

# Local Plan Viability Assessment

UPDATE

October 2018



#### **Important Notice**

HDH Planning & Development Ltd has prepared this report for the sole use of the Wyre Forest District Council in accordance with the instructions under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of HDH Planning & Development Ltd.

Some of the conclusions and recommendations contained in this report are based upon information provided by others (including the Council and consultees) and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by HDH Planning & Development Ltd, unless otherwise stated in the report. The conclusions and recommendations contained in this report are concerned with policy requirement, guidance and regulations which may be subject to change. They reflect a Chartered Surveyor's perspective and do not reflect or constitute legal advice and the Council should seek legal advice before implementing any of the recommendations.

No part of this report constitutes a valuation and the report should not be relied on in that regard.

Certain statements made in the report may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. HDH Planning & Development Ltd specifically does not guarantee or warrant any estimate or projections contained in this report.

RS Drummond-Hay MRICS ACIH HDH Planning & Development Ltd Clapham Woods Farm Keasden, Nr. Clapham Lancaster. LA2 8ET simon@hdhplanning.co.uk 015242 51831 / 07989 975 977 Registered in England Company Number 08555548

Issued 21st October 2018

# THIS DOCUMENT HAS BEEN FORMATTED FOR DOUBLE SIDED PRINTING

COPYRIGHT

© This report is the copyright of HDH Planning & Development Ltd. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.



# **Tables of Contents**

1.	Introduction	7	7
	Scope		
	HDH Planning & Development Ltd Metric or imperial		
	Report Structure		
2.	Viability Testing	ç	)
	National Planning Policy Framework (July 2018)	9	9
	Planning Practice Guidance (July 2018)		
	<ul> <li>1 - Viability and plan making</li> <li>2 - Viability and decision taking</li> </ul>		
	3 - Standardised inputs to viability assessment		
	4 - Accountability	14	1
	CIL Economic Viability Assessment.		
	CIL Review Wider Changes Impacting on Viability		
	Affordable Housing		
	Intermediate Housing	16	3
	Viability Guidance	16	3
3.			
	Viability Testing – Outline Methodology	17	7
4.			
	Market Housing		
	National Trends and Wyre Forest's relationship with the wider area The Local Market		
	Newbuild Sales Prices		
	Price Assumptions for Financial Appraisals	26	3
	Affordable Housing		
	Review of Values Social Rent		
	Affordable Rent		
	Intermediate Products for Sale		
	Older People's Housing	29	)
5.			
	Update Appraisal Assumptions	33	3
6.			
	Residential Land Industrial Land		
	Agricultural and Paddocks		
	Existing Use Values		
	Benchmark Land Values	38	3
7.			
	Development Costs		
	Construction costs: baseline costs Construction costs: affordable dwellings		
	Other normal development costs		
	Abnormal development costs and brownfield sites		
	Fees		
	Contingencies	42	2



S106 Contributions and the costs of infrastructure Financial and Other Appraisal Assumptions VAT	43 43
Interest rate Developers' return	
Phasing and timetable	
Site Acquisition and Disposal Costs	
Site holding costs and receipts	
Acquisition costs	
Disposal costs	44
8. Local Plan Requirements	45
Affordable Housing	
Developer Contributions	45
Sustainable Urban Drainage Schemes (SUDS)	46
Mix and Density of New Market Housing Units	
Design Housing Standards	
Self and Custom Build	
9. Modelled Sites Residential Development Sites	
Older People's Housing	
Non-Residential Sites	
Hotels and Leisure.	
Retail	58
10. Residential Appraisals	59
Base Appraisals – full current policy requirements	
No Policy Requirements	
Affordable Housing	
Overall Requirement	
Affordable Tenure	
Affordable Tenure Mix Differing affordable housing requirements and different levels of developer contribution	
Recommended Affordable Housing Targets	83
Updated Base Appraisals – 25% Affordable Housing	
Commuted Sums	
Suggested guidance	
Impact of Change in Values and Costs Review	
Self and Custom Build	
Older People's Housing	
Conclusions	
11. Non-Residential Appraisals	. 97
12. Local Plan Viability Viability Testing under the 2018 NPPF and Updated PPG (July 2018)	
Viability Testing	
Residential Market	
The Local Market	
Price Assumptions for Financial Appraisals	
Affordable Housing	
Older People's Housing	102



Non-Residential Market	
Land Prices	
Existing Use Values	
Benchmark Land Values	
Development Costs	
Local Plan Requirements	
Modelled Sites	
Residential Appraisals	
Base Appraisals – full current policy requirements	
Affordable Housing	
Differing affordable housing requirements and diff	erent levels of developer contributions
Recommended Affordable Housing Targets	
Commuted Sums	
Self and Custom Build	
Impact of Change in Values and Costs	
Older People's Housing	
Non-Residential Appraisals	
Conclusions	
Appendix 1 – Newbuild Sales, Land Registry PPD a	and EPC 111
Appendix 2 – Newbuild Asking Prices	
Appendix 3 – CoStar Non-residential data	117
The pages in this appendix are not numbered	117
Appendix 4 – CoStar Land Values	
The pages in this appendix are not numbered	
Appendix 5 – Key Sites, Strategic Infrastructure ar	nd Mitigation Costs 121
Appendix 6 – Development Appraisals, Residentia	I Development123
The pages in this appendix are not numbered	
The pagee in the appendix are net nambered in	
Appendix 7 – Development Appraisals, Older Peop	



# 1. Introduction

# Scope

- 1.1 Wyre Forest District Council (WFDC / the Council) is in the process of preparing a new Local Plan. The new Local Plan will set out planning policies for the District and site allocations for a range of land uses. HDH Planning & Development Ltd produced the Local Plan Viability Assessment (with CIL scoping), May 2017 (the 2017 Viability Assessment) to inform the planmaking process and to assess and test the policies contained within the draft Local Plan and to advise on the scope for Community Infrastructure Levy (CIL).
- 1.2 Since the 2017 Viability Assessment was published the Government published new National Planning Policy Framework (2018 NPPF) and replaced sections of the Planning Practice Guidance (PPG) that relate to viability<sup>1</sup>. This Viability Update has been commissioned to build on the Council's existing viability work, as part of an iterative plan-making process, and to consider the deliverability of the development sites now preferred in the emerging Plan, to consider how the development environment may have changed, and to ensure compliance with the new 2018 NPPF and Updated PPG.
- 1.3 This viability update contains fresh work, but should be read as an annex to the 2017 Viability Assessment.

# HDH Planning & Development Ltd

- 1.4 HDH is a specialist planning consultancy providing evidence to support planning and housing authorities. The firm's main areas of expertise are:
  - a. District wide and site-specific viability analysis.
  - b. Community Infrastructure Levy (CIL) testing.
  - c. Local and Strategic Housing Market Assessments.
  - d. Development Viability and Planning Assessments and Inquiries.
- 1.5 The findings contained in this report are based upon information from various sources including that provided by the Council and by others, upon the assumption that all relevant information has been provided. This information has not been independently verified by HDH. The conclusions and recommendations contained in this report are concerned with policy requirements, guidance and regulations which may be subject to change. They reflect a Chartered Surveyor's perspective and do not reflect or constitute legal advice.

<sup>1</sup> July 2018

1.6 No part of this report constitutes a valuation and the report should not be relied on in that regard.

#### Metric or imperial

1.7 The property industry uses both imperial and metric data – often working out costings in metric (£/m<sup>2</sup>) and values in imperial (£/acre and £/sqft). This is confusing so metric measurements are used throughout this report. The following conversion rates may assist readers.

1m	=	3.28ft (3' and 3.37")	1ft	=	0.30m
1m <sup>2</sup>	=	10.76 sqft	1sqft	=	0.0929m <sup>2</sup>

1.8 A useful broad rule of thumb to convert  $m^2$  to sqft is simply to add a final zero.

#### **Report Structure**

- 1.9 For ease of reference, this Viability Update has followed the same structure and chapter numbers as used in the 2017 Viability Assessment:
  - **Chapter 2** The reasons for, and approach to, viability testing, including a short review of the requirements of the CIL Regulations, NPPF and PPG.
  - Chapter 3 The methodology used.
  - **Chapter 4** An assessment of the housing market, including market and affordable housing with the purpose of establishing the worth of different types of housing (size and tenure) in different areas.
  - **Chapter 5** An assessment of the non-residential markets with the purpose of establishing the worth of different types of commercial uses.
  - Chapter 6 An assessment of the costs of land to be used when assessing viability.
  - **Chapter 7** The cost and general development assumptions to be used in the development appraisals.
  - **Chapter 8** A summary of the various policy requirements and constraints that influence the type of development that come forward.
  - **Chapter 9** A summary of the range of modelled sites used for the financial development appraisals.
  - Chapter 10 The results of the appraisals and consideration of residential development.
  - Chapter 11 The appraisals and consideration of non-residential development.
  - **Chapter 12** The summary and conclusions in relation to the deliverability of development.

# 2. Viability Testing

2.1 Viability testing is an important part of the Development Plan making process. Over several years various national consultations have been carried out with regard to different aspects of the plan-making process. The National Planning Policy Framework (NPPF) and the viability sections of the Planning Practice Guidance (PPG) were updated in July 2018 replacing the earlier documents.

#### National Planning Policy Framework (July 2018)

2.2 As in the 2012 NPPF, viability remains a core area of the plan-making process. The 2018 NPPF does not include detail on the viability process, rather stresses the importance of viability. The main change is a shift of viability testing from the Development Management stage to the plan-making stage.

Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

2018 NPPF, Paragraph 57

- 2.3 Careful consideration has been made to the updated PPG in this update.
- 2.4 The effectiveness of development plans was important under the 2012 NPPF, but a greater emphasis is put on deliverability in the 2018 NPPF. The definition is updated.

**Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

2018 NPPF, Glossary

2.5 Under the heading *Identifying land for homes*, the importance of viability is highlighted:

Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

a) specific, deliverable sites for years one to five of the plan period<sup>32</sup>; and



b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

2018 NPPF, Paragraph 67

2.6 Under the heading *Making effective use of land*, viability forms part of ensuring land is suitable for development:

Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes.

2018 NPPF, Paragraph 119

2.7 The 2018 NPPF does not include technical guidance on undertaking viability work. This is included within the PPG that was also updated in July 2018.

# Planning Practice Guidance (July 2018)

2.8 The viability sections of the PPG (section 10) have been completely rewritten. Having said this, the changes largely provide clarity and confirm best practice, rather than prescribe a new approach or methodology. The updated PPG includes 4 main sections:

1 - Viability and plan making

2.9 The overall requirement is that:

... policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106 ...

PPG 10-001-20180724

2.10 This study takes a proportionate approach, building on the Council's existing available evidence<sup>2</sup>, and considers all the local and national policies<sup>3</sup> that will apply to new development.

It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers.

PPG 10-002-20180724

<sup>&</sup>lt;sup>2</sup> As set out in Chapter 3 below.

<sup>&</sup>lt;sup>3</sup> As set out in Chapter 7 below.

2.11 Consultation formed an important part of the preparation of the 2017 Viability Assessment and the Council is continuing to engage with the promoters of the Key Sites in the Plan.

Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage.

PPG 10-002-20180724

2.12 Across the 2017 Viability assessment and this update, a range of levels of affordable housing have been tested against a range of levels of developer contributions.

It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant.

PPG 10-002-20180724

2.13 The Council will continue to engage with the promoters of the key sites in the Plan.

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage. Assessment of samples of sites may be helpful to support evidence. In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.

PPG 10-003-20180724

2.14 This update is based on typologies<sup>4</sup> that have been developed by having regard to the potential sites identified through the Council's SHLAA. In addition, the key larger development sites have been considered separately.

Average costs and values can be used to make assumptions about how the viability of each type of site would be affected by all relevant policies. Comparing data from existing case study sites will help ensure assumptions of costs and values are realistic and broadly accurate. In using market evidence it is important to disregard outliers.

PPG 10-004-20180724

2.15 This study draws on a wide range of data sources, outliers have been disregarded.

It is important to consider the specific circumstances of strategic sites. Plan makers can undertake site specific viability assessment for sites that are critical to delivering the strategic priorities of the plan. This could include, for example, large sites, sites that provide a significant proportion of planned supply, sites that enable or unlock other development sites or sites within priority regeneration areas. Information from other evidence informing the plan (such as Strategic Housing Land Availability Assessments) can help inform viability assessment for strategic sites.

PPG 10-005-20180724

A typology approach is where sites are grouped by shared characteristics such as location, whether brownfield or greenfield, size of site and current and proposed use or type of development. The characteristics used to group sites should reflect the nature of sites and type of development proposed for allocation in the plan.



<sup>&</sup>lt;sup>4</sup> The PPG provides further detail at 10-004-20180724:

2.16 In this study the Strategic Sites are considered separately.

Plan makers should engage with landowners, developers, and infrastructure and affordable housing providers to secure evidence on costs and values to inform viability assessment at the plan making stage.

It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.

PPG 10-006-20180724

2.17 Consultation formed part of the preparation of the 2017 Viability Assessment. This update considers the total cumulative cost of all relevant policies.

#### 2 - Viability and decision taking

2.18 It is beyond the scope of this study to consider viability in decision making. This update (when read with the 2017 Viability Assessment) will form the starting point for future development management consideration of viability.

#### 3 - Standardised inputs to viability assessment

2.19 The general principles of viability testing are set out under paragraph PPG 10-010-20180724.

Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.

This National Planning Guidance sets out the government's recommended approach to viability assessment for planning. The approach supports accountability for communities by enabling them to understand the key inputs to and outcomes of viability assessment.

Any viability assessment should be supported by appropriate available evidence informed by engagement with developers, landowners, and infrastructure and affordable housing providers. Any viability assessment should follow the government's recommended approach to assessing viability as set out in this National Planning Guidance and be proportionate, simple, transparent and publicly available. Improving transparency of data associated with viability assessment will, over time, improve the data available for future assessment as well as provide more accountability regarding how viability informs decision making.

In plan making and decision making viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.

PPG 10-010-20180724

2.20 The 2017 Viability Assessment sets out the approach and methodology used. This update sets out the assumptions that have been updated as required. The 2017 Viability Assessment was subject to consultation drew on a range of data sources. Ultimately, the Council will use this report to strike the balance in terms of what it asks for in terms of developer contributions and to strike a balance with affordable housing.



Gross development value is an assessment of the value of development. For residential development, this may be total sales and/or capitalised net rental income from developments. Grant and other external sources of funding should be considered. For commercial development broad assessment of value in line with industry practice may be necessary.

For broad area-wide or site typology assessment at the plan making stage, average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data. For housing, historic information about delivery rates can be informative.

PPG 10-011-20180724

- 2.21 In the 2017 Viability Assessment and in this update, residential values have been established though data from the Land Registry and other primary sources. These have been averaged as suggested. Non-residential values have been derived though consideration of capitalised rents as well as sales.
- 2.22 Paragraph PPG 10-012-20180724 lists a range of costs to be taken into account. All these costs are taken into account<sup>5</sup> in the 2017 Viability Assessment and in this update.
- 2.23 The updated PPG then goes on to set out how land values should be considered, confirming the use of the Existing Use Value Plus (EUV+) approach used in the 2017 Viability Assessment and in this update.

To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. This approach is often called 'existing use value plus' (EUV+).

PPG 10-013-20180724

2.24 Paragraph PPG 10-014-20180724 sets out:

Benchmark land value should:

- be based upon existing use value
- allow for a premium to landowners (including equity resulting from those building their own homes)
- reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and
- be informed by market evidence including current uses, costs and values wherever possible. Where
  recent market evidence is used to inform assessment of benchmark land value this evidence should
  be based on developments which are compliant with policies, including for affordable housing.
  Where this evidence is not available plan makers and applicants should identify and evidence any
  adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values
  of non-policy compliant developments are not used to inflate values over time.

<sup>&</sup>lt;sup>5</sup> See Chapter 7 below.



In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

- 2.25 In the 2017 Viability Assessment the phrase 'Viability Threshold' was used rather than Benchmark Land Value. They are equivalent. The approach adopted in the 2017 Viability Assessment and in this update, is to start with the EUV<sup>6</sup>. The 'plus' element is informed by the price paid for policy compliant schemes to ensure an appropriate landowners' premium.
- 2.26 The PPG goes on to set out an approach to the developers' return

Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan.

For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.

PPG 10-018-20180724

2.27 As set out in Chapter 7 below, this approach is followed.

#### 4 - Accountability

2.28 This is a new section in the PPG. It sets out new requirements on reporting. These are beyond the scope of this report.

#### **CIL Economic Viability Assessment**

2.29 For the purpose of this update the CIL Regulations<sup>7</sup> and Guidance are unchanged.

<sup>6</sup> PPG 10-015-20180724 provides further clarity:

<sup>&</sup>lt;sup>7</sup> SI 2010 No. 948. The Community Infrastructure Levy Regulations 2010 Made 23rd March 2010, Coming into force 6th April 2010. SI 2011 No. 987. The Community Infrastructure Levy (Amendment) Regulations 2011 Made 28th March 2011, Coming into force 6th April 2011. SI 2011 No. 2918. The Local Authorities (Contracting Out of Community Infrastructure Levy Functions) Order 2011. Made 6th December 2011, Coming into force 7th December 2011. SI 2012 No. 2975. The Community Infrastructure Levy (Amendment) Regulations 2012. Made 28th



Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use together with the right to implement any development for which there are policy compliant extant planning consents, including realistic deemed consents, but without regard to alternative uses. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield. Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.

# CIL Review

- 2.30 The Government published the Housing White Paper<sup>8</sup> in the 2017, which sets out the Government's plans, for consultation, to deal with some aspects of the housing market and planning system. At the same time as the publication of the Housing White Paper, *A New Approach to Developer Contributions a report by the CIL Review Team* (Submitted October 2016)<sup>9</sup> was released suggesting some changes to the existing CIL process. It is likely that these two documents will lead to changes in the planning system, however what those changes may be is not yet certain.
- 2.31 One of the recommendations of the CIL Review<sup>10</sup> was a new Local Infrastructure Tariff (LIT) that would apply to all development and be set at between 1.75% and 2.5% of the GDV. This does not seem to be being taken forward so is not tested. It will be necessary for the Council to keep this under review.

# Wider Changes Impacting on Viability

2.32 There have been a number of changes at a national level since the 2017 Viability Assessment.

# Affordable Housing

- 2.33 Prior to the 2015 Summer Budget, Affordable Rents were set at up to 80% of open market rent and generally went up, annually, by inflation (CPI) plus 1%, and Social Rents were set through a formula, again with an annual CPI plus 1% increase. Under arrangements announced in 2013, these provisions were to prevail until 2023, and have formed the basis of many housing associations' and other providers' business plans. The result was that housing associations knew their rents would go up and those people and organisations who invest in such properties (directly or indirectly) knew that the rents were going up year on year. This made them attractive as each year the rent would always be a little larger relative to inflation.
- 2.34 In the Budget, it was announced that Social Rents and Affordable Rents would be reduced by 1% per year for 4 years. This change reduces the value of affordable housing. The values of affordable housing have been considered in Chapter 4 below. In October 2017 the Government announced that Rents will rise by CPI +1% for five years from 2020.

<sup>&</sup>lt;sup>10</sup> From section 5.1.1



November 2012, Coming into force 29th November 2012. **SI 2013 No. 982**. The Community Infrastructure Levy (Amendment) Regulations 2013. *Made 24th April 2013, Coming into force 25th April 2013.* **SI 2014 No. 385**. The Community Infrastructure Levy (Amendment) Regulations 2013. *Made 24th February 2014, Coming into force 24th February 2014.* **SI 2015 No. 836**. COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES, The Community Infrastructure Levy (Amendment) Regulations 2015. *Made 20th March 2015*.

<sup>&</sup>lt;sup>8</sup> https://www.gov.uk/government/collections/housing-white-paper

<sup>&</sup>lt;sup>9</sup> https://www.gov.uk/government/publications/community-infrastructure-levy-review-report-to-government

#### Intermediate Housing

2.35 The 2018 NPPF sets out a requirement for low cost home ownership as part of the affordable housing mix:

Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership<sup>11</sup>, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:

a) provides solely for Build to Rent homes;

*b)* provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);

- c) is proposed to be developed by people who wish to build or commission their own homes; or
- d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.

Paragraph 64, 2018 NPPF

#### 2.36 This assumed to apply.

#### **Viability Guidance**

2.37 Neither the 2018 Viability Assessment nor the Updated PPG provide detailed technical guidance on viability testing – although they do provide a framework. As in the 2017 Viability Assessment, this Update follows the *Viability Testing in Local Plans – Advice for planning practitioners* (LGA/HBF – Sir John Harman) June 2012<sup>12</sup> (known as the **Harman Guidance**). Regard has also been had to recent appeal decisions<sup>13</sup>.

<sup>&</sup>lt;sup>13</sup> Barnet: APP/Q5300/ A/07/2043798/NWF, Bristol: APP/P0119/ A/08/2069226, Beckenham: APP/G5180/ A/08/2084559, Bishops Cleeve; APP/G1630/A/11/2146206 Burgess Farm: APP/U4230/A/11/2157433, CLAY FARM: APP/Q0505/A/09/2103599/NWF, Woodstock: APP/D3125/ A/09/2104658, Shinfield APP/X0360/ A/12/2179141, Oxenholme Road, APP/M0933/A/13/2193338, Former Territorial Army Centre, Parkhurst Road, Islington APP/V5570/W/16/3151698, Vannes: Court of Appeal 22 April 2010, [2010] EWHC 1092 (Admin) 2010 WL 1608437



<sup>&</sup>lt;sup>11</sup> Footnote 29 of the 2018 NPPF clarifies as 'As part of the overall affordable housing contribution from the site'.

<sup>&</sup>lt;sup>12</sup> Viability Testing in Local Plans has been endorsed by the Local Government Association and forms the basis of advice given by the, CLG funded, Planning Advisory Service (PAS).

#### **Methodology** 3.

# Viability Testing – Outline Methodology

- 3.1 The work set out in the 2017 Viability Assessment was fully compliant with the 2012 NPPF and the then current PPG. The 2018 NPPF and updated PPG do not change the approach to viability, rather provide further detail. The 2017 Viability Assessment is fully in accordance and compliant with the 2018 Viability Assessment and the updated PPG. The methodology used in the 2017 Viability Assessment is carried forward into this update.
- 3.2 At the time of the 2017 Viability Assessment the Council was pursuing two options, each being made up of a different set of potential Strategic Sites. Whilst several sites appeared in both, it was necessary to consider both options separately as cumulatively the two sets of sites gave rise to a different infrastructure requirement (Table 3.1 of the 2017 Viability Assessment). The Council has now refined the preferred sites and updated the information about strategic infrastructure and mitigation required.

Site Reference	Name	No of Dwellings
Kidderminster East		
OC/13	Land at Stone Hill North	900
OC/6	R/O Offmore	300
Kidderminster North		
WFR/WC/15	Lea Castle Hospital	600
WFR/WC/32	Lea Castle East	360
WFR/WC/33	Lea Castle West	470
WFR/WC/34	Lea Castle North	0 - Employment Allocation
Kidderminster Town		
BW/1	Churchfields	300
BW/2	Limekiln Bridge	80
Stourport		
AKR/20	Carpets of Worth	170
MI/38	School Site Coniston Crescent	100
Bewdley		
WA/BE/1	Stourport Road Triangle	100
WA/BE/3	Catchems End	76
Total		3,456

Source:	WFDC,	August 2018	

3.3 The sites over 300 units are tested separately in this update (being Strategic Sites as per the updated PPG).



- 3.4 As in the 2017 Viability Assessment, the local housing and commercial markets have been surveyed, in order to update the evidence. Land values have been assessed to calibrate the appraisals and to assess the Existing Use Value (EUV). The other technical assumptions have also been updated so a fresh set of appraisals can be run on up to date assumptions.
- 3.5 The main output of the appraisals remains the Residual Value. The Residual Value is the maximum value a developer could pay for the site and still return a target profit level. The Residual Value was compared to the EUV for each site. Only if the Residual Value exceeded the EUV, and by a satisfactory margin, can the scheme be judged to be viable.
- 3.6 The appraisals are based on the policies set out in the emerging Plan as they stood at August 2018 (a full 'policy on' option). For appropriate sensitivity testing a range of options including different levels of affordable housing provision and different levels of developer contributions are tested. The costs of infrastructure for the Strategic Sites were based on estimates made in August 2018.

#### 4. **Residential Market**

4.1 This chapter updates the assessment of the housing market, providing the basis for the assumptions on values to be used in the financial appraisals.

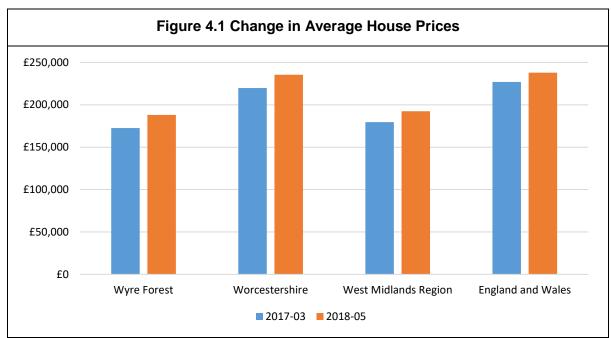
# **Market Housing**

4.2 The 2017 Viability Assessment was based on the following residential values, based on data that was gathered in April 2017.

Table 4.1 Market Housing Price Assumptions (£/m²) - 2017						
Typology Area £/r						
	2,350					
Smaller Brownfield Sites 2,2						
	2,250					
Kidderminster, Stourport-on-Severn and Bewdley	2,450					
East of the River Severn	2,500					
West of the River Severn	2,585					
East of the River Severn	2,750					
	Area					

able 4.12, 2017 Viability Assessment HDH April 2017

4.3 Since April 2017 the housing market has moved on and house prices have increased:

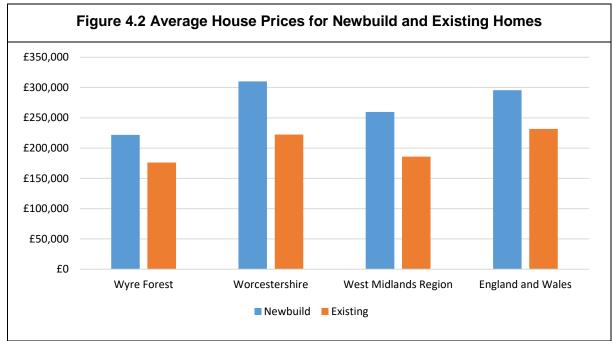


Source: Land Registry, July 2018

Table 4.2 Change in Average House Prices					
	All	Detached	Semi- detached	Terraced	Flats
Wyre Forest					
2017-03	£172,573	£268,368	£164,838	£133,468	£99,504
2018-05	£188,066	£292,114	£181,014	£145,572	£105,593
	£15,493	£23,746	£16,176	£12,104	£6,089
	8.98%	8.85%	9.81%	9.07%	6.12%
Worcestershire	9	·	·	·	
2017-03	£219,685	£337,927	£203,448	£161,844	£122,917
2018-05	£235,358	£362,370	£219,740	£173,220	£128,406
	£15,673	£24,443	£16,292	£11,376	£5,489
	7.13%	7.23%	8.01%	7.03%	4.47%
West Midlands	Region	·	·	·	
2017-03	£179,542	£295,564	£172,766	£140,571	£119,752
2018-05	£192,322	£315,951	£186,254	£150,413	£126,682
	£12,780	£20,387	£13,488	£9,842	£6,930
	7.12%	6.90%	7.81%	7.00%	5.79%
England and W	/ales	·	·	·	
2017-03	£226,837	£340,969	£209,064	£181,022	£218,145
2018-05	£237,884	£359,364	£222,026	£190,410	£222,195
	£11,047	£18,395	£12,962	£9,388	£4,050
	4.87%	5.39%	6.20%	5.19%	1.86%

Source: Land Registry, July 2018

- 4.4 Across all house types, average house prices have increased by about 9%. This is more than increases seen across England and Wales.
- 4.5 The Land Registry have recently started desegregating the average price data into existing and newbuild housing.



Source: Land Registry, July 2018

4.6 Newbuild homes are about 26% more expensive than existing homes in Wyre Forest. This is a difference is rather less than that found in Worcestershire (39.5%) and the West Midlands (40%), but more or less in line with wider England and Wales (28%).

National Trends and Wyre Forest's relationship with the wider area

4.7 As in 2017, there is a degree of uncertainty in the housing market as reported by the RICS. This is, at least in part due to the uncertainties around the referendum to leave the European Union. The June 2018 RICS UK Residential Market Survey said:

The June 2018 RICS Residential Market Survey results continue to point to a broadly stable picture, at least as far as the headline numbers are concerned. However, the generally subdued tone to the aggregated data is still masking materially divergent trends at a more localised level.

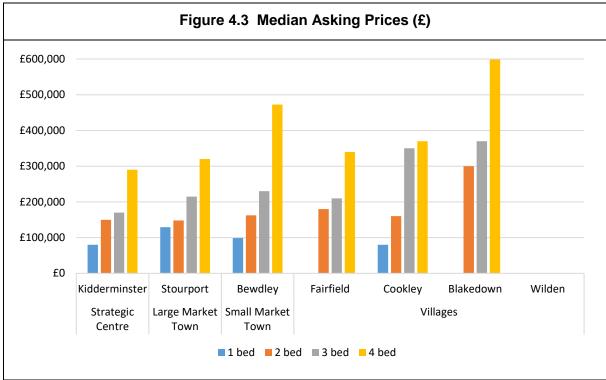
- 4.8 Having said this it is clear from the Land Registry data presented above that the housing market has improved markedly since the 2017 Viability Assessment.
- 4.9 This update is being completed after the United Kingdom voted to leave the European Union. It is not yet possible to predict the impact of leaving the EU, beyond the fact that there is a period of uncertainty. Negotiations around the details of the exit are underway but not concluded. A range of views as to the impact on house prices have been expressed that cover nearly the whole spectrum of possibilities. Bearing in mind Wyre Forest's housing market's long-term stability (the 2007 crash was less in the Council area than in London and recovery has been less pronounced) it is relatively unlikely that any extreme market reactions that may be seen in London would be as extreme in Wyre Forest.
- 4.10 There is clearly uncertainty in the market, and it is not for this study to try to predict how the market may change in the coming years. Property agents Savills are predicting a 1% increase



in the current year, 3% increase next year and a 14.8% increase over the next 5 years in the mainstream West Midlands markets, with a 1.5% increase this year, 1.0% next year and 12.6% over the next 5 years in the prime Midlands and North residential markets<sup>14</sup>. These predictions are somewhat less than were being predicted before the Brexit referendum.

#### The Local Market

4.11 A survey of asking prices across the District was carried out in July 2018, using online tools such as rightmove.com and zoopla.co.uk median asking prices were estimated. This analysis is based on the 'main settlements' identified in the Council's Settlement Hierarchy<sup>15</sup>. The survey has been updated.

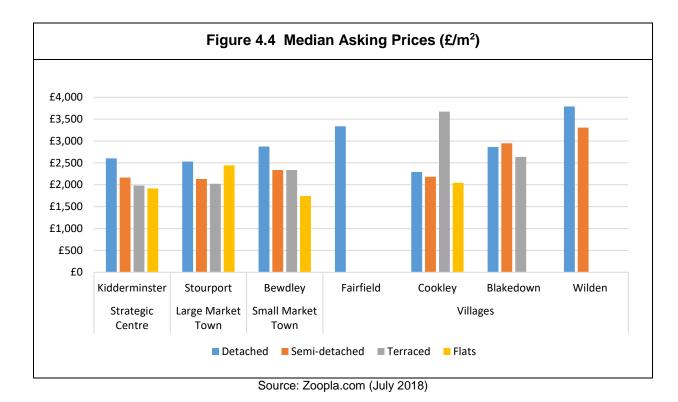


Source: Rightmove.com (July 2018)

<sup>&</sup>lt;sup>15</sup> http://www.wyreforestdc.gov.uk/media/89655/Settlement-Hierarchy-Techincal-Paper-Secure-.pdf



<sup>&</sup>lt;sup>14</sup> UK Housing Market Update https://pdf.euro.savills.co.uk/uk/residential---other/uk-housing-market-update-july-2018.pdf / www.savills.co.uk/research\_articles/141285/224152-0



4.12 This data shoes a clear rise in values.

# Newbuild Sales Prices

- 4.13 This study is concerned with the viability of newbuild residential property so the key input for the appraisals are the prices of units on new developments. Recent newbuild sales prices from the Land Registry have been reviewed, and a survey of new homes for sale during July 2018 was carried out.
- 4.14 The Land Registry publishes data of all homes sold. Across the District 94 newbuild home sales were recorded since the start of 2017<sup>16</sup>. These transactions are summarised, by the main settlements, as follows and detailed in **Appendix 1**.

<sup>&</sup>lt;sup>16</sup> The Land Registry makes all transactions available as and when they are registered via the 'beta' format tool at https://www.gov.uk/government/statistical-data-sets/price-paid-data-downloads. It does take some time for transactions to be registered – we estimate this to be about 4 to 6 months.



Table 4.3 Land Registry, Price Paid Data from January 2017						
	Detached	Flats	Semi- detached	Terraced	All	
CHADDESLEY	CORBETT					
Count	0	0	4	11	15	
Average			£378,625	£259,955	£291,600	
KIDDERMINS	TER		·	· · ·		
Count	38	10	14	15	77	
Average	£293,074	£79,786	£194,354	£174,318	£224,291	
STONE						
Count	1	0	0	0	1	
Average	£985,000				£985,000	
ALL						
Count	39	10	18	26	93	
Average	£310,816	£79,786	£235,303	£210,549	£243,327	

Source: Land Registry Data, July 2018

- 4.15 Each house sold requires an Energy Performance Certificate (EPC). This is a public document that can be viewed on the EPC Register<sup>17</sup>. The EPC contains the floor area (the Gross Internal Area GIA) as well as a wide range of other information about the construction and energy performance of the building. This GIA information is also included in **Appendix** 1.
- 4.16 The price paid data from the Land Registry has been married with the homes' floor area from the EPC Register:

<sup>17</sup> https://www.epcregister.com/



Table	Table 4.4 Land Registry Price Paid Data with EPC from January 2017					
		Average	£/m²			
	Detached	Flats	Semi- detached	Terraced	All	
CHADDESLEY	CORBETT	·				
Count	0	0	4	11	15	
Average			£3,944	£3,689	£3,757	
KIDDERMINS	ſER	·		·		
Count	38	10	14	15	77	
Average	£2,427	£2,195	£2,256	£2,124	£2,307	
STONE	· · ·	·				
Count	1	0	0	0	1	
Average	£3,208				£3,208	
ALL				•		
Count	39	10	18	26	93	
Average	£2,447	£2,195	£2,631	£2,786	£2,550	

Source: Land Registry Data, July 2018

4.17 This data shows a notable increase in newbuild house prices since the data was collected for the 2017 Viability Assessment and the time of this update.

	Table 4.5 Change in PPD / EPC £/m <sup>2</sup> 2016 to 2018					
	Detached	Flats	Semi- detached	Terraced	All	
2018	£2,447	£2,195	£2,631	£2,786	£2,550	
2016	£2,289	£2,375	£2,400	£2,533	£2,335	
Change	£158	-£180	£231	£253	£215	
	6.90%	-7.58%	9.62%	9.99%	9.22%	

Source: Land Registry Data

- 4.18 At the start of this update (July 2018) there were just 2 new houses and 5 new flats being advertised for sale in the District. The houses have an average price  $\pounds$ 3,390/m<sup>2</sup> and the flats an average price of  $\pounds$ 2,540/m<sup>2</sup> although it is important to note that the flats are in a specialist older peoples housing complex.
- 4.19 These are set out in detail in **Appendix 2**, this only shows values where  $\pounds/m^2$  were available.

# **Price Assumptions for Financial Appraisals**

- 4.20 It is necessary to form a view about the appropriate prices for the schemes to be appraised in the study. The preceding analysis does not reveal simple clear patterns with sharp boundaries.
- 4.21 Based on the asking prices from active developments, and informed by the general pattern of all house prices across the study area the prices in the appraisals have been set at the updated as follows. It is important to note that this is a broad brush, high level study to test the Council's policy as required by the NPPF. The values between new developments and within new developments will vary considerably. Generally, these are 8% greater than those used in the 2017 Viability Assessment.

Table 4.6 Revised Price Assumptions (£/m <sup>2</sup> ) – July 2018					
Typology Area					
Larger Brownfield		2,540			
Smaller Brownfield Sites		2,456			
Urban Flats		2,430			
Large Greenfield	Kidderminster, Stourport-on-Severn and Bewdley	2,650			
	East of the River Severn	2,700			
Small Greenfield	West of the River Severn	2,790			
	East of the River Severn	2,970			

Source: HDH July 2018

# Affordable Housing

4.22 In the 2017 Viability Assessment it was assumed that affordable housing for rent would be provided as Affordable Rent rather than Social Rent. In this update it is assumed affordable housing for rent is provided as Social Rent.

# Review of Values

- 4.23 As set out in Chapter 2 above, prior to the 2015 Summer Budget, Affordable Rents were set at up to 80% of open market rent and generally went up, annually, by inflation (CPI) plus 1%, and Social Rents were set through a formula, again with an annual CPI plus 1% increase. Under arrangements announced in 2013, these provisions were to prevail until 2023, and have formed the basis of many housing associations' and other providers' business plans. The result was that housing associations knew their rents would go up and those people and organisations who invest in such properties (directly or indirectly) knew that the rents were going up year on year. This made them attractive as each year the rent would always be a little larger relative to inflation.
- 4.24 In the 2015 Budget, it was announced that Social Rents and Affordable Rents would be reduced by 1% per year for 4 years. This change reduces the value of affordable housing. In



October 2017 the Government announced that Rents will rise by CPI +1% for five years from 2020, to a large extent reversing the impact.

Social Rent

4.25 The value of a rented property is strongly influenced by the rent. Social Rents are set at a local level through a national formula that smooths the differences between individual properties and ensures properties of a similar type pay a similar rent:

Table 4.7 Social Rent				
	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Per Week	£76	£93	£104	£107
Per Month	£331	£402	£450	£464
Per Year	£3,974	£4,828	£5,401	£5,563

Source: HCA Statistical Return (2017)

4.26 In this update, the value of Social Rents is assessed assuming 10% management costs, 4% voids and bad debts and 6% repairs, and capitalised the income at 5%.

Table 4.8 Capitalisation of Social Rents			
	1 Bedroom	2 Bedrooms	3+ Bedrooms
Gross Rent	£3,739	£4,470	£4,934
Net Rent	£2,991.44	£3,575.83	£3,947.49
Value	£59,829	£71,517	£78,950
m²	50	70	84
£/m²	£1,197	£1,022	£940

Source: HDH July 2018

4.27 In the 2017 Viability Assessment a value of £950/m<sup>2</sup> across the study area was assumed. In this update an increased value of £1,050/m<sup>2</sup> is used.

Affordable Rent

4.28 Following discussion with the Council's housing officers, it is assumed that affordable rent will be set at no more than the Local Housing Allowance (LHA) cap. These are unchanged since the 2017 Viability Assessment.

