,443	0	0
First Homes	25.3	23.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.050	ha	1,200	/ha		9,642,943	1,662
SITE AREA - Gross	0.050	ha	1,200	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	685,494	13,709,881	13,709,881
Existing Use Value	150,000		3,000,000
Uplift	20%	30,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	180,000		3,600,000

Additional Profit	1,024,015	906
-------------------	-----------	-----

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -410,727

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			685,494
	Stamp Duty		23,775	
	Easements etc.		0	
	Legals /Acquisition	1.50%	10,282	34,057
Fees	Planning		24,480	
	Professional	8.00%	490,680	515,160
CONSTRUCTION	Build Cost	3,185	5,291,402	
	s106 / CIL / IT		192,956	
	Contingency	5.00%	264,570	
	Abnormals	5.00%	264,570	
			120,000	6,133,498
FINANCE	Fees	0%	0	
	Interest	7.50%	0	
	Legal and Valuation		0	0
SALES	Agents	3.0%	289,288	
	Legals	0.5%	48,215	
		£/unit	0	
	Misc.	0.0%	0	337,503
				7,705,712
Developers Profit	Market Housing % Value	15.00%		1,238,510
	Affordable Housing % Value	15.00%		207,932
	First Homes % Value	15.00%		0

Planning fee calc	dwgs	rate	
Planning app fee	60		23,100
No dwgs	50	462	1,380
No dwgs under 50	10	138	1,380
No dwgs over 50			24,480
Total			24,480

Stamp duty calc - Residual		
Land payment		685,494
Total		23,775

Stamp duty calc - Residual		
Land payment		180,000
Total		600

Pre CIL s106	2,000	£/ Unit (all)	
Total			120,000

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	65	£/m2	72,956
Total			192,956

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	2,661.00
Acc & Adpt	%	199.58
Water	£/m2	0.00
Over Extra 1	%	26.61
Over Extra 2	£/m2	0.00
Small Site	%	0.00
Site Costs	Base	288.73
	BNG	8.66
Total		3,184.68

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		
UNITS Started			30	30																						
Market Housing				0	0	0	4,128,367	4,128,367	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	693,105	693,105	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	4,821,472	4,821,472	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																										
Stamp Duty	23,775																									
Easements etc.	0																									
Legals Acquisition	10,282																									
Planning Fee	24,480																									
Professional	245,340		245,340																							
Build Cost - BCIS Base		0	881,900	1,763,801	1,763,801	881,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		72,956	20,000	40,000	40,000	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	44,095	88,190	88,190	44,095	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	64,095	128,190	128,190	64,095	0	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	144,644	144,644	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	24,107	24,107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																									
COSTS BEFORE LAND INT AND PROFIT	303,877	72,956	1,255,430	2,020,181	2,020,181	1,010,090	168,752	168,752	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation	Land	685,494																								
Interest		18,551	20,266	44,186	82,893	122,325	143,558	59,011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return	Market Housing																								1,238,510	
	Affordable for Rent																								207,932	
	First Homes																								0	
Cash Flow	-989,371	-91,506	-1,275,697	-2,064,366	-2,103,073	-1,132,416	-4,509,162	-4,593,709	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,446,442	
Opening Balance	0																									0
Closing Balance	-989,371	-1,080,878	-2,356,574	-4,420,941	-6,524,014	-7,656,429	-3,147,267	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	0	

Specialist - Appendix
Site 24



Site 24 Student Studio 60							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	29.0		39	9,205	8,256,733	1,130
	Net	23.00	65.00%				
Affordable Overall			35%	21			
Affordable Rent	25.3	23.00	35.00%	21	2,870	1,386,210	531
Social Rent	25.3	23.00	0.00%	0	1,895	0	0
Shared Ownership	25.3	23.00	0.00%	0	6,443	0	0
First Homes	25.3	23.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.050	ha		1,200	/ha		1,662
SITE AREA - Gross	0.050	ha		1,200	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	342,145	6,842,903	6,842,903
Existing Use Value	150,000		3,000,000
Uplift	20%	30,000	600,000
Plus /ha	0	0	0
Benchmark Land Value	180,000		3,600,000

Additional Profit	637,392	564
-------------------	---------	-----

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -410,727

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				342,145
Stamp Duty			6,607	
Easements etc.			0	
Legals /Acquisition	1.50%	5,132	11,739	
Fees	Planning		24,480	
	Professional	8.00%	519,480	543,960
CONSTRUCTION	Build Cost	3,185	5,291,402	
	s106 / CIL / IT		192,956	
	Contingency	5.00%	264,570	
	Abnormals	5.00%	264,570	
			480,000	6,493,498
FINANCE	Fees	0%	0	
	Interest	7.50%	0	
	Legal and Valuation		0	0
SALES	Agents	3.0%	289,288	
	Legals	0.5%	48,215	
		£/unit	0	0
	Misc.	0.0%	0	337,503
				7,728,845
Developers Profit	Market Housing % Value	15.00%		1,238,510
	Affordable Housing % Value	15.00%		207,932
	First Homes % Value	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	60		23,100
No dwgs under 50	50	462	1,380
No dwgs over 50	10	138	1,380
		Total	24,480

Stamp duty calc - Residual	
Land payment	342,145
Total	6,607

Stamp duty calc - Residual	
Land payment	180,000
Total	600

Pre CIL s106		
2,000	£/ Unit (all)	
	Total	120,000

Post CIL s106			
	2,000	£/ Unit (all)	120,000
CIL	65	£/m2	72,956
		Total	192,956

Inf Tariff	
% GDV	0.00%
	0

Build Cost			
			/m2
CO2 Plus	%	7.50%	2,661.00
Acc & Adpt	£/m2		199.58
Water	£/m2		0.00
Over Extra 1	%	1.00%	26.61
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	288.73
	BNG	0.30%	8.66
			3,184.68

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			30	30																				
Market Housing				0	0	0	4,128,367	4,128,367	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	693,105	693,105	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	4,821,472	4,821,472	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	6,607																							
Easements etc.	0																							
Legals Acquisition	5,132																							
Planning Fee	24,480																							
Professional	259,740		259,740																					
Build Cost - BCIS Base		0	881,900	1,763,801	1,763,801	881,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		72,956	20,000	40,000	40,000	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	44,095	88,190	88,190	44,095	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	124,095	248,190	248,190	124,095	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	144,644	144,644	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	24,107	24,107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	295,959	72,956	1,329,830	2,140,181	2,140,181	1,070,090	168,752	168,752	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	342,145																						
	Interest		11,964	13,557	38,745	79,600	121,221	143,558	59,011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							1,238,510
	Affordable for Rent																							207,932
	First Homes																							0
Cash Flow		-638,104	-84,920	-1,343,387	-2,178,926	-2,219,781	-1,191,311	-4,509,162	4,593,709	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,446,442
Opening Balance		0																						
Closing Balance		-638,104	-723,025	-2,066,412	-4,245,337	-6,465,118	-7,656,429	-3,147,267	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	1,446,442	0

Specialist - Appendix
Site 25



Site 25 Student Studio 175							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	29.0	23.00	65.00%	114	9,205	24,082,139	3,296
Affordable Overall			35%	61.25			
Affordable Rent	25.3	23.00	35.00%	61	2,870	4,043,113	1,550
Social Rent	25.3	23.00	0.00%	0	1,895	0	0
Shared Ownership	25.3	23.00	0.00%	0	6,443	0	0
First Homes	25.3	23.00	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	700	/ha		28,125,251	4,846
SITE AREA - Gross	0.250	ha	700	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,368,770	9,475,079	9,475,079
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	2,968,978	901
-------------------	-----------	-----

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -1,222,725

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				2,368,770
Stamp Duty			107,938	
Easements etc.			0	
Legals /Acquisition	1.50%	35,532	143,470	
Fees				
Planning		40,350		
Professional	8.00%	1,399,895	1,440,245	
CONSTRUCTION				
Build Cost	3,111	15,077,663		
s106 / CIL / IT		563,255		
Contingency	5.00%	753,883		
Abnormals	5.00%	753,883		
FINANCE				
Fees	0%	0		
Interest	7.50%	0		
Legal and Valuation		0		
SALES				
Agents	%	3.0%	843,758	
Legals	%	0.5%	140,626	
Misc.	%/unit	0	0	
	%	0.0%	0	984,384
				22,435,552
Developers Profit				
Market Housing	% Value	15.00%		3,612,321
Affordable Housing	% Value	15.00%		606,467
First Homes	% Value	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	175		23,100
No dwgs under 50	50	462	17,250
No dwgs over 50	125	138	40,350
		Total	80,700