Table 4.9 BRMA Caps			
Per Week	Worcester North BRMA	Worcester South BRMA	
One Bedroom	£92.05	£99.06	
Two Bedrooms	£117.70	£128.19	
Three Bedrooms	£133.32	£153.02	
Four Bedrooms	£176.56	£188.33	
Per Year			
One Bedroom	£4,787	£5,151	
Two Bedrooms	£6,120	£6,666	
Three Bedrooms	£6,933	£7,957	
Four Bedrooms	£9,181	£9,793	

Source: VOA, July 2018

In calculating the value of Affordable Rents allowance is made for 10% management costs,
 4% voids and bad debts and 6% repairs, and capitalised the income at 5.25%<sup>18</sup>. On this basis affordable rented property has the following worth.

Table 4.10 Capitalisation of Affordable Rents			
	1 bed	2 bed	3 bed
LHA cap	£5,151	£6,666	£7,957
Net Rent	£4,121	£5,333	£6,366
Value	£82,418	£106,654	£127,313
m²	50	70	84
£/m²	£1,648	£1,524	£1,516

Source: July 2018

4.30 For affordable housing, under the Affordable Rent tenure, a value of  $\pounds$ 1,500/m<sup>2</sup> is assumed. This is an increase from the  $\pounds$ 1,050/m<sup>2</sup> assumed in the 2017 Viability Assessment.

#### Intermediate Products for Sale

4.31 In the 2017 Viability Assessment, intermediate products for sale (such as include shared ownership and shared equity products) were assumed to have a value of 65% of open market value.

<sup>&</sup>lt;sup>18</sup> A higher yield is used for Affordable Rent than is used for Social Rent to reflect the less secure tenancies and uncertainties associated with the tenure.



- 4.32 Intermediate products for sale include shared ownership and shared equity products. The market for these is very difficult at present and we have found little evidence of the availability of such products in the study area. In the 2017 Viability assessment we have assumed a value of 65% of open market value for these units.
- 4.33 These values were based on purchasers buying an initial 50% share of a property and a 2.75%<sup>19</sup> per annum rent payable on the equity retained. The rental income is capitalised at 5.5% having made a 10% management allowance.
- 4.34 As set out in Chapter 2 above the 2018 NPPF sets out a requirement for low costs home ownership as part of the affordable housing mix. This is assumed to apply. With this in mind, the assumption with regard to value has been updated to 80% on the basis that these units are unlikely to have a value that is less than that for Starter Homes. This is in line with soft market testing undertaken by the Council with Housing Associations.

# **Older People's Housing**

4.35 In this update a typical price of a 3 bed semi-detached home of £179,000 in Kidderminster, £189,000 in Stourport-on-Severn and £205,000 in Bewdley are assumed. On this basis it is assumed retirement and extracare housing has the following worth:

Table 4.11 Worth of Retirement and Extracare		
All Areas	£/m²	
Sheltered	2,800	
Extracare	3,000	

Source: July 2018

<sup>&</sup>lt;sup>19</sup> A rent of up to 3% may be charged – although we understand that in this area 2.75% is more normal.





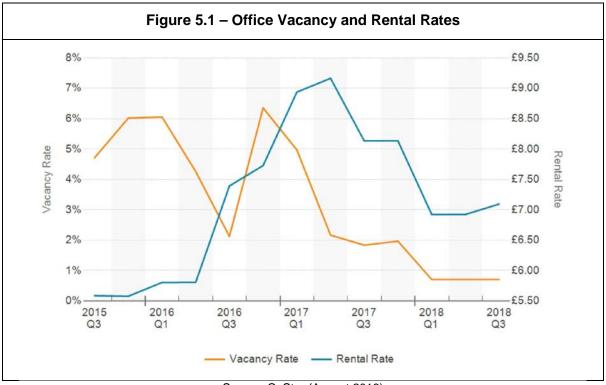
# 5. Non-Residential Market

5.1 This chapter updates the assessment of the non-residential markets. The 2017 Viability Assessment was based on the following non-residential values (gathered in 2016).

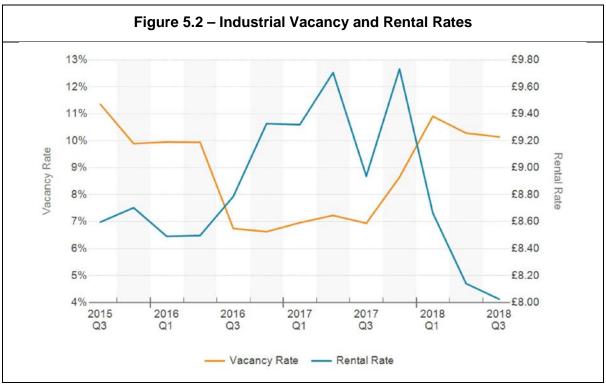
Table 5.1 Non-Residential Value Assumptions					
		Rent £/m²/year	Yield	Capitalised Rent £/m <sup>2</sup>	Appraisal Assumption £/m <sup>2</sup>
Office		135	7.00%	1,929	2,300
Industrial		70	7.00%	1,000	1,150
Retail	Primary shop	200	7.50%	2,667	4,000
	Secondary shop	150	8.00%	1,875	2,000
	Supermarkets	180	5.50%	3,273	3,270
	Smaller supermarkets	160	6.00%	2,667	2,670
	Retail warehouses	135	6.50%	2,077	2,100
Hotel					2,622

Source: HDH April 2017

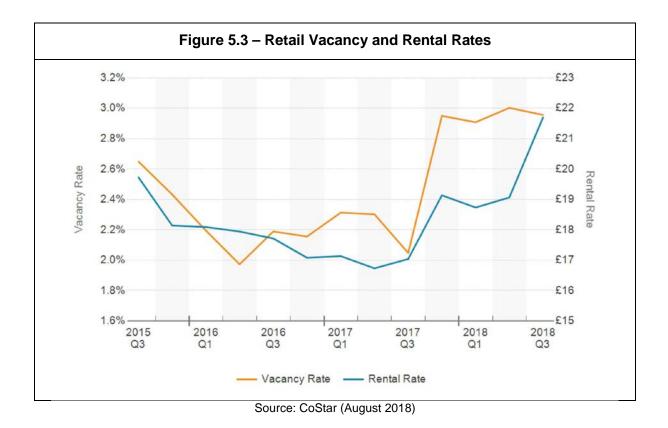
- 5.2 There is anecdotal evidence, from agents operating in the area, that the market may have moved on since 2017, however there remains considerable uncertainty. Where there is a demand from specific end-users, schemes do come forward, but speculative development is not being undertaken.
- 5.3 The CoStar data that informed the 2017 Viability Assessment has been updated. The results are summarised in the following figures and set out in further detail in **Appendix 3**.



Source: CoStar (August 2018)



Source: CoStar (August 2018)



- 5.4 In the case of office and industrial property there has not been an increase in rents (which would lead to an increase in values) since the 2017 Viability Assessment.
- 5.5 Whilst there has been an increase in rents in the retail sector, there has also been an increase in vacancies. There is little evidence of an increase in values.

# **Update Appraisal Assumptions**

5.6 The values used in the 2017 Viability Assessment have been carried into this update, unchanged.



# 6. Land Prices

- 6.1 In Chapters 2 and 3, the methodology used in this update to assess viability is set out. The updated PPG clarifies the use of the EUV+ process. It is important to note that the approach taken in the 2017 Viability Assessment is full in accordance with the updated PPG, being based on the EUV+ methodology.
- 6.2 The updated PPG says (selective quotations):

#### How should land value be defined for the purpose of viability assessment?

To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. This approach is often called 'existing use value plus' (EUV+).

PPG 10-013-20180724

#### What factors should be considered to establish benchmark land value?

Benchmark land value should:

- be based upon existing use value
- allow for a premium to landowners (including equity resulting from those building their own homes)
- reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and
- be informed by market evidence including current uses, costs and values wherever possible. Where recent market evidence is used to inform assessment of benchmark land value this evidence should be based on developments which are compliant with policies, including for affordable housing. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

PPG 10-014-20180724

#### What is meant by existing use value in viability assessment?

Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use together with the right to implement any development for which there are policy compliant extant planning consents, including realistic deemed consents, but without regard to alternative uses. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield. Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.

PPG: 10-015-20180724



#### How should the premium to the landowner be defined for viability assessment?

The premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.

Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. For any viability assessment data sources to inform the establishment the landowner premium should include market evidence and can include benchmark land values from other viability assessments. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners. Local authorities can request data on the price paid for land (or the price expected to be paid through an option agreement).

PPG 10-016-20180724

6.3 The following assumptions were used in the 2017 Viability Assessment.

i.	Agricultural Land	£20,000/ha
ii.	Paddock Land	£50,000/ha
iii.	Industrial Land	£400,000/ha
iv.	Residential Land	£600,000/ha.

- 6.4 The Benchmark Land Values were been taken to be the EUV + 20%, with a further uplift of £350,000/ha on greenfield sites (having been established, in part, through the consultation process).
- 6.5 These assumptions are reviewed.

#### **Residential Land**

- 6.6 The DCLG published Land value estimates for policy appraisal<sup>20</sup> (December 2015), that was quoted in the 2017 Viability Assessment has not been updated. The Wyre Forest figure at March 2015 is £1,325,000/ha. <u>It is important to note this figure assumes nil affordable housing</u>. As stressed in the paper, this is a hypothetical situation and 'the figures on this basis, therefore, may be significantly higher than could be reasonably obtained in the actual market'<sup>21</sup>.
- 6.7 Table 6.4 of the 2017 Viability Assessment set out the price paid (based on Land Registry Records) for parcels of land that had been recently granted planning consent. These values were all based on brownfield sites so are a poor comparable for greenfield sites that will

<sup>&</sup>lt;sup>21</sup> Point 2, Page 15, Land value estimates for policy appraisal. DCLG, December 2015



<sup>&</sup>lt;sup>20</sup> Land value estimates for policy appraisal. Department for Communities and Local Government, December 2015

comprise a significant element of the new Plan. The average on a whole site (gross area) basis (having removed the outliers (as per PPG 10-014-20140306) was about £2,500,000/ha.

6.8 This research has now been updated.

4	Application ref	Date of consent	Area (Ha)	Units	Aff units	Aff %	Date	Price Paid
1	16/0205/full	18/08/2016	0.11	6	0	%0	31.10.16	£300,000
16	16/0096/full	14/03/2017	0.27	6	0	%0	incomplete data	
17/	17/0269/full	24/10/2017	0.4	15	15	100%	31.10.2017	£467,000
17/0	17/0617/outl	21/02/2018	0.41	10	0	%0	03.05.2007	£89,000
17/0	17/0511/outl	01/05/2018	2.2	45	11	24%		
17/03	17/0317/full	14/07/2017	0.14	9	6	100%	14.08.2017	£160,000
17/00	17/0023/full	10/03/2020	0.4	6	0	%0	09.01.2017	£475,000
Applic	Application ref Date of consent	Date of consent	Area (Ha)	Units	Aff units	Aff %	Date	Price Paid
16/07	16/0744/full	06/02/2017	0.2	6	6	100%	02.3.2017	£30,000
16/06	16/0688/full	28/06/2017	0.24	12	12	100%		
17/0	17/0206/full	12/09/2017	0.3	10	0	%0	04.08.2016	£425,000
17/0:	17/0225/full	29/06/2017	0.14	14	0	%0	10.07.2017	£350,000
17/0:	17/0213/full	15/06/2017	0.3	9	0	%0	01.09.2017	£515,000

Source: Land Registry and WFDC

- 6.9 As was found in the 2017 Viability Assessment, these are brownfield sites and most are below the threshold for the provision of affordable housing. Of the 34 sites, just 5 of the sites have delivered affordable housing. The price paid data is only available for two of these and these are very small sites (in terms of area). Both generate a land value of between £30,000/unit and £35,000/unit/
- 6.10 It is necessary to make an assumption about the value of residential land. The residential land value of £600,000/ha is carried forward into this update.

# **Industrial Land**

- 6.11 *Land value estimates for policy appraisal* provides a value figure for industrial land in the West Midlands of £500,000/ha.
- 6.12 Further evidence as to industrial values in Wyre Forest has been sought, and there is very little. The CoStar data presented in **Appendix 4**, suggests a slightly increased value, since the 2017 Viability Assessment, of £450,000/ha (£182,000/acre).

# Agricultural and Paddocks

6.13 As in the 2017 Viability Assessment the RICS/RAU Rural Land Market Survey reports agricultural land values on a regular basis. A benchmark of £20,000/ha is assumed to apply here. A higher value of £50,000/ha is assumed for village and town edge paddocks.

# **Existing Use Values**

6.14 In this update the following Existing Use Value (EUV) assumptions are used.

i.	Agricultural Land	£20,000/ha
----	-------------------	------------

- ii. Paddock Land £50,000/ha
- iii. Industrial Land £450,000/ha
- iv. Residential Land £600,000/ha.

# **Benchmark Land Values**

- 6.15 The updated PPG makes reference to Benchmark Land Values (BLV). The 2017 Viability Assessment used the phrase Viability Threshold the Viability Threshold is the same as the Benchmark Land Value. In the 2017 Viability Assessment, the Viability Thresholds were taken to be the EUV + 20%, with a further uplift of £350,000/ha on greenfield sites.
- 6.16 As set out at the start of this chapter, 'Benchmark land value should, be based upon existing use value, allow for a premium to landowners reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and be informed by market evidence'. The PPG says that 'where recent market evidence is used to inform assessment of benchmark land value this evidence should be based on developments which are compliant with policies, including for affordable housing'. As set out earlier in this chapter there is no local evidence



available. In this case the PPG says 'where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time'.

- 6.17 The PPG then sets the premium to the landowner be arrived at saying '... The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements'. A process is then laid out 'Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. For any viability assessment data sources to inform the establishment the landowner premium should include market evidence and can include benchmark land values from other viability assessments. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners'.
- 6.18 This is an iterative process. Drawing on the viability appraisals set out in Chapter 10 below the approach taken to Viability Thresholds in the 2017 Viability assessment has been carried forward into this update and the Benchmark Land Values have been taken to be the EUV + 20%, with a further uplift of £350,000/ha on greenfield sites (having been established, in part, through the consultation process).



# 7. Development Costs

7.1 This chapter updates the cost assumptions, carrying forward the approach taken in the 2017 Viability Assessment.

# **Development Costs**

# Construction costs: baseline costs

- 7.2 The cost assumptions are derived from the Building Cost Information Service (BCIS)<sup>22</sup> data using the figures re-based for Hereford and Worcester. There has been an increase in construction costs since the earlier viability work. The cost figure for 'Estate Housing Generally' is £1,171/m<sup>2</sup> at the time of this study<sup>23</sup>. This is a 13% increase from £1,035/m<sup>2</sup> at the time of the 2017 Viability Assessment<sup>24</sup>
- 7.3 In August 2015, a report was published that considered the construction costs on smaller sites. Housing development: the economics of small sites – the effect of project size on the cost of housing construction (August 2015) was carried out by BCIS, having been commissioned by the Federation of Small Businesses. This study concluded that the construction price for schemes of 1 to 5 units was about 13% higher than the for schemes of over 10 units and that the construction price for schemes of 1 to 10 units was about 6% higher than for schemes of over 10 units. These adjustments have been made to the smallest schemes modelled in this report.
- 7.4 The base assumption in this report is that homes are built to the basic Building Regulation Part L 2010 Standards but not to higher environmental standards. This is in line with the Government announcement, made at the time of the Summer 2015 Budget in the *Fixing the foundations productivity report*<sup>25</sup>, of its intention not to proceed with the zero carbon buildings policy.
- 7.5 It is assumed that all new non-residential development is built to the BREEAM Very Good standard. The additional cost of this is negligible as outlined in research<sup>26</sup> by BRE.

<sup>&</sup>lt;sup>26</sup> Delivering sustainable buildings: Savings and payback. Yetunde Abdul, BRE and Richard Quartermaine, Sweett Group. Published by IHS BRE Press, 7 August 2014



<sup>&</sup>lt;sup>22</sup> BCIS is the Building Cost Information Service of the Royal Institution of Chartered Surveyors.

<sup>&</sup>lt;sup>23</sup> BCIS Average Prices: £/m2 study Downloaded: 01-Aug-2018 16:37 Updated: 21-Jul-2018 02:07 Rate per m<sup>2</sup> gross internal floor area for the building Cost including prelims. Rebased to Hereford and Worcester

<sup>&</sup>lt;sup>24</sup> BCIS Rebased to Hereford and Worcester (0.98) – Quarterly Review of Prices, Issue 144, March 2017.

<sup>&</sup>lt;sup>25</sup> https://www.gov.uk/government/publications/fixing-the-foundations-creating-a-more-prosperous-nation

# Construction costs: affordable dwellings

7.6 It is assumed the cost of construction of affordable housing is as for market housing.

#### Other normal development costs

- 7.7 In addition to the BCIS £/m<sup>2</sup> build cost figures described above, allowance needs to be made for a range of site costs (roads, drainage and services within the site, parking, footpaths, landscaping and other external costs). Many of these items will depend on individual site circumstances and can only properly be estimated following a detailed assessment of each site. This is not practical within this broad-brush study and the approach taken is in line with the PPG and the Harman Guidance.
- 7.8 Nevertheless, it is possible to generalise. Drawing on experience and the comments of stakeholders it is possible to determine an allowance related to total build costs. This is normally lower for higher density than for lower density schemes since there is a smaller area of external works, and services can be used more efficiently. Large greenfield sites would also be more likely to require substantial expenditure on bringing mains services to the site.
- 7.9 A scale of allowances has been developed for the residential sites, ranging from 10% of build costs for the smaller sites, to 20% for the larger greenfield multi-outlet / multi-phase schemes. On the high-density flatted schemes 5% is assumed.

#### Abnormal development costs and brownfield sites

- 7.10 As in the 2017 Viability Assessment an additional allowance is made for abnormal costs associated with brownfield sites of 5% of the BCIS costs.
- 7.11 As per the updated PPG, abnormal costs will be reflected in land value. Those sites that are less expensive to develop will command a premium price over and above those that have exceptional or abnormal costs. It is not the purpose of a study of this type to standardise land prices across an area.

#### Fees

7.12 For residential development on reasonably sized sites we have assumed professional fees amount to 10% of build costs. For non-residential development 8% is assumed.

#### Contingencies

7.13 For previously undeveloped and otherwise straightforward sites, a contingency of 2.5% has been allowed for, with a higher figure of 5% on more risky types of development, previously developed land and on central locations.

# S106 Contributions and the costs of infrastructure

7.14 In this study, it is important that the costs of mitigation are reflected in the analysis. It has been assumed that all the modelled typologies will contribute £2,000 per unit towards



infrastructure. This assumption is carried forward from the 2017 Viability Assessment. It is likely that this is at the bottom end of the expected range. The most recent discussions with the County Council suggest that a figure of between £2,000/unit and £5,000/unit is more likely. It may be appropriate to revisit when the local impacts of CIL Regulations 122 and 123 are better known.

7.15 In the 2017 Viability Assessment, two options were included, each based on a different package of sites (some sites were in both options) with each giving rise to different levels of strategic infrastructure and mitigation requirements. These have now been refined into a preferred option which comprises the sites set out in Chapter 3 above. The Council, working with the County Council and other partners, has assessed (bearing in mind the restraints of CIL Regulations 122 and 123) the s106 requests for each Strategic Site under each option. The costs, as of July 2018, are summarised in the table below and in Appendix 5:

Т	able 7.1 Strategic Sites	s106 Costs	
Name	No of Dwellings		Cost Per Dwelling
Kidderminster East			
Land at Stone Hill North	900	£12,534,791	£13,928
R/O Offmore	300	£4,996,562	£16,655
Kidderminster North			
Lea Castle Hospital	600	£7,075,751	£11,793
Lea Castle East	360	£4,836,575	£13,435
Lea Castle West	470	£6,126,982	£13,036
Kidderminster Town			
Churchfields	300	£2,501,266	£8,338
	2,930	£38,071,927	£12,994

Source: WFDC, September 2018

7.16 These costs are officers' best estimates as at July 2018 and tend to be maximum costs based on worst-case scenarios. This approach is appropriate at this stage of the plan-making process, but it will be necessary to keep these under review as the plan-making process continues.

# **Financial and Other Appraisal Assumptions**

VAT

7.17 It has been assumed throughout, that either VAT does not arise, or that it can be recovered in full.

# Interest rate

- 7.18 Our appraisals assume 6% pa for total debit balances, we have made no allowance for any equity provided by the developer. This does not reflect the current working of the market nor the actual business models used by developers. In most cases the smaller (non-plc) developers are required to provide between 30% and 40% of the funds themselves, from their own resources, so as to reduce the risk to which the lender is exposed. The larger plc developers tend to be funded through longer term rolling arrangements across multiple sites.
- 7.19 An arrangement fee of 1% of the peak borrowing requirement is included.

#### Developers' return

7.20 In this regard the assumption used in the 2017 Viability Assessment has been carried forward. The developer's profit is assumed to be 20% of Gross Development Cost – being approximately equal to 17.5% of the GDV (this was agreed as the appropriate approach at the September 2016 consultation event).

#### Phasing and timetable

7.21 It is assumed that a <u>maximum</u>, per outlet, delivery rate of 50 units per year. On a site with 30% affordable housing, this equates to 35 market units per year. On the smaller sites, slower rates are assumed, to reflect the nature of the developer that is likely to be bringing smaller sites forward.

#### **Site Acquisition and Disposal Costs**

#### Site holding costs and receipts

7.22 Each site is assumed to proceed immediately (following a 6 month mobilisation period) and so, other than interest on the site cost during construction, there is no allowance for holding costs, or indeed income, arising from ownership of the site.

#### Acquisition costs

7.23 A simplistic approach is taken, it is assumed an allowance 1.5% for acquisition agents' and legal fees. Stamp duty is calculated at the prevailing rates.

#### Disposal costs

7.24 For the market and the affordable housing, sales and promotion and legal fees are assumed to amount to some 3.5% of receipts. For disposals of affordable housing, these figures can be reduced significantly depending on the category, so in fact the marketing and disposal of the affordable element is probably less expensive than this.

# 8. Local Plan Requirements

8.1 The 2017 Viability Assessment was initially based on the Local Plan Issues and Options Paper published in September 2015. The main policy headings of the Plan as at March 2017 were then considered as set out in Chapter 8 of the 2017 Viability Assessment and subsequently tested in the report. This is updated.

# Affordable Housing

- 8.2 At the start of this update, the preferred mix of affordable housing was 65% Social Rent and 35% Shared Ownership. This formed the basis of the analysis in the early iteration of this report. The draft policy requirement (Policy WFLPR: Policy 8B) is for 30% affordable housing on sites of 11 or more dwellings.
- 8.3 In this context the 2018 NPPF says:

63. Provision of affordable housing should not be sought for residential developments that are not major developments...

- 8.4 *Major development* is defined<sup>27</sup> as sites of 10 or more. It is assumed that the policy will be updated so as to be consistent with the NPPF.
- 8.5 Further, the 2018 NPPF sets out a requirement for low cost home ownership as part of the affordable housing mix:

64. Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, ...

8.6 This requirement is assumed to apply. A range of options, including delivery as Social Rent verses Affordable Rent is tested in this update.

# **Developer Contributions**

8.7 As set out in Chapter 7 above, it is assumed that that the modelled sites will bear a s106 cost of £2,000 per unit and that the site-specific costs identified in Table 7.1 will be tested.

**Major development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.



<sup>&</sup>lt;sup>27</sup> 2018 NPPF, Glossary:

# Sustainable Urban Drainage Schemes (SUDS)

8.8 SUDS and the like can add to the costs of a scheme – although in larger projects these can be incorporated into public open space. We have assumed that the costs of SUDS are included within the additional costs on brownfield sites, however we have assumed that on the larger greenfield sites that SUDS will be incorporated into the green spaces and be delivered through soft landscaping within the wider site costs.

#### Mix and Density of New Market Housing Units

- 8.9 The Council's Strategic Housing Market Assessment<sup>28</sup> (SHMA) concludes:
  - When the lettings supply of affordable housing is considered, it is apparent that the higher rates of turnover in the smaller 1 and 2 bedroom dwellings, which enables them to more swiftly meet the needs of smaller households.
  - The lower levels of lettings turnover in the larger 3 bedroom and 4+ bedroom family housing result in their being limited availability of such stock and highlight the continued need to deliver new additional dwellings to boost supply for families.

3.21 Overall, however, it is important to reflect that the housing needs assessment indicates that the turnover of social lettings alone within Wyre Forest is insufficient to meet the continued need for affordable housing. As a result, delivery of new affordable housing across all property sizes will be necessary if the authority is to meet the housing needs of its residents.

- Specifically in terms of affordable housing the analysis indicates that there will be a high demand for smaller properties, 1 – 2 bed, with need for this size of property making up approximately 90% of total need. Importantly, however, the lower levels of turnover in larger properties also suggests that in order to address future need and the current backlog new larger affordable properties will also be required.
- 8.10 This is reflected in the modelling.
- 8.11 The SHMA does not suggest a mix of market housing. The modelling of market housing is based on the typical mixes currently being brought forward by developers (being a predominance of family housing).

# Design

8.12 The Council's Design Guidance SPD was adopted in June 2015. This is a wide-ranging document that covers all aspects of design with an emphasis on Local Character and Design. In terms of costs that may be over and above the norm, the only significant element is the requirement for building for life. In the 2017 Viability Assessment this was covered in an adjustment for Lifetime Homes. Lifetimes Homes have been superseded by building regulations, as discussed below.

<sup>&</sup>lt;sup>28</sup> The Council is in the process of completing a new SHMA..



- 8.13 The 2017 Viability Assessment was based on a gross area / net area assumption of 65% net developable area. The Council has carried out further research in this regard and this update also considers the impact of a 60% net developable area.
- 8.14 The Council does seek BREEAM very good on new non-residential development. It is assumed that all new non-residential development is built to the BREEAM Very Good standard. We have assumed the additional cost of this is negligible as outlined in recent research<sup>29</sup> by BRE.

#### **Housing Standards**

8.15 The Council is seeking to introduce minimum space standards (through Draft Policy WFLPR: Policy 18C). In March 2015 the Government published Nationally Described Space Standard – technical requirements. This says

This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

8.16 The following unit sizes are set out<sup>30</sup>:

https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/524531/160519\_Nationally\_Described\_Space\_Standard\_\_\_\_Final\_Web\_version.pdf



<sup>&</sup>lt;sup>29</sup> Delivering sustainable buildings: Savings and payback. Yetunde Abdul, BRE and Richard Quartermaine, Sweett Group. Published by IHS BRE Press, 7 August 2014

<sup>30</sup> 

Table 8.1 National Space Standards. Minimum gross internal floor areas and storage (m²)											
number of bedrooms	number of bed spaces	1 storey dwellings	2 storey dwellings	3 storey dwellings	built-in storage						
1b	1p	39(37)*			1						
	2р	50	58		1.5						
2b	Зр	61	70		2						
	4p	70	79								
3b	4р	74	84	90	2.5						
	5р	86	93	99							
	6р	95	102	108							
4b	5р	90	97	103	3						
	6р	99	106	112							
	7р	108	115	121							
	8p	117	124	130							
5b	6р	103	110	116	3.5						
	7р	112	119	125							
	8p	121	128	134							
6b	7р	116	123	129	4						
	8p	125	132	138							

Source: Table 1, Technical housing standards – nationally described space standard (March 2015)

- 8.17 The modelling in this study is based on these National Space Standards.
- 8.18 At the time of the 2017 Viability assessment the Council was seeking to introduce Lifetime Homes Standards. Lifetime Homes Standards have been superseded by Part M of the Building Regulations and the Council is reflecting this in the emerging Plan.
- 8.19 The additional costs of the space standards (as set out in the draft Approved Document M amendments included at Appendix B4) are set out in the table below. The key features of the 3 level standard (as summarised in the DCLG publication *Housing Standards Review Cost Impacts* (EC Harris, September 2014)), reflect accessibility as follows:
  - Category 1 Dwellings which provide reasonable accessibility
  - Category 2 Dwellings which provide enhanced accessibility and adaptability
  - Category 3 Dwellings which are accessible and adaptable for occupants who use a wheelchair.

Table 8	.2 Add				•		aft Appro ndix B4.	ved Do	ocument	t M
Table 45 – Acce	ss costs	summa	ry							
			1B Apartme	ent A	2B Apartment	2B 1	Terrace	3B Sen detach		4B etached
Cost all dwelli	ngs (ext	ra over	current i	industry	practice)	)				
Category 1			-		-		-	-		-
Category 2			£940		£907	£	523	£521		£520
Category 3 Ada	aptable		£7,607	,	£7,891	£	9,754	£10,30	)7 £	210,568
Category 3 Acc	essible		£7,764	Ļ	£8,048	£2	2,238	£22,79	91 <del>£</del>	23,052
Table 45a – Acc	1B Apa		2B Apa	-	2B Te	rrace	3B Semi-d	etached	4B Det	ached
Cost increase for a	dditional n	n2								
Category 2	+ 1 sq.m	£722	+ 1 sq.m	£722	+ 2 sq.m	£1,444	+ 3 sq.m	£2,166	+ 3 sq.m	£2,166
Category 3	+ 8 sq.m	£5,776	+ 14 sq.m	£10,108	+ 21 sq.m	£15,162	+ 24 sq.m	£17,328	+ 24 sq.m	£17,328
Table 45b – Acc	ess relate 1B Apa			er Space		overy Terrace	3B Semi	-detached	4B De	tached
Category 2	+ 1 sq.m + 8 sq.m	£289 £2,310	+ 1 sq.m + 14 sq.r					£866 £6,931	+ 3 sq.m + 24 sq.m	£866 £6,931
Category 3										

Source: Page 38, DCLG publication Housing Standards Review - Cost Impacts (EC Harris, September 2014)

8.20 Category 2 is broadly equivalent to Lifetime Homes so is tested.

#### Self and Custom Build

8.21 The Council is seeking to require the inclusion of Self and Custom Build units within sites. A policy setting out this requirement is yet to be drafted, however this is tested.



# 9. Modelled Sites

- 9.1 Chapter 9 of the 2017 Viability Assessment sets out the modelling that formed the basis of the analysis. This drew on the HELAA and the emerging allocations.
- 9.2 The modelling of the sites in the HELAA was done using a relatively detailed process in which development densities have been applied to each site based on its location and context. The areas have been adjusted to take into account undevelopable areas (such as those subject to flooding).

Table 9.1 – Residential Net Develo	pable Areas
up to 0.4ha	100%
0.4 – 2ha	80%
2 + ha	65%

Source: WFDC HELAA (Table 9.6, 2017 Viability Assessment)

- 9.3 The Councils has been considering increasing the levels of Public Open Space (POS) and Green Infrastructure (GI) on the sites over 2ha, through reducing the net developable area to 60%. The modelling in this update is based on a net developable area, on sites over 2ha of 60% of the site area. This is an increase in the open space assumption used in the 2017 Viability Assessment.
- 9.4 As in the 2017 Viability Assessment, the densities in the HELAA are generally based on the those of adjacent sites. Broadly these can be summarised as follows and are carried into this update unchanged.

Table 9.2 – Residential Developme Units/ net ha	ent Densities
Smaller villages and other locations	15 to 25
Main Settlements and large villages	25 to 30
PDL in urban area	40 to 75
Kidderminster Central	75 to 150

Source: WFDC HELAA (Table 9.7, 2017 Viability Assessment)

9.5 A density of 35 units/ha is assumed on the larger greenfield sites.

# **Residential Development Sites**

9.6 As in the 2017 Viability Assessment, a set of representative sites have been modelled. These include:



- a. 3 medium greenfield sites representative of the sites on the urban edge. These are appraised both on the east of Kidderminster and in the slightly lower value area.
- b. A larger greenfield site at may be of the type to come forward in the one of the more sustainably located settlements in the eastern half of the District.
- c. A range of brownfield sites representative of those in the main urban areas.
- d. Several small sites of 10 or fewer units so as to be able to consider the impact of CIL. These are appraised in all areas.
- e. Several high density urban flatted schemes of the type that may come forward in Kidderminster.
- 9.7 Typologies 1, 2, 4 and 5 are modelled with a 60% net developable area.
- 9.8 In addition, the 6 residential sites of 300 units and larger (from Table 3.1 above) comprising the preferred option of strategic development have been modelled against their known infrastructure and mitigation requirements.

	Table 9.	3 Strategi	ic Sites s1	06 Costs		
Name	Units	Gross Area, 60% net	Net Area, 35/ha	Total Site Area	Totals	Cost Per Dwelling
Kidderminster East						
Land at Stone Hill North	900	39.56	25.71	57.34	£12,534,791	£13,928
R/O Offmore	300	13.19	8.57	23.26	£4,996,562	£16,655
Kidderminster North						
Lea Castle Hospital	600	26.37	17.14	30.10	£7,075,751	£11,793
Lea Castle East	360	15.82	10.29	18.60	£4,836,575	£13,435
Lea Castle West	470	20.66	13.43	24.58	£6,126,982	£13,036
Kidderminster Town						
Churchfields	300	11.39	8.57	11.39	£2,501,266	£8,338
	2,930	126.99	83.71	183.57	£38,071,927	£12,994

Source: Table 7.1 above

9.9 The main characteristics of the modelled sites are set out in the tables below. It is important to note that the typologies are modelled sites and not actual sites. A proportion of the housing to come forward over the plan period will be on smaller sites, therefore several smaller sites have been included.

	Table	9.4 Moc	lelled Typologies
Medium Green 75	Units	75	Medium greenfield site. Mix of family housing.
	Area	4.17	60% net developable area of 2.50ha.
1	Units/ha	30.00	
Medium Green 40	Units	40	Medium greenfield site. Mix of family housing.
	Area	2.22	60% net developable area of 1.33ha.
2	Units/ha	30.00	
Medium Green 25	Units	25	Medium greenfield site. Mix of family housing.
	Area	1.04	80% net developable area of 0.82ha.
3	Units/ha	30.00	
Medium Green 75	Units	75	Medium greenfield site. Mix of family housing.
	Area	4.17	60% net developable area of 2.50ha.
4	Units/ha	30.00	
Medium Green 40	Units	40	Medium greenfield site. Mix of family housing.
	Area	2.22	60% net developable area of 1.33ha.
5	Units/ha	30.00	
Medium Green 25	Units	25	Medium greenfield site. Mix of family housing.
	Area	1.04	80% net developable area of 0.82ha.
6	Units/ha	30.00	
Small Green 15	Units	15	Small greenfield site. Mix of family housing. 80%
	Area	0.63	net developable area of 0.5ha.
7	Units/ha	30.00	
Small Green 11	Units	11	Small greenfield site. Mix of family housing.
	Area	0.37	100% net developable area.
8	Units/ha	30.00	
Small Green 9	Units	9	Small greenfield site. Mix of family housing.
	Area	0.36	100% net developable area.
9	Units/ha	25.00	
Small Green 7	Units	7	Small greenfield site. Mix of family housing.
	Area	0.28	100% net developable area.
10	Units/ha	25.00	
Small Green 4	Units	4	Small greenfield site. Mix of family housing.
	Area	0.20	100% net developable area.
11	Units/ha	20.00	
Green Plot	Units	1	Small greenfield site. Mix of family housing.
	Area	0.05	100% net developable area.
12	Units/ha	20.00	
Small Green 15	Units	17	Small greenfield site. Mix of family housing. 80%
	Area	0.63	net developable area.
13	Units/ha	34.00	



	Table 9.4 (c	continued	) Modelled Typologies
Small Green 11	Units	11	Small greenfield site. Mix of family housing.
	Area	0.37	100% net developable area.
14	Units/ha	30.00	
Small Green 9	Units	9	Small greenfield site. Mix of family housing.
	Area	0.36	100% net developable area.
15	Units/ha	25.00	
Small Green 7	Units	7	Small greenfield sit . Mix of family housing. 100%
	Area	0.28	net developable area.
16	Units/ha	25.00	
Small Green 4	Units	4	Small greenfield site. Mix of family housing.
	Area	0.20	100% net developable area.
17	Units/ha	20.00	
Green Plot	Units	1	Small greenfield site. Mix of family housing.
	Area	0.05	100% net developable area.
18	Units/ha	20.00	
Medium Brown 70	Units	70	Higher density urban scheme. 80% net
	Area	1.25	developable area of 1ha.
19	Units/ha	70.00	
Medium Brown 25	Units	25	Higher density urban scheme. 100% net
	Area	0.42	developable area.
20	Units/ha	60.00	
Small Brown 12	Units	12	Small brownfield. 100% net developable area.
	Area	0.24	
21	Units/ha	50.00	
Small Brown 7	Units	7	Small brownfield. 100% net developable area.
	Area	0.16	
22	Units/ha	45.00	
Small Brown 4	Units	4	Small brownfield. 100% net developable area.
	Area	0.08	
23	Units/ha	50.00	
Urban Flats 24	Units	24	Town centre scheme in main settlements of flats
	Area	0.32	
24	Units/ha	75.00	
Urban Flats 40	Units	40	Town centre scheme in main settlements of flats
	Area	0.32	
25	Units/ha	100.00	

Source: September 2018. Note - Area given as gross area but density calculated on net area

		Та	ble	9.	5 \$	Sur	nm	nar	y o	fΜ	od	elle	ed	Ту	ool	ogi	ies	- 6	are	as	an	d d	en	siti	es		
Density	m2/ha	2,769	2,822	2,746	2,769	2,822	2,746	2,912	3,003	2,917	2,875	2,400	3,000	2,912	3,003	2,917	2,875	2,400	3,000	5,213	4,567	3,842	4,114	4,750	5,034	6,718	3,195
nits/ha	Net	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	25.00	25.00	20.00	20.00	30.00	30.00	25.00	25.00	20.00	20.00	70.00	60.00	50.00	45.00	50.00	75.00	100.00	35.97
Density Units/ha	Gross	18.00	18.00	24.00	18.00	18.00	24.00	24.00	30.00	25.00	25.00	20.00	20.00	24.00	30.00	25.00	25.00	20.00	20.00	56.00	60.00	50.00	45.00	50.00	75.00	100.00	30.26
Ha	Net	2.50	1.33	0.83	2.50	1.33	0.83	0.50	0.37	0.36	0.28	0.20	0.05	0.50	0.37	0.36	0.28	0.20	0.05	1.00	0.42	0.24	0.16	0.08	0.32	0.40	15.46
Area F	Gross	4.17	2.22	1.04	4.17	2.22	1.04	0.63	0.37	0.36	0.28	0.20	0.05	0.63	0.37	0.36	0.28	0.20	0.05	1.25	0.42	0.24	0.16	0.08	0.32	0.40	18.37444
Units		75	40	25	75	40	25	15	11	6	7	4	~	15	11	6	7	4	1	70	25	12	7	4	24	40	556
Current Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Paddock	Paddock	Paddock	Paddock	Paddock	Agricultural	Paddock	Paddock	Paddock	Paddock	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	
		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	
		East	East	East	West	West	West	East	East	East	East	East	East	West	West	West	West	West	West	Generally	Generally	Generally	Generally	Generally	Generally	Generally	
		Medium Green 75	Medium Green 40	Medium Green 25	Medium Green 75	Medium Green 40	Medium Green 25	Small Green 15	Small Green 11	Small Green 9	Small Green 7	Small Green 4	Green Plot	Small Green 15	Small Green 11	Small Green 9	Small Green 7	Small Green 4	Green Plot	Medium Brown 70	Medium Brown 25	Small Brown 12	Small Brown 7	Small Brown 4	Urban Flats 24	Urban Flats 40	
		1	2	3	4	5	6	7	8	6	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	

Source: September 2018



	Table 9	9.6 Mode	Iled Strategic Sites
Land at Stone Hill North	Units	900	Large urban extension. Mix of family housing as
	Area	42.86	per SHMA. Modelled with 60% net developable area. Modelling based on greenfield.
1	Units/ha	35.00	area. Modening based on greenneid.
R/O Offmore	Units	300	Mix of family housing as per SHMA. Modelled
	Area	14.29	with 60% net developable area. Modelling based on greenfield.
2	Units/ha	35.00	on greenneid.
Lea Castle Hospital	Units	600	Large urban extension. Mix of family housing as
	Area	28.57	per SHMA. Modelled with 60% net developable area. Modelling based on mixed used site.
3	Units/ha	35.00	area. Modening based on mixed used site.
Lea Castle East	Units	360	Large urban extension. Mix of family housing as
	Area	17.14	per SHMA. Modelled with 60% net developable area. Modelling based on greenfield.
4	Units/ha	35.00	area. Modening based on greenneid.
Lea Castle West	Units	470	Large urban extension. Mix of family housing as
	Area	22.38	per SHMA. Modelled with 60% net developable area. Modelling based on greenfield.
5	Units/ha	35.00	alea. Modelling based on greenheid.
Churchfields	Units	300	Mix of family housing as per SHMA. Modelled
	Area	11.39	with 75% net developable area. Modelling based on previously developed land.
6	Units/ha	35.00	

9.10 The Strategic Sites have been modelled as follows, based on information provided by the Council.

Source: September 2018

9.11 It is important to note that in the modelling of the Strategic Sites a density of 35units/ha and a net developable area of 60% is used. Some of the allocations cover a larger area within the line in the Plan as shown in the following table. It is appropriate to model these sites on a policy compliant basis, rather than the whole of the area on the Plan. The exception is Churchfields that is modelled at a higher density on its actual area.

Table 9.5 Summary	of	S	ra	teg	gic	Si	tes	s –	areas and densities
	Density	m2/ha	3,232	3,242	3,227	3,229	3,235	3,242	
	nits/ha	Net	35.00	35.00	35.00	35.00	35.00	35.00	
	Density Units/ha	Gross	21.00	21.00	21.00	21.00	21.00	26.34	
		Net	25.71	8.57	17.14	10.29	13.43	8.57	
	Area Ha	Gross	42.86	14.29	28.57	17.14	22.38	11.39	
		Allocation	57.34	23.26	30.10	18.60	24.58	11.39	
	Units		900	300	600	360	470	300	
	Current Use		Agricultural	Agricultural	Mixed	Agricultural	Agricultural	PDL	
			Green	Green	Mixed	Green	Green	Brown	
			Kidderminster East	Kidderminster East	Kidderminster North	Kidderminster North	Kidderminster North	Kidderminster Town	
			Land at Stone Hill North	R/O Offmore	Lea Castle Hospital	Lea Castle East	Lea Castle West	Churchfields	
			7	2	3	4	5	ى 18(	]

Source: September 2018



#### **Older People's Housing**

9.12 The modelling set out in the 2017 Viability Assessment has been carried forward.

#### **Non-Residential Sites**

9.13 The modelling set out in the 2017 Viability Assessment has been carried forward.

#### **Hotels and Leisure**

9.14 The modelling set out in the 2017 Viability Assessment has been carried forward.

#### Retail

9.15 The modelling set out in the 2017 Viability Assessment has been carried forward.

# 10. Residential Appraisals

- 10.1 At the start of this chapter it is important to stress that the results of the appraisals do not, in themselves, determine policy. The results of this update are one of a number of factors that the Council will consider, including the Council's track record in delivering affordable housing.
- 10.2 The appraisals use the residual valuation approach they are designed to assess the value of the site after taking into account the costs of development, the likely income and a developers' return. The Residual Value represents the maximum bid for the site where the payment is made in a single tranche on the acquisition of a site. In order for the proposed development to be described as viable, it is necessary for the Residual Value to exceed the Existing Use Value (EUV) by a satisfactory margin.
- 10.3 The initial appraisals are based on the assumptions provided in the previous chapters of this report, including the 30% affordable housing requirement. A range of scenarios are then tested.
- 10.4 As set out above, for each development type the Residual Value is calculated. In the tables in this chapter the results are colour coded using a simple traffic light system:
  - a. **Green Viable** where the Residual Value per hectare exceeds the indicative Benchmark Land Value per hectare (being the EUV +).
  - b. Amber Marginal where the Residual Value per hectare exceeds the EUV but not the Benchmark Land Value per hectare. These sites should not be considered as viable when measured against the test set out – however, depending on the nature of the site and the owner, they may come forward.
  - c. **Red Non-viable** where the Residual Value does not exceed the EUV.
- 10.5 The results are presented per gross hectare to allow comparison between sites.
- 10.6 It is important to note that a report of this type applies relatively simple assumptions that are broadly reflective of an area to make an assessment of viability. The fact that a site is shown as viable does not necessarily mean that it will come forward and vice versa. An important part of any final consideration of viability will be relating the results of this study to what is actually happening on the ground in terms of development and what planning applications are being determined and on what basis.

# Base Appraisals – full current policy requirements

10.7 On the basis of the assumptions set out in the earlier chapters, financial appraisals have been prepared for each of the modelled typologies and the 6 Strategic Sites using a bespoke spreadsheet-based financial analysis package. The detailed appraisal base results are included in **Appendix 6**.



- 10.8 The initial appraisals are based on the full policy requirements of the emerging Local Plan. The main assumptions are summarised as follows:
  - a) Affordable Housing On all sites of 10 units and larger 30% (10% as Intermediate to Buy and 20% Social Rent).
  - b) Environmental Standards Accessible and Adaptable (Cat 2) (£22/m<sup>2</sup>).
  - c) CIL and s106 £2,000 per unit (market and affordable) and as follows for the Strategic Sites:

Name	Total	£/unit
Kidderminster East		
Land at Stone Hill North	£12,534,791	£13,928
R/O Offmore	£4,996,562	£16,655
Kidderminster North		
Lea Castle Hospital	£7,075,751	£11,793
Lea Castle East	£4,836,575	£13,435
Lea Castle West	£6,126,982	£13,036
Kidderminster Town		
Churchfields	£2,501,266	£8,338

Site		1,442,482	818,045	467,669		708,633			%										-	0/	un					-824,887	Va	•	3,264,933	3,362	-319,543	3,433,559	2,128,610	53,302
	Net ha		613,533 818	561,203 46	498,307 1,245,767	531,475 708	481,818 40	1,311,334 65	1,369,727 502	1,795,713 64(	1,774,712 496	1,315,117 26:	1,667,571 8:	1,010,139 50	1,057,347 387		1,423,336 398		1,293,231 64	-1,369,667 -1,369,667		-400,980 -9(	369,834 57	-9,397	-1,547,615 -49	-2,062,218 -82	Value (£)	Net ha	126,970 3,264	257,642 2,208,362	-18,640 -319	333,818 3,433	158,513 2,128	6,219 53
	Gross ha	346,196 57	368,120 61	448,963 56	298,984 49	318,885 53	385,455 48	1,049,067 1,31		1,795,713 1,79	1,774,712 1,77	1,315,117 1,31	1,667,571 1,66	808,112 1,01	1,057,347 1,05	1,441,767 1,44	1,423,336 1,42	1,009,425 1,00	1,293,231 1,29	-1,095,734 -1,36		-400,980 -40		-9,397	-1,547,615 -1,54	-2,062,218 -2,06	Residual Value (£)	Gross ha	76,182 12	154,585 25		200,291 33	95,108 15	4,680
aria value	£ site G	1,558,333	831,111	389,583	1,558,333	831,111	389,583	233,750 1,	150,333 1,	147,600 1,	114,800 1,	82,000 1,	20,500 1,	233,750	150,333 1,		114,800 1,		20,500 1,	675,000 -1,		129,600 -		43,200	172,800 -1,	216,000 -2,	and Value	£ site G	16,028,571	5,342,857	12,000,000	6,411,429	8,370,476	6,150,600
Benchmark Land Value	£/ha	374,000	374,000	374,000	374,000	374,000	374,000	374,000	410,000	410,000	410,000	410,000	410,000	374,000	410,000	410,000	410,000	410,000	410,000	540,000	540,000	540,000	540,000	540,000	540,000	540,000	Benchmark Land Value	£/ha	374,000 1	374,000	420,000 1	374,000	374,000	540,000
	£ site	83,333	44,444	20,833	83,333	44,444	20,833	12,500	18,333	18,000	14,000	10,000	2,500	12,500	18,333	18,000	14,000	10,000	2,500	562,500	187,500	108,000	70,000	36,000	144,000	180,000		£ site	857,143	285,714	10,000,000	342,857	447,619	5,125,500
Existing Use Value	£/ha	20,000	20,000	20,000	20,000	20,000	20,000	20,000	50,000	50,000	50,000	50,000	50,000	20,000	50,000	50,000	50,000	50,000	50,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	Existing Use Value	£/ha	20,000	20,000	350,000	20,000	20,000	450,000
Units		75	40	25	75	40	25	15	11	6	7	4	۰,	15	11	6	7	4	-	70	25	12	7	4	24	40	Units		006	300	600	360	470	300
		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Paddock	Paddock	Paddock	Paddock	Paddock	Agricultural	Paddock	Paddock	Paddock	Paddock	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial			Agricultural	Agricultural	Mixed	Agricultural	Agricultural	PDL
		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown			Green	Green	Mixed	Green	Green	Brown
		East	East	East	West	West	West	East	East	East	East	East	East	West	West	West	West	West	West	Generally	Generally	Generally	Generally	Generally	Generally	Generally			Kidderminster East	Kidderminster East	Kiddeminster North	Kidderminster North	Kidderminster North	Kidderminster Town
		Medium Green 75	Medium Green 40	Medium Green 25	Medium Green 75	Medium Green 40	Medium Green 25	Small Green 15	Small Green 11	Small Green 9	Small Green 7	Small Green 4	Green Plot	Small Green 15	Small Green 11	Small Green 9	Small Green 7	Small Green 4	Green Plot	Medium Brown 70	Medium Brown 25	Small Brown 12			Urban Flats 24	Urban Flats 40			Land at Stone Hill North Kiddeminster East	R/O Offmore	Lea Castle Hospital	Lea Castle East	Lea Castle West	Churchfields
		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 24	Site 25			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6

Table 10.1 Residential Development – Residual Values

Source: HDH (September 2018)



- 10.9 The results vary across the modelled sites, although this is largely due to the different assumptions around the nature of the site. The additional costs associated with brownfield sites also result in lower values. The Residual Value is not a good indication of viability by itself, being the maximum price a developer may bid for a parcel of land and still make an adequate return.
- 10.10 In the following tables, the Residual Value is compared with the Benchmark Land Value. The Benchmark Land Value being an amount over and above the EUV that is sufficient to provide the willing landowner with a premium to induce them to sell the land for development as set out in Chapter 6 above.

Table	e 10.2 Residential De	evelopment – Resid Land Valu		npared to Be	enchmark
	Typolo	gies, 30% Affordable	e, s106 £2,000/u	nit.	
			AUV	Benchmark Land Value	Residual Value
Site 1	Medium Green 75	East	20,000	374,000	346,196
Site 2	Medium Green 40	East	20,000	374,000	368,120
Site 3	Medium Green 25	East	20,000	374,000	448,963
Site 4	Medium Green 75	West	20,000	374,000	298,984
Site 5	Medium Green 40	West	20,000	374,000	318,885
Site 6	Medium Green 25	West	20,000	374,000	385,455
Site 7	Small Green 15	East	20,000	374,000	1,049,067
Site 8	Small Green 11	East	50,000	410,000	1,369,727
Site 9	Small Green 9	East	50,000	410,000	1,795,713
Site 10	Small Green 7	East	50,000	410,000	1,774,712
Site 11	Small Green 4	East	50,000	410,000	1,315,117
Site 12	Green Plot	East	50,000	410,000	1,667,571
Site 13	Small Green 15	West	20,000	374,000	808,112
Site 14	Small Green 11	West	50,000	410,000	1,057,347
Site 15	Small Green 9	West	50,000	410,000	1,441,767
Site 16	Small Green 7	West	50,000	410,000	1,423,336
Site 17	Small Green 4	West	50,000	410,000	1,009,425
Site 18	Green Plot	West	50,000	410,000	1,293,231
Site 19	Medium Brown 70	Generally	450,000	540,000	-1,095,734
Site 20	Medium Brown 25	Generally	450,000	540,000	-306,000
Site 21	Small Brown 12	Generally	450,000	540,000	-400,980
Site 22	Small Brown 7	Generally	450,000	540,000	369,834
Site 23	Small Brown 4	Generally	450,000	540,000	-9,397
Site 24	Urban Flats 24	Generally	450,000	540,000	-1,547,615
Site 25	Urban Flats 40	Generally	450,000	540,000	-2,062,218



- 10.11 The above results are broadly similar to those in the 2017 Viability Assessment. The greenfield typologies are generally able to bear the policy requirements of the Council, although it is important to note that the above appraisals are (as set out in Chapter 7 above) based on a £2,000/unit s106 contribution which is at the lower end of the expected range.
- 10.12 The results are a little better in the higher value areas in the east of the District (the areas closer to Birmingham). The brownfield sites are not generating a Residual Value over and above the EUV, although it is important to note that these types of site are coming forward and delivering affordable housing.
- 10.13 The NPPF refers to 'deliverable' sites.

**Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. (2018 NPPF, Glossary)

10.14 The majority of the typologies are shown as deliverable and the Council can be confident that they will be forthcoming, having said this it is necessary to caveat this finding and note that the above appraisals are based on a £2,000/unit s106 contribution which is at the lower end of the expected range. The exceptions are those larger greenfield sites (which do form a significant part of the Council's potential land supply) and the brownfield schemes. Based on this preliminary evidence, it will be necessary for the Council to reconsider the policy requirements around the greenfield sites. The Council should be cautious about relying on the brownfield sites (for example within the five-year land supply assessment) unless that they are confident that the schemes will be forthcoming (for example, where there is a recent planning consent).

Table	e 10.3 Residential Deve Strateg	Land Value Land Value ic sites, 30% Affordabl		pared to Ben	chmark
			Alternative Use Value	Benchmark Land Value	Residual Value
Site 1	Land at Stone Hill North	Kidderminster East	20,000	374,000	76,182
Site 2	R/O Offmore	Kidderminster East	20,000	374,000	154,585
Site 3	Lea Castle Hospital	Kidderminster North	350,000	420,000	-11,184
Site 4	Lea Castle East	Kidderminster North	20,000	374,000	200,291
Site 5	Lea Castle West	Kidderminster North	20,000	374,000	95,108
Site 6	Churchfields	Kidderminster Town	450,000	540,000	4,680

Source: HDH (September 2018)



- 10.15 When considering these results, it is important to note (as set out in Chapter 7 above) that the strategic infrastructure and mitigation costs are officers' best estimates as at September 2018 and tend to be maximum costs, based on worst case scenarios. This cautious approach is appropriate at this stage of the plan-making process, but it will be necessary to keep these under review as the process continues. It is expected that some of the costs will less than those modelled in this assessment.
- 10.16 The results highlight the challenges often found in delivering large sites with high infrastructure costs. These results are consistent with the 2017 Viability Assessment. Based on the current assumptions, if these Strategic Sites are to be expected to bear their own full s106 costs and 30% affordable housing, none of the sites generate a Residual Value above the Benchmark Land Value.
- 10.17 The options open to the Council are explored below. In any event it is recommended that the Council continues to engage with the owners in line with paragraph 10-006-20180724 of the updated PPG.

It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.

10.18 Similar advice is set out in the Harman Guidance (page 23):

Landowners and site promoters should be prepared to provide sufficient and good quality information at an early stage, rather than waiting until the development management stage. This will allow an informed judgement by the planning authority regarding the inclusion or otherwise of sites based on their potential viability.

No Policy Requirements

10.19 The following appraisals show the Residual Value where the Council's policy requirements for affordable housing, the £2,000/unit base s106 cost on the typologies and the strategic infrastructure costs of the Strategic Sites are removed:

Table	10.4a Residential Devel	opment – Residu Land Value		ompared to B	enchmark
	Typologi	es, 0% Affordable	e, s106 £0/unit		
			AUV	Benchmark Land Value	Residual Value
Site 1	Medium Green 75	East	20,000	374,000	762,224
Site 2	Medium Green 40	East	20,000	374,000	801,416
Site 3	Medium Green 25	East	20,000	374,000	999,544
Site 4	Medium Green 75	West	20,000	374,000	698,767
Site 5	Medium Green 40	West	20,000	374,000	735,220
Site 6	Medium Green 25	West	20,000	374,000	914,319
Site 7	Small Green 15	East	20,000	374,000	1,777,753
Site 8	Small Green 11	East	50,000	410,000	2,311,616
Site 9	Small Green 9	East	50,000	410,000	1,844,312
Site 10	Small Green 7	East	50,000	410,000	1,823,837
Site 11	Small Green 4	East	50,000	410,000	1,354,772
Site 12	Green Plot	East	50,000	410,000	1,709,419
Site 13	Small Green 15	West	20,000	374,000	1,451,742
Site 14	Small Green 11	West	50,000	410,000	1,889,712
Site 15	Small Green 9	West	50,000	410,000	1,490,366
Site 16	Small Green 7	West	50,000	410,000	1,472,461
Site 17	Small Green 4	West	50,000	410,000	1,050,229
Site 18	Green Plot	West	50,000	410,000	1,335,079
Site 19	Medium Brown 70	Generally	450,000	540,000	-122,724
Site 20	Medium Brown 25	Generally	450,000	540,000	797,053
Site 21	Small Brown 12	Generally	450,000	540,000	420,000
Site 22	Small Brown 7	Generally	450,000	540,000	463,377
Site 23	Small Brown 4	Generally	450,000	540,000	94,624
Site 24	Urban Flats 24	Generally	450,000	540,000	-421,922
Site 25	Urban Flats 40	Generally	450,000	540,000	-565,254

Table	10.4b Residential Devel	opment – Residual Land Value	Values Com	pared to Be	enchmark
	Strategio	c Sites, 0% Affordable	e, No s106.		
			AUV	Benchmark Land Value	Residual Value
Site 1	Land at Stone Hill North	Kidderminster East	20,000	374,000	709,335
Site 2	R/O Offmore	Kidderminster East	20,000	374,000	887,949
Site 3	Lea Castle Hospital	Kidderminster North	350,000	420,000	579,722
Site 4	Lea Castle East	Kidderminster North	20,000	374,000	857,566
Site 5	Lea Castle West	Kidderminster North	20,000	374,000	708,674
Site 6	Churchfields	Kidderminster Town	450,000	540,000	653,530

10.20 Most sites are shown to be viable on this basis, providing evidence that with a degree of policy flex most sites will be deliverable. The exception to this is in relation to brownfield sites. In this case, the generally higher costs of bringing forward brownfield sites and the lower values within the urban areas indicate that, when tested in the context of the 2018 NPPF and updated PPG, such sites are unlikely to be forthcoming.

# Affordable Housing

10.21 The requirement for affordable housing is a key policy in the Plan, and is one of the principal costs applied to development. At the start of this chapter it was identified that that the delivery of the affordable housing target of 30% is challenging on some typologies. In this section, the overall requirement is tested as well as the mix of affordable housing.

#### **Overall Requirement**

10.22 In the following tables the results of appraisals assume affordable housing on sites over the 10 unit threshold. In addition, the Strategic Sites are assumed to bear their full strategic infrastructure and mitigation costs and the typologies are assumed to bear s106 costs of £2,000/unit. In line with paragraph 64 of the 2018 NPPF it is assumed that the first 10% (of the overall housing) will be as intermediate housing, the remainder is assumed to be Social Rent in line with the Council's preference.

e 10.5 R										-															om t / a							iak
	100/	40% 101 002	207.471	245,411	151,172	164,897			1,020,652	1,724,715	1.315.117	1,667,571	571,885	750,718	1,441,767	1,423,336	1,009,425	1,293,231	-1,469,875 -732 034	-709.250	369,834	-9,397	-1,962,023	-2,613,160		40%	-89,143	-21,834	-177,912	31,528	-69, 339	-194,332
		350 001	287.795	347,187	225,078	241,891	287,940	914,503	1, 195, 189 4 705 749	1,774719	1.315.117	1,667,571	689,998	904,033	1,441,767	1,423,336	1,009,425	1,293,231	-1,282,403 -517 203	-555.115	369,834	-9,397	-1,754,819	-2,337,689		35%	-4,686	67,329	-93,584	115,910	15,368	-93,785
	àoc	30%	368.120	448,963	298,984	318,885	385,455	1,049,067	1,369,727	1,774,712	1.315.117	1,667,571	808,112	1,057,347	1,441,767	1,423,336	1,009,425	1,293,231	-1,095,734 -306 000	-400.980	369,834	-9,397	-1,547,615	-2,062,218		30%	76,182	154,585	-11,184	200,291	95,108	4,680
_	OF0/	200 20V	448.445	550,738	372,890	395,878	482,969	1,183,631	1,544,265	1 774 712	1.315.117	1,667,571	926,225	1,210,661	1,441,767	1,423,336	1,009,425	1,293,231	-910,795 -96,669	-250.743	369,834	-9,397	-1,340,411	-1,786,747		25%	154,619	239,993	67,466	284,672	173,980	99, 168
	1000	20%	528.769	652,514	446,796	472,872	580,484	1,318,195	1,/18,802	1 774 712	1.315.117	1,667,571	1,044,338	1,363,976	1,441,767	1,423,336	1,009,425	1,293,231	-725,857 112 663	-100.606	369,834	-9,397	-1,133,207	-1,511,276		20%	233,056	325,400	145,247	367,795	252,851	193,009
	110	003 773	609.094	754,290	520,702	549,866	677,998	1,452,759	1,893,340 4 705 74 2	1,720,113	1.315.117	1,667,571	1,162,452	1,517,290	1,441,767	1,423,336	1,009,425	1,293,231	-540,919 321 995	49.532	369,834	-9,397	-926,003	-1,235,805		15%	311,493	410,808	223,027	450,602	330, 715	284,731
	100/	10% 664 601	689.419	856,065	594,608	626,859	775,512	1,58/,324	2,06/,8//	1,774.712	1.315.117	1,667,571	1,280,565	1,670,604	1,441,767	1,423,336	1,009,425	1,293,231	-358,297 528.016		369,834	-9,397	-718,799	-960,334		10%	389,930	496,215	299,649	533,409	408,085	376,404
	č	501 00E	727.776	904,418	629,369	663,399	821,529	1,659,044	2,160,391	1 774 719	1.315.117	1,667,571	1,342,659	1,750,802	1,441,767	1,423,336	1,009,425	1,293,231	-297,393 605.081	258.122	369,834	-9,397	-648,163	-866,519		5%	425,901	537,060	333,013	572,860	443,724	416,782
Residual	Value	707 588	766.134	952,770	664, 131	699,938	867,545	1, /30, /64	2,252,904	1 774 712	1.315.117	1,667,571	1,404,753	1,831,000	1,441,767	1,423,336	1,009,425	1,293,231	-236,489 680 119	316.574	369,834	-9,397	-577,953	-773,297	Residual Value	%0	461,872	577,906	366,377	612,310	479,363	457,160
Benchmark	Land Value	374 000	374.000	374,000	374,000	374,000	374,000	3/4,000	410,000	410,000	410.000	410,000	374,000	410,000	410,000	410,000	410,000	410,000	540,000	540.000	540,000	540,000	540,000	540,000	Benchmark Land Value		374,000	374,000	420,000	374,000	374,000	540,000
Alternative	Use Value		20,000	20,000	20,000	20,000	20,000	20,000	50,000	50,000	50.000	50,000	20,000	50,000	50,000	50,000	50,000	50,000	450,000	450,000	450,000	450,000	450,000				20,000	20,000	350,000	20,000	20,000	450,000
		AFFUKUABLE %	East	East	West	West	West	East	East	Fact	East	East	West	West	West	West	West	West	Generally Generally	Generally	Generally	Generally	Generally	Generally		AFFORDABLE %	Kidderminster East	Kidderminster East	Kidderminster North	Kidderminster North	Kidderminster North	Kidderminster Town
		Madium Green 75					25		Small Green 11 E				an 15				en 4		Medium Brown 70 C			_		Urban Flats 40			e Hill North		oital		Vest	Churchfields
		Cito 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site /	Site 8	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 1	Site 2	Site 3	Site 4	Site 5	Site 6



- 10.23 As in the 2017 Viability Assessment, the appraisals indicate that, for the typologies, most of the greenfield typologies are able to bear the affordable housing target of 30%, although the larger greenfield sites are not able to.
- 10.24 The brownfield sites are not able to bear the affordable housing requirements at 30%, or at lower levels. Having discussed this with the Council, it is understood that affordable housing is being delivered on some brownfield sites, so bearing in mind the need for affordable housing, and the relatively small element of the Council's 5 year land supply that is expected to be based on brownfield land, a zero target is not recommended.
- 10.25 The Strategic Sites are more challenging and suggest that some of the sites are unable to deliver affordable housing and their full estimated strategic infrastructure and mitigation requirements. The relationship between affordable housing and developer contributions is explored later in this chapter.

# Affordable Tenure

- 10.26 There is a concern around the 'affordability' of affordable housing when provided as Affordable Rent. The above modelling is based on the Social Rent tenure (where the rents are lower than in the Affordable Rent tenure). This is a different approach to that taken in the 2017 Viability Assessment where the affordable housing for rent was assumed to be under the Affordable Rent tenure. The value of Social Rent is less than that of Affordable Rent, so specifying Social Rent will result in reduced Residual Values and lower viability.
- 10.27 In the following tables the results of appraisals are set out for scenarios where all the affordable housing is as either Affordable Rent, Social Rent or Intermediate Housing.

Table		ential Developn ologies, Afforda				•		Viabilit	y (£/ha)
£2,000/u	unit s106, Varied Afforda	able Tenure	A.1						
			Alternative Use Value	Benchmark Land Value	Residual				
		Social Rent %	Use value	Land Value	Value 0%	10%	20%	30%	40%
		Affordable Rent %			0%	1070	2070	5070	-1070
	1	ntermediate Housing %			0%				
Site 1	Medium Green 75	East	20,000	374,000	727,588	573,385	419,182	264,980	110,777
Site 2	Medium Green 40	East	20,000	374,000	766,134	605,485	444,836	284,186	123,537
Site 3	Medium Green 25	East	20,000	374,000	952,770	749,219	545,668	342,116	135,460
Site 4	Medium Green 75	West	20,000	374,000	664,131	516,319	368,507	220,695	72,883
Site 5	Medium Green 40	West	20,000	374,000	699,938	545,951	391,963	237,976	83,162
Site 6	Medium Green 25	West	20,000	374,000	867,545	672,516	477,487	282,459	81,806
Site 7	Small Green 15	East	20,000	374,000	1,730,764	1,461,635	1,192,507	923,378	654,250
Site 8	Small Green 11	East	50,000	410,000	2,252,904	1,903,829	1,554,754	1,205,678	856,603
Site 9	Small Green 9	East	50,000	410,000	1,795,713	1,795,713	1,795,713	1,795,713	1,795,713
Site 10	Small Green 7	East	50,000	410,000	1,774,712	1,774,712	1,774,712	1,774,712	1,774,712
Site 11 Site 12	Small Green 4 Green Plot	East East	50,000 50,000	410,000 410,000	1,315,117	1,315,117	1,315,117 1,667,571	1,315,117 1,667,571	1,315,117 1,667,571
Site 12	Small Green 15	West	20,000	374,000	1,404,753	1,168,526	932,299	696,073	459,846
Site 13	Small Green 11	West	50,000	410,000	1,831,000	1,524,371	1,217,742	911,114	602,244
Site 15	Small Green 9	West	50,000	410,000	1,441,767	1,441,767	1,441,767	1,441,767	1,441,767
Site 16	Small Green 7	West	50,000	410,000	1,423,336	1,423,336	1,423,336	1,423,336	1,423,336
Site 17	Small Green 4	West	50,000	410,000	1,009,425	1,009,425	1,009,425	1,009,425	1,009,425
Site 18	Green Plot	West	50,000	410,000	1,293,231	1,293,231	1,293,231	1,293,231	1,293,231
Site 19	Medium Brown 70	Generally	450,000	540,000	-236,489	-600,671	-970,548	-1,342,739	-1,717,684
Site 20	Medium Brown 25	Generally	450,000	540,000	680,119	270,132	-148,532	-570,271	-999,933
Site 21	Small Brown 12	Generally	450,000	540,000	316,574	16,299	-283,976	-589,035	-897,306
Site 22	Small Brown 7	Generally	450,000	540,000	369,834	369,834	369,834	369,834	369,834
Site 23	Small Brown 4	Generally	450,000	540,000	-9,397	-9,397	-9,397	-9,397	-9,397
Site 24	Urban Flats 24	Generally	450,000	540,000	-577,953	-991,936	-1,406,344	-1,820,751	-2,235,159
	Urban Flats 40	Generally	450,000	540,000	-773,297	-1,323,645	-1,874,587	-2,425,529	-2,976,471
£2,000/ι	unit s106, Varied Afforda	able Tenure							
			Alternative		Residual				
		Casial Dant 0/	Use Value	Land Value	Value				
		Social Rent % Affordable Rent %			0% 0%	10%	20%	30%	40%
		ntermediate Housing %			0%	10%	20%	30%	40%
Site 1	Medium Green 75	East	20,000	374,000	727,588	606,311	485,033	363,756	242,479
Site 2	Medium Green 40	East	20,000	374,000	766,134	639,512	512,890	386,268	259,646
Site 3	Medium Green 25	East	20,000	374,000	952,770	792,535	632,300	472,065	311,829
Site 4	Medium Green 75	West	20,000	374,000	664,131	549,244	434,358	319,471	204,585
Site 5	Medium Green 40	West	20,000	374,000	699,938	579,978	460,017	340,057	220,097
Site 6	Medium Green 25	West	20,000	374,000	867,545	715,832	564,120	412,407	260,694
Site 7	Small Green 15	East	20,000	374,000	1,730,764	1,504,290	1,277,816	1,051,342	824,868
Site 8	Small Green 11	East	50,000	410,000	2,252,904	1,959,501	1,666,099	1,372,696	1,079,294
Site 9	Small Green 9	East	50,000	410,000	1,795,713	1,795,713	1,795,713	1,795,713	1,795,713
	Small Green 7	East	50,000		1,774,712	1,774,712	1,774,712		1,774,712
Site 11	Small Green 4	East	50,000	410,000	1,315,117	1,315,117	1,315,117		1,315,117
Site 12	Green Plot	East	50,000	410,000	1,667,571	1,667,571	1,667,571	1,667,571	1,667,571
Site 13	Small Green 15	West	20,000	374,000	1,404,753	1,211,181	1,017,608	824,036	630,463
Site 14	Small Green 11	West	50,000	410,000	1,831,000	1,580,044	1,329,088		827,175
Site 15	Small Green 9	West	50,000	410,000	1,441,767	1,441,767	1,441,767	1,441,767	1,441,767
Site 16 Site 17	Small Green 7 Small Green 4	West West	50,000	410,000 410,000	1,423,336	1,423,336	1,423,336	1,423,336	1,423,336
Site 17 Site 18	Green Plot	West	50,000 50,000	410,000	1,009,425	1,009,425	1,009,425 1,293,231	1,009,425 1,293,231	1,009,425
Site 18 Site 19	Medium Brown 70	Generally	450,000	540,000	-236,489	-488,542	-746,289	-1,004,037	-1,263,453
Site 19 Site 20	Medium Brown 70 Medium Brown 25	Generally	450,000	540,000	680,119	-488,542 389,247	-746,289 90,852	-1,004,037 -208,119	-1,263,453
Site 20	Small Brown 12	Generally	450,000	540,000	316,574	106,501	-103,572	-313,645	-527,279
		-	450,000	540,000	369,834	369,834	369,834	369,834	369,834
Site 22	Small Brown 7	Generally							
Site 22 Site 23	Small Brown 7 Small Brown 4	Generally Generally	450,000						
	Small Brown 7 Small Brown 4 Urban Flats 24	Generally Generally Generally	,	540,000 540,000 540,000	-9,397 -577,953	-9,397 -854,451	-9,397 -1,131,374	-9,397 -1,408,297	-9,397 -1,685,220

副

Table	10.6b Resid	dential Developn	nent – F	Residua	I Values	s Comp	ared to	Viabilit	v (£/ha
					- Faide				., (~,
	T۱	/pologies, Afforda	able Hou	usina Mix	xes. S10	16 f 2.00	)0/unit		
	. ,	,peregree, , arerae		ionig ini			, o, o, nin		
£2 000/i	unit s106, Varied Affo	rdable Tenure							
22,000/1			Alternative	Benchmark	Residual				
			Use Value		Value				
		Social Rent %	000 1440		0%				
		Affordable Rent %			0%				
		Intermediate Housing %			0%	10%	20%	30%	40%
Site 1	Medium Green 75	East	20,000	374,000	727,588	654,601	581,615	508,628	435,64
Site 2	Medium Green 40	East	20,000	374,000	766,134	689,419	612,703	535,987	459,27
Site 3	Medium Green 25	East	20,000	374,000	952,770	856,065	759,360	662,655	565,95
Site 4	Medium Green 75	West	20,000	374,000	664,131	594,608	525,085	455,563	386,04
Site 5	Medium Green 40	West	20,000	374,000	699,938	626,859	553,781	480,703	407,62
Site 6	Medium Green 25	West	20,000	374,000	867,545	775,512	683,480	591,447	499,41
Site 7	Small Green 15	East	20,000	374,000	1,730,764	1,587,324	1,443,884	1,300,444	1,157,00
Site 8	Small Green 11	East	50,000	410,000	2,252,904	2,067,877	1,882,851	1,697,824	1,512,79
Site 9	Small Green 9	East	50,000	410,000	1,795,713	1,795,713	1,795,713	1,795,713	1,795,71
Site 10	Small Green 7	East	50,000	410.000	1,774,712	1,774,712	1,774,712	1,774,712	1,774,71
Site 11	Small Green 4	East	50,000	410,000	1,315,117	1,315,117	1,315,117	1,315,117	1,315,11
Site 12	Green Plot	East	50,000	410,000	1,667,571	1,667,571	1,667,571	1,667,571	1,667,57
Site 13	Small Green 15	West	20,000	,	1,404,753	1,280,565	1,156,377	1,032,190	908,00
Site 14	Small Green 11	West	50,000		1,831,000	1,670,604	1,510,209	1,349,814	1,189,41
Site 15	Small Green 9	West	50,000	410,000	1,441,767	1,441,767	1,441,767	1,441,767	1,441,76
Site 16	Small Green 7	West	50,000	410,000	1,423,336	1,423,336	1,423,336	1,423,336	1,423,33
Site 17	Small Green 4	West	50,000	410,000	1,009,425	1,009,425	1,009,425	1,009,425	1,009,42
Site 18	Green Plot	West	50,000	410,000	1,293,231	1,293,231	1,293,231	1,293,231	1,293,23
Site 19	Medium Brown 70	Generally	450,000	540,000	-236,489	-358,297	-481,166	-606,352	-731,53
Site 20	Medium Brown 25	Generally	450,000	540,000	680,119	528,016	373,590	216,389	58,92
Site 21	Small Brown 12	Generally	450,000	540,000	316,574	199,669	82,765	-34,140	-151,04
Site 22	Small Brown 7	Generally	450,000	540,000	369,834	369,834	369,834	369,834	369,83
Site 23	Small Brown 4	Generally	450,000	540,000	-9,397	-9,397	-9,397	-9,397	-9,39
	Urban Flats 24	Generally	450,000	540,000	-577,953	-718,799	-860,070	-1,001,341	-1,142,61
Site 25	Urban Flats 40	Generally	450,000	540,000	-773,297	-960,334	-1,147,966	-1,335,597	-1,523,22

副

Tabl	e 10.6c Reside	ential Developn	nent – F	Residua	I Values	s Comp	ared to	Viability	y (£/ha
	S	trategic Sites, A	ffordabl	e Housiı	ng Mixe	s, Full S	106.		
Full s1	06, Varied Affordable Te	nure							
			Alternative	Benchmark	Residual				
			Use Value	Land Value	Value				
		Social Rent %			0%	10%	20%	30%	40%
		Affordable Rent %			0%				
	1	ntermediate Housing %			0%				
Site 1	Land at Stone Hill North	Kidderminster East	20,000	374,000	461,872	304,998	148,124	-11,732	-182,05
Site 2	R/O Offmore	Kidderminster East	20,000	374,000	577,906	407,091	236,276	63,439	-118,10
Site 3	Lea Castle Hospital	Kidderminster North	350,000	420,000	366,377	213,248	57,688	-104,135	-274,47
Site 4	Lea Castle East	Kidderminster North	20,000	374,000	612,310	446,696	280,551	111,789	-62,59
Site 5	Lea Castle West	Kidderminster North	20,000	374,000	479,363	324,623	167,635	8,746	-163,48
Site 6	Churchfields	Kidderminster Town	450,000	540,000	457,160	273,814	87,870	-105,639	-308,51
Full s10	06, Varied Affordable Te	nure	,		,	,	,	,	,
	ſ		Alternative	Benchmark	Residual				
			Use Value	Land Value	Value				
		Social Rent %			0%				
		Affordable Rent %			0%	10%	20%	30%	409
	li li	ntermediate Housing %			0%				
Site 1	Land at Stone Hill North		20,000	374,000	461,872	340,717	219,562	98,407	-26,71
Site 2	R/O Offmore	Kidderminster East	20,000	374,000	577,906	444,573	311,240	177,908	42,19
Site 3	Lea Castle Hospital	Kidderminster North	350,000	420,000	366,377	250,033	131,335	12,599	-113,18
Site 4	Lea Castle East	Kidderminster North	20,000	374,000	612,310	483,164	354,018	223,450	91,90
Site 5	Lea Castle West	Kidderminster North	20,000	374,000	479,363	359,724	239,312	117,408	-6,65
Site 6	Churchfields	Kidderminster Town	450,000	540,000	457,160	320,826	184,230	44,726	-100,35
Full s10	06, Varied Affordable Te		· ·						
			Alternative	Benchmark	Residual				
			Use Value	Land Value	Value				
		Social Rent %			0%				
		Affordable Rent %			0%				
	li	ntermediate Housing %			0%	10%	20%	30%	40%
Site 1	Land at Stone Hill North	Kidderminster East	20,000	374,000	461,872	389,930	317,988	246,046	174,10
Site 2	R/O Offmore	Kidderminster East	20,000	374,000	577,906	496,215	414,525	332,835	251,14
Site 3	Lea Castle Hospital	Kidderminster North	350,000	420,000	366,377	299,649	232,806	164,804	96,80
Site 4	Lea Castle East	Kidderminster North	20,000	374,000	612,310	533,409	454,508	375,607	296,70
Site 5	Lea Castle West	Kidderminster North	20,000	374,000	479,363	408,085	336,807	265,529	193,01
Site 6	Churchfields	Kidderminster Town	450,000	540,000	457,160	376,404	295,648	214,891	133,05

Source: HDH (September 2018)

- 10.28 On the typologies, the Residual Values are at least 14% higher where the affordable housing is provided as Affordable Rent rather than Social Rent and in some cases the difference is very much greater. This equates to over £100,000/ha. The impact is greater on the Strategic Sites.
- 10.29 Where all the affordable housing is provided as Intermediate Housing, the Residual Value is notably higher, indicating that increasing the amount of Intermediate Housing is a way of improving viability.