Stamp duty calc - Residual	
Land payment	2,368,770
Total	107,938

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

Pre CIL s106		
2,000	£/ Unit (all)	
Total		350,000

Post CIL s106			
	2,000	£/ Unit (all)	350,000
CIL	65	£/m2	213,255
Total			563,255

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			
	%		/m2
CO2 Plus	5.00%		2,661.00
Acc & Adpt	1.00%		133.05
Water			0.00
Over Extra 1	0.00%		26.61
Over Extra 2	0.00%		0.00
Small Site	0.00%		0.10
Site Costs			0.00
Base	10.00%		0.00
BNG	0.30%		282.08
			8.46
Total			3,111.30

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			40	45	45	45																				
Market Housing				0	0	0	5,504,489	6,192,550	6,192,550	6,192,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	924,140	1,039,658	1,039,658	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	6,428,629	7,232,208	7,232,208	7,232,208	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																										
Stamp Duty	107,938																									
Easements etc.	0																									
Legals Acquisition	35,532																									
Planning Fee	40,350																									
Professional	699,947		699,947																							
Build Cost - BCIS Base		0	1,148,774	2,441,145	3,733,516	3,877,113	2,584,742	1,292,371	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		213,255	26,667	56,667	86,667	90,000	60,000	30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	57,439	122,057	186,676	193,856	129,237	64,619	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	84,105	178,724	273,342	283,856	189,237	94,619	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	192,859	216,966	216,966	216,966	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	32,143	36,161	36,161	36,161	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																									
COSTS BEFORE LAND INT AND PROFIT	883,767	213,255	2,016,932	2,798,593	4,280,201	4,444,825	3,188,218	1,734,735	253,127	253,127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation																										
Land	2,368,770																									
Interest		60,985	66,127	105,184	159,630	242,877	330,772	276,216	178,317	50,803	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return																										
Market Housing																									3,612,321	
Affordable for Rent																									606,467	
First Homes																									0	
Cash Flow	-3,252,537	-274,240	-2,083,059	-2,903,778	-4,439,832	-4,687,702	2,909,639	5,221,256	6,800,763	6,928,277	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-4,218,788	
Opening Balance	0																									0
Closing Balance	-3,252,537	-3,526,777	-5,609,837	-8,513,614	-12,953,446	-17,641,148	-14,731,509	-9,510,253	-2,709,490	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	0	

Specialist - Appendix
Site 26



Site 26 Student Studio 175							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	29.0	23.00	65.00%	114	9,205	24,082,139	3,296
Affordable Overall			35%	61.25			
Affordable Rent	25.3	23.00	35.00%	61	2,870	4,043,113	1,550
Social Rent	25.3	23.00	0.00%	0	1,895	0	0
Shared Ownership	25.3	23.00	0.00%	0	6,443	0	0
First Homes	25.3	23.00	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	700	/ha		28,125,251	4,846
SITE AREA - Gross	0.250	ha	700	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,002,257	8,009,029	8,009,029
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	2,556,271	775
-------------------	-----------	-----

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -1,222,725

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			89,613	2,002,257
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	30,034	119,647	
Fees	Planning Professional	8.00%	1,431,187	1,471,537
CONSTRUCTION	Build Cost	3,185	15,433,255	
	s106 / CIL / IT	5.00%	563,255	
	Contingency	5.00%	771,663	
	Abnormals	5.00%	771,663	
	£		350,000	17,889,836
FINANCE	Fees	0%	0	
	Interest	7.50%	0	
	Legal and Valuation		0	0
SALES	Agents	3.0%	843,758	
	Legals	0.5%	140,626	
	£/unit	0	0	
	Misc.	0.0%	0	984,384
				22,467,661
Developers Profit	Market Housing % Value	15.00%		3,612,321
	Affordable Housing % Value	15.00%		606,467
	First Homes % Value	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	175		23,100
No dwgs under 50	50	462	17,250
No dwgs over 50	125	138	40,350
		Total	80,700