# Affordable Tenure Mix

10.30 In the previous section it was established that a requirement for all the affordable housing to be delivered as Social Rent rather than Affordable Rent depresses the Residual Value. A range of affordable housing products can be useful in an area and that at least 10% of the housing on site should be to affordable housing to buy (as per Paragraph 64 the 2018 NPPF). Various mixes of affordable housing are considered below.



abl	е	1(	0.	7:	a	F	Re	s											-									sic ab											-						D	V	'ia	ak	bil	it	зy	(	£/	′h	a)
		60%	4007		605,872	639,058	791,958	547,634	5/8,314 713 715	1.511.911	1,969,448	1,795,713	1,774,712	1,315,117	1,00/,01	1 582 865	1.441.767	1,423,336	1,009,425	1,293,231	-502,795	374,327	89,647	369,834	-9,397 -882 681	-1 178 321	-1, 11 0,041			60%		40%	605 872	639,058	791,958	547,634	578,314	13,/15	1,511,911 1 060 448	1.795.713	1.774.712	1,315,117	1,667,571	1,213,342	1,582,865	1,441,767	1,423,336	1,009,425	-502.795	374,327	89,647	369,834	-9,397	-882,681	-1,178,321
		20%	70UC	200	597,750	630,665	781,273	539,805	5/0,223 703 415	1.499.342	1.953,043	1,795,713	1,774,712	1,315,117	1,00/,5/1	1 568 241	1.441.767	1,423,336	1,009,425	1,293,231	-527,264	348,490	71,310	369,834	-000 005	-1 214 652	-1,417,004			%02		30%	467 Q12	495,196	609,775	415,480	440,509	539,285 1 767 000	1,201,920	1.795.713	1.774.712	1,315,117	1,667,571	999,523	1,305,482	1,441,767	1,423,336	1,009,425	-823.733	8,185	-173,954	369,834	-9,397	-1,242,462	-1,656,601
		80%	7000	2074	589,628	272			562,132 603-116						_		_	. 9	1,009,425	1,293,231	-551,733	322,371	52,973	369,834	-037 208	-1 250 083	-1,400,000		Ì	80%		20%	451 660	478,409	588,406	399,822	424,327	518,686	1,242,782	1.795.713	1.774.712	1,315,117	1,667,571	977,115	1,276,236	1,441,767	1,423,336	1,009,425	-872.672	-44,054	-210,628	369,834	-9,397	-1,297,089	-1,729,263
	10%	%06	1 002		581,507	613,878			554,041 682 816						1,00/,01	1 538 005	1.441.767	1,423,336	1,009,425	1,293,231	-576,202	296,251	34,636	369,834	-9,39/ -064 622	-1 287 314	- 1,501,011		-70°C	%06		10%	435 476	461,622	567,037	384,165	408,145	498,087	1,211,044	1.795.713	1.774.712	1,315,117	1,667,571	954,707	1,246,989	1,441,767	1,423,336	1,009,425	-921.610	-96,293	-247,302	369,834	-9,397	-1,351,716	-1,801,925
		1000	60% A0%	0/ 0+	625,627	659,475	817,947	567,390	598,730 730 704	1.537.503	2,002,852	1,795,713	1,774,712	1,315,117	1 220 025	1,230,333	1,441.767	1,423,336	1,009,425	1,293,231	-435,840	444, 755	143,768	369,834	-9,39/ -800.100	-000, 1 30	000,000,				60%	40%	523.666	552,815	683,124	470,649	497,523	611,864	1,344,243 1 752 800	1.795.713	1.774.712	1,315,117	1,667,571	1,073,116	1,401,536	1,441,767	1,423,336	1,009,425	-640.240	204,055	-29,037	369, 834	-9,397	1,022,852	,364,489
		1001	30%	200	620,798	-			594,042 733 736			1,795,713		117	1 224 006	-	_	0	,425	1,293,231	-448,773	430,878	134,451	369,834	-9,39/ -813 755	-013,733	200,000,				70%	30%	514 00R	542,834	670,418	461,576	488,147	599,928		1.795.713		1,315,117		1,059,239	,424	1,441,767	1,423,336	1,009,425	-666.752	175,754	-47,671	369,834	-9,397	1,049,983	400,576 -1
		1000	20%	2024	615,969	649,493	805,241	558,317	589,354 727 768	1.520.896				1,315,117	1,00/,5/1	1 508 156	1.441.767	1,423,336	,009,425	,293,231	-462,030	417,001	125,135	369,834	-9,397	104 683	, 107,000				80%	20%	504 350	532,853	657,712	452,503	478,770	587,992	2011,029	1.795.713	1.774.712	1,315,117	1,667,571	1,045,362	1,365,312	1,441,767	1,423,336	009,425	-693.265	147,453	-66,305	369,834	-9,397	1,077,113 -7	,436,664 -
	10%	1000	90%	201	611,140				584,666 721 R00										1,009,425	1,293,231	-475,286	403,124	115,818	369,834	-840 886	- 1 22 727 -	1, 166, 161		70UC		%06	10%		522,871								1,315,117	1,667,571	1,031,485	1,347,200	1,441,767	1,423,336	1,009,425	-719.777	119,153	-84,938	369,834	-9,397	-1,104,243 -/	-1,472,751
	10%	33%	33%	8	611,429	644,801	799,268	553,387	584,259 721 282	1.517.744	1,977,062	1,795,713	1,774,712	1,315,117	1,00/,01	1 501 666	1,441,767	1,423,336	1,009,425	1,293,231	-481,743	396,365	107,481	369,834	-9,397 -866 076	-1 141 602	1,171,006		70UC	33%	33%	33%	495 269	523,468	645,766	442,642	468,580	5/5,019 1 204 704	1,304,724	1.795.713	1,774,712	1,315,117	1,667,571	1,035,418	1,352,333	1,441,767	1,423,336	1,009,425	-732,692	105,367	-101,613	369,834	-9,397	-1,132,623	-1,510,500
Residual Value	%0	%0	0%0	%0	727,588	766, 134	952,770	664,131	699,938 867 545	1.730.764	2,252,904	1,795,713	1,774,712	1,315,117	1,00/,5/1	1,404,733	1.441.767	1,423,336	1,009,425	1,293,231	-236,489	680,119	316,574	369,834	-9,397 -677 063	-773, 207	-110,401	Residual	V alue	%0	%0	%0	0% 727 588	766, 134	952,770	664,131	699,938	867,545	1,/30,/04	1.795.713	1,774,712	1,315,117	1,667,571	1,404,753	1,831,000	1,441,767	1,423,336	1,009,425	-236.489	680,119	316,574	369,834	-9,397	-577,953	-773,297
Benchmark Land Value					374,000	0	_	374,000						410,000	274 000	410,000	410,000	410,000	410,000	410,000	540,000	540,000	540,000	540,000	540,000	540,000	2020, 2020	Benchmark	Land Value				374.000	374,000	374,000	374,000	374,000	3/4,000	3/4,000	410,000	410,000	410,000	410,000	374,000	410,000	410,000	410,000	410,000	540.000	540,000	540,000	540,000	540,000	540,000	540,000
Alternative Bend Use Value Land			$\left  \right $	ſ	20,000	20,000	20,000	20,000	20,000	20.000	50,000	50,000	50,000	50,000	20,000	50,000	50,000	50,000	50,000	50,000	450,000	450,000	450,000	450,000	450,000	450,000	100,000	Alternative B	Use value L				20.000	20,000	20,000	20,000	20,000	20,000	20,000	50,000	50.000	50,000	50,000	20,000	50,000	50,000	50,000	50,000	450.000	450,000	450,000	450,000	450,000	450,000	450,000
	AFFORDABLE %	Social Rent %	Affordable Kent %	Starter Homes	East	East	East	West	West	East	East	East	East	East	Last M/oc+	W est	West	West	West	West	Generally	Generally	Generally	Generally	Generally	Generally	ble Tenure			Social Rent %	Affordable Rent %	Intermediate Housing %	Eact Starter Homes	East	East	West	West	West Foot	East East	East	East	East	East	West	West	West	West	VV eST	Generally	Generally	Generally	Generally	Generally	Generally	Generally
									Medium Green 40						Green Plot				-		m 70	Medium Brown 25	Small Brown 12		Small Brown 4	Uluali Flats 24	2.000/unit s106, Varied Affordable Tenure						Medium Green 75		Medium Green 25			Medium Green 25		Small Green 9					1	Green 9		Small Green 4	70						Urban Flats 40
					Site 1			- I	Site 5					Site 11	Site 12	Site 14	Site 15				19	Site 20			Site 23	Site 25	£2,000/ur						Site 1	Site 2				Site 6		Site 9	Site 10	Site 11	Site 12		_		Site 16	Site 1/		_			Site 23		

Source: HDH (September 2018)



Та	bl	e	1	0.'	71	b	R	le	S											-									<b>dı</b> ble											-					0	٧	/i	al	bi	li	ty	' (	£/	/h	aj	)
		E.002	%AQ	40%		423, 297	<u>-8,445</u>	220, /38	5 878	2 969	2.5	35	713	712	117	571	122	67	36	425	3,231	0,795	6,669	0,743	9,834	9,397	0,411 6 747					%09	40%	-	0	384,907	0,332	4,642	406.054	t K	537	713	712	5,117	7,571	0,519	6,594	1,767	3,336	9,425	3,231	0,755	3,102	9.834	9,397	2,987
		7007	0%0	30%					5510 37 651 30	220 48	209 1.183.63		713 1,795,		-	571 1,667,		767 1 441 7		425 1,009	231 1,29	968 -91	967 -9	586 -25	834 36	397	575 -1,78	0.5			200	10%	30%		074 36	N	278 47	155 31 704 22	- 14	7	322 1,402	·	-	117 1,31	571 1,667,	908 83	724 1,086	767 1,44	336 1,42	425 1,00	231 1,29	203 -1,04	785 -36	834 36	397	928 -1,49
						39 402,993		0 4	10 303, 04 375		37 1.152.209			_		_	0.17	37 1 441 767		25 1,009,425	_	11 -971,	6 -161,	296,	369,		9 -1,408, 33 -1 877								<b>19</b> 338,		24 438,278	38 291, 34 240	210,194 56 275 15F	~			1,774,712	-	_	96 796,908		2	36 1,423,336	10	31 1,293,	74 -1,120,	12 -334, 12 -419	369, 369,	97 -9,	39 -1,574,
		/0U0	â	20%		382,689		15,184	355 45		1.120.787		-			-	010,200 1 1 2 7 E 4 F	1 441 767	Ľ	Ľ.,		-1,033,14	-227,26	-342,42	369,83	-9,30	-1,4/6,9/ -1 968 40	pt '000' 1				80%	20%		313,70		406,224	267,66	30'02 30'02	008 701	-		1,774,712		1,667,571			1,441,76		- I	1,293,23	-1,194,05	-410,47	369,83	-9,36	-1,656,86
	260/	% <b>C7</b>	80%	10%		362, 385	385,494	4/ 0, 604 24 4 7 7 2	314,173	405 722	1.089.365	1,421,228	1,795,713	1,774,712	1,315,117	1,667,571	4 100 086	1,100,300	1.423.336	1,009,425	1,293,231	-1,094,314	-292,565	-388,271	369,834		-1,545,263 -2 059 230	E,000,200			30%	80%	10%		289,345	309,367	374,170	244,182	202,249	061.085	1 254 893	1.795.713	1,774,712	1,315,117	1,667,571	729,684	954,984	1,441,767	1,423,336	1,009,425	1,293,231	-1,268,396	-532 619	369,834	-9,397	-1,738,810
			60%	40%		472,685	499,485	615,712	422,210 446 919	547 943	1.247.613	627,773	1,795,713	774,712	315,117	,667,571	330,201 204 170	1 441 767	.423,336	,009,425	293,231	742,601	82,869	-115,440	369,834	-9,397	-1,134,183 -1 512 436	0.1.0				60%	40%		421,705	446, 156	548,301	373,908 206 24 E	390,310 484 023	404, UZ3 150 QB3	1 502 747	795.713	1,774,712	315,117	,667,571	907,297	186,804	,441,767	,423,336	,009,425	,293,231	844,963 28.246	-38,316 201 843	369.834	-9,397	245,514
	+		20%	30%			000	599,830 440.027			854						ľ	441 767 1.	È	425 1	-	-775,742 -	47,494	-138,732	369,834	397	,168,096 -1, 557 545 -1	2				7002	30%			431,184			102,202		1 51		1,774,712 1,	1,315,117 1,	1	886,482	-	767 1	-	425 1	,293,231 1,	-884,/31 -	- 200,704	369,834	397	,286,210 -1,
			80%	20%		448,540	474,532	583,947 200 F06	039,030 473,478	518 103	1.206.096						4 2 / 10 EOO		Ì	425 1	-	-808,882	12,118	-162,024	369,834	-9,397	-1,202,009 -1 -1 602 654 -1	1,006,000				7008	20%		392,730	416,212	510,183	346,689 260 406	300, 100 AAR 215	1 101 162 1			1,774,712 1	È.	1,667,571 1	865,667	<b>-</b>	-	· ·	5	1,293,231 1	-924,500	-723,211	369,834	-9,397	1,326,906 -1
	260/	%c7	%U0	10%		436,467	462,055	208,U65 200 266			1.185.337					1,667,571	330, 100 1 226 260	1 441 767	1.423.336	1,009,425	1,293,231	-842,023	-23,258	-185,317	369,834	-9,397	- 1,235,922 -1 647 763				30%	7000	30.%		378,243	401,240	491,124	333,080	304, 122 A30 311	430,311 1 076 252	1,010,202	1.795.713	1,774,712	1,315,117	1,667,571	844,851	1,105,300	1,441,767	1,423,336	1,009,425	1,293,231	-964,268 4 65 669	-105,000	369,834	-9,397	-1,367,601
-	JE0/	7055	33%	33%		437,104	462,713	208,902	, 10/ 1654	778	3.088	3,134	5,713	4,712	5,117	7,571 2.060	2, 300 0 61 6	1 441 767	3,336	),425	3,231	3,433	-40,775	206,364	0,834	1,397 705	,2/1,/U5 605 350	000			30%	33%	33%		379,110	402,135	492,264	,898	2,300	420,730 1 001 704	5.378	5.713	1,774,712	5,117	7,571	),751	2,999	1,767	1,423,336	9,425	,293,231	5,64U	-186,346 310 706	0.834	,397	,171
	_					437	462		30/ 71/	410	1.198.088	1,563	1,795	1,774	1,315	1,667	1 22	1,232	1.423	1,009	1,293	-856	40	-206	360		-1,2/1,	202							379	402	492	331	3CV	1 001	1 425	1.795	1,774	1,315	1,667	85(	1,112	1,441	1,420	1,000	1,290	-00	-100	-369.	ι Ο	-1,410
Recidual	Value	<b>0.0</b>	%0 %0	%0	%0	727,588	766,134	952,770 664 134	6004,131 600 038	867 545	1.730.764	2,252,904	1,795,713	1,774,712	1,315,117	1,667,571	1,404,733	1 441 767	1.423.336	1,009,425	1,293,231	-236,489	680,119	316,574	369,834	-9,397	-773 207	10201	Residual	Value	0%0	0%D	%0	%0	727,588	766,134	952,770	664,131 600.038	039,930 867 545	1 730 764	2 252 904	1.795.713	1,774,712	1,315,117	1,667,571	1,404,753	1,831,000	1,441,767	1,423,336	1,009,425	1,293,231	-236,489	316 574	369,834	-9,397	-577,953
Benchmark	Land Value	T				374,000	374,000	374,000							-	_		410,000		410,000	410,000	540,000	540,000	540,000	540,000	540,000	540,000	000,000	Benchmark	Land Value		T			374,000	374,000	374,000	374,000	374,000	374,000	410,000	410.000	410,000	410,000	410,000	374,000	410,000	410,000	410,000	410,000	410,000	540,000	540,000	540,000	540,000	540,000
	Use Value Li	T		ľ		20,000	20,000	20,000	20,000	20,000	20.000	50,000	50,000	50,000	50,000	50,000	20,000	50,000	50.000	50,000	50,000	450,000	450,000	450,000	450,000	450,000	450,000	200	Alternative B		T	T	T		20,000	20,000	20,000	20,000	20,000	20,000	50,000	50,000	50,000	50,000	50,000	20,000	50,000	50,000	50,000	50,000	50,000	450,000	450,000	450,000	450,000	450,000
	_	AFFURDABLE %	Affordable Rent %	Intermediate Housing %	Starter Homes																	rally	rally	rally	rally	rally	rally	enure		_	AFFORDABLE %	Affordable Dent %	Intermediate Housing %	Starter Homes																		raily collec	rally	rally	rally	rally
Affordable T	+	╉		Interr		East		East		West West		East	East	East	East	East	West Moet	West	West	West			Generally	Generally	General	Generally	Generally	Vffordable To			+	+	Interr			) East		West West		Fact		East	East	East	East	West	West	West	West	West		Generally		Generally	Gene	Generally
£2,000/unit s106, Varied Affordable Tenure						Medium Green 75	Medium Green 4(	Medium Green 25	Medium Green 75	Medium Green 25	Small Green 15	Small Green 11	Small Green 9	Small Green 7	Small Green 4	Green Plot	Small Green 15 Small Green 14	Small Green 9	Small Green 7	Small Green 4	Green Plot	Medium Brown 70	Medium Brown 25	Small Brown 12	Small Brown 7	Small Brown 4	Urban Flats 24	2000/unit s106. Varied Affordable Tenure							Medium Green 75	Medium Green 40	Medium Green 2t	Medium Green 75	Medium Green 25	Small Green 15	Small Green 11	Small Green 9	Small Green 7	Small Green 4	Green Plot	Small Green 15	Small Green 11	Small Green 9	Small Green 7	Small Green 4	Green Plot	Medium Brown /0	Medium Brown 25 Small Brown 12	Small Brown 7	Small Brown 4	Urban Flats 24
£2,000/u								Site 3				Site 8	Site 9	Site 10		Site 12		Site 15	Site 16		Site 18		Site 20	Site 21	Site 22	Site 23	Site 24 Site 25	£2.000/u							Site 1			Site 4		Т		Site 9					Site 14	Site 15		Site 17			Site 20 Site 21	Site 22		Site 24



Table '	10.7	70	;	R	le	s	ic										-																					-				l t	0	۷	/ia	ak	oi	li	ty	/ (	(£/ha)
								0	5U	19		÷g	IC	C	511	le	S	,		I	Je		l			11	10		19	D	ie	N	/11	х,		u		S	10	0	•										
			%09		40%	120 000		0442,14U			314.850					80%		40%	000 010	216,069	307,575	127,735	350,452	202,022	786,171				%09		40%	151 210	720,003	67 466	284,672	173,980	99,168				60%		40%		93,168	172,410	7,153	217,991	112,151	26,353	
			70%		30%	177 000	330,477	433,828 230 516	472 710	349.661	304.591					70%		30%	100 000	199,083	289,750	110,223	333,110	Z18,785	150,954				70%		30%	100 000	000,000	45 577	262,547	152,676	72,883				70%		30%		67,534	145,644	-20,371	191,441	86,586	-6,352	
			80%		20%	100 100	321,904	230 780	464 030	341 315	294.332					80%		20%	100 001	182,097	271,925	92,711	315,767	100,721	129,920				80%		20%	440.460	105 420	23.687	240,421	131,371	46,598				80%		20%		41,372	118,242	-47,933	164,890	61,021	-39,448	
		10%	%06		10%	101 010	313,491	416,003	455 367	332 960	284.073	0 0 1			20%	%06		10%	011 101	165,110	254,100	75,200	238,252	104,0/8	1.06,836			25%	%06		10%		30,320 172 110	1 5,143	218,296	110,067	20,266			30%	%06		10%		15,211	90,841	-75,671	138,339	35,083	-72,543	
_				%	%	0		30	6	88	22						%	%	c.	33	54	24	14	0E4	5					%	%	00	10		00	38	37					%	%		63	62	81	89	61	77	
				809		1000					343.057						80%		0.000	258,9;			394,214		977					80%		1000	206.2	122 702	339,65	227,73	171,437						40%		157,4	239,8	73,48	284,90	176,6	113,0	
				%0/	30%	72E 104	300,461	264 018	408,238	374 230	337.499						%0/	30%	000 010	249,090			384,165	200,939	211,838					20%	30%	105 004	190,094	110.018	327,129	215,394	157,197					%0 <u>/</u>	30%		142,699	224,386	58,260	269,604	161,848	95,989	
				80%	20%	OED EED	350,560	250 056	403 213	360,306	331.941					1000	80%	20%		239,247	331,897	151,630	3/4,116	200, U04	200,122					80%	20%	100 E01	270 205	27 335 07 335	314,568	203,049	142,958					80%	20%		127,935	208,893	43,040	254,220	147,035	78,902	
		10%		%06	10%	045 240	340,030	254 004	488 180	364 560	326.383				20%	1000	%06	10%	107 000	229,405	321,569	141,483	304,067	249,188 105 607	100,081			25%		80%	10%	171 200	767 / 26	84 651	302,006	190,705	128,718			30%		%06	10%		113,171	193,400	27,819	238,835	132,221	61,814	
		10%	33%	33%	33%	110 210	112,040	449,289 264 564	487 752	364 140	323.676				20%	33%	33%	33%		228,550	320,672	140,601	303,195	248,330	190,073			25%	33%	33%	33%	1004004	756 769	83 456	300,823	189,542	121,666			30%	33%	33%	33%		111,889	192,055	26,498	237,499	130,935	53,490	
	e	%	%	0	9	0 0	7 0			2 6			al	9	%	0	0	%	0	2	9	/		n (	5	1	. 0	%	%	%	°	0 0	2 00		0	3	0			~	2 9	9	9	9	2	6	7	0	З	0	
	-		6	60	%0	10 121				479.363					5	60	60	60			577,906						Value	0	60	60	8	10 121	401,07 577 00			479,363			Residual		ŝ	%0	60	60				612,310			
	Benchmark Land Value					000 120	374,000	374,000	374,000	374,000	540.000		Benchmark	Use Value Land Value					000 100	374,000	374,000	420,000	3/4,000	3/4,000	540,000	Benchmark	Land Value					000 120	374,000	374,000 420,000	374,000	374,000	540,000		Benchmark						374,000	374,000	420,000	374,000	374,000	540,000	
	Alternative Use Value						20,000	350,000	20,000	20,000	450.000		Alternative	Use Value					000 000	20,000	20,000	350,000	20,000	20,000	450,000	Alternative	Use Value				Î		20,000	350,000	20,000	20,000	450,000		Alternative	030 4810	l				20,000	20,000	350,000	20,000	20,000	450,000	
		AFFORDABLE %	Social Rent %	Affordable Rent %	Intermediate Housing %	indoloriy.		Kidderminster East Kidderminster North	Kiddarminstar North	Kidderminster North	Kidderminster Town	×			AFFORDABLE %	Social Rent %	Affordable Rent %	Intermediate Housing %	Starter Homes	Kidderminster East	Kidderminster East	Kidderminster North	Kidderminster North	Midderminster North	Kidderminster Iown			AFFORDABLE %	Social Rent %	Affordable Rent %	Intermediate Housing %	Viddorminotor Foot	Viddermineter East	Kidderminster Last	Kidderminster North	Kidderminster North	Kidderminster Town	×		AFFORDABLE %	Social Rent %	Affordable Rent %	Intermediate Housing %	Starter Homes		Kidderminster East	Kidderminster North	Kidderminster North	Kidderminster North	Kidderminster Town	
Full s106, Varied Affordable MIX								NO Onmore	Т			ordable MI)								e Hill North		oital		Churchfolds	(IM ald							I and at Stand Lill North		Ι	Lea Castle East		Churchfields	Full s106, Varied Affordable MIX							e Hill North	R/O Offmore	ital		Vest	Churchfields	
Full sto						, ot 0				Site 5	Site 6	Full s10								Site 1		Site 3	5116 4	Callo	Full \$10							1 O t O	Cito o	Site 3	Site 4	Site 5	Site 6	Full s10							Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	



- 10.31 The results show the differences between the tenures clearly.
  - a. All the greenfield typologies are viable at 20% affordable housing under both the Social Rent and the Affordable Rent tenures.
  - b. At 30% affordable housing the larger greenfield sites in the east (closer to Birmingham) are viable with Affordable Rent but not when as Social Rent. The larger greenfield sites are not viable in the eastern with Social Rent or Affordable Rent (at 30%).
  - c. At 25% affordable housing all the typologies are viable with the Affordable Rent tenure, but the results are less good with the Social Rent tenure.
- 10.32 Whilst we note the preference (based on the wider evidence base) for Social Rent rather than Affordable Rent, this opportunity is taken to highlight that this will result in a lower affordable housing target than could be achieved otherwise.
- 10.33 It is necessary to caveat this finding and note that the above appraisals are based on a £2,000/unit s106 contribution which is at the lower end of the expected range.

Differing affordable housing requirements and different levels of developer contributions

- 10.34 The analysis earlier in this chapter identified concerns with regard to the delivery of some typologies with 30% affordable housing.
- 10.35 To assist the Council to understand the relationship impact on viability of different levels of affordable housing, we have run further appraisals with affordable housing from 0% to 30% where the first 10% of the housing on the site is provided as Intermediate Housing and the balance as Social Rent. All other matters are as in the base appraisals and subject to the full policy requirements as in the tables above:



Development         Non         122         000         17.3         000	£17,500 £20,000 386.173 342.878			
etal         20000         34.400         57.400         69.231         66.342         66.051         7.2.740           etal         20.000         37.400         67.400         67.432         66.053         67.432         66.053         67.432         66.053         67.432         66.053         67.432         66.053         67.432         66.053         67.432         66.054         47.756         67.127         67.053         67.127         67.053         67.127         67.053         67.127         67.053         67.127         67.053         67.127         67.053         67.127         67.053         67.127         67.053         67.126         67.053         67.127         67.053         67.053         67.053         67.053         67.053         67.053         67.053         67.056         66.053         67.056         67.056         67.053         67.056	386,173 342,878	£22.500 £25.000 £27.500	£30.000	
East         20000         34.000         72.4701         66.0         69.2332         65.64.60         47.276           Vetter         20000         34.000         72.4701         66.0         72.449         66.86.77         44.127           Vetter         20000         34.000         72.400         65.234         55.364         55.364         55.364         55.364         55.364         55.364         55.364         55.364         55.364         55.364         55.365         56.410         57.2766         56.410         55.365         56.411         55.365         56.411         55.365         55.364         55.364         55.365         56.364         55.365         56.364         55.365         56.364         55.365         56.364         55.365         56.364         55.365         55.366         15.365		256,288	169,69	
East         20.000         37.4.000         87.4.00         87.2.365         84.9.7.3         84.9.6.2.96         97.3.66         86.0.7         11.0.0.0           Nets         20.000         37.4.000         87.3.01         17.7.6.5.75         156.5.6.6         499.3.9         496.0.6         11.2.9.0.9           Nets         20.000         37.4.000         157.4.00         822.3.45         157.5.75         156.5.6.6         499.3.9         410.200         37.4.00         822.3.46         499.3.90         1.3.0.00         37.4.00         822.3.46         157.5.76         1.4.2.7.76         16.6.9.7         16.6.6.7         16.6.7         16.6.6.7         16.6.6.7         16.6.7         16.6.7         16.6.7         16.6.7         16.6.6.7         16.6.7 <td>415,982 371,879</td> <td>327,776 283,673 239,571</td> <td>195,46</td>	415,982 371,879	327,776 283,673 239,571	195,46	
Week         20.000         37.400         623.42         650.35         67.33         650.35         457.76         640.34         47.770           Week         20.000         37.400         823.42         650.35         67.33         650.35         450.35         450.35         450.35         457.76         130.52         130.52         130.52         130.52         130.52         130.55         141.52.65         141.52.65         140.52.65         140.52.65         140.52.65         140.52.66 <td>493,570 435,103</td> <td>376,636 318,169 259,702</td> <td>200,11</td>	493,570 435,103	376,636 318,169 259,702	200,11	
Meter         21,000         37,400         822,314         515,644         64,635         66,635         56,413         175,635         66,635         56,413         175,635         66,635         56,413         175,635         66,635         56,413         175,635         66,635         56,413         175,635         66,635         56,413         175,635         66,635         56,001         179,635         56,001         170,635         56,001         170,635         56,001         170,635         56,001         170,635         56,001         176,635         56,011         176,535         66,637         176,535         66,637         176,535         66,012         176,535         66,012         176,535         66,012         176,535         176,535         176,535         176,535         176,535         176,535         176,535         176,535         176,536         176	74 326,179 282,884 7	239,590 196,295 153,000	109,70	
Meter         21,000         37,4000         85,4710         75,4701         75,4711         75,4701         75,4701         7	353,	265,217 221,114 177,012	132,90	
esti         50,000         374,000         155,551         1,758,558         1,758,558         1,758,558         1,758,758         1,756,758         1,756,758         1,756,758         1,756,758         1,756,758         1,756,758         1,756,758         1,756,758         1,156,758         1,156,758         1,156,758         1,156,758         1,156,758         1,156,758         1,156,758         1,156,758         1,156,758         1,156,758         1,156,758         1,156,758         1,156,758         1,156,758         1,156,758         1,156,758         1,156,758         1,156,758<	413,01/ 354,550	23/,54/	116,69	
esti         0.000         410.000         215.65.68         1.757.41         1.650.23         1.757.21         1.650.23         1.757.21         1.650.23         1.757.21         1.650.23         1.757.21         1.650.23         1.650.23         1.650.23         1.650.23         1.650.23         1.650.23         1.650.23         1.650.23         1.650.23         1.650.25         1.	1,223,15/ 1,164,421	4 1,046,947	929,47	
est         50,000         41,000         1,83,731         1,72,216         1,155,486         1,157,586         1,157,586         1,157,586         1,157,586         1,147,778         1,147,778         1,147,778         1,147,778         1,147,778         1,147,778         1,147,778         1,147,778         1,147,778         1,147,778         1,147,778         1,147,778         1,147,778         1,147,778         1,147,778         1,147,778         1,147,778         1,147,778         1,147,758         1,147,758         1,147,758         1,147,758         1,147,758         1,147,758         1,147,758         1,147,758         1,147,558         1,258,268         1,147,558         1,258,268         1,146,540         1,126,542         1,126,542 <td>1,612,858 1,539,468</td> <td>1,392,688</td> <td>1,245,90</td>	1,612,858 1,539,468	1,392,688	1,245,90	
esti         0.000         410,000         1,753,451         1,503,451         1,533,561         1,553,561	1,419,075 1,358,327	1,29/,5/8 1,236,830 1,1/6,082	1,115,33	
East         50,000         410,000         1,354,175         1,356,246         1,101,173         1,102,173         1,101,173           Neet         50,000         410,000         1,775,151         1,556,140         1,247,173         1,103,653         1,116,153         1,002,666         1,032,666         1,103,517         1,166,540           Neet         50,000         410,000         1,775,151         1,256,149         1,520,149         1,124,133         1,032,666         1,032,566         1,166,540           Neet         50,000         410,000         1,477,577         1,260,341         1,447,575         1,166,540           Neet         50,000         410,000         1,475,670         1,166,540         1,755,461         1,475,760         1,475,750           Ower         50,000         410,000         1,475,770         1,260,461         1,455,760         1,475,760           Ower         50,000         540,000         1,333,771         1,326,346         1,475,760         1,475,760           Ower         450,000         540,000         540,000         1,326,448         2,456,45         4,33,471         4,455,760           Ower         450,000         540,000         540,000         540,000         540,000 <t< td=""><td>1,333,994 1,332,587</td><td>G11,802,1</td><td>1,086,96</td></t<>	1,333,994 1,332,587	G11,802,1	1,086,96	
East         20,000         410,000         1/756/11         1.567,566         1.567,566         1.567,566         1.567,566         1.567,566         1.567,566         1.567,566         1.567,566         1.567,566         1.566,566         1.566,566         1.566,566         1.566,557         1.566,557         1.566,557         1.566,557         1.566,557         1.566,576         1.566,576         1.566,577         1.566,576         1.566,576         1.566,577         1.566,576         1.566,577         1.566,576         1.566,577         1.566,576         1.566,577         1.566,576         1.566,577         1.566,576         1.566,576         1.566,577         1.566,576         1.566,576         1.566,576         1.566,576         1.566,576         1.566,576         1.566,576	1,000,770 949,764		145,65	
Mest         20,000         3/4,000         1/2/200         1/	1,343,250 1,290,940	71, 186, 320 1	1,081,70	
Wrest         50,000         410,000         17,23/317         11,36,123         11,36,133         11,35,141         11,35,141         11,35,141         11,35,141         11,35,141         11,35,141         11,35,141         11,35,141         11,35,141         11,35,141         11,35,141         11,35,141         11,35,141         11,35,141         11,35,141         11,35,141         11,35,141         11,35,141         11,35,1	916,399 857,662	740,189	622, /1	
Mest         50.000         410.000         1473.015         1.286.326         1.286.321         1.226.836         1.105.430         1.165.430         1.126.826         1.165.430	1,215,585 1,142,195 1	,068,805 995,415 922,025	848,63	
Mest         550.000         410.000         1.472.461         1.476.461         1.756.320         4.075.530         1.075.5	1,065,129 1,004,381	882,884	761,388	
Mest         59.000         410.000         10.50.223         39.83.214         348.218         897.717         30.63         70.73         20.93           Penerally         450.000         540.000<	1,042,617 981,211	857,400	731,02	
West         50.000         410.000         1335.079         1.220.459         1.230.459         1.250.458         1.012.818	692,071 640,060	588,049 536,039 484,028	432,01	
Senerally         450.00         540.000         <	968, 909 916, 599	811,979	707,36	
Generaliy         450.000         560.000         570.000         510.000	557 -1,259,245 -1,405,488 -1,5	,552,772 -1,700,056 -1,847,341	-1,994,62	
Benerally         450.000         593.000         173.813         24,550         -4.332         -1.12.580         -4.338         -1.12.1283           Generally         450.000         540.000 <t< td=""><td>86 -419,554 -574,275 -7</td><td>731,390 -888,504 -1,045,619</td><td>-1,202,73</td></t<>	86 -419,554 -574,275 -7	731,390 -888,504 -1,045,619	-1,202,73	
Senerally         450.000         540.000         540.300	67 -605,496 -737,924 -8	870,353 -1,002,781 -1,135,210	-1,267,63	
Senerally         450.000         540.000	97 -355,126 -472,322 -£	592,090 -711,859 -831,628	-951,39	
Generaliy         450.000         541.000         550.000         541.000         541.250         560.250         561.14         520.000         540.250         561.14         520.000         540.250         561.14         520.000         540.250         561.14         520.000         540.250         561.14         520.000         541.000         5	12 -822,497 -955,681 -1,(	088,865 -1,222,050 -1,355,234	-1,488,41	
Generally         450,000         540,000         540,000         540,000         77,78.66         -1,013,608         -1,279,977         -1,546,345         -1,812,714         2,079,008           Alternative Benchmark         Residual         Value         Value         Value         Value         2,079,068         -1,033,661         -2,550         £1,000         £1,2500         £1,200         £1,200         £1,2500         £1,200 <td>,637 -1,957,413 -2,157,189 -2,3</td> <td>-2,356,966 -2,556,742 -2,756,519</td> <td>-2,956,29</td>	,637 -1,957,413 -2,157,189 -2,3	-2,356,966 -2,556,742 -2,756,519	-2,956,29	
Hitors         Alternative be Value         Evaluation Land Value         Residuation (15%)         Alternative AFFORDABLE %         Alternative Land Value         Residuation (15%)         Alternative (15%)         Residuation (15%)         Alternative (15%)         Residuation (15%)         Alternative (15%)         Residuation (15%)         Alternative (15%)         Residuation (15%)         Alternative (15%)         Residuation (15%)         Alternative (15%)         Residuation (15%)         Residuation (11%)         Residuation (11%) <th>1 -2,611,820 -2,878,188</th> <th>-3,144,557 -3,410,926 -3,677,294</th> <th>-3,943,66</th>	1 -2,611,820 -2,878,188	-3,144,557 -3,410,926 -3,677,294	-3,943,66	
Alternative Benchmark bes Value         Residual Value         Residual Value <th <="" td=""><td></td><td></td><td></td></th>	<td></td> <td></td> <td></td>			
AFFORDBLE %         Dee Value         Flow         France         Flow         Flow <thlow< th="">         Flo</thlow<>				
Developer Contributions         E0         E2,500         E3,000         E1,500         E1,5106         E1,5106 <the1,5106< th="">         E1,5106         E</the1,5106<>				
East         20,000         374,000         612,136         568,841         225,546         432,251         438,656         336,661           East         20,000         374,000         844,376         800,773         566,171         512,068         467,956         436,328           West         20,000         374,000         891,653         324,566         453,523         352,148         547,158         566,738           West         20,000         374,000         555,338         512,043         468,748         453,478         549,561         432,478           West         20,000         374,000         555,338         512,043         468,748         430,947         432,477           West         20,000         374,000         555,348         54,971         430,947         142,477           West         20,000         410,000         1484,317         1,355,476         1,470,102         1,523,558         1,264,578         141,476,870           East         50,000         410,000         1,843,31         1,772,816         1,663,496         145,657           East         50,000         410,000         1,835,477         1,356,476         1,473,870         1,474,870           East	£17,500 £20,000	£22,500 £25,000 £27,500	£30,000	
East         20,000         374,000         64,376         600.723         566.11         51.068         47.965         43.867           West         20,000         374,000         855.338         74.2596         664,129         625.665         667.166         569.738           West         20,000         374,000         855.148         51.043         864,129         625.665         667.165         569.738           West         20,000         374,000         855.148         51.043         868.748         655.433         325.83         533.665         565.338         545.435         646.737         536.654         565.656         567.168         566.738         536.656         102.77         536.654         102.77         536.654         102.77         545.656         102.77         545.666         105.616         115.60.057         546.167         156.101         156.566         105.616         115.66.057         556.107         156.116         156.6107         156.107         156.6107         156.107         156.1067         166.1319         156.667         115.66.105         166.675         156.107         156.107         156.107         156.1067         156.1167         156.167         156.1167         156.1667         156.1167         1	66 309,071 265,776 2	222,481 179,186 135,891	92,59	
East         20,000         374,000         801,063         74,25,66         66,156         56,513         56,513         56,513         56,513         56,513         56,513         56,513         56,513         56,513         56,513         56,513         56,513         56,513         56,513         56,533         55,1045         455,453         382,155         58,453         56,533         51,045         452,843         422,843         132,437         56,66,506         56,533         51,045         545,451         132,533         12,731,861         432,437         56,606         56         535,141         156,510         137,333         15,26,103         1436,103         15,66,066         56         56,606         56         56,52,51         132,55,51         132,437         156,5107         156,5107         156,5107         156,5107         156,5107         156,5107         156,5107         155,5107         156,5107         155,5107         156,507         155,5107         156,5107         156,5107         155,5107         156,5107         155,5107         156,5077         156,507         155,5107         155,5107         155,5107         155,5107         155,5107         155,5107         155,5107         155,5107         155,5107 <th152,728< th="">         155,716         1</th152,728<>	335,657 291,554	247,451 203,349 159,246	115,14	
West         20.000         374,000         555,338         512,043         466,343         352,343         321,18         336         336           West         20,000         374,000         556,136         496,943         452,840         406,137         364,634           West         20,000         374,000         556,145         566,305         496,943         452,840         408,177         364,634           West         20,000         374,000         1,897,142         666,305         456,316         1,905,904         120,005           East         50,000         410,000         1,843,317         1,785,564         1,572,516         1,563,576         1,561,319         1,560,376           East         50,000         410,000         1,843,317         1,785,451         1,728,161         1,661,319         1,540,577           East         50,000         410,000         1,843,317         1,785,461         1,472,875         1,447,870         1,474,870           West         20,000         410,000         1,294,761         1,496,472         1,477,870         1,474,870         1,474,870           West         50,000         410,000         1,294,776         1,286,771         1,263,611         1,574,371	61 391,794 333,327 2	274,860 215,709 155,548	94,42	
West         20,000         374,000         585,148         541,045         456,943         422,840         400,377         366,64           West         20,000         374,000         585,148         141,012         132,537         151,648,001         432,437           East         20,000         374,000         1499,149         1,441,012         132,537         151,648,001         1432,437           East         50,000         410,000         1,845,012         1,825,564         1,722,816         1,652,067         1610,319         1,540,571           East         50,000         410,000         1,823,837         1,762,816         1,652,067         1610,319         1,540,571           East         50,000         410,000         1,323,537         1,762,816         1,652,641         1,578,222         1,516,806           West         50,000         410,000         1,323,537         1,562,067         1,41,757         1,464,729         1,578,222         1,578,223         1,578,236         1,578,232         1,578,232         1,578,232         1,578,232         1,566,427         1,566,427         1,566,427         1,566,427         1,566,427         1,566,427         1,566,427         1,566,427         1,566,426         1,578,232         1,566	68 252,273 208,978	165,684 122,389 79,094	35,07	
West         20.000         374,000         724,772         666.305         607.883         50.317         490.904         423,473           East         50,000         310,000         1952,055         1,387,655         1,273,861         1,688,491         1,565,101           East         50,000         310,000         1,982,055         1,773,861         1,688,491         1,565,101           East         50,000         410,000         1,843,312         1,773,861         1,673,861         1,555,107           East         50,000         410,000         1,843,312         1,773,861         1,661,339         1,540,571           East         50,000         410,000         1,823,837         1,772,816         1,621,391         1,540,571           West         50,000         410,000         1,823,837         1,722,816         1,524,322         1,447,870           West         50,000         410,000         1,706,419         1,657,109         1,694,739         1,524,327         1,566,805           West         50,000         410,000         1,706,419         1,410,55         1,349,458         1,477,870           West         50,000         410,000         1,706,419         1,410,55         1,349,458         <	2 276,429 232,326	188,223 144,121 99,656	54,01	
East         20,000         374,000         1,499,749         1,441,012         1,332,276         1,376,801         1,601,319         1,540,571           East         50,000         41,0000         1,932,055         1,876,627         1,376,811         1,601,319         1,540,571           East         50,000         41,0000         1,843,515         1,723,816         1,723,816         1,577,031         1,540,571         1,540,571           East         50,000         410,000         1,844,317         1,306,564         1,501,319         1,540,571         1,444,317         1,306,453         1,524,432         1,517,781         1,447,870           East         50,000         410,000         1,324,512         1,306,453         1,244,732         1,316,756         1,447,870           West         50,000         410,000         1,326,461         1,436,475         1,306,472         1,306,472         1,306,472         1,306,472         1,306,472         1,306,473         1,377,733         1,502,736         1,546,575           West         50,000         410,000         1,356,602         1,308,472         1,306,472         1,306,451         1,377,332         1,316,723         1,316,723         1,316,723         1,316,723         1,316,723         1,316,72	315,503 257,036	137,072 75,	14,37	
East         50,000         410,000         1,952,052         1,878,564         1,722,816         1,662,067         1,601,319         1,540,571           East         50,000         410,000         1,843,317         1,778,564         1,722,816         1,652,067         1,601,319         1,540,571           East         50,000         410,000         1,823,837         1,762,516         1,620,724         1,578,272         1,516,806           East         50,000         410,000         1,323,537         1,701,024         1,636,161         1,602,729         1,516,806           West         50,000         410,000         1,323,537         1,506,179         1,447,870         1,447,870           West         50,000         410,000         1,226,41         1,450,765         1,433,222         194,456         1,576,306           West         50,000         410,000         1,430,566         1,433,222         194,456         1,578,232         194,586         1,578,232           West         50,000         410,000         1,430,566         1,433,232         194,368         1,578,323         157,826         1,57,327         156,427         156,427         156,4201         156,621         1601,7322         156,826         157,328	1,088,593 1,029,856	971,120 912,383 853,647	794,91	
East         50,000         410,000         1,841,312         1,783,564         1,728,161         1,630,618         1,572,213         1,516,806           East         50,000         410,000         1,854,772         1,556,732         1,516,806         1,412,719           East         50,000         410,000         1,554,772         1,556,732         1,516,806         1,417,570           East         50,000         410,000         1,554,772         1,556,832         1,526,534         1,507,772         1,417,570           West         50,000         410,000         1,554,772         1,556,832         1,443,572         1,447,570           West         50,000         410,000         1,556,431         1,504,721         1,243,568         1,447,570           West         50,000         410,000         1,576,431         1,566,430         1,526,431         1,706,517         1,446,556           West         50,000         410,000         1,472,461         1,410,55         1,368,471         1,286,827         1,286,521         1,566,552           West         50,000         410,000         1,473,558         1,566,552         1,566,557         1,566,557         1,566,552           West         50,000         410,000	1,438,321 1,364,931 1	1,218,150	1,071,37	
East         50,000         410,000         1,523,537         1,762,431         1,701,024         1,537,56         1,537,56         1,157,76         1,537,56         1,102,751           East         50,000         410,000         1,564,772         1,556,56         1,204,722         1,513,766         1,102,751           East         50,000         410,000         1,708,417         1,566,139         1,447,807         1,501,79         1,447,807           West         50,000         410,000         1,708,418         1,664,799         1,552,489         1,500,79         1,447,807           West         50,000         410,000         1,576,461         1,442,827         1,306,179         1,447,807           West         50,000         410,000         1,493,661         1,306,127         1,243,737         1,106,52           West         50,000         410,000         1,475,461         1,410,56         1,306,127         1,243,737         1,266,401         1,165,430           West         50,000         410,000         1,475,622         1,396,427         1,226,321         1,365,527         1,366,427         1,366,527         1,366,527         1,366,527         1,366,527         1,366,527         1,366,527         1,366,527         1,366,52	1,419,075 1,358,327 1	,297,578 1,236,830 1,176,082	1,115,33	
East         50,000         410,000         1,364,172         1,366,534         1,207,178         1,417,870           Fast         50,000         410,000         1,706,417         1,60,750         1,417,870           West         50,000         314,000         1,706,417         1,60,766         1,60,776         1,417,870           West         50,000         317,000         1,706,417         1,160,766         1,031,266         1,617,763           West         50,000         410,000         1,576,000         1,576,000         1,507,616         1,223,421         1,263,421         1,267,323           West         50,000         410,000         1,472,461         1,41,055         1,346,441         1,456,420         1,567,509         1,516,820           West         50,000         410,000         1,472,461         1,410,55         1,346,441         1,157,432         1,156,820         1,166,420           West         50,000         410,000         1,472,461         1,411,055         1,349,640         1,226,830         1,165,420         201         202,729         201         202,779         202,620         201         201,755,201         201,755,201         201,755,201         201,755,201         201,426         201,426         <	1,393,994 1,332,587 1	1,209,775	1,086,96	
East         50.00         410.000         1,709,419         1,65,7108         1,65,748         1,55,488         1,50,718         1,44,737         1,44,737         1,44,737         1,44,737         1,44,737         1,44,737         1,44,737         1,44,737         1,44,737         1,44,737         1,44,737         1,44,737         1,116,6,756         1,001         1,209,157         1,116,756         1,001         1,209,157         1,116,6,756         1,001         1,209,157         1,116,6,756         1,116,75         1,116,756         1,116,75         1,117,55	1,000,770 949,764	847,753	745,65	
West         50.000         374,000         1,160,761         1,091,981         1,035,322         1,232,442         1,260,055           West         50,000         410,000         1,576,002         1,502,151         1,429,518         1,368,870         1,368,171         1,441,573         1,186,625         1         1,200,051         1,502,051         1,186,625         1,200,055         1,186,625         1         1,200,051         1,186,625         1,200,051         1,403,586         1,443,568         1,443,568         1,447,573         1,186,625         1,200,051         1,403,568         1,443,568         1,443,568         1,186,625         1,200,05         1,403,568         1,443,568         1,236,473         1,186,625         1,200,05         1,616,625         1,200,05         1,616,625         1,200,05         1,616,733         1,186,625         1,200,05         1,616,733         1,186,625         1,200,625         1,161,625         1,217,568         1,110,55,539         1,110,55,539         1,105,53,130         1,165,532         1,165,532,530,532         2,320,456         1,165,533         1,165,532         1,105,53,520         1,165,532         1,110,55,539         1,165,533         1,165,532         1,165,532         1,165,532         1,165,532         1,165,530         1,165,532         1,165,532         <	1,343,250 1,290,940 1	1,186,320	1,081,70	
West         50,000         410,000         1,556,007         1,526,517         1,528,572         1,358,582         1,227,373         1,518,520         1,526,51         1,518,552         1,528,582         1,227,373         1,518,520         1,518,520         1,526,510         1,516,543         1,512,563	798,285 739,549	622,076	504,60	
West         50,000         410,000         1,490,366         1,349,648         71         71         731         7166,323           West         50,000         410,000         1,450,228         999,224         948,216         1,327,228         1,566,330         1,075,329         1,956,321           West         50,000         410,000         1,450,228         999,224         948,218         987,212         846,307         795,301         735,539         1,073,529         1,075,539         1,073,529	1,062,271 988,881	842, 101	695, 32	
West         50.000         410.000         1,470.055         1,340,648         1,228,324         1,258,535         1,155,201         1,350,701         1,355,701         1,355,701         1,355,701         1,355,701         1,355,701         1,355,701         1,355,703         1,335,703         1,355,433         1,155,830         1,135,83	1,065,129 1,004,381	882,884	761,38	
West         50.000         410.000         1,050.229         999.524         944.51         12.12         845.031         755.201           West         50.000         410.000         1,050.229         999.524         943.521         847.721         245.639         1,075.839         1,075.839         1,075.839         1,075.839         1,075.839         1,075.839         1,075.829         1,075.836         1,075.829         1,075.836         1,075.829         1,000         1,025.869         2,067         24.848.728         2,050         3,000.728         4,000         4,000.00         452.868         2,067         24.848.728         2,067         24.849.728         1,125.800         -4,359         1,125.801         4,339         1,12.860         4,339         1,12.860         4,339         1,12.801         4,339 <td>4 1,042,617 981,211</td> <td>857,400</td> <td>731,02</td>	4 1,042,617 981,211	857,400	731,02	
West         50,000         410,000         1,356,079         1,282,769         1,376,49         1,155,839         1,073,509         1,073,509         1,073,509         1,073,509         1,073,509         1,073,509         1,073,509         1,073,509         1,073,509         1,073,509         1,073,509         1,073,509         1,073,509         1,073,509         1,073,509         1,073,509         1,073,509         1,073,509         1,073,509         1,155,609         1,073,509         1,155,609         1,073,509         1,155,609         1,073,120         1,155,607         1,155,609         1,073,120         1,152,509         1,125,609         3,136         2,321,50         3,160         3,121         3,161         3,161         3,161         3,161         3,161         3,161         3,161         3,161         3,161         3,161         3,161         4,174         4,124         4,124         4,124         4,124         4,124         4,124         4,124         4,126         4,336         1,12,560         3,64,172         4,61,706         1,61,206         4,539         1,12,560         3,124,126         1,12,266         1,12,1266         1,12,1266         1,12,1266         1,12,1266         1,12,1266         1,12,1266         1,12,1266         1,12,1266         1,12,1266         1,12,12,	692,071 640,060	588,049 536,039 484,028	432,01	
Generally         450,000         540,000         424,1713         -570,066         -715,744         -861,432         -1,007,120         -1,152,807         -1,152,801	916,599	811,979	707,36	
25 Generally 450,000 540,000 443,052 291,321 137,953 -15,414 -168,782 -322,160 Cenerally 450,000 540,000 152,058 23,575 -105,607 -234,847 722,434,774 Generally 450,000 540,000 453,377 346,448 22,9519 112,560 -4,339 -121,280	-1,592,960 -1	-1,887,529 -2	-2,182,09	
: Generally 450,000 540,000 152,958 23,675 -105,607 -234,890 -364,172 -494,774 . Generally 450,000 540,000 463,377 346,448 229,519 112,590 -4,339 -121,268 .	18 -631,991 -789,106 -9	946, 220 -1, 103, 335 -1, 260, 450	-1,417,56	
450,000 540,000 4	22 -759,631 -892,059 -1,0	024,488 -1,156,917 -1,289,345	-1,421,77	
	97 -355,126 -472,322 -£	592,090 -711,859 -831,628	-951,39	
Generally 450,000	12 -822,497 -955,681 -1,0	088,865 -1,222,050 -1,355,234	-1,488,41	
Generally 450,000 540,000	40 -2,164,617 -2,364,393 -2,5	564,170 -2,763,946 -2,963,723	-3,164,16	
Generally 450,000	22 -2,887,291 -3,153,659 -3,4	420,028 -3,686,397 -3,952,765	-4,219,86	