Stamp duty calc - Residual	
Land payment	2,002,257
Total	89,613

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

Pre CIL s106		
2,000	£/ Unit (all)	
Total		350,000

Post CIL s106			
	2,000	£/ Unit (all)	350,000
CIL	65	£/m2	213,255
Total			563,255

Inf Tariff	
% GDV	0.00%
Total	0

Build Cost			
			/m2
CO2 Plus	%	7.50%	2,661.00
Acc & Adpt	£/m2		199.58
Water	£/m2		0.00
Over Extra 1	%	1.00%	26.61
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	288.73
	BNG	0.30%	8.66
			3,184.68

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			40	45	45	45																				
Market Housing				0	0	0	5,504,489	6,192,550	6,192,550	6,192,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	924,140	1,039,658	1,039,658	1,039,658	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	6,428,629	7,232,208	7,232,208	7,232,208	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																										
Stamp Duty	89,613																									
Easements etc.	0																									
Legals Acquisition	30,034																									
Planning Fee	40,350																									
Professional	715,593		715,593																							
Build Cost - BCIS Base		0	1,175,867	2,498,718	3,821,568	3,968,551	2,645,701	1,322,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		213,255	26,667	56,667	86,667	90,000	60,000	30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	58,793	124,936	191,078	198,428	132,285	66,143	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	85,460	181,603	277,745	288,428	192,285	96,143	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	192,859	216,966	216,966	216,966	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	32,143	36,161	36,161	36,161	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																									
COSTS BEFORE LAND INT AND PROFIT	875,590	213,255	2,062,381	2,861,923	4,377,058	4,545,406	3,255,273	1,768,263	253,127	253,127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation	Land	2,002,257																								
Interest		53,960	58,970	98,745	154,258	239,220	328,932	275,599	178,317	50,803	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return	Market Housing																								3,612,321	
	Affordable for Rent																								606,467	
	First Homes																								0	
Cash Flow	-2,877,848	-267,215	-2,121,350	-2,960,668	-4,531,316	-4,784,626	2,844,424	5,188,346	6,800,763	6,928,277	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-4,218,788	
Opening Balance	0																									0
Closing Balance	-2,877,848	-3,145,062	-5,266,413	-8,227,081	-12,758,396	-17,543,023	-14,698,599	-9,510,253	-2,709,490	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	0	

Specialist - Appendix
Site 27



Site 27 Student Studio 175							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	29.0	23.00	65.00%	114	9,205	24,082,139	3,296
Affordable Overall			35%	61.25			
Affordable Rent	25.3	23.00	35.00%	61	2,870	4,043,113	1,550
Social Rent	25.3	23.00	0.00%	0	1,895	0	0
Shared Ownership	25.3	23.00	0.00%	0	6,443	0	0
First Homes	25.3	23.00	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		700	/ha		
SITE AREA - Gross	0.250	ha		700	/ha	28,125,251	4,846

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,018,399	4,073,597	4,073,597
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	1,448,411	439
-------------------	-----------	-----

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -1,222,725

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			40,420	1,018,399
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	15,276	55,696	
Fees			40,350	
Planning			40,350	
Professional	8.00%	1,515,187	1,555,537	
CONSTRUCTION				
Build Cost	3.185	15,433,255	563,255	
s106 / CIL / IT	5.00%	771,663	771,663	
Contingency	5.00%	771,663	771,663	
Abnormals				
		1,400,000	18,939,836	
FINANCE				
Fees	0%	0	0	
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	3.0%	843,758		
Legals	0.5%	140,626		
	£/unit	0	0	
Misc.	0.0%	0	984,384	22,553,852
Developers Profit				
Market Housing	% Value	15.00%		3,612,321
Affordable Housing	% Value	15.00%		606,467
First Homes	% Value	15.00%		0

Planning fee calc	dwgs	rate	
Planning app fee	175		23,100
No dwgs under 50	50	462	17,250
No dwgs over 50	125	138	40,350
Total			80,700