Developer Contributions         20,000         374,000         555,064         491,700           East         20,000         374,000         555,064         491,700           East         20,000         374,000         555,064         491,700           East         20,000         374,000         555,064         491,720           West         20,000         374,000         556,194         413,421           West         20,000         374,000         557,557         438,564         41,741           West         20,000         374,000         574,000         574,000         574,001         574,001         574,001         575,557         1752,431         155,541         1755,431         156,554         176,543	
East         20,000         374,000         555,034         491,740         446,455         446,455           East         20,000         374,000         569,361         519,349         475,446           East         20,000         374,000         569,361         519,349         475,546           Vest         20,000         374,000         569,361         4130,544         1,247,711           East         20,000         374,000         134,4351         1,756,441         1,223,516           Vest         20,000         410,000         1,756,414         1,226,516         436,516           East         50,000         410,000         1,756,414         1,226,516         436,510           East         50,000         410,000         1,756,414         1,226,516         436,510           East         50,000         410,000         1,756,414         1,276,614         510,320           Mest         50,000         410,000         1,764,418         1,276,614         510,320           East         50,000         410,000         1,778,414         1,770,324         510,320           East         50,000         410,000         1,778,416         1,770,324         1,276,516	00 F10 000 F12 500 F12 500 F20 000 F22 500 F25 000 F27 500
East         20.000         374,000         656,165         519,991         47,546           Rest         20.000         374,000         569,154         464,052         419,315         354,325           West         20.000         374,000         561,184         1,361,448         1,225,816           West         20.000         374,000         1,365,184         1,364,431         1,725,816           East         50,000         410,000         1,365,184         1,366,431         1,725,816           East         50,000         410,000         1,364,312         1,725,816         1,326,814           East         50,000         410,000         1,493,681         1,326,814         1,226,814           West         50,000         410,000         1,493,581         1,726,843         1,726,843           East         50,000         410,000         1,430,818         1,326,814         1,326,814           West         50,000         410,000         1,443,258         1,326,814         1,326,814           West         50,000         410,000         1,424,461         1,411,056         1,326,814           West         50,000         410,000         1,423,461         1,173,82         1,326,42	361,855 318,560 275,265 231,970 188,675 145,380 102,085
East         20,000         374,000         681,432         548,137         348,137         348,137         348,137         348,137         348,137         348,137         348,137         348,137         348,137         348,137         348,137         341,325         341,323         341,323         341,323         341,323         341,323         341,323         341,323         341,323         341,326         341,325         341,326         341,327         341,326         341,326         341,326         341,326         341,326         341,326         341,326         341,326         341,326         341,326         341,326         341,326         341,326         342,428         850,732         356,736         342,826         342,762         343,546         1771,01,024         346,326         343,546         1771,01,024         342,868         370,326         344,820,366         342,766         343,546         342,768         346,306         341,346         345,444         353,757         346,346         324,364         325,736         343,546         343,546         343,546         343,546         343,546         343,546         343,546         343,546         343,546         343,546         343,546         343,546         343,546         343,546         343,546         344,563	387,641
West         20,000         374,000         681,132         436,132         336,134         1,724,132         1,132,814         1,172,141         1,172,142         1,172,142         1,123,145         1,123,145         1,123,145         1,123,145         1,123,145         1,123,145         1,123,145         1,123,145         1,123,145         1,123,145         1,123,145         1,123,145         1,123,145         1,123,145         1,123,145         1,123,145         1,123,145         1,123,145         1,133,147         1,124,156         1,133,147         1,124,156         1,133,147         1,133,147         1,133,147         1,133,147         1,133,147	465,420 406,953 348,486 290,019 231,307 171,145 110,333 4
Wrest         Z0,000         374,000         305,154         1,306,448         1,277,11           East         20,000         374,000         1355,154         1,306,448         1,277,11           East         50,000         374,000         1354,753         1,778,564         1,500,734           East         50,000         410,000         1,410,000         1,473,151         1,717,231         1,667,103           East         50,000         410,000         1,490,365         1,336,634         1,227,516           East         50,000         410,000         1,490,365         1,346,233         1,227,519           Wrest         50,000         410,000         1,490,365         1,346,248         1,326,434         1,326,436           Wrest         50,000         410,000         1,490,365         1,346,248         1,346,372           Wrest         50,000         410,000         1,490,365         1,346,346         1,326,444           Wrest         50,000         410,000         1,430,648         1,346,346         1,316,346           Wrest         50,000         410,000         1,450,368         1,346,248         1,346,248         1,346,248           Wrest         50,000         540,000	308,252 264,95/ 221,662 1/8,36/ 135,0/3 91,7/8 48,149
Wrest         20,000         37,4 000         62,257         586,790         510,323           East         20,000         37,4 000         1,777,514         1,704,124         1,237,713           East         50,000         410,000         1,377,514         1,706,413         1,701,024           East         50,000         410,000         1,376,164         1,704,124         1,507,024           East         50,000         410,000         1,376,0143         1,526,514         1,336,817           East         50,000         410,000         1,472,461         1,306,413         1,377,128           East         50,000         410,000         1,427,646         1,336,817         1,336,817           West         50,000         410,000         1,427,646         1,336,817         1,336,817           West         50,000         410,000         1,427,646         1,336,412         1,375,918           West         50,000         410,000         1,427,646         1,336,426         1,336,426           Senerally         450,000         540,000         540,000         1,364,428         1,336,426           Senerally         450,000         540,000         540,000         540,000         1,364,426	331,/43 28/,641 243,538 199,435 155,332 111,193 65,//9
East         20.00         374,000         1,356,136         1,366,446         1,477,110           East         50.000         410,000         1,844,312         1,778,431         1,704,136         1,726,431         1,701,024           East         50.000         410,000         1,844,312         1,758,149         1,556,431         1,726,948         1,726,948           East         50.000         410,000         1,354,773         1,783,554         1,722,816         1,256,644         1,726,948           East         50.000         410,000         1,354,773         1,783,554         1,722,816         1,256,948           West         50.000         410,000         1,708,419         1,567,109         1,564,738           West         50.000         410,000         1,708,419         1,564,739         1,726,818           West         50.000         410,000         1,364,000         1,236,018         1,346,483         1,376,948           Sementally         450,000         540,000         540,000         540,000         1,286,448         1,376,463           Generally         450,000         540,000         1,326,448         1,366,478         1,306,448         1,376,450           Generally         450,000<	393,389 334,922 276,455 217,350 157,189 96,101
East         50.000         41.0000         1.775.14         1.763.123         1.22.816           East         50.000         410.000         1.779.413         1.722.816         1.722.816           East         50.000         410.000         1.709.413         1.722.816         1.722.816           East         50.000         410.000         1.84.312         1.722.816         1.722.816           East         50.000         410.000         1.709.413         1.722.816         1.722.816           West         50.000         410.000         1.424.461         1.410.055         1.326.530         823.855           West         50.000         410.000         1.42.461         1.411.055         1.326.430         1.717.125           West         50.000         410.000         1.427.461         1.411.055         1.326.430         1.717.125           Owest         50.000         410.000         1.427.461         1.411.365         1.326.430         1.326.430           Owest         50.000         540.000         540.000         540.000         540.236         1.326.430         1.326.430           Owest         50.000         540.000         540.000         540.000         556.402         1.326.430	1,130,238 1,071,502 1,012,765 954,029 895,292 836,556 777,819
East         50.000         410.000         183.83         1.762.431         1.701.024           East         50.000         410.000         1.83.83         1.762.431         1.556.634           East         50.000         410.000         1.354.772         1.355.203         1.556.634           East         50.000         410.000         1.354.772         1.852.501         1.556.634           West         50.000         410.000         1.326.203         1.225.61         1.336.204           West         50.000         410.000         1.422.648         1.342.248         1.245.634           West         50.000         410.000         1.425.648         1.342.246         1.236.204           West         50.000         410.000         1.425.648         1.342.246         1.340.249           West         50.000         410.000         1.425.648         1.345.246         1.230.645           West         50.000         410.000         1.656.733         1.456.743         1.456.743           Senerally         450.000         540.000         540.000         540.265         1.340.248           West         450.000         540.000         540.000         540.265         1.340.248	1,483,954 1,410,563 1,337,173 1,263,783 1,190,393 1,117,003 1,043,613
East         50,000         410,000         13,34,772         17,324,31         17,010,24           Rest         50,000         410,000         13,34,773         155,54,73         155,54,73           West         50,000         410,000         13,34,773         155,54,73         155,54,73           West         50,000         410,000         1,703,413         1,657,110         1,604,796           West         50,000         410,000         1,400,005         1,334,575         1,332,581         1,332,581         1,336,547           West         50,000         410,000         1,400,005         1,342,681         1,346,64         1,346,45         1,346,45         1,346,45         1,346,45         1,346,45         1,346,45         1,346,45         1,366,450         1,366,450         1,366,450         1,366,450         1,366,450         1,366,450         1,366,450         1,372,346         1,372,346         1,372,346         1,366,410         1,372,346         1,372,346         1,372,346         1,372,346         1,372,346         1,372,346         1,372,346         1,372,346         1,372,346         1,372,346         1,372,346         1,372,346         1,372,346         1,372,346         1,372,346         1,372,346         1,372,346         1,372,346 <t< td=""><td>1,601,319 1,540,571 1,479,823 1,419,075 1,358,327 1,297,578 1,236,830</td></t<>	1,601,319 1,540,571 1,479,823 1,419,075 1,358,327 1,297,578 1,236,830
East         50.00         410.000         1354.772         1305.203         1256.634           Rest         50.000         410.000         140.000         140.326         1032.591         973.855           Neet         50.000         410.000         140.000         1420.618         1.335.857         1358.759           Neet         50.000         410.000         1430.368         1.349.368         1.345.693           Neet         50.000         410.000         1430.368         1.345.693         1.345.693           Neet         50.000         410.000         1430.368         1.345.613         1.346.64           Neet         50.000         410.000         1.472.461         1.411.055         1.346.64           Neet         50.000         410.000         1.472.461         1.411.055         1.346.42           Semerally         450.000         540.000         2.80.00         2.80.06         2.55.74           Semerally         450.000         540.000         2.80.0         3.45.60         1.346.42           Semerally         450.000         540.000         2.80.0         1.356.50         1.326.50           Semerally         450.000         540.000         2.80.0         3.45.60	1,578,212 1,516,806 1,455,400 1,393,994 1,332,587 1,271,181 1,209,775
East         50.00         410.000         17.094.413         1.657.103         1.607.501         1.607.601         1.607.501         1.607.60	1,153,786 1,102,781 1,051,775 1,000,770 949,764 898,758 847,753
West         20,000         374,000         1,422,689         1,332,519         973,855           West         50,000         410,000         1,422,686         1,342,686         1,342,861         1,356,870           West         50,000         410,000         1,422,686         1,342,861         1,346,870           West         50,000         410,000         1,425,616         1,346,871         1,346,871           West         50,000         410,000         1,355,073         1,286,769         1,326,861           Senerally         450,000         540,000         540,000         258,377         346,442         256,544           Senerally         450,000         540,000         540,000         776,467         1,372,896           Senerally         450,000         540,000         754,620         1,373,866         1,373,866           Senerally         450,000         540,000         744,000         1,373,467         1,372,896           Senerally         450,000         540,000         744,000         1,173,467         1,373,866           Senerally         450,000         744,000         1,374,567         1,373,866         1,373,467           Senerally         450,000         744,000	1,500,179 1,447,870 1,395,560 1,343,250 1,290,940 1,238,630 1,186,320
West         50.00         410.000         1,422.618         1,349.288         1,249.518         1,349.549           West         50.000         410.000         1,420.518         1,349.549         1,349.549         1,349.549         1,349.549         1,349.549         1,349.549         1,349.549         1,349.549         1,349.549         1,349.549         1,349.549         1,349.549         1,349.549         1,349.549         1,349.549         1,349.549         1,349.549         2,30,459         1,349.549         2,30,459         1,349.549         2,30,459         1,349.549         2,30,459         2,349.469         2,30,459         2,349.469         2,30,459         2,349.469         2,30,459         2,349.469         2,30,459         2,349.469         2,30,459         2,30,459         2,349.429         2,30,459 <td>856,382 797,645 738,908 680,172 621,435 562,699 503,962</td>	856,382 797,645 738,908 680,172 621,435 562,699 503,962
West         50,000         410,000         1,470,000         1,470,005         1,470,005         1,429,461         1,411,055         1,349,648         1,349,648           West         50,000         410,000         1,355,073         1258,576         1,230,048         1,340,048         1,345,048         1,326,048         1,346,048         1,346,048         1,346,048         1,346,048         1,346,048         1,346,048         1,346,048         1,346,048         1,346,048         1,346,048         1,346,048         1,346,048         1,346,048         1,346,048         1,346,048         1,346,048         1,346,348         1,346,349         1,373,136         1,313,137         1,334,137         1,344,136         1,340,036         1,340,036         1,340,34         1,340,34         1,340,34         1,340,34         1,340,34         1,340,34         1,340,34         1,340,34         1,340,34	1,129,127 1,055,737 982,347 908,957 835,567 762,176 688,786
West         50,000         410,000         1,472,451         1,411,055         1,336,615         346,216         346,316         346,316         346,316         346,316         346,316         346,316         346,316 <th< td=""><td>1,247,</td></th<>	1,247,
West         50.000         410.000         1.050.228         999.224         949.218           West         540.000         640.000         1.356.079         1.257.95         1.237.95         1.237.95           Penerally         450.000         540.000         535.357         81.989         -71.378         1.230.645         949.218           Benerally         450.000         540.000         540.000         235.357         81.989         -71.379         1.232.614         225.614         225.614         225.614         225.614         225.614         225.614         225.614         225.614         225.614         256.000         540.000         540.000         540.000         540.000         540.000         540.000         540.000         540.000         540.200         540.201         540.21         540.21         540.21         540.21         540.21         540.21         540.21         540.201         540.21         540.21	1,226,836 1,165,430 1,104,024 1,042,617 981,211 919,805 857,400
West         50.000         410.000         535.517         1.282.768         1.200.4893         450.008         553.517         1.282.768         1.290.4893         450.008         553.517         1.281.6893         450.008         553.517         1.381.6893         450.008         553.517         135.642         2.55.744         365.442         2.55.744         365.442         2.55.744         365.443         2.55.713         365.443         2.55.713         365.443         2.55.744         365.443         2.55.744         365.443         2.55.744         365.443         2.55.744         365.443         2.55.744         365.443         2.55.744         365.443         2.55.744         365.443         2.55.744         365.443         2.55.744         367.443         2.55.744         367.443         2.55.744         367.443         2.55.744         367.443         2.55.744         367.443         2.137.243         367.443         2.137.243         367.443         2.437.343         377.443         377.443         377.443         377.443         377.443         377.443         377.443         377.443         377.443         377.443         377.443         377.443         327.433         327.433         327.433         327.433         327.433         327.433         327.433         327.433	846.207 795.201 744.081 692.071 640.060 588.049 536.039
Generally         450,000         540,000         540,000         250,537         81,989         71,378           Generally         490,000         540,000         280,377         346,448         259,514           Generally         490,000         540,000         280,377         346,448         229,514           Generally         450,000         540,000         93,356         1,173,162         132,293           Generally         450,000         540,000         94,33,77         346,448         229,514           Generally         450,000         540,000         94,33,73         346,448         229,514           Generally         450,000         540,000         94,300         1,336,12         1,326,20         1,326,31           Generally         450,000         540,000         94,000         1,336,13         1,564,560         1,830,31         1,322,33           Generally         450,000         374,000         457,33         41,463         367,51         1,336,57         1,446           Centributions         20,000         374,000         47,000         47,175         41,145         366,57         1,44           East         20,000         374,000         47,160         47,050	1.125.839 1.073.529 1.021.219 968.909 916.599 864.289
Benerality         450,000         540,000         2.85,387         81,989         71,378           Generality         450,000         540,000         2.85,387         181,989         71,378           Generality         450,000         540,000         2.85,387         181,989         71,378           Generality         450,000         540,000         520,000         520,000         520,000         520,000         520,000         520,000         540,000         540,000         540,000         540,000         540,000         540,000         540,000         540,000         540,000         540,0	-1 102 058 -1 338 5801 -1 485 864 -1 633 148 -1 780 433 -1 027 717 -2 075 001 -2
Benefally         450,000         540,000         540,000         560,048         265,744         265,019         27,336         1,173,162         1,373,163         26,000         265,014         265,014         265,014         265,014         265,014         265,014         265,014         265,014         265,014         265,001         27,016         27,016         27,016         27,016         27,016         27,000         25,000         25,000         25,000         25,000         25,000         26,0	
Senerality         450,000         540,000         63,377         346,448         250,101           Generality         450,000         540,000         93,377         346,448         229,519           Generality         450,000         540,000         540,000         93,377         346,448         229,519           Generality         450,000         540,000         540,000         -1,298,118         -1,137,162         -1,332,329           Generality         450,000         540,000         -1,298,118         -1,137,162         -1,330,319         -2,137,232           Generality         450,000         540,000         -1,298,118         -1,136         -1,330,319         -1,127,80           Developer Contributions         20,000         374,000         457,333         414,638         371,343           East         20,000         374,000         47,526         364,231         -1,7286           East         20,000         374,000         1,230,620         1,71,864         1,171           East         20,000         374,000         1,230,621         1,7286         1,712,86           Mest         20,000         374,000         1,230,621         1,712,86         1,712,86           Mest	481 _648 000 _781 338 _013 766 _1 046 105 _1 178 623 _1
Denerality         450,000         540,000         64,024         65,429         66,429         6	200 424 260 720 407 266 426 472 222 50 000 744 960
Generality         450,000         540,000         973,386         133,162         1,133,162         1,133,163         1,134,17         1,134,17         1,134,17         1,134,17         1,134,17         1,134,17         1,134,17         1,134,17         1,134,17         1,134,17         1,134,17         1,134,17         1,134,17         1,134,17         1,134,17         1,134,17	00 44,303 11,500 2300,131 -300,120 441,322 -335,100 -001,520 10 44,303 11,500 2500,313 -300,120 441,322 -335,020 -111,003 10 44,403 12 456,130 260,313 10 40,403 11 10 00 555 11 200 556 1 3 555 324
Senerally         540,000         550,000         540,000         550,000         540,000         550,000	20
Serielarity         40,000         34,000         1,260,301         1,300,301         1,000,301           AFFORDABLE %         Jatenative Benchmark Residual         Value         25%         25,00         25,00           Be value Land Value         Value         Value         26,000         374,000         457,333         414,558         371,343           Developer Contributions         20,000         374,000         457,333         414,558         371,343           East         20,000         374,000         457,335         414,558         371,343           East         20,000         374,000         457,355         543,051         430,578           Mest         20,000         374,000         437,356         347,366         347,365           Mest         20,000         374,000         437,356         347,365         347,365           Mest         20,000         374,000         374,300         1,526,584         1,711,364           East         50,000         410,000         1,823,377         1,456,196         256,541           Mest         50,000         410,000         1,323,477         1,456,196         256,541           Mest         50,000         1,323,656         1,713,616<	
Alternative Benchmark         Residual           AfFORDABLE %         Use Value         25%           AfFORDABLE %         414 658         71.343           AfFORDABLE %         27,000         374,000         45,733         414 658         371.343           Aff Best         20,000         374,000         45,751         539,624         386,521         430,657           Aff Best         20,000         374,000         574,000         56,751         431,661         467,565         430,657         430,657           Aff Best         20,000         374,000         531,617         152,656         414,565         445,166         456,166	
AFFORDABLE %         Developer Contributions         Value         Yand         25%         2.000         55.00         E5.000         E5.000         E5.000         E5.000         E5.000         E5.000         E5.000         E3.73.33         434.638         371.343         335.52.11         335.52.11         335.52.11         335.52.13         335.52.11         337.53         335.52.11         337.53         335.52.11         335.52.11         337.53         335.52.11         337.53         335.52.11         337.53         335.52.11         337.53         335.52.11         337.53         335.52.11         337.53         337.53         335	
East         20,000         374,000         453,751         539,653         74,343           East         20,000         374,000         453,757         439,623         87,552           East         20,000         374,000         587,512         539,453         480,578           East         20,000         374,000         587,512         539,455         480,578           West         20,000         374,000         587,512         539,455         342,965           West         20,000         374,000         431,161         387,056         342,965           West         20,000         374,000         431,161         387,056         342,965           West         20,000         374,000         410,001         1,126,141         113,147           East         50,000         374,000         1,230,827         1,126,84         1,131,477           East         50,000         374,000         1,230,817         1,556,196         1,556,196           East         50,000         410,000         1,624,3337         1,756,441         1,771,147         1,558,617           East         50,000         410,000         1,823,837         1,756,412,6196         1,771,024         1,771,	
East         20,000         374,000         457,833         41,658         371,343           East         20,000         374,000         487,372         439,674         386,521           East         20,000         374,000         437,400         497,525         439,674         386,521           West         20,000         374,000         497,526         384,231         200,936           West         20,000         374,000         471,056         344,265         344,265           West         20,000         374,000         471,256         344,265         344,265           West         20,000         374,000         410,556         1,417,484         411,81,477           East         50,000         410,000         1,823,687         1,456,484         1,131,477           East         50,000         410,000         1,823,887         1,752,491         1,771,484           East         50,000         410,000         1,823,887         1,752,491         1,771,473           West         50,000         410,000         1,823,887         1,752,491         1,771,424           West         50,000         410,000         1,823,887         1,752,491         1,771,424      <	00 £10,000 £12,500 £15,000 £17,500 £20,000 £22,500 £25,000 £27,500
East         20,000         374,000         463,772         439,824         396,573           West         20,000         374,000         597,615         59,045         430,578           West         20,000         374,000         574,000         584,731         500,965         430,576           West         20,000         374,000         537,007         411,61         387,056         432,965           West         20,000         374,000         530,714         1171,884         1133,417           East         20,000         374,000         530,714         1529,567         1456,196           East         50,000         410,000         1823,377         1,758,431         1,711,034           East         50,000         410,000         1,354,772         1,356,534         1256,634           East         50,000         410,000         1,324,772         1,355,41         1,726,634           West         50,000         410,000         1,324,772         1,356,534         1,324,64           West         50,000         410,000         1,324,72         1,356,534         1,324,65           West         50,000         410,000         1,324,72         1,326,564         1,324,64	
East         20.000         374,000         957 is 30,05         40,05 is 49,57 is 30,000           West         20,000         374,000         431,161         887,068         442,955           West         20,000         374,000         431,161         887,068         442,956           West         20,000         374,000         431,161         887,068         442,956           West         20,000         374,000         537,000         431,161         412,866           West         20,000         374,000         160,297         1,729,61         112,471           East         50,000         410,000         1,934,77         1,539,567         1,727         1,414,77           East         50,000         410,000         1,934,77         1,539,567         1,727         1,514,77         1,539,567         1,727         1,514,77         1,539,567         1,727         1,514,77         1,514,61         1,61,700         1,524,77         1,514,77         1,514,77         1,514,77         1,514,77         1,514,77         1,514,77         1,514,79         1,524,561         1,722,5161         1,722,5161         1,722,5161         1,722,516         1,722,516         1,722,516         1,722,5161         1,722,5161         1,722,516<	) 307,316 263,213 219,110 175,008 130,905 86,057 40,148
West         20,000         374,000         477,556         56,231         320,305           West         20,000         374,000         431,161         387,056         342,365           West         20,000         374,000         431,161         387,056         347,256         342,965           West         20,000         374,000         417,167         417,266         347,266         347,266           East         20,000         374,000         1,320,877         1,523,561         1,526,156           East         50,000         410,000         1,843,377         1,573,561         1,572,816           East         50,000         410,000         1,843,377         1,575,261         1,555,654           East         50,000         410,000         1,924,377         1,565,263         1,455,654           East         50,000         410,000         1,724,177         1,565,203         1,425,654           West         20,000         410,000         1,724,61         1,417,055         1,439,648         1,269,04           West         50,000         410,000         1,262,423         1,439,648         1,264,648           West         50,000         410,000         1,262,229	363,644 305,177 246,710 186,743 126,238 64,891
West         20.000         374,000         471,516         387,058         347,265           West         20,000         374,010         374,010         374,010         374,010         374,010         374,010         374,118         375,31         1778,356         141,470         374,190         375,31         1752,559         1725,559         174,010,32         1436,58         1725,559         1734,06,48         1710,052         1734,06,49         1710,051         17436,58         1710,052         374,050         1725,559         1734,06,49         17346,64         17346,64         1710,052         17436,64         17436,64         17436,64         17436,64         17436,64         17436,64         17436,64         17436,64         17436,6	
West         20,000         374,000         520,713         47,1276         41,2800           East         50,000         374,000         1,230,627         1,31,487         1           East         50,000         374,000         1,802,917         1,529,557         1,456,156           East         50,000         410,000         1,802,917         1,529,557         1,712,86         1,7147           East         50,000         410,000         1,934,772         1,539,557         1,700,1024         1           East         50,000         410,000         1,364,772         1,356,534         1,722,935         1,722,395         1,722,395         1,722,595         1,732,595         1,712,595         1,722,595         1,722,595         1,732,595         1,722,595         1,722,595         1,722,595         1,722,595         1,722,595         1,722,595         1,722,595         1,722,595         1,722,595         1,722,595	32 254,750 210,647 166,544 122,441 77,349 31,267 -15,008 -61,283
East         20,000         374,000         1.20,620         1/113,147         1           East         50,000         410,000         146,2977         1529,587         1,472,816         186           East         50,000         410,000         1,48,4317         1,783,564         1,722,816         1           East         50,000         410,000         1,84,317         1,783,564         1,722,816         1           East         50,000         410,000         1,84,317         1,723,516         1,40,479         1           East         50,000         410,000         1,384,772         1,355,203         1,40,479         1           West         50,000         410,000         1,372,14         914,478         855,741         1         1,436,583         1,42,563         1         1,436,583         1,42,361         1,410,553         1,436,583         1,42,366         1,410,555         1,436,583         1,42,466         1,410,555         1,436,543         1,72,456         1,411,555         1,536,543         1         856,774         1,436,545         1,411,555         1,436,545         1,411,555         1,436,545         1,411,555         1,436,545         1,411,555         1,436,545         1,411,555         1,436,545	295,875 237,333 177,171 116,477 55,130 -6,217 -67,564 ·
East         50.000         410.000         1.60.297         1.25.3687         1.45.31         1.45.31         1.45.31         1.45.31         1.45.31         1.45.31         1.45.31         1.45.31         1.75.31         1.75.31         1.75.31         1.75.31         1.75.31         1.75.31         1.75.31         1.75.31         1.75.31         1.75.35         1.45.31         1.701.024         1.757.31         1.757.31         1.757.31         1.757.31         1.757.31         1.757.31         1.757.31         1.757.31         1.757.31         1.757.31         1.757.31         1.757.31         1.757.31         1.757.31         1.757.31         1.757.31         1.757.31         1.757.31         1.757.31         1.757.351         1.757.326         1.727.351         1.757.326         1.727.550 <td>995,674 936,938 878,201 819,464 760,728 701,991 643,255</td>	995,674 936,938 878,201 819,464 760,728 701,991 643,255
East         50,000         410,000         18,44,312         17,83,564         17,22,816         1           East         50,000         410,000         18,44,312         17,83,564         17,22,816         1           East         50,000         410,000         18,24,772         1,785,634         1,702,124         1           East         50,000         410,000         1,708,419         1,667,108         1,604,799         1           West         50,000         410,000         1,708,418         1,667,108         16,04,799         1           West         50,000         410,000         1,708,418         1,657,108         16,04,799         1           West         50,000         410,000         1,209,366         1,425,593         1,425,593         1         1           West         50,000         410,000         1,409,366         1,411,055         1,349,648         1           West         50,000         410,000         1,472,461         1,411,055         1,339,648         1,230,648         1           West         50,000         410,000         1,369,248         1,320,648         1         1,309,648         1           West         50,000         410,0000 <td>1,309,416 1,236,026 1,162,636 1,089,245 1,015,855 942,465 869,075</td>	1,309,416 1,236,026 1,162,636 1,089,245 1,015,855 942,465 869,075
East         50,000         41,000         18,33,837         1,782,331         1,710,324         1,710,324         1,710,324         1,710,324         1,710,324         1,710,324         1,710,324         1,710,324         1,710,324         1,710,324         1,710,324         1,710,326         1,710,324         1,710,326         1,710,324         1,710,326         1,310,326	1,601,319 1,540,571 1,479,823 1,419,075 1,358,327 1
East         50,000         41,000         1354,772         1305,203         1255,534         1           East         50,000         410,000         1736,4172         1.457,108         1.657,749         1           West         20,000         410,000         1,769,419         1.657,108         1.625,741         1.122,533         1           West         20,000         410,000         1,269,374         1.195,953         1.122,533         1           West         20,000         410,000         1,269,374         1.195,953         1.122,533         1           West         20,000         410,000         1,269,374         1.11055         1.324,643         1           West         50,000         410,000         1,269,374         1.11055         1.324,643         1           West         50,000         410,000         1,269,329         1.234,643         1 <t< td=""><td>1,578,212 1,516,806 1,455,400 1,393,994 1,332,587 1,271,181 1,209,775</td></t<>	1,578,212 1,516,806 1,455,400 1,393,994 1,332,587 1,271,181 1,209,775
East         50,000         410,000         17.09,413         16.57,119         16.67,141         16.67,141         16.67,141         16.67,141         16.67,141         16.67,141         16.67,141         16.65,741         17.15,532         14.75         15.5,543         17.5,532         14.75         16.5,543         17.5,532         14.75         16.5,543         17.5,532         17.5,532         17.5,532         17.5,532         17.55         17.5,532         17.	1,153,786 1,102,781 1,051,775 1,000,770 949,764 898,758 847,753
West         20.000         374.000         973.214         914.478         855.741           West         50,000         410,000         1.269.583         1.125.593         1           West         50,000         410,000         1.4612.616         1.349.648         1.125.533           West         50,000         410,000         1.472.461         1.411.055         1.349.648         1           West         50,000         410,000         1.472.461         1.411.055         1.349.648         1           West         50,000         410,000         1.695.222         949.246         943.218           West         50,000         410,000         1.349.648         1.230.458         1           West         50,000         410,000         1.349.245         949.548         1         1.200.458           West         50,000         410,000         1.329.249         945.168         1.200.458         1         1         1.200.458         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         2         1         1         1         1         1	1,500,179 1,447,870 1,395,560 1,343,250 1,290,940 1,238,630 1,186,320
West         50,000         410,000         1.269,374         1.105,983         1.725,933         1.725,933         1.725,933         1.725,931         943,218         West         943,218         West         943,218         YM         YM         Performance         1.282,710         943,218         YM         2182,719         1.282,719         943,218         YM         2182,710         YM         299,233         1.106,656         1.230,439         1.282,710         343,218         YM         280,7710         343,710         343,710         343,710         343,711         341,742         343,711         341,742         343,711         341,742         343,711         341,741         341,741         342,712         343,711         341,742         343,711         341,742         343,711         341,742         343,7	738,268 679,532 620,795 562,058 503,322 444,585 385,439
West         50,000         410,000         1,420,616         1,420,616         1,326,643         1           West         50,000         410,000         1,472,461         1,410,65         1,420,644         1           West         50,000         410,000         1,472,461         1,410,65         1,236,643         1           West         50,000         410,000         1,472,461         1,336,733         1,346,445         1           West         50,000         410,000         1,335,0773         1,282,783         1,234,453         1           West         50,000         410,000         7,356,0773         1,282,793         1,294,453         1           West         450,000         470,000         7,364,264         1,294,245         1,294,245         1         1,264,652         1           Generally         450,000         540,000         7,40,000         7,40,000         260,710         260,710         260,710         260,710         260,710         280,271         1         236,710         1         236,710         280,710         280,710         280,710         280,710         280,710         280,710         280,710         280,710         280,710         280,710         280,710         280,	975,813 902,423 829,033 755,642 682,252 606,747 531,230
West         50,000         410,000         1.472,461         1.411,055         1.349,648         1.208           West         50,000         410,000         1,050,229         999,224         948,218         897           West         50,000         410,000         1,050,219         1,282,769         13.230,459         1,213           West         50,000         410,000         1,955,479         1,282,769         13.20,459         1,213           West         500,000         540,000         794,245         393,933         1,068,671         1,213           Generally         450,000         540,000         794,245         393,933         1,068,671         1,213           Generally         450,000         540,000         26,026         -127,342         280,710         434	1,247,373 1,186,625 1,125,877 1,065,129 1,004,381 943,632 882,884
West         50,000         410,000         1,050         299,224         949,218         943,218         897           West         50,000         410,000         1,355,079         943,218         1,178         1,178         1,178         1,117         1,178         1,178         1,178         1,118         1,178	1,226,836 1,165,430 1,104,024 1,042,617 981,211 919,805 857,400
West         50,000         410,000         1,335,079         1,282,769         1,230,458         1           Generally         450,000         540,000         794,245         939,933         1,085,621         1           Generally         450,000         540,000         26,026         1273,42         280,710           Generally         450,000         540,000         26,026         1277,342         280,710	846,207 795,201 744,081
Generally         450,000         540,000         -794,245         939,333         -1,085,621         -1           Generally         450,000         540,000         26,026         -127,342         -280,710         -	916,599 864,289 811,979
25 Generally 450,000 540,000 26,026 -127,342	,336 -1,820,621 -1,967,905 -2,115,189 -2,262,474 -2
	8 -590,308 -747,423 -904,538 -1,061,653 -1,218,768 -1,375,882 -1,532,997 -1,691,591 -
450,000	77 - 670,616 - 803,044 - 935,473 -1,067,901 -1,200,330 -1,332,758 -1,465,187 -1,597,615 -
Generally 450,000 540,000	00 -4,339 -121,268 -238,197 -355,126 -472,322 -592,090 -711,859 -831,628
Generally 450,000	55 -425,482 -556,128 -689,312 -822,497 -955,681 -1,088,865 -1,222,050 -1,355,234 -
Generally 450,000 540,000 -1,	9 -1,979,695 -2,179,472 -2,379,248 -2,579,025 -2,778,801 -2,979,533 -3,181,209 -3,382,885 -
Generally 450,000	38 -2,639,127 -2,905,496 -3,171,864 -3,438,233 -3,704,601 -3,972,100 -4,241,002 -4,509,903 -



		Co ति	023	684	940	518	134	23	871	963	8	0	113		-			159	396 396	418	762 274	
			-148.0	-136,6	-225,9	-188.5	-294,1						3 141,1 218 7		731,026		-2,749,7	-2,068,1	9 -1,886,5	-1,488,2	5 -3,794,7 5,058,2	
		002 E00	-102,596	-90,409	-164,593	-132,133	-231,288	449,954	619,389	1,1/6,082 1,148,369	796,747	1,134,010	202,743 205 764	822,136	794,214	484,028 760.660	-2,601,052	-1,909,361	-1,752,789 -831.628	-1,355,234	-3,593,086 -4,789,373	
_		000	-57,168	-44,134	103,246	-95.794	169,882	508,691	694,537	,236,830	847,753	186,320	263,902	882,884	857,400	536,039	452,338	750,562	619,322 711.859	222,050	,391,409	
_		0 EOO	-11,740	2,142	-41,898	-49.519	08.535		Ĩ	1,271,181 1		38,630 1	24,341 8 080				-2	1,764 -1	36, 894 -1 32, 090	38,865 -1	89,733 -3, 61,570 -4,	
-				~					Ľ			·					17	598 -1,56	465 -1,46 322 -55	681 -1,06	057 -3,189 668 -4,251	
_		000 063			19,1	-13,034			Ľ	0 1,358,327 4 1,332,587		<u> </u>					2	4 -1,433,	6 -1,354, 5 -472.	7 -955,	1 -2,988, 5 -3,982,	
		C17 E0	77,767	94,16	80,79	43.03	14,15	684,900	914,70	1,419,07	1,000,77	1, 343, 25	443,945 600.024	1,065,12	1,042,61	692,07	-2,008,09	-1,276,48	-1,222,03	-822,49	-2, 786, 38 -3, 713, 76	
		£15 000	121,062	138,786	142, 143 72, 860	88.885	75,506	743,637	988,098 470,600	,4/9,823	,051,775	, 395, 560	502,682 675 541	1,125,877	1,104,024	744,081	,860,809	-1, 119, 369	, 089, 608 -238, 197	-689, 312	-2,586,452 -3,447,335	
-		212 EOO	64,357	82,889	02,340 17 115	33.653	36,854	802,373	1,061,488				561,418 740.108		1, 165, 430			62,254 -1	21.268	56, 128	386,676 -2 180,967 -0	
_		3		,991 1	868 2	756 1									,226,836 1,1		11	,139 -9		,482 -5	.899 -2, 598 -3,	
-				94 226	35 261	177 63			39 1,134,878 37 1,601,240		-			1	1	-	7	22 -805	824 90	55 -425	23 -2,186 29 -2,914	
		57 EC	250,947	271,09	320,33	221.85	256,82	919.			-	1,552,489			1,288,242	897,212	-1,418,95	-648,02	-692,32	-295,45	-1,987,12	
_		000 33	294,242	315,197	378,802	265.961	315,294	978,583	1,281,659 1 700 846	1,701,024	1,255,634	1,604,799	737,628	1,368,870	1,349,648	948,218 1 220 460	1,271,672	-490,910	-559,894 229,519	-165,429	1,787,346 2,381,861	
		CO EUO	337,537	359,299	437,269	310.064	373,761	320			,305,203	6	796,364		,411,055	999,224	124,871 -	336,674	346.448	-35,402	,587,570 - ,115,492 -	
-	Residual Value		380,832		736	167	228		0		-	٦.	855,101 7	-	461 1	229	183 -1	3,306 -0	3.377 5	.624	794 -1	
	Re					354			00 1,428,43				, i		۲.	00 1,050,	-	00 -183	00 463	00 94	00 -1,387, 00 -1,849,	
	Benchmark Land Value																				540,000 540,000	
	Alternative Use Value		20,000	20,000	20,000	20,000	20,000	20,000	50,000	50,000	50,000	50,000	20,000	50,000	50,000	50,000	450,000	450,000	450,000	450,000	450,000 450,000	
_																						
		AFFORDABLE %	East														ally	ally	ally allv	ally	ally ally	
	20	0 0 0	East	East	East	West	West	East	East	East	East	East	West	West	West	West	Generally	Generally	Generally	Gener	Generally Generally	
Veriad Development Constraints	100		reen 75	reen 40	Medium Green 25	reen 40	reen 25	an 15	an 11	an 9 an 7	3n 4		an 15 an 11	6 ue	5n 7	en 4	rown 70	rown 25	21 uv	m 4	s 24 s 40	
			Medium Green 75	ledium G	edium G	edium G	edium G	Small Green 15	Small Green	Small Green 7	nall Gre	Green Plot	Small Green 15 Small Green 11	Small Green 9	Small Green 7	Small Gree	Medium Brown 70	Medium Brown 25	Small Brown 12 Small Brown 7	mall Bro	Urban Flats 24 Urban Flats 40	



- 10.36 In considering these results, based on discussions with the Council, it is understood that smaller sites do not generally attract significant s106 requirements. Having said this, it is inevitable that the larger sites will be required to make contributions through the s106 regime towards strategic infrastructure and to mitigate their impact.
- 10.37 Bearing in mind the preference for Social Rent, all but one of the greenfield typologies are viable at 25% affordable housing and can make modest developer contributions.
- 10.38 As set out earlier, it is necessary to caveat this finding and note that the above appraisals are based on a £2,000/unit s106 contribution which is at the lower end of the expected range. If the requirement was to be notably higher, it may be necessary to reduce the affordable housing target to towards 20% or so.
- 10.39 Even with a reduced affordable housing target, brownfield sites are unlikely to bear significant levels of developer contributions. This finding reinforces the advice earlier in this chapter about the need to be cautious in assumptions made about the delivery of brownfield sites if such a site cannot meet its costs of infrastructure and mitigation it may be necessary for the scheme to be refused for it to be acceptable in planning terms.
- 10.40 The equivalent tables for the Strategic Sites are set out below.

Table <sup>•</sup>	10.	.9	a	R	e	si	d			/a on																		sin	g	a	n	d	D	)e	ve	loper
			£30,000	172,862	327,312	308.743	177,020	-64,208				£30,000	136,892	286,466	-3,100	140 757	-107,513				£30,000	100,921	-38.776	228,482	104,494	-150,819				£30,000	20,762	159,968	-121,660	144,101	-252,210	
_			£27,500	217,817	374,258	355.427	222,131	-808				£27,500	181,846	333,412	43,721	3 13,237 185 868	-44,113	Ī			£27,500	140,670 202 EE7	9.720	275,167	149,604	-87,419				£27,500	66,954	207,160	-71,775	70,786	-186,662	
_			£25,000	262,771	421,204	401.189	267,242	60,519				£25,000	226,800	380,358	90,052	230.978	19,168	Ī			£25,000	190,629	56,051	321,852	194,715	-24,019			T	£25,000	112,392	254,106	-23,162	237,470	-122,484	
			£22,500		458,150	446.827	312,352	120,942				£22,500	271,754	427,305	136,382	276.089	79,670				£22,500	233,783	102.381	367,926	239,826	38,397				£22,500	157,346	301,052	24,601	284,155 460.054	-59,084	
_			£20,000	352,679	515,096	492.464	356,546	181,365				£20,000	316,708	474,251	182,713	320.907	140,093	Ī			£20,000	400,131 400 40E	148.712	413,563	284,937	98,820			T	£20,000	202,300	347,998	70,932	330,756	4,315	
_			£17,500	397,633	562,042	538.102	400,637	241,362				£17,500	361,662	521,197	229,043	364.998	200,516	ľ			£17,500	190,051	195,042	459,201	329,359	159,244			T	£17,500	247,254	394,944	117,262	376,394	65,402	
-			£15,000	442,587	608,988	583.740	444,727	300,243				£15,000	406,616	568,143	274,994	409.088	259,865	ľ			£15,000	3/ U,040	241.373	504,839	373,449	219,487			╞	£15,000	292,208	441,890	163,593	422,032	125,825	
_			£12,500	487,542	655,934	629.378	488,818	359,124				£12,500	451,571	615,089	320,221	453,179	318,746				£12,500	415,600	286,857	550,477	417,540	278,368				£12,500	337,163	488,836	209,923	467,669	186,248	
_			£10,000	532,496	702,880	675-015	532,909	418,005				£10,000	496,525	662,035	365,449 coc coc	497.270	377,627				£10,000	400,004	332,085	596,114	461,631	337,249				£10,000	382,117	535,782	255,907	513,307	245.576	
_			£7,500	577,115	749,685	720.653	576,999	476,887				£7,500	541,479	708,981	410,676	541.360	436,508	ľ			£7,500	500,500	377,312	641,752	505,721	396,130			T	£7,500	427,071	582,728	301,134	558,945	304,457	
_			£5,000	621,189	795,773	766.291	621,090	535,768				£5,000	585,627	755,309	455,903 776 040	585 451	495,390	ľ			£5,000	200,000	422.539	687,390	549,812	455,012			T	£5,000	472,025	629,674	346,362	604,583	4/ 2,442 363,338	
			£2,500	665,262	841,861 524 405	811.928	665,180	594,649				£2,500	629,700	801, 397	501, 131 772, 476	629.541	554,271				£2,500	760,000	467.767	733,027	593,902	513,893				£2,500	516,813	676,559	391,589	650,220 546 500	422,220	
_	Residual	value	£0	709, 335	887,949	857,566	708,674	653,530		Residual	5%	£0	673,774	847,485	546,358	673.347	613,152	6	Value	10%	£0	000,212	512.994	778,665	637,993	572,774		Residual	15%	£0	560,886	722,647	436,816	695,858 FEO ETT	481,101	
	Benchmark	and value		374,000	374,000	374,000	374,000	540,000		Benchmark	-מות אמותם		374,000	374,000	420,000	374 000	540,000		Benchmark Land Value		000 1 20	374,000	374,000 420.000	374,000	374,000	540,000		Benchmark	and value		374,000	374,000	420,000	374,000	540,000	
_	Alternative E	Use value 1		20,000	20,000	20,000	20,000	450,000		Alternative E			20,000	20,000	350,000	20,000	450,000		Use Value L		000 00	20,000	350.000	20,000	20,000	450,000		Alternative E	Use value		20,000	20,000	350,000	20,000	450,000	
		AFFORDABLE %	Developer Contributions	Kidderminster East	Addeminster East	Vidderminster North	Kidderminster North	Kidderminster Town			AFFORDABLE %	Developer Contributions	Kidderminster East	Kidderminster East	Kidderminster North	Vidderminster North	Vidderminster Town				Developer Contributions	Vidderminster East	Vidderminster North	Kidderminster North	Kidderminster North	Kidderminster Town				Developer Contributions	Kidderminster East	Kidderminster East	Kidderminster North	Kidderminster North	Kidderminster Town	
Varied Developer Contributions				ŧ	K/O Offmore		Nest	Churchfields	Varied Developer Contributions				ie Hill North		Lea Castle Hospital K			Varied Developer Contributions			I and at Otana 1011 Marth 1		Lea Castle Hospital Kidderminster North	Lea Castle East K	Nest	Churchfields	Varied Developer Contributions				e Hill North				Churchfields K	
Varied I				Site 1			Site 5	Site 6	Varied					Site 2	Site 3	Site5	Site 6		en				Site 3		Site 5	Site 6	Varied I				Site 1	Site 2	Site 3	Site 4	Site 6	



Table 10.9b F	Resi							s – on															n	ga	and Developer
		000 000	-339,971	-265,852	-454,252	-206,354 -322.527	-583, 943				£30,000	-147,369	-16,389 -200 011	-27.834	-145,689	-459, 349				£30,000	-234,346	-100,140	-118,932	-233,846	
			-14,446	120,695	-155,817	-10,878	-288,682				£27,500	-98,902	33,246	22.023	-95,879	-391,077				£27,500	-184,173	-326.918	-68,509	-183,387	
		000	£25,000 32.654	168,698	-105,646	36.452	-223,133				£25,000	-50,435	-180 074	68.708	-47,216	-325,153					-134,891	-7.4.754	-18,087	-133,111	
		001	£22,500 78.846	215,644	-56,161	82.082	-157,585				£22,500	-1,967	129,597 -130 803	115,392	1,448	-259,604				£22,500	-86,424	-224,131	31,011	-83,554	
		000	£20,000 123.863	262,590	-7,548	240,456 127.193	-94,149				£20,000	44,547	177,183 -80.631	162.077	48,199	-194,056				£20,000	-37,956	-173.959	77,696	-34,890	2
			£17,500 168,817	309,536	39,482	172.304	-30,749		ļ		£17,500	90,380	224,129	208.762	93,432	-129,214				£17,500	10,248	-123,788	124,380	13,567	
			£15,000 213,771	356,482	85,812	217.415	31,983				£15,000	135,334	271,075 8.011	255.446	138,543	-65,814			Ī	£15,000	56,439	-73.617	171,065	59,671	2001
			£12,500 258.726	403,428	132,143	304,002 262.526	92,406				£12,500	180,288	318,021	302.055	183,654	-2,415				£12,500	101,851	-24,933	217,750	104,782	3 J D O
			£10,000 303,680	450,374	178,473	306.891	152,829				£10,000	225,243	364,967 100.603	347.693	228,765	58,987				£10,000	146,806	22.913	264,434	149,893	- NO L- 10-
			£7,500 348.634	497,320	224,804	350.981	212,784				£7,500	270,197	411,913	393,331	273,611	119,411				£7,500	191,760	520,3U0 69.243	310,524	195,004	
		000	293.588	544,267	270,184	395.072	271,665				£5,000	315,151	458,859 103 354	438.968	317,702	179,834				£5,000	236,714	373,432 115.574	356,161	240,115	
			£2,500 438.542								£2,500			484.606		238,874				£2,500	281,668	420,330 161.905	401,799	284,423	
	Residual Value			638,159	360,639	483.253	389,428		Residual Value	25%								Residual Value						328,513	
	Benchmark Land Value		374,000	374,000	420,000	374,000	540,000		Alternative Benchmark					374.000				Benchmark						374,000	
	Alternative Use Value	_	20.000	20,000	350,000	20,000	450,000		Alternative Use Value				350,000	20,000	20,000	450,000		Alternative	000		20,000	350.000	20,000	20,000	
	۶ 	AFFORDABLE %	Ueveloper Contributions Kidderminster East		Kidderminster North	Kidderminster North	Kidderminster Town			AFFORDABLE %	Developer Contributions	Kidderminster East	Kidderminster East Kidderminster North	Kidderminster North	Kidderminster North	Kidderminster Town			AFFORDABLE %			Kidderminster Darth	Kidderminster North	Kidderminster North	
	Varied Developer Contributions		Land at Stone Hill North		oital		Churchfields	Varied Developer Contributions				e Hill North	R/O Ottmore		t		Varied Developer Contributions				lorth	I ea Castle Hosnital	Lea Castle East	Lea Castle West	
	Varied I		Site 1	Site 2	Site 3	Site 5		Varied C					Site 2 Site 3	Site 4	Site 5	Site 6					Site 1	Site 3	Site 4	Site 5	

Source: HDH (September 2018)



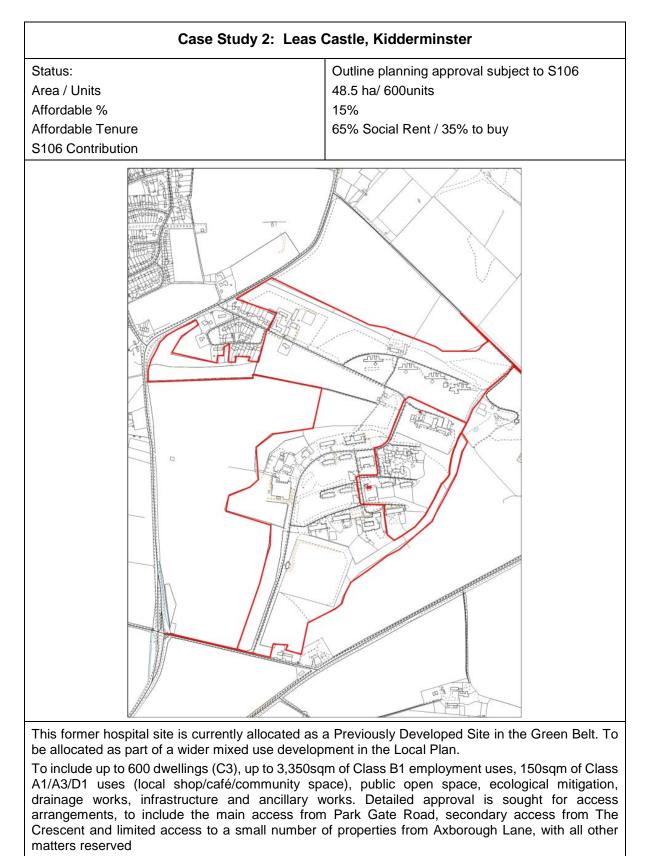
10.41 As set out above, the results do give rise to some concerns about the delivery of the sites, if they are to be expected to bear their full s106 costs. Whilst these results are from high level appraisals, carried out under the 2018 NPPF and updated PPG, the Council should be cautious about proceeding with sites unless there is further evidence to demonstrate the deliverability of the schemes.

## **Recommended Affordable Housing Targets**

- 10.42 It is necessary to consider the above results and recommend an affordable housing target.
  - a. In line with Paragraph 64 of the 2018 NPPF, it assumed that 10% of all the housing will be intermediate housing.
  - b. The results are improved where the affordable housing for rent is provided as Affordable Rent rather than Social Rent, however the Council wishes to deliver affordable housing as Social Rent as it is more 'affordable' to local households.
  - c. That the overall affordable housing target be reduced to 25%.
- 10.43 For the sake of clarity, a zero affordable housing target is not recommended on the brownfield sites as the Council has a good track record of securing and delivering affordable housing from such sites.

Case Study 1: Alt	on Works, Bewdley
Status: Area / Units Affordable % Affordable Tenure S106 Contribution	Outline Planning Approved 0.731ha/ 21units 29% 67% to rent / 33% to buy £71,526
Partial demolition of existing works and construct	ion of 21 dwellings
Farial demonutor of existing works and construct	ion of z r uwellings





Source: WFDC (September 2018)

10.44 Brownfield sites are coming forward and are delivering affordable housing. These sites are likely to be in the most sustainable locations, however there are relatively few of them. It is



recommended, in line with PPG<sup>31</sup>, that brownfield sites within the principle settlements are an exception, when viability testing will be accepted at the development management stage.

10.45 The base appraisals have been rerun with a 25% housing requirement.

Updated Base Appraisals – 25% Affordable Housing

- 10.46 The updated appraisals are based on the full policy requirements of the emerging Local Plan. The main assumptions are summarised as follows and the results are directly comparable to those in Tables 10.1 to 10.3 at the start of this chapter.:
  - d) Affordable Housing On all sites of 10 units and larger 25% (10% as Intermediate to Buy and 15% Social Rent).
  - e) Environmental Standards Accessible and Adaptable (Cat 2) (£22/m<sup>2</sup>).
  - f) CIL and s106 £2,000 per unit (market and affordable) and as follows for the Strategic Sites:

Name	Total	£/unit
Kidderminster East		
Land at Stone Hill North	£12,534,791	£13,928
R/O Offmore	£4,996,562	£16,655
Kidderminster North		
Lea Castle Hospital	£7,075,751	£11,793
Lea Castle East	£4,836,575	£13,435
Lea Castle West	£6,126,982	£13,036
Kidderminster Town		
Churchfields	£2,501,266	£8,338

Paragraph: 007 Reference ID: 10-007-20180724



<sup>&</sup>lt;sup>31</sup> Should viability be assessed in decision-taking?

Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.

Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force.

				Т	ak	ole	1	0.′	10	R	es	sid	ler	nti	al	D	ev	elo	р	m	en	t -	- R	les	sic	lua	l Va	alu	es	5				
								25	%	Af	fo	rda	ab	le,	S	10	6 £	22,	,00	)0/	′ur	nit .	/ fı	or	n l	DP	<b>)</b> .							
G	Site	1,763,738	996,544	573,686	1,553,709	879,730	503,093	739,769	566,230	646,457	496,919	263,023	83,379	578,891	443,909	519,036	398,534	201,885	64,662	-1,138,494	-40,279	-60,178	57,530	-752	-428,931	-714,699	E)	Site	6,626,522	3,428,469	1,927,612	4,880,097	3,893,833	1,129,518
Residual Value (£)	Net ha	705,495	747,408	688,423	621,484	659,797	603,711	1,479,539	1,544,265	1,795,713	1,774,712	1,315,117	1,667,571	1,157,781	1,210,661	1,441,767	1,423,336	1,009,425	1,293,231	-1,138,494	-96,669	-250,743	369,834	-9,397	-1,340,411	-1,786,747	Residual Value (£)	Net ha	257,698	399,988	112,444	474,454	289,966	131,777
Res	Gross ha	423,297	448,445	550,738	372,890	395,878	482,969	1,183,631	1,544,265	1,795,713	1,774,712	1,315,117	1,667,571	926,225	1,210,661	1,441,767	1,423,336	1,009,425	1,293,231	-910,795	-96,669	-250,743	369,834	-9,397	-1,340,411	-1,786,747	Resi	Gross ha	154,619	239,993	67,466	284,672	173,980	99,168
Ireshold	£ site	1,558,333	831,111	389,583	1,558,333	831,111	389,583	233,750	150,333	147,600	114,800	82,000	20,500	233,750	150,333	147,600	114,800	82,000	20,500	675,000	225,000	129,600	84,000	43,200	172,800	216,000	ireshold	£ site	16,028,571	5,342,857	12,000,000	6,411,429	537,143	6,150,600
Viability Threshold	£/ha	374,000	374,000	374,000	374,000	374,000	374,000	374,000	410,000	410,000	410,000	410,000	410,000	374,000	410,000	410,000	410,000	410,000	410,000	540,000	540,000	540,000	540,000	540,000	540,000	540,000	Viability Threshold	£/ha			420,000		24,000	540,000
se Value	£ site	83,333	44,444	20,833	83,333	44,444	20,833	12,500	18,333	18,000	14,000	10,000	2,500	12,500	18,333	18,000	14,000	10,000	2,500	562,500	187,500	108,000	70,000	36,000	144,000	180,000	ie Value	£ site	857,143	285,714	10,000,000	342,857	447,619	5,125,500
Existing Use Value	£/ha	20,000	20,000	20,000	20,000	20,000	20,000	20,000	50,000	50,000	50,000	50,000	50,000	20,000	50,000	50,000	50,000	50,000	50,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	Existing Use Value	£/ha	20,000	20,000			20,000	450,000
Units		75	40	25	75	40	25	15	11	6	7	4	-	15	1	6	7	4	-	70	25	12	7	4	24	40	Units		006	300	600	360	470	300
		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Paddock	Paddock	Paddock	Paddock	Paddock	Agricultural	Paddock	Paddock	Paddock	Paddock	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial			Agricultural	Agricultural	Mixed	Agricultural	Agricultural	PDL
		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown			Green	Green	Mixed	Green	Green	Brown
		East	East	East	West	West	West	East	East	East	East	East	East	West	West	West	West	West	West	Generally	Generally	Generally	Generally	Generally	Generally	Generally			Kidderminster East	Kidderminster East	Kidderminster North	Kidderminster North	Kidderminster North	Kidderminster Town
		Medium Green 75 E	Medium Green 40	Medium Green 25	Medium Green 75		Medium Green 25	Small Green 15 E	Small Green 11 E	Small Green 9	Small Green 7 E	Small Green 4 E	Green Plot E	Small Green 15				Small Green 4	Green Plot	Medium Brown 70	Medium Brown 25 0	Small Brown 12 0	Small Brown 7 0	Small Brown 4 (	Urban Flats 24 0	Urban Flats 40			Land at Stone Hill North Kiddeminster East	R/O Offmore	Lea Castle Hospital		_	Churchfields
		Site 1	Site 2	Site 3	Site 4		Site 6	Site 7		Site 9	Site 10	Site 11	Site 12 (	Site 13	Site 14		Site 16	Site 17	Site 18 0	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25			Site 1	Site 2			Site 5	Site 6

Table 10.10 Residential Development – Residual Values



10.47 In the following tables, the Residual Value is compared with the Benchmark Land Value.
--

Table	Table 10.11 Residential Development – Residual Values Compared to BenchmarkLand Value												
	Typologies, 25% Affordable, s106 £2,000/unit.												
			AUV	Benchmark Land Value	Residual Value								
Site 1	Medium Green 75	East	20,000	374,000	423,297								
Site 2	Medium Green 40	East	20,000	374,000	448,445								
Site 3	Medium Green 25	East	20,000	374,000	550,738								
Site 4	Medium Green 75	West	20,000	374,000	372,890								
Site 5	Medium Green 40	West	20,000	374,000	395,878								
Site 6	Medium Green 25	West	20,000	374,000	482,969								
Site 7	Small Green 15	East	20,000	374,000	1,183,631								
Site 8	Small Green 11	East	50,000	410,000	1,544,265								
Site 9	Small Green 9	East	50,000	410,000	1,795,713								
Site 10	Small Green 7	East	50,000	410,000	1,774,712								
Site 11	Small Green 4	East	50,000	410,000	1,315,117								
Site 12	Green Plot	East	50,000	410,000	1,667,571								
Site 13	Small Green 15	West	20,000	374,000	926,225								
Site 14	Small Green 11	West	50,000	410,000	1,210,661								
Site 15	Small Green 9	West	50,000	410,000	1,441,767								
Site 16	Small Green 7	West	50,000	410,000	1,423,336								
Site 17	Small Green 4	West	50,000	410,000	1,009,425								
Site 18	Green Plot	West	50,000	410,000	1,293,231								
Site 19	Medium Brown 70	Generally	450,000	540,000	-910,795								
Site 20	Medium Brown 25	Generally	450,000	540,000	-96,669								
Site 21	Small Brown 12	Generally	450,000	540,000	-250,743								
Site 22	Small Brown 7	Generally	450,000	540,000	369,834								
Site 23	Small Brown 4	Generally	450,000	540,000	-9,397								
Site 24	Urban Flats 24	Generally	450,000	540,000	-1,340,411								
Site 25	Urban Flats 40	Generally	450,000	540,000	-1,786,747								

S	Source:	HDH	(September	r 2018)

- 10.48 The above results are very much better with all but one of the greenfield typologies being shown as viable. The Council can be confident that greenfield sites will be forthcoming.
- 10.49 The brownfield typologies are not shown as viable with the reduced affordable housing requirement but they are also shown as unviable without any affordable housing. The Council should be cautious about relying on the brownfield sites (for example within the five-year land supply assessment) unless that they are confident that the schemes will be forthcoming (for example, where there is a recent planning consent).



Table	e 10.12 Residential Dev	elopment – Residual Land Value	Values Com	pared to Ber	nchmark							
	Strategic sites, 25% Affordable, Full s106.											
			Alternative Use Value	Benchmark Land Value	Residual Value							
Site 1	Land at Stone Hill North	Kidderminster East	20,000	374,000	154,619							
Site 2	R/O Offmore	Kidderminster East	20,000	374,000	239,993							
Site 3	Lea Castle Hospital	Kidderminster North	350,000	420,000	67,466							
Site 4	Lea Castle East	Kidderminster North	20,000	374,000	284,672							
Site 5	Lea Castle West	Kidderminster North	20,000	374,000	173,980							
Site 6	Churchfields	Kidderminster Town	450,000	540,000	99,168							
		Source: HDH (September 2	2018)									

- 10.50 As above, these results highlight the challenges often found in delivering large sites with high infrastructure costs. If these Strategic Sites are to be expected to bear their own full s106 costs and 25% affordable housing, none of the sites generate a Residual Value above the Benchmark Land Value.
- 10.51 As above, it is recommended that the Council continues to engage with the owners in line with paragraph 10-006-20180724 of the updated PPG.

It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.

10.52 Similar advice is set out in the Harman Guidance (page 23):

Landowners and site promoters should be prepared to provide sufficient and good quality information at an early stage, rather than waiting until the development management stage. This will allow an informed judgement by the planning authority regarding the inclusion or otherwise of sites based on their potential viability.

Commuted Sums

- 10.53 The Council's preference is for affordable housing to be delivered on-site. However, it is sensible for councils to set out guidance as to how a commuted sum would be calculated so as to provide transparency, and to avoid the undue delays that might arise during s106 negotiations if details of a payment had to be developed from first principles on each occasion.
- 10.54 The 2017 Viability Assessment recommended a commuted sum payment of £65,000 payment per affordable unit not delivered on-site. This analysis is updated.
- 10.55 As in the 2017 Viability Assessment we have adopted an approach to the calculation of the developer contribution, utilising the site viability analysis. It is based upon the contribution that



the developer would have made if an on-site affordable contribution were delivered. The calculation is as follows:

- a. Estimate the value of the site with 100% market housing.
- b. Estimate the Residual Value of the site with the target level of affordable housing contribution previously recommended.
- 10.56 The difference between (a) and (b) is the loss in site value due to the affordable housing policy contribution. This is set out in the following table:

Table 10.13	Aff	or	da	abl	е	He	ou	si	ng	) C	0	ntr	rib	ut	io	n:	Calculations
Ту	polo	gie	S	(S	ite	s	ov	er	A	ffo	rd	ab	le	Tł	nre	sł	nold)
	ence	£/affordable	70,628	73,706	69,973				94,680		82,867	85,961	51,146	54,784	47,837	43,096	42,964
	Difference	Site	1,589,134	884,476	524,800	1,521,444	846,785	502,178	426,060				1,		172,213		515,569
		%0	3,031,616	1,702,520	992,469		-		1,081,727		877,971	671,367	-295,611			-184,945	-309,319
:	Residual Value	30%	1,442,482	818,045	467,669	1,245,767	708,633	401,515	655,667	502,233	505,070	387,694	-1,369,667	-127,500	-96,235	-495,237	-824,887
	Units	Affordable	23	12	8	23	12	8	5	ო	5	3	21	8	4	7	2
:		AII	75	40	25	75	40	25	15	1	15	11	70	25	12	24	40
_			East	East	East	West	West	West	East	East	West	West	Generally	Generally	Generally	Generally	Generally
			Medium Green 75	Medium Green 40	Medium Green 25	Medium Green 75	Medium Green 40	Medium Green 25	Small Green 15		Small Green 15					-	Urban Flats 40
			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 13	Site 14	Site 19	Site 20	Site 21	Site 24	Site 25



- 10.57 Taking the appraisal for Site 4 as an example, the Residual Value with no affordable housing, i.e. 75 market dwellings, is £2,767,211. With the option of 30% affordable housing, the Residual Value falls to £1,245,767. The developer's contribution is £1,521,444; divided by 23 affordable dwellings (30% of 75), this gives a cost of £67,620 / affordable dwelling. These calculations assume the base assumption for developer contributions, i.e. a standard figure of £2,000 per dwelling.
- 10.58 The calculated contributions in the tables above vary from typology to typology, depending on the individual characteristics (such as density and net/gross assumptions. The average is £68,061 per affordable housing unit and the median is, £69,973 per affordable housing unit.