Stamp duty calc - Residual		
Land payment		1,018,399
Total		40,420

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

Pre CIL s106	2,000 £/ Unit (all)	Total
		350,000

Post CIL s106	2,000 £/ Unit (all)	350,000
CIL	65 £/m2	213,255
Total		563,255

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	2,661.00
Acc & Adpt	%	199.58
Water	£/m2	0.00
Over Extra 1	%	26.61
Over Extra 2	£/m2	0.00
Small Site	%	0.00
Site Costs	Base	288.73
	BNG	8.66
Total		3,184.68

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			40	45	45	45																				
Market Housing				0	0	0	5,504,489	6,192,550	6,192,550	6,192,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	924,140	1,039,658	1,039,658	1,039,658	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	6,428,629	7,232,208	7,232,208	7,232,208	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																										
Stamp Duty	40,420																									
Easements etc.	0																									
Legals Acquisition	15,276																									
Planning Fee	40,350																									
Professional	757,593		757,593																							
Build Cost - BCIS Base		0	1,175,867	2,498,718	3,821,568	3,968,551	2,645,701	1,322,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		213,255	26,667	56,667	86,667	90,000	60,000	30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	58,793	124,936	191,078	198,428	132,285	66,143	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	165,460	351,603	537,745	558,428	372,285	186,143	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	192,859	216,966	216,966	216,966	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	32,143	36,161	36,161	36,161	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																									
COSTS BEFORE LAND INT AND PROFIT	853,639	213,255	2,184,381	3,031,923	4,637,058	4,815,406	3,435,273	1,858,263	253,127	253,127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation																										
Land	1,018,399																									
Interest		35,101	39,757	81,460	139,836	229,403	323,993	273,942	178,317	50,803	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return																										
Market Housing																									3,612,321	
Affordable for Rent																									606,467	
First Homes																									0	
Cash Flow	-1,872,039	-248,356	-2,224,138	-3,113,383	-4,776,894	-5,044,809	2,669,363	5,100,002	6,800,763	6,928,277	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-4,218,788	
Opening Balance	0																									0
Closing Balance	-1,872,039	-2,120,394	-4,344,532	-7,457,915	-12,234,809	-17,279,618	-14,610,255	-9,510,253	-2,709,490	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	-4,218,788	0

Specialist - Appendix
Site 28



Site 28 Student Studio 500							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				500	£/m2	£	m2
Market Housing	Gross	29.0					
	Net	23.00	65.00%	325	9,205	68,806,111	9,419
Affordable Overall			35%	175			
Affordable Rent	25.3	23.00	35.00%	175	2,870	11,551,750	4,428
Social Rent	25.3	23.00	0.00%	0	1,895	0	0
Shared Ownership	25.3	23.00	0.00%	0	6,443	0	0
First Homes	25.3	23.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.750	ha	667	/ha		80,357,861	13,846
SITE AREA - Gross	0.750	ha	667	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	6,695,062	8,931,213	8,931,213
Existing Use Value	2,248,876		3,000,000
Uplift	20%	449,775	600,000
Plus /ha	0	0	0
Benchmark Land Value	2,698,651		3,600,000

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -3,557,451

Check on phasing dwgs nos
correct

Additional Profit	8,197,264	870
-------------------	-----------	-----

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				6,695,062
Stamp Duty			324,253	
Easements etc.			0	
Legals /Acquisition	1.50%	100,426	424,679	
Fees	Planning Professional	8.00%	3,999,592	4,084,792
CONSTRUCTION	Build Cost	3,111	43,079,036	
	s106 / CIL / IT		1,607,964	
	Contingency	5.00%	2,153,952	
	Abnormals	5.00%	2,153,952	
			1,000,000	49,994,904
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	2,410,736	
	Legals	0.5%	401,789	
		£/unit	0	0
	Misc.	0.0%	0	2,812,525
				64,011,962
Developers Profit	Market Housing % Value	15.00%		10,320,917
	Affordable Housing % Value	15.00%		1,732,763
	First Homes % Value	15.00%		0

Planning fee calc	dwgs	rate	
Planning app fee	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			6,695,062
		Total	324,253

Stamp duty calc - Residual			
Land payment			2,698,651
		Total	124,433

Pre CIL s106	2,000	£/ Unit (all)	
		Total	1,000,000

Post CIL s106	2,000	£/ Unit (all)	1,000,000
CIL	65	£/m2	607,964
		Total	1,607,964

Inf Tariff	% GDV		
	0.00%		0

Build Cost		/m2
CO2 Plus	%	2,661.00
		133.05
Acc & Adpt	%	0.00
		26.61
Water	£/m2	0.10
Over Extra 1	%	0.00
		0.00
Over Extra 2	%	0.00
		0.00
Small Site	%	0.00
		2,820.76
Site Costs	Base	282.08
	BNG	8.46
		3,111.30

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			75	75	75	75	100	100																
Market Housing				0	0	0	10,320,917	10,320,917	10,320,917	10,320,917	13,761,222	13,761,222	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	1,732,763	1,732,763	1,732,763	1,732,763	2,310,350	2,310,350	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	12,053,679	12,053,679	12,053,679	12,053,679	16,071,572	16,071,572	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	324,253																							
Easements etc.	0																							
Legals Acquisition	100,426																							
Planning Fee	85,200																							
Professional	1,999,796			1,999,796																				
Build Cost - BCIS Base		0	2,153,952	4,307,904	6,461,855	6,461,855	7,179,839	7,897,823	5,743,871	2,871,936	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		607,964	50,000	100,000	150,000	150,000	166,667	183,333	133,333	66,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	107,698	215,395	323,093	323,093	358,992	394,891	287,194	143,597	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	157,698	315,395	473,093	473,093	525,659	578,224	420,527	210,263	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	361,610	361,610	361,610	361,610	482,147	482,147	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	60,268	60,268	60,268	60,268	80,358	80,358	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	2,509,675	607,964	4,469,143	4,938,694	7,408,041	7,408,041	8,653,035	9,476,151	7,006,804	3,714,341	562,505	562,505	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	6,695,062																						
Interest		172,589	187,224	274,531	372,279	518,160	666,776	615,516	578,729	494,951	347,869	63,596	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							
	Affordable for Rent																							
	First Homes																							
Cash Flow	-9,204,737	-780,553	-4,656,367	-5,213,225	-7,780,320	-7,926,201	-2,733,867	-1,962,012	-4,468,147	-7,844,387	-15,161,199	-15,445,471	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	0																							
Closing Balance	-9,204,737	-9,985,290	-14,641,657	-19,854,882	-27,635,202	-35,561,403	-32,827,536	-30,865,524	-26,397,377	-18,552,991	-3,391,792	-12,053,679	-12,053,679	-12,053,679	-12,053,679	-12,053,679	-12,053,679	-12,053,679	-12,053,679	-12,053,679	-12,053,679	-12,053,679	-12,053,679	0

Specialist - Appendix
Site 29



Site 29 Student Studio 500							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	29.0					
	Net	23.00	65.00%	325	9,205	68,806,111	9,419
Affordable Overall			35%	175			
Affordable Rent	25.3	23.00	35.00%	175	2,870	11,551,750	4,428
Social Rent	25.3	23.00	0.00%	0	1,895	0	0
Shared Ownership	25.3	23.00	0.00%	0	6,443	0	0
First Homes	25.3	23.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.750	ha	667	/ha		80,357,861	13,846
SITE AREA - Gross	0.750	ha	667	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	5,668,108	7,561,256	7,561,256
Existing Use Value	2,248,876		3,000,000
Uplift	20%	449,775	600,000
Plus /ha	0	0	0
Benchmark Land Value	2,698,651		3,600,000

Additional Profit	7,040,876	748
-------------------	-----------	-----

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -3,557,451

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				5,668,108
Stamp Duty			272,905	
Easements etc.			0	
Legals /Acquisition	1.50%	85,022	357,927	
Fees	Planning Professional	8.00%	4,088,998	4,174,198
CONSTRUCTION	Build Cost	3,185	44,095,015	
	s106 / CIL / IT		1,607,964	
	Contingency	5.00%	2,204,751	
	Abnormals	5.00%	2,204,751	
			1,000,000	51,112,481
FINANCE	Fees	0%	0	
	Interest	7.50%	0	
	Legal and Valuation		0	0
SALES	Agents	3.0%	2,410,736	
	Legals	0.5%	401,789	
		£/unit	0	
	Misc.	0.0%	0	2,812,525
				64,125,239
Developers Profit	Market Housing % Value	15.00%		10,320,917
	Affordable Housing % Value	15.00%		1,732,763
	First Homes % Value	15.00%		0