## Suggested guidance

- 10.59 As in the 2017 Viability Assessment, there are two alternatives open to the Council. The first is to work to a published 'standard commuted sum payment'. If the Council were to take this option, we would recommend a £68,000 payment per affordable unit not delivered on-site. The Council is currently preparing a new Local Plan. This document will be long lived and is likely to be in place across several economic cycles. We would therefore recommend that the Council prepares a separate updated Affordable Housing Supplementary Planning Document setting out the amount of the payment to allow a simple review should viability change.
- 10.60 Alternatively, the Council may prefer to continue to calculate the commuted sum scheme by scheme as it does now. This has the advantage of being an up-to-date figure, but the disadvantage of a lack of clarity for developers. The methodology used is to assess the Open Market Value of the units that would be affordable units, and then deduct from that the amount that a housing association would pay for those units as affordable units the difference being the commuted sum.

# Impact of Change in Values and Costs

- 10.61 It is important that, whatever policies are adopted, the Plan is not unduly sensitive to future changes in prices and costs. In this report, the analysis is based on the build costs produced by BCIS. As well as producing estimates of build costs, BCIS also produce various indices and forecasts to track and predict how build costs may change over time. The BCIS forecasts an increase in prices of 10.08% over the next 3 years<sup>32</sup>. We have tested a scenario with this increase in build costs.
- 10.62 As set out in Chapter 4, we are in a current period of uncertainty in the property market. We have tested five price change scenarios, minus 10% and 5%, and plus 15%, 10% and 5%. In this analysis, we have assumed all other matters in the base appraisals remain unchanged.

<sup>&</sup>lt;sup>32</sup> See Table 1.1 (Page 7) of in *Quarterly Review of Building Prices* (Issue No 149 – June 2018)



It is important to note that, in the following table, only the costs of construction and the value of the market housing are altered.

		+15%	835.245	877,654	1,099,669	777,209	817,139	1,021,734	1,828,148 2 376 270	2,678,185	2,652,668	2,054,933	2,642,833	1,531,680	1, 992, 243	2.248.082	1,711,180	2,209,385	87,424	975,758	1 150 001	1,459,331	-159.022	-205,247			+15%	584,157	693,517	504,391	723,906	600,229	646,598
		+10%	697.929	734,584	916,692	642,436	676,719	842,146	2,008,035	2,384,028	2,360,016	1,808,328	2,317,745	1,329,862	1,/31,/16	1,934,420	1,479,520	1,904,000	-241,331	627,683	3/0,/30	1,039,334	-546,404	-723,888			+10%	441,664	542,342	359,965	577,600	458,811	464,860
	ľ	+5%	560.613	591,514	733,715	507,663	536,299	662,558	1,398,470	2,089,871	2,067,364	1,561,722	1,992,658	1,128,043	1,4/1,188	1.698.251	1,247,799	1,598,615	-573,583	268,553	200,000	414.090	-943,153	-1,254,885			+5%	25,910	111,115	-73, 793	158,012	45,876	-82, 026
	0.00%	0.00%	423.297	448,445	550,738	372,890	395,878	482,969	1,183,631	1.795.713	1,774,712	1,315,117	1,667,571	926,225	1,210,661	1.423.336	1,009,425	1,293,231	-910, 795	-96,669	-230,743	309,834 -9.397	-1.340,411	-1,786,747		0.00%	0.00%	154,619	239,993	67,466	284,672	173,980	99,168
		-5 00%	285.981	305,375	367,761	238,117	255,458	303,381	968,792 1 266 929	1.501.556	1,482,060	1,063,251	1,342,484	724,407	950,134 1 165 120	1,103,430	771,050	987,846	-1,248,966	-462,138 FEF F33	-000,033	3,417	-1.737,668	-2,318,610			-5.00%	9,381	87,296	-84,957	135,347	29,020	-92,285
		-10 00%	148.665	162,305	183,184	103,344	115,038	119,959	753,953	1.207,399	1,189,408	809, 498	1,017,397	522, 588	689,607	872.944	528,394	682,461	-1,590,474	-836,734	-884,222	-363,000 -865.320	-2.134.925	-2,850,472			-10.00%	-145,023	-71,692	-244,985	-16,213	-126,536	-292,835
	+5%		5.993	6,939	393,905	5,586	274, 373	<u>16, 136</u>	1,027,063 1 342 429	1,598,358	1,578,069	1,136,281	1,435,890	769,657	1,008,825	1.226.693	828,701	1,061,549	-1,300,151	-471,849	-0/ 9,400 00 ror	-416.726	-1.808,179	-2,412,455		+5%		25,910	1,115	-73,793	58,012	45,876	-82,026
	+10%		88.690 30	205,433 32	2	138,283 25	7		8/0,496 1,02 140 592 1 34						806,989 1,00	_		829,868 1,06	~		Y	-290,005 3 -831,196 -41		Ľ.		+10%		-110,336 2	-21,706 11	,615		~	-271,167 -8
Residual	v alue +15%		71.386	83,099 2		19,530 1			713,928 8 938 756 1 1				-		602,931 8 640 707 4 0				7			-034,014 -2 .248.417 -8		,663,870 -3,0	Residual Value	+15%		-250,430 -1					-465,977 -2
Benchmark			374.000	374,000	374,000	374,000	374,000	374,000	3/4,000			410,000				410,000			-2	_	7	540,000 -1.		ę	Benchmark			374,000	374,000				540,000
Alternative B	and		20.000	20,000	20,000	20,000	20,000	20,000	20,000	50,000	50,000	50,000	50,000	20,000	50,000	50,000	50,000	50,000	450,000	450,000	450,000	450,000	450,000	450,000		2000		20,000	20,000	350,000	20,000	20,000	450,000
	BCIS	Residential Values	East	East	East	West	West	West	East	East	East	East	East	West	West	West	West	West	Generally	Generally	Generally	Generally	Generally	Generally		BCIS	Residential Values	Kidde	Kidderminster East	Kidderminster North	Kidderminster North	Kidderminster North	Kidderminster Town
			Medium Green 75		Medium Green 25			25	Small Green 15			n 4		10	Small Green 11					25	۷.	Small Brown / 10						Land at Stone Hill North	R/O Offmore	oital		Vest	Churchfields
	Î		Site 1	Γ		Site 4 N			Site /	-	Site 10 S		-	-	Site 14													Site 1	Site 2 F				Site 6 (



10.63 The analysis demonstrates that a relatively small increase in build costs will adversely impact on viability, although this is unlikely to be sufficient to impact on the deliverability of the Plan.

Review

10.64 The direction of the market, as set out in Chapter 4 above, is improving, and there is an improved sentiment that the economy and property markets are improving. There is however some level of uncertainty. Bearing in mind the Council's wish to develop housing, and the requirements to fund infrastructure, it recommended that the Council keeps viability under review; should the economics of development change significantly it should not hesitate to undertake a limited review of the Plan to adjust the affordable housing requirements or levels of developer contribution.

## Self and Custom Build

- 10.65 The Council is considering introducing a self-build policy requiring developers to provide serviced self-build or custom-build plots within larger development sites. At the time of this report we understand that the emerging policy suggests that 5% of dwellings on larger sites (developments of more than 20 dwellings) should be offered for sale as serviced self-build or custom-build plots. It is assumed that this policy will be implemented on a 'whole plot' basis, so sites over 20 units would be required to provide 1 plot, sites over 40 units would be required to provide 2 plots and so on.
- 10.66 If a developer is to sell a plot as a serviced self-build plot they would not receive the profit from building the unit, they would however receive the price for the plot. If they were to provide the plot as a custom-build plot (i.e. where the developer designs and builds to the buyer's design and specifications) they would receive a payment for the land, the costs of construction and the price paid would incorporate the developer's return. The impact on viability is therefore the balance between the profit foregone and the receipt for the serviced plot.
- 10.67 As set out in Chapter 7 above, the developer's return is calculated as 20% of Gross Development Cost. This varies from site to site but is typically around £40,000 per unit sold that is to say the analysis assumes the competitive return for the willing developer is about £40,000 per unit sold.
- 10.68 We have undertaken a review of single plots currently on the market within 10 miles of Kidderminster.

Table 10.15    Building Plot Asking Prices								
	Ha	Asking Price	£/ha					
Long Acre, Kidderminster		£40,000						
Old Park Road, Dudley	0.014	£50,000	£3,571,429					
Land off Dayhouse Bank, Romsley	0.091	£50,000	£549,451					
Bartons Field, Hopton Wafers	0.100	£140,000	£1,400,000					
Amblecote Road, Brierley Hill	0.080	£200,000	£2,500,000					
4 Foley Street, Kinver,		£300,000						

Source: Market Survey (October 2018)

- 10.69 The average asking price is well over £40,000, although it important to note that these are not in the 'estate housing' situation.
- 10.70 The modelling in the Viability Assessment is based on 35 units per net ha with allowance for open space. On this basis, a self-build plot is likely to be about 0.03ha or so. A plot price of £100,000 would give to a land value of about £3,500,000/ha<sup>33</sup>. This is substantially above the viability threshold and allows plenty of scope for the services to be laid on to the plot or plots. It is also well above the developer's return of £40,000 or so that would be forgone from developing the unit.
- 10.71 Based on the above analysis it is unlikely that the requirements for self-build plots will adversely impact on viability. Self-build plots are exempt from CIL under the amended CIL Regulations so when it comes to considering whether or not CIL puts the Plan at serious risk, the answer will be no.

## **Older People's Housing**

10.72 As well as mainstream housing, we have considered the market led sheltered and extracare sectors separately. Appraisals were run for a range of affordable housing requirements. The results of these are summarised as follows. In each case allowance has been made for a s106 developer contribution of £25,000. The full appraisals are set out in **Appendix 7** below:

<sup>&</sup>lt;sup>33</sup> It is not suggested that estate housing generates values of this level – this is the level based on values of small building sites for sale more widely.



		Та	abl			_	6 0			Pe	eop			H	ou	sin	_	A	pp			al F	Resu		-	/ha	-		
	40%	0	-2,278,495	20,000	374,000	-4,556,990			40%	0	-3,062,080	400,000	480,000	-6,124,160			40%	0	-4,676,792	20,000	374,000	-9,353,585		40%	0	-5,395,545	400,000	480,000	-10,791,090
	35%	0	-2,037,762	20,000	374,000	-4,075,525			35%	0	-2,821,347	400,000	480,000	-5,642,695			35%	0	-4,411,813	20,000	374,000	-8,823,626		35%	0	-5,130,565	400,000	480,000	-10,261,131
	30%	0	-1,797,030	20,000	374,000	-3,594,059			30%	0	-2,580,615	400,000	480,000	-5,161,229			30%	0	-4,146,834	20,000	374,000	-8,293,667		30%	0	-4,865,586	400,000	480,000	-9,731,172
	25%	0	-1,556,297	20,000	374,000	-3,112,594			25%	0	-2,339,882	400,000	480,000	-4,679,764			25%	0	-3,881,854	20,000	374,000	-7,763,708		25%	0	-4,600,606	400,000	480,000	-9,201,213
	20%	0	-1,315,564	20,000	374,000	-2,631,128			20%	0	-2,099,149	400,000	480,000	-4,198,298			20%	0	-3,616,875	20,000	374,000	-7,233,749		20%	0	-4,335,627	400,000	480,000	-8,671,254
	15%	0	-1,074,831	20,000	374,000	-2,149,663			15%	0	-1,858,417	400,000	480,000	-3,716,833			15%	0	-3,351,895	20,000	374,000	-6,703,790		15%	0	-4,070,647	400,000	480,000	-8,141,295
	10%	0	-834,099	20,000	374,000	-1,668,197			10%	0	-1,617,684	400,000	480,000	-3, 235, 368			10%	0	-3,086,916	20,000	374,000	-6, 173, 831		10%	0	-3,805,668	400,000	480,000	-7,611,336
	5%	0	-593,366	20,000	374,000	-1,186,732			5%	0	-1,376,951	400,000	480,000	-2,753,902			5%	0	-2,821,936	20,000	374,000	-5,643,873		5%	0	-3,540,689	400,000	480,000	-7,081,377
Sheltered	%0	0	-352,633	20,000	374,000	-705,266		Sheltered	%0	0	-1,136,218	400,000	480,000	-2,272,437		Extracare	%0	0	-2,556,957	20,000	374,000	-5,113,914	Extracare		0	-3,275,709	400,000	480,000	-6,551,418
		CIL £/m2	Site	£/ha	£/ha	£/ha				£/m2	Site	£/ha	£/ha	£/ha				CIL £/m2	Site	£/ha	£/ha	£/ha			CIL £/m2	Site	£/ha	£/ha	£/ha
⊢	% 37)	님						_	SLE %	CIL					-		% J1	с Г						LE %	СГ				
Greenfield	AFFORDABLE %		Residual Land Worth	Existing Use Value	Viability Threshold	Residual Value		Brownfield	AFFORDABLE		Residual Land Worth	Existing Use Value	Viability Threshold	Residual Value		Greenfield	AFFORDABLE %		Residual Land Worth	Existing Use Value	Viability Threshold	Residual Value	Brownfield	AFFORDABLE %		Residual Land Worth	Existing Use Value	Viability Threshold	Residual Value



10.73 The neither market lead extracare housing nor market lead sheltered housing are shown as viable, without affordable housing. It is recommended that the Council does not seek affordable housing from this sector.

## Conclusions

10.74 This opportunity is taken to again stress again that the results in themselves to do not determine policy, and that the Council will need to consider the above with its wider evidence base.



# 11. Non-Residential Appraisals

11.1 The research set out in Chapter 5 above established that there had not been a general increase in the values on non-residential property. The Council is not seeking policy requirements over and above those reflected in the BCIS costs so the appraisals are not updated.



# 12. Local Plan Viability

12.1 This document is an update to Local Plan Viability Assessment (with CIL scoping), May 2017 (the 2017 Viability Assessment) and should be read with that document. The National Planning Policy Framework (NPPF) and the viability sections of the Planning Practice Guidance (PPG) were updated in July 2018 replacing the earlier documents.

## Viability Testing under the 2018 NPPF and Updated PPG (July 2018)

- 12.2 The effectiveness of development plans was important under the 2012 NPPF, but a greater emphasis is put on deliverability in the 2018 NPPF. The overall requirement (as set out at PPG 10-001-20180724) is that '...policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106 ...'.
- 12.3 This update of 2017 Viability Assessment takes a proportionate approach, building on the Council's existing available evidence, and considers the effect of the local and national policies that will apply to new development.
- 12.4 This study is based on typologies that have been developed by having regard to the potential sites identified through the Council's SHLAA. The key Strategic Sites are also specifically tested.

## **Viability Testing**

- 12.5 There is no specific technical guidance on how to test the viability in the 2018 NPPF or the updated PPG, although the updated PPG includes a guidance in a number of specific areas. There are several sources of guidance and appeal decisions that support the methodology HDH has developed. This study follows the *Viability Testing in Local Plans Advice for planning practitioners* (LGA/HBF Sir John Harman) June 2012 (known as the Harman Guidance).
- 12.6 In line with the updated PPG, this study follows the EUV Plus (EUV+) methodology. The methodology adopted is to compare the Residual Value generated by the viability appraisals, with the EUV plus an appropriate uplift to incentivise a landowner to sell. The amount of the uplift over and above the EUV is central to the assessment of viability. It must be set at a level to provide competitive to the landowner.
- 12.7 The availability and cost of land are matters at the core of viability for any property development. The format of the typical valuation is:

#### **Gross Development Value**

(The combined value of the complete development)

#### LESS

## Cost of creating the asset, including a profit margin (Construction + fees + finance charges)

=

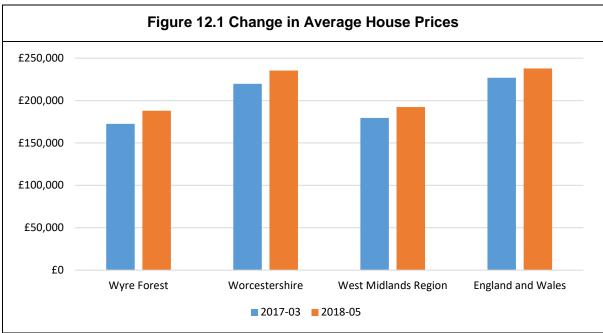
#### **RESIDUAL VALUE**

- 12.8 The result of the calculation is a land value, the Residual Value, which is the maximum a developer could offer for a site and still make a satisfactory return.
- 12.9 The assessment of viability as required under the 2018 NPPF and the CIL Regulations is not done using a set formula or calculation. It is a quantitative and qualitative process. The methodology involves preparing financial development appraisals for a representative range of 'typologies', and using these to assess whether development, is viable.
- 12.10 The local housing markets were surveyed, in order to update sales values. Land values were assessed to calibrate the appraisals and to assess EUVs. Alongside this local development patterns were considered, in order to arrive at appropriate built form assumptions. These in turn informed the appropriate build cost assumptions. A number of other technical assumptions were also made. The appraisal results were in the form of £/ha 'residual' land values. The Residual Value was compared to the EUV for each site. Only if the Residual Value exceeded the EUV, and by a satisfactory margin, could the scheme be judged to be viable.
- 12.11 The appraisals are based on the emerging policies (as they stood in July 2018). The policies and ultimately the Plan may be subject to further changes. For appropriate sensitivity testing a range of options including different levels of affordable housing provision and different levels of developer contributions are tested. It is important to note that should the Council allocate different types of site or develop further policies over and above those tested in this study, it may be necessary to revisit viability and consider the impact of those further requirements.
- 12.12 The purpose of the viability model and testing is not to exactly mirror any particular business model used by those companies, organisations or people involved in property development. The purpose is to capture the generality and to provide high level advice to assist the Council in assessing the deliverability of the Local Plan and to set CIL.

#### **Residential Market**

12.13 In the 2017 Viability Assessment residential values were based on data that was gathered in April 2017. Since April 2017 the housing market has moved on and house prices have increased:





Source: Land Registry, July 2018

12.14 Across all house types, average house prices have increased by about 9%. This is a little more than increases seen across England and Wales. The data also shows that newbuild homes are about 26% more expensive than existing homes in Wyre Forest.

#### The Local Market

- 12.15 A survey of newbuild asking prices across the District was carried out in July 2018. In addition, recent newbuild sales prices from the Land Registry have been reviewed. Across the District 94 newbuild home sales were recorded since the start of 2017. Each house sold requires an Energy Performance Certificate (EPC) which contains the floor area as well as a wide range of other information about the construction and energy performance of the building. The price paid data from the Land Registry has been married with the homes' floor area from the EPC Register.
- 12.16 This data shows a notable increase in newbuild house prices since the data was collected for the 2017 Viability Assessment and the time of this update.

	Table 12.1	Change in PPI	D / EPC £/m² 20	016 to 2018	
	Detached	Flats	Semi- detached	Terraced	All
2018	£2,447	£2,195	£2,631	£2,786	£2,550
2016	£2,289	£2,375	£2,400	£2,533	£2,335
Change	£158	-£180	£231	£253	£215
	6.90%	-7.58%	9.62%	9.99%	9.22%

Source: Land Registry Data, July 2018



Price Assumptions for Financial Appraisals

12.17 Based on the asking prices from active developments, and informed by the general pattern of all house prices across the study area the prices in the appraisals have been updated. Generally, these are 8% more than those used in the 2017 Viability Assessment.

Table 12.2 Residential Price Assumptions (£/m <sup>2</sup> ) – July 2018										
Area	£/m²									
	2,540									
	2,456									
	2,430									
Kidderminster, Stourport-on-Severn and Bewdley	2,650									
East of the River Severn	2,700									
West of the River Severn	2,790									
East of the River Severn	2,970									
	Area Kidderminster, Stourport-on-Severn and Bewdley East of the River Severn West of the River Severn									

Source: HDH July 2018

## Affordable Housing

- 12.18 In the 2017 Viability Assessment it was assumed that affordable housing for rent would be provided as Affordable Rent rather than Social Rent. It is now assumed that affordable housing for rent would be provided as Social Rent. The values have been updated.
  - Social Rent In the 2017 Viability Assessment a value of £950/m<sup>2</sup> across the study a. area was assumed. In this update an increased value of £1,050/m<sup>2</sup> is used.
  - b. Affordable Rent - For affordable housing, under the Affordable Rent tenure, a value of £1,500/m<sup>2</sup> is assumed. This is an increase from the £1,050/m<sup>2</sup> assumed in the 2017 Viability Assessment.
  - Intermediate Products for Sale In the 2017 Viability Assessment, intermediate C. products for sale were assumed to have a value of 65% of open market value. The 2018 NPPF sets out a requirement for low cost home ownership as part of the affordable housing mix which is assumed to apply. This assumption with regard to value has been updated to 80% on the basis that these units are unlikely to have a value that is less than that for Starter Homes.

## Older People's Housing

12.19 In this update the following values are used:

Table 12.3 Worth of Retirement and Extracare										
All Areas	£/m²									
Sheltered	2,800									
Extracare	3,000									

Source: July 2018

#### Non-Residential Market

12.20 There is anecdotal evidence, from agents operating in the area, that the market may have moved on since 2017, however there remains considerable uncertainty. Where there is a demand from specific end-users, schemes do come forward, but speculative development is not being undertaken. The values used in the 2017 Viability Assessment have been carried into this update, unchanged.

#### Land Prices

12.21 Under the method set out in the updated PPG and recommended in the Harman Guidance, the worth of the land before consideration of any increase in value, from a use that may be permitted through a planning consent, is the Existing Use Value (EUV). This is used as the starting point for the assessment.

#### Existing Use Values

12.22 In this update the following Existing Use Value (EUV) assumptions are used.

i.	Agricultural Land	£20,000/ha
ii.	Paddock Land	£50,000/ha
iii.	Industrial Land	£450,000/ha
iv.	Residential Land	£600,000/ha.

## Benchmark Land Values

12.23 The updated PPG makes reference to Benchmark Land Values (BLV). It is therefore necessary to specifically address this. The 2017 Viability Assessment used the phrase Viability Threshold – the Viability Threshold is the same as the Benchmark Land Values. In the 2017 Viability Assessment, the Viability Thresholds were taken to be the EUV + 20%, with a further uplift of £350,000/ha on greenfield sites. This assumption has been carried forward into this update.

## **Development Costs**

12.24 The costs and other assumptions required to produce financial appraisals for the development typologies have been considered.



	Table 12.4 Updated Cost Assump	tions
Construction costs: baseline costs	The cost assumptions are derived from the E (BCIS) data – using the figures re-based for has been an increase in construction costs si cost figure for 'Estate Housing – Generally' study. This is a 13% increase from £1,035/m Assessment.	Hereford and Worcester. There nce the earlier viability work. The is £1,171/m <sup>2</sup> at the time of this
	Additional allowances are made for small sc	hemes.
Other normal development costs	A scale of allowances has been developed from 10% of build costs for the smaller sites multi-outlet / multi-phase schemes. On the is assumed.	, to 20% for the larger greenfield
Abnormal development costs	As in the 2017 Viability Assessment an a abnormal costs associated with brownfield s	
and brownfield sites	As per the updated PPG, abnormal costs will sites that are less expensive to develop will and above those that have exceptional or purpose of a study of this type to standardise	command a premium price over abnormal costs. It is not the
Fees	For residential development 10% of build cost	sts.
	For non-residential development 8% is assu	med.
Contingencies	Greenfield 2.5%	
	PDL 5%	
S106 Contributions and the costs of infrastructure	In this study it is important that the costs of analysis. It has been assumed that all the m £2,000 per unit towards infrastructure. The County Council suggest that a figure of betw is more likely.	odelled typologies will contribute most recent discussions with the
	Strategic Sites:	
	Name	Total
	Kidderminster East Land at Stone Hill North R/O Offmore Kidderminster North	£12,534,791 £4,996,562
	Lea Castle Hospital	£7,075,751
	Lea Castle East Lea Castle West	£4,836,575 £6,126,982
	Kidderminster Town	20,120,002
Interest rate	Churchfields 6% pa plus an arrangement fee of 1%	£2,501,266
Developers' return	In this regard the assumption used in the 201	7 Viability Accoremont has been
Developers return	carried forward. The developer's profit is Development Cost – being approximately equ agreed as the appropriate approach at the event).	assumed to be 20% of Gross ual to 17.5% of the GDV (this was
Phasing and timetable	It is assumed that a <u>maximum</u> , per outlet, d On a site with 30% affordable housing, this year. On the smaller sites, we have assumed of the developer that is likely to be bringing s	equates to 35 market units per slower rates, to reflect the nature
Site holding costs and receipts	Each site is assumed to proceed immediately period) and so, other than interest on the sit	

	is no allowance for holding costs, or indeed income, arising from ownership of the site.	
Acquisition costs	1.5% for acquisition agents' and legal fees. Stamp duty is calculated at the prevailing rates.	
Disposal costs	3.5% of receipts.	

Source: HDH (September 2018)

#### Local Plan Requirements

12.25 The 2017 Viability Assessment was initially based on the Local Plan Issues and Options Paper published in September 2015. This update takes forward that analysis, updated as appropriate (particularly in relation to affordable housing).

#### **Modelled Sites**

12.26 The approach is to model a set of development sites that are broadly representative of the type of development that is likely to come forward under the new Local Plan. Several changes have been made to update the modelling in the 2017 Viability Assessment. The main changes are to bring the modelling in line with the increased open space requirements on the larger sites. In addition, 6 residential sites of 300 units and larger (from Table 3.1 above) comprising the preferred option of strategic development have been modelled against their known infrastructure and mitigation requirements.

#### **Residential Appraisals**

12.27 The appraisals use the residual valuation approach – that is, they are designed to assess the value of the site after taking into account the costs of development, the likely income and a developers' return. The Residual Value represents the maximum bid for the site where the payment is made in a single tranche on the acquisition of a site. In order for the proposed development to be described as viable, it is necessary for the Residual Value to exceed the Existing Use Value (EUV) by a satisfactory margin.

## Base Appraisals – full current policy requirements

- 12.28 On the basis of the assumptions set out in the earlier chapters, financial appraisals have been prepared for each of the modelled Typologies and the 6 Strategic Sites using a bespoke spreadsheet-based financial analysis package.
- 12.29 The initial appraisals are based on the full policy requirements of the emerging Local Plan. The main assumptions are summarised as follows:

a)	Affordable Housing	On all sites of 10 units and larger - 30% (10% as Intermediate to Buy and 20% Social Rent).
b)	Environmental Standards	Accessible and Adaptable (Cat 2) (£22/m <sup>2</sup> ).
c)	CIL and s106	£2,000 per unit (market and affordable) and the specific costs for the Strategic Sites.



- 12.30 The results vary across the modelled sites, although this is largely due to the different assumptions around the nature of the site. The additional costs associated with brownfield sites also result in lower values. The results are a little better in the higher value areas in the east of the District (the areas closer to Birmingham). The brownfield sites are not generating a Residual Value over and above the EUV, although it is important to note that these types of site are coming forward.
- 12.31 The majority of the typologies are shown as deliverable and the Council can be confident that they will be forthcoming, having said this it is necessary to caveat this finding and note that the above appraisals are based on a £2,000/unit s106 contribution which is at the lower end of the expected range. The exceptions are those larger greenfield sites (which do form a significant part of the Council's potential land supply) and the brownfield schemes. Based on this preliminary evidence, it will be necessary for the Council to reconsider the policy requirements around the greenfield sites. The Council should be cautious about relying on the brownfield sites (for example within the five-year land supply assessment) unless that they are confident that the schemes will be forthcoming (for example, where there is a recent planning consent).
- 12.32 The results highlight the challenges often found in delivering large sites with high infrastructure costs. These results are consistent with the 2017 Viability Assessment. Based on the current assumptions, if these Strategic Sites are to be expected to bear their own full s106 costs and 30% affordable housing, none of the sites generate a Residual Value above the Benchmark Land Value.
- 12.33 The options open to the Council are explored below. In any event it is recommended that the Council continues to engage with the owners in line with paragraph 10-006-20180724 of the updated PPG and the similar advice is set out in the Harman Guidance (page 23).
- 12.34 Most sites are shown to be viable without affordable housing or developer contributions, providing evidence that, with a degree of policy flex, most sites will be deliverable. The exception to this is in relation to brownfield sites. In this case, the generally higher costs of bringing forward brownfield sites and the lower values within the urban areas indicate that, when tested in the context of the NPPF and PPG, such sites are unlikely to be forthcoming.

## Affordable Housing

12.35 The requirement for affordable housing is a key policy in the Plan, and is one of the principal costs applied to development. The overall requirement is tested as well as the mix of affordable housing. The appraisals assume affordable housing on sites over the 10 unit threshold. In addition, the Strategic Sites are assumed to bear their full strategic infrastructure and mitigation costs and the typologies are assumed to bear s106 costs of £2,000/unit. In line with paragraph 64 of the 2018 NPPF it is assumed that the first 10% (of the overall housing) will be as intermediate housing, the remainder is assumed to be Social Rent.



- 12.36 As in the 2017 Viability Assessment, the appraisals indicate that, for the typologies, most of the greenfield typologies are able to bear the affordable housing target of 30%, although the larger greenfield sites are not able to.
- 12.37 The brownfield sites are not able to bear the affordable housing. Having discussed this with the Council, it is understood that affordable housing is being delivered on some brownfield sites, so bearing in mind the need for affordable housing, and the relatively small element of the Council's 5 year land supply that is expected to be based on brownfield land, a zero target is not recommended.
- 12.38 The Strategic Sites are more challenging and suggest that some of the sites are unable to deliver affordable housing and their full estimated strategic infrastructure and mitigation requirements. The relationship between affordable housing and developer contributions is explored later in this chapter.
- 12.39 The Residual Values are higher where the affordable housing is provided as Affordable Rent rather than Social Rent. Where all the affordable housing is provided as Intermediate Housing, the Residual Value is notably higher, indicating that increasing the amount of Intermediate Housing is a way of improving viability. Again, it is necessary to caveat these findings as the analysis based on a £2,000/unit s106 contribution which is at the lower end of the expected range.

## Differing affordable housing requirements and different levels of developer contributions

- 12.40 To assist the Council to understand the relationship impact on viability of different levels of affordable housing, further appraisals were run with affordable housing from 0% to 30% (where the first 10% of the housing on the site is provided as Intermediate Housing and the balance as Social Rent). All other matters are as in the base appraisals.
- 12.41 It is understood that smaller sites do not generally attract significant s106 requirements. Having said this it is inevitable that the larger sites will require to make contributions through the s106 regime towards strategic infrastructure and to mitigate their impact.
- 12.42 Bearing in mind the preference for Social Rent all but one of the greenfield typologies are viable at 25% affordable housing and can make modest developer contributions. It is necessary to caveat this finding and note that the above appraisals are based on a £2,000/unit s106 contribution which is at the lower end of the expected range. If the requirement was to be notably higher, it may be necessary to reduce the affordable housing target to towards 20% or so.
- 12.43 Even with a reduced affordable housing target, brownfield sites are unlikely to bear significant levels of developer contributions. This finding reinforces the advice earlier in this chapter about the need to be cautious in assumptions made about the delivery of brownfield sites if such a site cannot meet its costs of infrastructure and mitigation it may be necessary for the scheme to be refused for it to be acceptable in planning terms.



12.44 As set out above, the results do give rise to some concerns about the delivery of the Strategic Sites, if they are to be expected to bear their full s106 costs. Whilst these results are from high level appraisals, carried out under the 2018 NPPF and updated PPG, the Council should be cautious about proceeding with sites unless there is further evidence to demonstrate the deliverability of the schemes.

## Recommended Affordable Housing Targets

- 12.45 It is necessary to consider the above results and recommend an affordable housing target.
  - a. In line with Paragraph 64 of the 2018 NPPF, it assumed that 10% of all the housing will be intermediate housing.
  - b. The results are improved where the affordable housing for rent is provided as Affordable Rent rather than Social Rent, however the Council wishes to deliver affordable housing as Social Rent as it is more 'affordable' to local households.
  - c. That the overall affordable housing target be reduced to 25%.
- 12.46 For the sake of clarity, a zero affordable housing target is not recommended on the brownfield sites as the Council has a good track record of securing and delivering affordable housing from such sites. These sites are likely to be in the most sustainable locations, however there are relatively few of them. It is recommended, in line with PPG, that brownfield sites within the principle settlements are an exception, when viability testing will be accepted at the development management stage.

# Commuted Sums

- 12.47 The Council's preference is for affordable housing to be delivered on-site. However, it is sensible for the Council to set out guidance as to how a commuted sum would be calculated so as to provide transparency, and to avoid the undue delays that might arise during s106 negotiations if details of a payment had to be developed from first principles on each occasion.
- 12.48 The 2017 Viability Assessment recommended a commuted sum payment of £65,000 payment per affordable unit not delivered on-site. As in the 2017 Viability Assessment, there are two alternatives open to the Council. The first is to work to a published 'standard commuted sum payment'. If the Council were to take this option, we would recommend a £68,000 payment per affordable unit not delivered on-site. The Council is currently preparing a new Local Plan. This document will be long lived and is likely to be in place across several economic cycles. We would therefore recommend that the Council prepares a separate updated Affordable Housing Supplementary Planning Document setting out the amount of the payment to allow a simple review should viability change.
- 12.49 Alternatively, the Council may prefer to continue to calculate the commuted sum scheme by scheme as it does now. This has the advantage of being an up-to-date figure, but the disadvantage of a lack of clarity for developers. The methodology used is to assess the Open Market Value of the units that would be affordable units, and then deduct from that the amount



that a housing association would pay for those units as affordable units – the difference being the commuted sum.

## Self and Custom Build

- 12.50 The Council is considering introducing a self-build policy requiring developers to provide serviced self-build or custom-build plots within larger development sites. At the time of this report the policy is likely to require 5% of dwellings for sale as serviced self-build or custom-build plots. The site threshold being considered is developments of more than 20 dwellings. It is assumed that this policy will be implemented on a 'whole plot' basis.
- 12.51 Based on the analysis it is unlikely that the requirements for self-build plots will adversely impact on viability.

### Impact of Change in Values and Costs

- 12.52 It is important that, whatever policies are adopted, the Plan is not unduly sensitive to future changes in prices and costs. A scenario is tested with an increase in build costs and changes in values.
- 12.53 The analysis demonstrates that a relatively small increase in build costs will adversely impact on viability, although this is unlikely to be sufficient to impact on the deliverability of the Plan.
- 12.54 The direction of the market, and there is an improved sentiment that the economy and property markets are improving, there is however some level of uncertainty. Bearing in mind the Council's wish to develop housing, and the requirements to fund infrastructure, it recommended that the Council keeps viability under review; should the economics of development change significantly it should not hesitate to undertake a limited review of the Plan to adjust the affordable housing requirements or levels of developer contribution.

#### Older People's Housing

12.55 As well as mainstream housing, we have considered the market led sheltered and extracare sectors separately. It is recommended that the Council does not seek affordable housing from this sector.

#### **Non-Residential Appraisals**

- 12.56 The research, set out in Chapter 5 above, established that there had not been a general increase in the values on non-residential property. The Council is not seeking policy requirements over and above those reflected in the BCIS costs so the appraisals are not updated.
- 12.57 The advice set out in the 2017 Viability Assessment stands.

## Conclusions

- 12.58 The conclusions of this 2018 update are similar to those in the 2017 Viability Assessment. Wyre Forest is not a high value area, but it is vibrant and able to support an active housing market. Overall the market is perceived to be strong and certainly desirable and aspirational to households seeking to move from Birmingham to the surrounding countryside and market towns. The area is attractive place to develop, particularly with higher quality modern homes that are different to the existing stock.
- 12.59 In the current market, the analysis in this report leads to a recommendation that the affordable housing target is reduced to 25%. At this level residential development is not put at risk by the cumulative impact of the Council's policies and can bear reasonable developer contributions without threatening development. The ability to bear developer contributions is limited (relative to the 2017 Viability Assessment) by affordable housing being as Social Rent rather than Affordable Rent and by the increasing of the requirements for openspace and green infrastructure.
- 12.60 In relation to the Strategic Sites, it is recommended that that the Council continues to engage with the owners and only include those sites in the Plan where there is a clear understanding of the deliverability of the sites.
- 12.61 Whilst there is scope to bear some developer contributions, there is only limited scope to pursue CIL due to the relatively limited viability buffer or cushion.
- 12.62 Whilst some non-residential uses are not viable, they are not rendered unviable by the cumulative impact of the Council's policies, rather by the general market conditions. The employment uses (office and industrial), are unlikely to be able to bear additional developer contributions.