Planning fee calc	dwgs	rate	
Planning app fee	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		5,668,108
	Total	272,905

Stamp duty calc - Residual		
Land payment		2,698,651
	Total	124,433

Pre CIL s106	2,000	£/ Unit (all)	
			1,000,000

Post CIL s106	2,000	£/ Unit (all)	1,000,000
CIL	65	£/m2	607,964
		Total	1,607,964

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	2,661.00
		199.58
Acc & Adpt	%	0.00
		26.61
Water	£/m2	0.10
Over Extra 1	%	0.00%
		0.00
Over Extra 2	%	0.00%
		0.00
Small Site	%	0.00%
		2,887.29
Site Costs	Base	10.00%
	BNG	0.30%
		3,184.68

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			75	75	75	75	100	100																
Market Housing				0	0	0	10,320,917	10,320,917	10,320,917	10,320,917	13,761,222	13,761,222	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	1,732,763	1,732,763	1,732,763	2,310,350	2,310,350	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	12,053,679	12,053,679	12,053,679	12,053,679	16,071,572	16,071,572	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	272,905																							
Easements etc.	0																							
Legals Acquisition	85,022																							
Planning Fee	85,200																							
Professional	2,044,499		2,044,499																					
Build Cost - BCIS Base		0	2,204,751	4,409,501	6,614,252	6,614,252	7,349,169	8,084,086	5,879,335	2,939,668	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		607,964	50,000	100,000	150,000	150,000	166,667	183,333	133,333	66,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	110,238	220,475	330,713	330,713	367,458	404,204	293,967	146,983	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	160,238	320,475	480,713	480,713	534,125	587,538	427,300	213,650	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	361,610	361,610	361,610	361,610	482,147	482,147	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	60,268	60,268	60,268	80,358	80,358	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	2,487,626	607,964	4,569,725	5,050,452	7,575,677	7,575,677	8,839,298	9,681,040	7,155,814	3,788,847	562,505	562,505	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	5,668,108																						
Interest		152,920	167,187	256,004	355,500	504,209	655,707	607,732	574,640	493,580	347,869	63,596	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							10,320,917
	Affordable for Rent																							1,732,763
	First Homes																							0
Cash Flow	-8,155,734	-760,884	-4,736,912	-5,306,455	-7,931,177	-8,079,887	2,558,674	1,764,907	4,323,225	7,771,253	15,161,199	15,445,471	0	0	0	0	0	0	0	0	0	0	0	-12,053,679
Opening Balance	0																							
Closing Balance	-8,155,734	-8,916,618	-13,653,530	-18,959,985	-26,891,162	-34,971,049	-32,412,375	-30,647,468	-26,324,244	-18,552,991	-3,391,792	12,053,679	12,053,679	12,053,679	12,053,679	12,053,679	12,053,679	12,053,679	12,053,679	12,053,679	12,053,679	12,053,679	12,053,679	0

Specialist - Appendix
Site 30



Site 30 Student Studio 500							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				500	£/m2	£	m2
Market Housing	Gross	29.0	65.00%	325	9,205	68,806,111	9,419
	Net	23.00					
Affordable Overall			35%	175			
Affordable Rent	25.3	23.00	35.00%	175	2,870	11,551,750	4,428
Social Rent	25.3	23.00	0.00%	0	1,895	0	0
Shared Ownership	25.3	23.00	0.00%	0	6,443	0	0
First Homes	25.3	23.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.750	ha	667	/ha		80,357,861	13,846
SITE AREA - Gross	0.750	ha	667	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,911,374	3,883,773	3,883,773
Existing Use Value	2,248,876		3,000,000
Uplift	20%	449,775	600,000
Plus /ha	0	0	0
Benchmark Land Value	2,698,651		3,600,000

Additional Profit	3,936,693	418
-------------------	-----------	-----

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -3,557,451

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			2,911,374
	Stamp Duty		135,069	
	Easements etc.		0	
	Legals /Acquisition	1.50%	43,671	178,739
Fees	Planning		85,200	
	Professional	8.00%	4,328,998	4,414,198
CONSTRUCTION	Build Cost	3,185	44,095,015	
	s106 / CIL / IT		1,607,964	
	Contingency	5.00%	2,204,751	
	Abnormals	5.00%	2,204,751	
		£	4,000,000	54,112,481
FINANCE	Fees	0%	0	
	Interest	7.50%	0	
	Legal and Valuation		0	0
SALES	Agents	3.0%	2,410,736	
	Legals	0.5%	401,789	
		£/unit	0	
	Misc.	0.0%	0	2,812,525
				64,429,318
Developers Profit	Market Housing	% Value	15.00%	10,320,917
	Affordable Housing	% Value	15.00%	1,732,763
	First Homes	% Value	15.00%	0

Planning fee calc	dwgs	rate	
Planning app fee	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		2,911,374
	Total	135,069

Stamp duty calc - Residual		
Land payment		2,698,651
	Total	124,433

Pre CIL s106	2,000	£/ Unit (all)	
			1,000,000

Post CIL s106	2,000	£/ Unit (all)	1,000,000
CIL	65	£/m2	607,964
		Total	1,607,964

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	2,661.00
Acc & Adpt	%	199.58
Water	£/m2	0.00
Over Extra 1	%	26.61
Over Extra 2	£/m2	0.00
Small Site	%	0.00
Site Costs	Base	10.00%
	BNG	0.30%
		3,184.68

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				75	75		75	75	100	100																					
Market Housing				0	0		0	0	10,320,917	10,320,917		10,320,917	10,320,917	13,761,222	13,761,222		0	0	0	0		0	0	0	0		0	0	0	0	
Affordable Rent				0	0		0	0	1,732,763	1,732,763		1,732,763	1,732,763	2,310,350	2,310,350		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	0	0	12,053,679	12,053,679	12,053,679	12,053,679	12,053,679	16,071,572	16,071,572	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																															
Stamp Duty	135,069																														
Easements etc.	0																														
Legals Acquisition	43,671																														
Planning Fee	85,200																														
Professional	2,164,499			2,164,499																											
Build Cost - BCIS Base			0	2,204,751	4,409,501	6,614,252	6,614,252	7,349,169	8,084,086	5,879,335	2,939,668	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff			607,964	50,000	100,000	150,000	150,000	166,667	183,333	133,333	66,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency			0	110,238	220,475	330,713	330,713	367,458	404,204	293,967	146,983	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals			0	310,238	620,475	930,713	930,713	1,034,125	1,137,538	827,300	413,650	0	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	0	361,610	361,610	361,610	361,610	482,147	482,147	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	0	60,268	60,268	60,268	80,358	80,358	80,358	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																														
COSTS BEFORE LAND INT AND PROFIT	2,428,439	607,964	4,839,725	5,350,452	8,025,677	8,025,677	9,339,298	10,231,040	7,555,814	3,988,847	562,505	562,505	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation	Land	2,911,374																													
Developers Return	Interest		100,121	113,398	206,269	310,458	466,760	625,993	586,836	563,665	489,899	347,869	63,596	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Market Housing																															10,320,917
Affordable for Rent																															1,732,763
First Homes																															0
Cash Flow	-5,339,813	-708,086	-4,953,123	-5,556,721	-8,336,135	-8,492,438	-2,088,388	1,235,803	3,934,200	7,574,934	15,161,199	15,445,471	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-12,053,679	
Opening Balance	0																														
Closing Balance	-5,339,813	-6,047,898	-11,001,021	-16,557,742	-24,893,877	-33,386,315	-31,297,928	-30,062,125	-26,127,925	-18,552,991	-3,391,792	12,053,679	12,053,679	12,053,679	12,053,679	12,053,679	12,053,679	12,053,679	12,053,679	12,053,679	12,053,679	12,053,679	12,053,679	12,053,679	12,053,679	12,053,679	12,053,679	12,053,679	0		