# Appendix 1 – Newbuild Sales, Land Registry PPD and EPC

Paid           03/01/2017         D         3         VANNECK CLOSE         KIDDERMINSTER         DY11 7AU         £304,995         128         £2,383           19/01/2017         F         FLAT 12         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £95,634         48         £1,992           20/01/2017         D         7         WIGSE AVENUE         KIDDERMINSTER         DY11 7FD         £219,995         85         £2,588           26/01/2017         D         17         KIRKBY DRIVE         KIDDERMINSTER         DY11 7DW         £284,995         126         £2,262           27/01/2017         F         FLAT 30         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £65,000         28         £2,321           27/01/2017         F         FLAT 31         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £65,000         28         £2,321           03/02/2017         F         FLAT 27         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £75,550         36         £2,222           03/02/2017         F         FLAT 28         ROWLAND HILL HOUSE
19/01/2017         F         FLAT 12         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £95,634         48         £1,992           20/01/2017         D         7         WIGSE AVENUE         KIDDERMINSTER         DY11 7FD         £219,995         85         £2,588           26/01/2017         D         17         KIRKBY DRIVE         KIDDERMINSTER         DY11 7DW         £284,995         126         £2,262           27/01/2017         F         FLAT 30         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £65,000         28         £2,321           27/01/2017         F         FLAT 31         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £65,000         28         £2,321           03/02/2017         F         FLAT 27         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £65,000         28         £2,321           03/02/2017         F         FLAT 27         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £75,550         36         £2,099           17/02/2017         F         FLAT 28         ROWLAND HILL HOUSE
20/01/2017         D         7         WIGSE AVENUE         KIDDERMINSTER         DY11 7FD         £219,995         85         £2,588           26/01/2017         D         17         KIRKBY DRIVE         KIDDERMINSTER         DY11 7DW         £284,995         126         £2,262           27/01/2017         F         FLAT 30         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £65,000         28         £2,321           27/01/2017         F         FLAT 31         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £65,000         28         £2,321           03/02/2017         F         FLAT 27         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £65,000         28         £2,321           03/02/2017         F         FLAT 27         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £75,550         36         £2,099           17/02/2017         F         FLAT 28         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £80,000         36         £2,222           17/02/2017         F         FLAT 4         ROWLAND HILL HOUSE
26/01/2017         D         17         KIRKBY DRIVE         KIDDERMINSTER         DY11 7DW         £284,995         126         £2,262           27/01/2017         F         FLAT 30         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £65,000         28         £2,321           27/01/2017         F         FLAT 31         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £65,000         28         £2,321           03/02/2017         F         FLAT 27         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £65,000         28         £2,321           03/02/2017         F         FLAT 27         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £75,550         36         £2,099           17/02/2017         F         FLAT 28         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £80,000         36         £2,222           17/02/2017         F         FLAT 4         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £80,000         36         £2,222           17/02/2017         F         FLAT 4
27/01/2017         F         FLAT 30         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £65,000         28         £2,321           27/01/2017         F         FLAT 31         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £65,000         28         £2,321           03/02/2017         F         FLAT 27         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £65,000         28         £2,321           03/02/2017         F         FLAT 27         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £75,550         36         £2,099           17/02/2017         F         FLAT 28         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £80,000         36         £2,222           17/02/2017         F         FLAT 4         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £80,000         36         £2,222           17/02/2017         F         FLAT 4         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £80,000         36         £2,222
27/01/2017         F         FLAT 31         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £65,000         28         £2,321           03/02/2017         F         FLAT 27         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £75,550         36         £2,099           17/02/2017         F         FLAT 28         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £80,000         36         £2,222           17/02/2017         F         FLAT 4         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £80,000         36         £2,222           17/02/2017         F         FLAT 4         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £80,000         36         £2,222
03/02/2017         F         FLAT 27         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £75,550         36         £2,099           17/02/2017         F         FLAT 28         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £80,000         36         £2,222           17/02/2017         F         FLAT 4         ROWLAND HILL HOUSE         BLACKWELL STREET         KIDDERMINSTER         DY10 2EA         £80,000         36         £2,222
17/02/2017FFLAT 28ROWLAND HILL HOUSEBLACKWELL STREETKIDDERMINSTERDY10 2EA£80,00036£2,22217/02/2017FFLAT 4ROWLAND HILL HOUSEBLACKWELL STREETKIDDERMINSTERDY10 2EA£80,00036£2,222
17/02/2017 F FLAT 4 ROWLAND HILL HOUSE BLACKWELL STREET KIDDERMINSTER DY10 2EA £80,000 36 £2,222
06/03/2017 D 22 KIRKBY DRIVE KIDDERMINSTER DY11 7DW £300,995 134 £2,246
17/03/2017 S 18 KIRKBY DRIVE KIDDERMINSTER DY11 7DW £195,995 79 £2,481
23/03/2017 S 16 KIRKBY DRIVE KIDDERMINSTER DY11 7DW £197,995 79 £2,506
30/03/2017 T 5 ST CASSIANS WAY CHADDESLEY CORBETT KIDDERMINSTER DY10 4SP £274,950 73 £3,766
30/03/2017 T 2 SPALDING HOUSE ST CASSIANS WAY CHADDESLEY CORBETT KIDDERMINSTER DY10 4SN £249,950 78 £3,204
31/03/2017 D 14 KIRKBY DRIVE KIDDERMINSTER DY11 7DW £297.995 134 £2.224
31/03/2017 D 20 KIRKBY DRIVE KIDDERMINSTER DY11 7DW £280,000 134 £2,090
31/03/2017 D 1 VANNECK CLOSE KIDDERMINSTER DY11 7AU £361,995 144 £2,514
31/03/2017 D 5 VANNECK CLOSE KIDDERMINSTER DY11 7AU £305,995 128 £2,391
31/03/2017 D 7 VANNECK CLOSE KIDDERMINSTER DY11 7AU £311,995 123 £2,537
03/04/2017 S 16 ST CASSIANS WAY CHADDESLEY CORBETT KIDDERMINSTER DY10 4SP £379,950 96 £3,958
07/04/2017 T 3 SPALDING HOUSE ST CASSIANS WAY CHADDESLEY CORBETT KIDDERMINSTER DY10 4SN £239,950 78 £3,076
13/04/2017 F FLAT 16 ROWLAND HILL HOUSE BLACKWELL STREET KIDDERMINSTER DY10 2EA £72,550 36 £2,015
26/04/2017 T 8 ST CASSIANS WAY CHADDESLEY CORBETT KIDDERMINSTER DY10 4SP £379,950 106 £3,584
27/04/2017 S 15 ST CASSIANS WAY CHADDESLEY CORBETT KIDDERMINSTER DY10 4SP £374,650 96 £3,903
27/04/2017 T 4 SPALDING HOUSE ST CASSIANS WAY CHADDESLEY CORBETT KIDDERMINSTER DY10 4SN £159,950 45 £3,554
03/05/2017 F FLAT 6 ROWLAND HILL HOUSE BLACKWELL STREET KIDDERMINSTER DY10 2EA £76,025 36 £2,112
12/05/2017 D 11 KIRKBY DRIVE KIDDERMINSTER DY11 7DZ £239,995 100 £2,400
17/05/2017 D 15 KIRKBY DRIVE KIDDERMINSTER DY11 7DZ £262,995 113 £2,327
19/05/2017 D 9 KIRKBY DRIVE KIDDERMINSTER DY11 7DZ £240,995 100 £2,410
26/05/2017 D 12 KIRKBY DRIVE KIDDERMINSTER DY11 7DW £290,000 134 £2,164
26/05/2017 D 9 VANNECK CLOSE KIDDERMINSTER DY11 7AU £375,995 164 £2,293
26/05/2017 D 11 FALLING SANDS CLOSE KIDDERMINSTER DY11 7AT £442,995 186 £2,382
01/06/2017 T 1 THE WATERFRONT PARK LANE KIDDERMINSTER DY11 6SG £182,500 87 £2,098
09/06/2017 D 15 VANNECK CLOSE KIDDERMINSTER DY11 7AU £359,995 144 £2,500
16/06/2017         D         3         KIRKBY DRIVE         KIDDERMINSTER         DY11 7DZ         £264,995         113         £2,345
16/06/2017         D         17         VANNECK CLOSE         KIDDERMINSTER         DY11 7AU         £375,995         164         £2,293
23/06/2017 D 5 KIRKBY DRIVE KIDDERMINSTER DY11 7DZ £287,995 126 £2,286
23/06/2017 D 7 KIRKBY DRIVE KIDDERMINSTER DY11 7DZ £292,995 126 £2,325
23/06/2017 D 10 KIRKBY DRIVE KIDDERMINSTER DY11 7DW £257,000 113 £2,274



30/06/2017	D		8	KIRKBY DRIVE		KIDDERMINSTER	DY11 7DW	£239,995	100	£2,400
30/06/2017	D		11	VANNECK CLOSE		KIDDERMINSTER	DY11 7AU	£375,995	164	£2,293
30/06/2017	D		1	FALLING SANDS CLOSE		KIDDERMINSTER	DY11 7AT	£347,995	144	£2,417
30/06/2017	F	FLAT 47	CASTLE LOCKS	CASTLE ROAD		KIDDERMINSTER	DY11 6DX	£115,000	44	£2,614
21/07/2017	S		6	KIRKBY DRIVE		KIDDERMINSTER	DY11 7DW	£199,995	79	£2,532
28/07/2017	D		2	KIRKBY DRIVE		KIDDERMINSTER	DY11 7DW	£239.995	100	£2,400
01/08/2017	Ť	2	THE WATERFRONT	PARK LANE		KIDDERMINSTER	DY11 6SG	£183,000	98	£1,867
	-	2								
18/08/2017	D		24	WEIR CRESCENT		KIDDERMINSTER	DY11 7AX	£264,995	113	£2,345
25/08/2017			1	KIRKBY DRIVE		KIDDERMINSTER	DY11 7DZ	£209,995	79	£2,658
31/08/2017	S		11	CLEMENT DALLEY		KIDDERMINSTER	DY11 7DU	£226,995	93	£2,441
				DRIVE						
08/09/2017	S		10	ST CASSIANS WAY	CHADDESLEY CORBETT	KIDDERMINSTER	DY10 4SP	£379,950	96	£3,958
	-		-		CHADDESEET CORDETT					
11/09/2017	D		4	VANNECK CLOSE		KIDDERMINSTER	DY11 7AU	£439,995	186	£2,366
15/09/2017	D		26	WEIR CRESCENT		KIDDERMINSTER	DY11 7AX	£239,995	100	£2,400
22/09/2017	Т		5	LOGAN PLACE		KIDDERMINSTER	DY11 7DA	£194.995	75	£2,600
27/09/2017	S		9	CLEMENT DALLEY		KIDDERMINSTER	DY11 7DU	£226,995	93	£2,441
21/00/2011	U		0	DRIVE		TREBE LINE OF ETC	0111100	~220,000	00	~=,
07/00/00/7	-		-					0400 050	40	04.004
27/09/2017			7	ST CASSIANS WAY	CHADDESLEY CORBETT	KIDDERMINSTER	DY10 4SP	£199,950	49	£4,081
29/09/2017	S		5	CLEMENT DALLEY		KIDDERMINSTER	DY11 7DU	£196,995	75	£2,627
				DRIVE						
29/09/2017	S		7	CLEMENT DALLEY		KIDDERMINSTER	DY11 7DU	£196,995	75	£2,627
25/05/2011	0		1	DRIVE		RIDDERMINOTER	0111700	2100,000	10	22,021
	_									
29/09/2017	Т		18	SILVERWOODS WAY		KIDDERMINSTER	DY11 7DT	£199,995	83	£2,410
29/09/2017	Т		22	SILVERWOODS WAY		KIDDERMINSTER	DY11 7DT	£201,995	83	£2,434
29/09/2017	Т		7	LOGAN PLACE		KIDDERMINSTER	DY11 7DA	£194,995	75	£2,600
29/09/2017			9	LOGAN PLACE		KIDDERMINSTER	DY11 7DA	£195,995	75	£2,613
29/09/2017			11	LOGAN PLACE		KIDDERMINSTER	DY11 7DA	£243,995	90	£2,711
29/09/2017	D		5	WEIR CRESCENT		KIDDERMINSTER	DY11 7AY	£314,995	126	£2,500
04/10/2017	Т		20	SILVERWOODS WAY		KIDDERMINSTER	DY11 7DT	£199,995	83	£2,410
06/10/2017	D		19	VANNECK CLOSE		KIDDERMINSTER	DY11 7AU	£439,995	186	£2,366
	Ť	6	THE WATERFRONT	PARK LANE		KIDDERMINSTER	DY11 6SG	£172,500	98	£1,760
		0	_					,		
27/10/2017	D		1	CLEMENT DALLEY		KIDDERMINSTER	DY11 7DU	£244,995	90	£2,722
				DRIVE						
27/10/2017	D		3	CLEMENT DALLEY		KIDDERMINSTER	DY11 7DU	£246,995	90	£2,744
				DRIVE				,		,
10/11/2017	D	AMBER	STONE MEADOW	BUTTS LANE	STONE	KIDDERMINSTER	DY10 4BH	£985,000	307	£3,208
10/11/2017	D		STONE WEADOW	BUTTS LAINE	STONE	RIDDERIVIINSTER		1965,000	307	13,200
		HOUSE								
15/11/2017	Т		25	WEIR CRESCENT		KIDDERMINSTER	DY11 7AY	£195,995	79	£2,481
17/11/2017	Т		23	WEIR CRESCENT		KIDDERMINSTER	DY11 7AY	£194,995	79	£2,468
20/11/2017			12	ST CASSIANS WAY	CHADDESLEY CORBETT	KIDDERMINSTER	DY10 4SP	£260,000	67	£3,881
23/11/2017		3	THE WATERFRONT		S. # OBECCET CONDETT			,	98	£1,786
	S	3		PARK LANE		KIDDERMINSTER	DY11 6SG	£175,000		
24/11/2017	Т		21	WEIR CRESCENT		KIDDERMINSTER	DY11 7AY	£200,995	79	£2,544
24/11/2017	Т		27	WEIR CRESCENT		KIDDERMINSTER	DY11 7AY	£98,940	83	£1,192
24/11/2017	Т		29	WEIR CRESCENT		KIDDERMINSTER	DY11 7AY	£98,940	83	£1,192
			31	WEIR CRESCENT		KIDDERMINSTER	DY11 7AY	£98,940	83	£1,192
= = •	Ś		19	WEIR CRESCENT		KIDDERMINSTER	DY11 7AY	,	79	£2,620
01/12/2017	-					-		£206,995		
04/12/2017	ט		1	WEIR CRESCENT		KIDDERMINSTER	DY11 7AY	£209,995	79	£2,658



08/12/2017	D		3	WEIR CRESCENT		KIDDERMINSTER	DY11 7AY	£224,995	79	£2,848
12/12/2017	S		17	WEIR CRESCENT		KIDDERMINSTER	DY11 7AY	£224,995	85	£2,647
15/12/2017	D		15	WEIR CRESCENT		KIDDERMINSTER	DY11 7AY	£240,995	101	£2,386
15/12/2017	Т		6	ST CASSIANS WAY	CHADDESLEY CORBETT	KIDDERMINSTER	DY10 4SP	£199,950	49	£4,081
15/12/2017	S		9	ST CASSIANS WAY	CHADDESLEY CORBETT	KIDDERMINSTER	DY10 4SP	£379,950	96	£3,958
15/12/2017	Т		11	ST CASSIANS WAY	CHADDESLEY CORBETT	KIDDERMINSTER	DY10 4SP	£319,950	78	£4,102
15/12/2017	Т	1	SPALDING HOUSE	ST CASSIANS WAY	CHADDESLEY CORBETT	KIDDERMINSTER	DY10 4SN	£259,950	81	£3,209
18/12/2017	D		2	SILVERWOODS WAY		KIDDERMINSTER	DY11 7DT	£249,995	90	£2,778
04/01/2018	Т		14	ST CASSIANS WAY	CHADDESLEY CORBETT	KIDDERMINSTER	DY10 4SP	£314,950	78	£4,038
19/01/2018	S	7	THE WATERFRONT	PARK LANE		KIDDERMINSTER	DY11 6SG	£172,000	98	£1,755
07/02/2018	S	4	THE WATERFRONT	PARK LANE		KIDDERMINSTER	DY11 6SG	£170,000	98	£1,735
07/02/2018	S	5	THE WATERFRONT	PARK LANE		KIDDERMINSTER	DY11 6SG	£170,000	98	£1,735
16/02/2018	S	8	THE WATERFRONT	PARK LANE		KIDDERMINSTER	DY11 6SG	£160,000	97	£1,649





# Appendix 2 – Newbuild Asking Prices

Developer Agent	Development			town	postcode	Туре	Bedrooms	flat sq m	house sqm	£	£/m2
Bromford	School Gardens	Tan Lane		Stourport	DY13 8EU	20	1	52.5		£126,188	£2,404
						23	1	52.5		£129,375	£2,464
						10	1	52.5		£130,125	£2,479
						xЗ	2	52.5		£131,813	£2,511
							2	52.5		£150,000	£2,857
Purple Bricks		4 Blakeshall Farm Barns	Blakeshall	Kidderminster	DY11 5	5XW	5		179	£600,000	£3,352
Herbert Banks	The Derwyn Barn	Button Bridge Lane	Kinlet	Bewdley	DY12 3DZ		5		219	£750,000	£3,425





# Appendix 3 – CoStar Non-residential data

The pages in this appendix are not numbered.

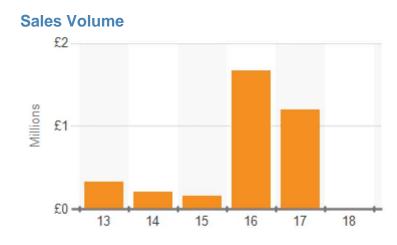


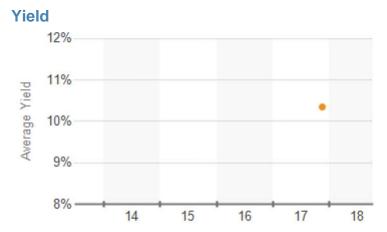
## **Wyre Forest - Office**

Sales Volume	Survey	Min	Max	Sales	Survey	Min	Max
Transactions	31	-	-	Sale Price Per SF	£49	£3	£192
Sold SF	299,581	564	58,091	Avg Sale Price (Mil.)	£0.5	£0.0	£2.5
Sales Volume (Mil.)	£8.7	£0.0	£2.5	Yield	9.5%	4.0%	14.2%
Avg SF	9,664	564	58,091	Percent Leased	96.4%	50.0%	100%

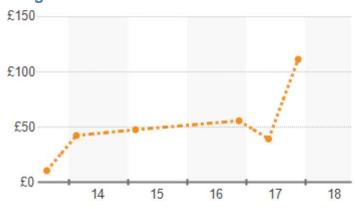
For Sale	Survey	Min	Max
Listings	-	-	-
For Sale SF	-	-	-
For Sale Volume (Mil.)	-	-	-
Asking Price Per SF	-	-	-
Avg Asking Price (Mil.)	-	-	-

Properties	Survey	Min	Max
Existing SF	266,595	564	58,091
Vacancy Rate	0.7%	0.0%	25.1%
Rent Per SF	£7.09	£5.98	£11.36
12 Mo. Absorption	3,893	0	3,362
12 Mo. Leasing SF	6,000	0	4,357





## Average Sale Price Per SF



## Vacancy & Rental Rates



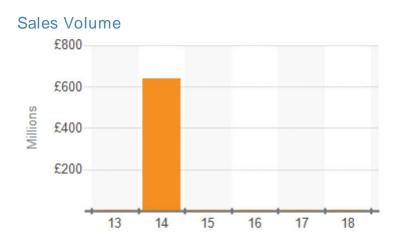
This copyrighted report contains research licensed to CoStar UK Ltd - 701359

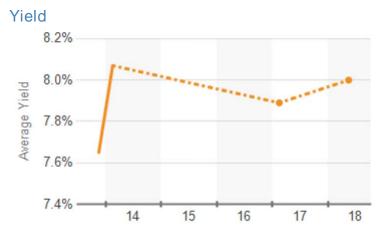
## Wyre Forest - Industrial

Sales Volume	Survey	Min	Max	Sales	Survey	Min	Max
Transactions	54	-	-	Sale Price Per SF	£33	£10	£125
Sold SF	1,583,740	809	229,625	Avg Sale Price (Mil.)	£24	£0.0	£635
Sales Volume (Mil.)	£666	£0.0	£635	Yield	7.4%	4.1%	11.5%
Avg SF	30,457	809	229,625	Percent Leased	81.4%	0.0%	100%

For Sale	Survey	Min	Max
Listings	-	-	-
For Sale SF	-	-	-
For Sale Volume (Mil.)	-	-	-
Asking Price Per SF	-	-	-
Avg Asking Price (Mil.)	-	-	-

Properties	Survey	Min	Max
Existing SF	7,078,342	809	740,000
Vacancy Rate	10.1%	0.0%	100%
Rent Per SF	£8.02	£3.00	£27.96
12 Mo. Absorption	-204,503	-216,494	44,540
12 Mo. Leasing SF	319,588	0	92,118













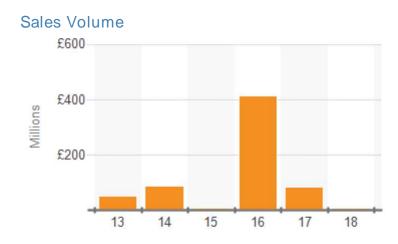
This copyrighted report contains research licensed to CoStar UK Ltd - 701359

## Wyre Forest - Retail

Sales Volume	Survey	Min	Max	Sales	Survey	Min	Max
Transactions	88	-	-	Sale Price Per SF	£149	£3	£352
Sold SF	5,871,795	273	2,507,227	Avg Sale Price (Mil.)	£14	£0.0	£410
Sales Volume (Mil.)	£686	£0.0	£410	Yield	7.7%	4.0%	14.6%
Avg SF	66,725	273	2,507,227	Percent Leased	97.9%	5.6%	100%

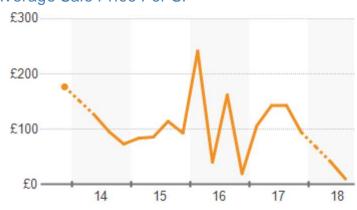
For Sale	Survey	Min	Max
Listings	1	-	-
For Sale SF	947	947	947
For Sale Volume (Mil.)	£0.2	£0.2	£0.2
Asking Price Per SF	£190	£190	£190
Avg Asking Price (Mil.)	£0.2	£0.2	£0.2

Properties	Survey	Min	Max
Existing SF	5,310,152	327	450,039
Vacancy Rate	3.0%	0.0%	69.2%
Rent Per SF	£21.70	£4.79	£42.88
12 Mo. Absorption	-35,002	-29,423	12,227
12 Mo. Leasing SF	30,489	0	10,405





Average Sale Price Per SF







This copyrighted report contains research licensed to CoStar UK Ltd - 701359

# Appendix 4 – CoStar Land Values

The pages in this appendix are not numbered.

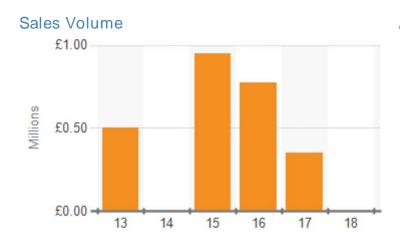


## Wyre Forest - Land

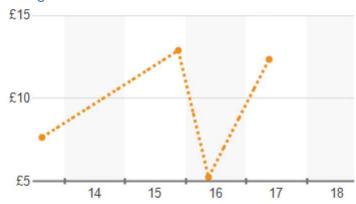
Sales Volume	Survey	Min	Max	Sales	Survey	Min	Max
Transactions	12	-	-	Sale Price Per SF	-	-	-
Sold SF	0	-	-	Avg Sale Price (Mil.)	£0.5	£0.0	£1.0
Sales Volume (Mil.)	£3.2	£0.0	£1.0	Yield	-	-	-
Avg SF	-	-	-	Percent Leased	3.7%	3.7%	3.7%

For Sale	Survey	Min	Max
Listings	1	-	-
For Sale SF	0	-	-
For Sale Volume (Mil.)	£0.0	-	-
Asking Price Per SF	-	-	-
Avg Asking Price (Mil.)	£0.0	-	-

Properties	Survey	Min	Max
Existing SF	2,819	2,819	2,819
Vacancy Rate	0.0%	0.0%	0.0%
Rent Per SF	-	-	-
12 Mo. Absorption	0	0	0
12 Mo. Leasing SF	0	0	0

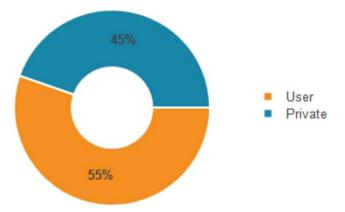






Average Sale Price Per Acre £600,000 £400,000 £200,000 14 15 16 17 18

## Sales Volume by Buyer Type



# Appendix 5 – Key Sites, Strategic Infrastructure and Mitigation Costs

	£13,928	£16,655	£11,793	£13,435	£13,036	G <sup>G</sup>	£8,338		£10,134	£11,701	£26,271	£28,676	£13,244
Cost Per Dwelling						-							
Totals	£12,534,791	£4,996,562	£7,075,751	£4,836,575	£6, 126,982	£0	£2,501,266		£1,722,767	£1,170,096	£2,627,059	£2,179,400	£45,771,249
Site Clearence Proportional Costs	£0	£0	£2,273,923	£0	69	£0	50		0 <del>3</del>	60	£0		£2,273,923
ing rtional	£75,000	£0		60	03	03	£0		60	£0	£10,000		£85,000
Canal & Flood River Trust Propo Proportional Costs Costs							£251,700	£67,120					£318,820
Acute Care Health Proportional Costs													03
Enmergenc Primary y Services Care Health Proportional Proportional Costs	£897,982	£299,327	£130,218	£316,934	£413,775				£149,663	£88,037			£2,295,936
Emmergenc y Services Proportional Costs	£84,640	£38,069	£76,138	£39,769	£42,887	£0	£38,069	£8,180	£19,602	£11,705	£11,705	£8,067	£378,831
Sports and Education Transport Green Emine Rece Proportional Proportional Infrastructur y Serv Proportional Costs e Propo Costs Costs Costs Costs	£0	£0		50	<u>50</u>	£0	50		£250,000	60	£0		£250,000
Transport Proportional Costs	£3,908,800	£2,136,000	£1,500,000	£1,451,960	£1,717,040	60	£0	£120,000	£50,000	£333,000	£1,868,000	£1,611,000	£14,695,800
Education Proportional Costs	£6,759,030	£2,253,010	£2,556,288	£2,703,612	£3,529,716	G G	£1,941,341		£1,100,094	£647,114	£647,114	£491,807	£22,629,126
Sports and Rec Proportional Costs	£809,340	£270,156	£539,184	£324,300	£423,564	60	£270,156		£153,408	£90,240	£90,240	£68,526	£3,110,742
Total Site Area	57.34	23.26	48.4	18.6	24.58	11.39	7.54	1.16	3.3	3.67	3.67	5.87	
Net Site Area 60% (40% GI)	34.404	13.956	25.3	11.16	14.748	6.834	6.35	0.7	1.98	2.202	2.202	3.522	
Gross Site Area	57.34	23.26	30.1	18.6	24.58	11.39	7.54	1.16	3.3	3.67	3.67	5.87	
Groupings	Kidderminster East	Kidderminster East	Kidderminster North	Kidderminster North	Kidderminster North	Kidderminster North	Kidderminster Town	Kidderminster Town	Stourport	Stourport	Bewdley	Bewdley	
No of Dwellings	006	300	600	360	470	0 Kidder (Employme North nt Allocation)	300	80	170	100	100	76	3456
Current Thinking	Yes	Maybe	Yes	Yes	(es	sey	Yes	Yes	res	Yes	Yes	Yes	
Name	Land at Stone Hill ) North	R/O Offmore		WFR/WC/32 Lea Castle East	WFR/WC/33 Lea Castle West Yes	WFR/WC/34 Lea Caste North Yes	Churchfields	Limekiln Bridge	Carpets of Worth Yes	School Site Coniston Crescent	Stourport Road	Catchems End	
Site Reference	00(13	00%	WFR/WC/15 Lea Castle Hospital	WFR/WC/32	W FR/WC/33	WFR/WC/34	BW/1 0		AKR/20 0	MI/38	WA/BE/1	WA/BE/3	Total and Averages





# Appendix 6 – Development Appraisals, Residential Development

The pages in this appendix are not numbered.



# Typologies Cover



# Typologies - Summer 2018 v3

12/10/2018 18:01

> Locality een/ Brown Iternative Use East Green Agricultural

> Locality 'een/Brown Iternative Use East Green Agricultural

> > 2.22 1.33

Gross

Net

Area

Gross

Net

Area

4.17

2.50

L		Ы
Г	ŀ	9
	-	-

Number		1 Units	NET Area	Density e Units/ha	erage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rat £/m
Medium Green	ı 75	75	2.50	30.00	92	6,922	2,769		8,440,728	1,219.4
		Beds	No		m2	Total		BCIS	COST	
	Market								0	
	Flat	1	2		50.0	100.00	10%	1,358	149,380	
		2	3		61.0	183.00	10%	1,358	273,365	
	Terrace	2	3		75.0	225.00		1,171	263,475	
		3	11		95.0	1,045.00		1,171	1,223,695	
	Semi	2	0		85.0	0.00		1,171	0	
	-	3	13		100.0	1,300.00		1,171	1,522,300	
	Det	3	5		120.0	600.00		1,171	702,600	
	-	4	13		130.0	1,690.00		1,171	1,978,990	
	-	5	3		150.0	450.00		1,171	526,950	
	Flat 1 High*	1	0		50.0	0.00	10%	1,358	0	
	Flat 2 High*	2	0		61.0	0.00	10%	1,358	0	
	Flat 3 High*	3	0		74.0	0.00	10%	1,358	0	
	Affordable							/		
	Flat	1	9		50.0	450.00	10%	1,358	672,210	
		2	5		61.0	305.00	10%	1,358	455,609	
	Terrace	2	7		70.0	490.00		1,171	573,790	
		3	1		84.0	84.00		1,171	98,364	
	Semi	2	0		79.0	0.00		1,171	0	
		3	0		84.0	0.00		1,171	0	
	Det	3	0		93.0	0.00		1,171	0	
		4	0		106.0	0.00		1,171	0	
		5	0		119.0	0.00		1,171	0	
	Flat 1 High*	1	0		50.0	0.00	10%	1,358	0	
	Flat 2 High*	2	0		61.0	0.00	10%	1,358	0	
	Flat 3 High*	3	0		74.0	0.00	10%	1,358	0	
umber	Hat 3 High*			Density e				1,358		Ra
umber	Hat 3 High*	2 Units	Area		erage Unit Size	Developed	Density	1,358	0 Total Cost	
umber Iedium Green				Density e Units/ha <b>30.00</b>				1,358		£/r
		2 Units 40	Area ha 1.33	Units/ha	erage Unit Size m2 <b>94</b>	Developed m2 <b>3,762</b>	Density m2/ha		Total Cost <b>4,561,214</b>	Ra £/n <b>1,212</b>
	140	2 Units	Area ha	Units/ha	erage Unit Size m2	Developed m2	Density m2/ha	1,358 BCIS	Total Cost	£/r
	1 40 Market	2 Units 40 Beds	Area ha 1.33 No	Units/ha	erage Unit Size m2 94 m2	Developed m2 <b>3,762</b> Total	Density m2/ha <b>2,822</b>	BCIS	Total Cost 4,561,214 <u>COST</u> 0	£/r
	140	2 Units 40 Beds 1	Area ha 1.33 No 1	Units/ha	erage Unit Size m2 94 m2 50.00	Developed m2 <b>3,762</b> Total 50.00	Density m2/ha <b>2,822</b> 10%	BCIS 1,358	Total Cost 4,561,214 COST 0 74,690	£/r
	140 Market Flat	2 Units 40 Beds 1 1 2	Area ha 1.33 No 1 1	Units/ha	erage Unit Size m2 94 m2 50.00 61.00	Developed m2 <b>3,762</b> Total 50.00 61.00	Density m2/ha <b>2,822</b>	BCIS 1,358 1,358	Total Cost 4,561,214 0 74,690 91,122	£/r
	1 40 Market	2 Units 40 Beds 1 1 2 2	Area ha 1.33 No 1 1 1	Units/ha	erage Unit Size m2 94 m2 50.00 61.00 75.00	Developed m2 <b>3,762</b> Total 50.00 61.00 75.00	Density m2/ha <b>2,822</b> 10%	BCIS 1,358 1,358 1,171	Total Cost 4,561,214 COST 0 74,690 91,122 87,825	£/r
	Market Flat Terrace	2 Units 40 Beds 1 2 2 2 3	Area ha 1.33 No 1 1 1 1 6	Units/ha	erage Unit Size m2 94 50.00 61.00 75.00 95.00	Developed m2 <b>3,762</b> Total 50.00 61.00 75.00 570.00	Density m2/ha <b>2,822</b> 10%	BCIS 1,358 1,358 1,171 1,171	Total Cost 4,561,214 0 74,690 91,122 87,825 667,470	£/r
	140 Market Flat	2 Units 40 Beds 1 1 2 2 2 3 3 2	Area ha 1.33 No 1 1 1 1 6 0	Units/ha	erage Unit Size m2 94 50.00 61.00 75.00 95.00 85.00	Developed m2 <b>3,762</b> Total 50.00 61.00 75.00 570.00 0.00	Density m2/ha <b>2,822</b> 10%	BCIS 1,358 1,358 1,171 1,171 1,171	Total Cost 4,561,214 0 74,690 91,122 87,825 667,470 0	£/r
	Market Flat Terrace Semi	2 Units 40 Beds 1 1 2 2 2 3 3 2 2 3 3 3	Area ha 1.33 No 1 1 1 1 6 0 7	Units/ha	erage Unit Size m2 94 50.00 61.00 75.00 95.00 85.00 100.00	Developed m2 3,762 Total 50.00 61.00 75.00 570.00 0.00 700.00	Density m2/ha <b>2,822</b> 10%	BCIS 1,358 1,358 1,771 1,171 1,171 1,171	Total Cost 4,561,214 COST 0 74,690 91,122 87,825 667,470 0 819,700	£/r
	Market Flat Terrace	2 Units 40 Beds 1 1 2 2 3 2 3 2 3 3 3 3	Area ha 1.33 No 1 1 1 1 6 0 7 7 3	Units/ha	erage Unit Size m2 94 50.00 61.00 75.00 95.00 85.00 100.00 120.00	Developed m2 3,762 50.00 61.00 75.00 570.00 0.00 700.00 360.00	Density m2/ha <b>2,822</b> 10%	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171	Total Cost 4,561,214 COST 0 74,690 91,122 87,825 667,470 0 819,700 421,560	£/r
	Market Flat Terrace Semi	2 Units 40 Beds 1 2 2 3 2 3 2 3 4 4	Area ha 1.33 No 1 1 1 1 1 6 0 7 7 3 7	Units/ha	rage Unit Size m2 94 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00	Developed m2 3,762 Total 50.00 61.00 75.00 570.00 0.00 700.00 700.00 360.00 910.00	Density m2/ha <b>2,822</b> 10%	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171	Total Cost 4,561,214 COST 0 74,690 91,122 87,825 667,470 0 819,700 421,560 1,065,610	£/r
	Market Flat Terrace Semi Det	2 Units 40 8eds 1 1 2 2 3 3 2 2 3 3 2 2 3 3 4 4 5	Area ha 1.33 No 1 1 1 1 1 1 6 0 0 7 7 3 3 7 2	Units/ha	erage Unit Size m2 94 50.00 61.00 75.00 95.00 95.00 85.00 100.00 130.00 130.00 150.00	Developed m2 3,762 Total 50.00 61.00 75.00 570.00 0.00 700.00 360.00 910.00 300.00	Density m2/ha <b>2,822</b> 10% 10%	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171	Total Cost 4,561,214 COST 0 91,122 87,825 667,470 0 819,700 421,560 1,065,610 351,300	£/r
	Market Flat Terrace Semi Det Flat 1 High*	2 Units 40 8eds 1 1 2 2 2 3 3 3 3 3 4 4 5 1	Area ha 1.33 No 1 1 1 1 1 6 6 0 7 7 3 7 7 3 7 2 0	Units/ha	erage Unit Size m2 94 50.00 61.00 75.00 95.00 95.00 100.00 120.00 130.00 150.00 58.00	Developed m2 3,762 Total 50.00 61.00 75.00 570.00 570.00 0.00 700.00 360.00 910.00 910.00 0.00	Density m2/ha 2,822	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358	Total Cost 4,561,214 COST 0 74,690 91,122 87,825 667,470 0 819,700 421,550 1,065,610 351,300 0	£/r
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	2 Units 40 Beds 1 1 2 2 3 2 3 2 3 4 4 5 1 1 2	Area ha 1.33 No 1 1 1 1 6 0 7 7 3 7 7 2 0 0 0 0	Units/ha	rage Unit Size m2 94 50.00 61.00 75.00 75.00 85.00 100.00 120.00 130.00 130.00 58.00 70.00	Developed m2 3,762 50.00 61.00 75.00 75.00 75.00 700.00 700.00 700.00 910.00 300.00 910.00 0.00	Density m2/ha 2,822 10% 10% 10%	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,173 1,358	Total Cost 4,561,214 COST 0 74,690 91,122 87,825 667,470 0 819,700 421,560 1,065,610 351,300 0 0	£/ı
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	2 Units 40 8eds 1 1 2 2 2 3 3 3 3 3 4 4 5 1	Area ha 1.33 No 1 1 1 1 1 6 6 0 7 7 3 7 7 3 7 2 0	Units/ha	erage Unit Size m2 94 50.00 61.00 75.00 95.00 95.00 100.00 120.00 130.00 150.00 58.00	Developed m2 3,762 Total 50.00 61.00 75.00 570.00 570.00 0.00 700.00 360.00 910.00 910.00 0.00	Density m2/ha 2,822	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358	Total Cost 4,561,214 COST 0 74,690 91,122 87,825 667,470 0 819,700 421,550 1,065,610 351,300 0	£/r
	Market Flat Terrace Semi Det Flat 1 High* Flat 3 High* Flat 3 High* Affordable	2 Units 40 8eds 1 1 2 2 3 3 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 3 3 4 3 3 3 4 3 3 3 4 3 3 4 3 3 4 5 5 1 1 1 2 3 3 3 3 3 3 3 3 4 5 5 5 5 5 5 5 5 5 5 5	Area ha 1.33 No 1 1 1 1 1 1 1 0 0 7 3 7 7 3 7 7 2 0 0 0 0 0 0 0	Units/ha	rage Unit Size m2 94 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 150.00 58.00 70.00 84.00	Developed m2 3,762 50.00 61.00 75.00 570.00 0.00 700.00 360.00 910.00 300.00 0.00 0.00 0.00	Density m2/ha 2,822	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358	Total Cost 4,561,214 COST 0 74,690 91,122 87,825 667,470 0 819,700 421,560 1,065,610 351,300 0 0 0 0 0 0 0 0 0 0 0 0	£/ı
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	2 Units 40 Beds 1 1 2 2 3 4 3 3 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 1 3 1 1 1 2 1 3 1 1 2 1 2 1	Area ha 1.33 No 1 1 1 1 6 0 0 7 7 3 7 7 2 0 0 0 0 0 0 5 5	Units/ha	erage Unit Size m2 94 50.00 61.00 95.00 95.00 95.00 100.00 120.00 130.00 120.00 130.00 58.00 70.00 84.00 50.00	Developed m2 3,762 Total 50.00 61.00 570.00 570.00 570.00 0.00 700.00 386.00 910.00 300.00 910.00 0.00 0.00 0.00 0.00	Density m2/ha 2,822 10% 10% 10% 10% 10% 10%	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358	Total Cost 4,561,214 COST 0 74,690 91,122 87,825 667,470 0 819,700 421,560 1,065,610 351,300 0 0 0 0 0 351,300 351,300 0 0 0 0 0 0 0 0 0 0 0 0	£/ı
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	2 Units 40 Beds 1 1 2 2 3 3 2 2 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 1 3 3 1 3 3 1 3 1 1 2 2 1 3 1 2 2 1 2 1	Area ha 1.33 No 1 1 1 1 6 0 7 7 7 2 2 0 0 7 7 2 0 0 0 0 0 5 2	Units/ha	rage Unit Size m2 94 50.00 61.00 75.00 95.00 85.00 120.00 120.00 130.00 150.00 58.00 70.00 84.00 61.00	Developed m2 3,762 Total 50.00 61.00 75.00 75.00 570.00 0.00 700.00 360.00 360.00 300.00 0.00 0.00 0.0	Density m2/ha 2,822	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358	Total Cost 4,561,214 COST 0 74,690 91,122 87,825 667,470 0 819,700 421,560 1,065,610 351,300 0 0 0 0 373,450 182,244	£/ı
	Market Flat Terrace Semi Det Flat 1 High* Flat 3 High* Flat 3 High* Affordable	2 Units 40 8eds 1 1 2 2 3 3 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 1 3 1 2 2 1 2 1 2 2 1 2 1 2	Area ha 1.33 No 1 1 1 1 1 1 6 0 7 7 7 2 0 0 0 0 0 0 0 0 0 0 0 0 2 4	Units/ha	rage Unit Size m2 94 50.00 61.00 75.00 95.00 85.00 120.00 130.00 130.00 130.00 130.00 58.00 70.00 84.00 84.00 61.00 70.00	Developed m2 3,762 50.00 61.00 75.00 0.00 70.00 0.00 360.00 300.00 0.00 0.00 0.00 0	Density m2/ha 2,822 10% 10% 10% 10% 10% 10%	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171	Total Cost 4,561,214 COST 0 74,690 91,122 87,825 667,470 0 819,700 421,560 1,065,613 351,300 0 0 0 0 373,450 182,244 327,880	£/ı
	Market Flat Flat Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	2 Units 40 Beds 1 1 2 2 3 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 1 3 1 2 2 3 1 3 1 2 2 3 1 3 1	Area ha 1.33 No 1 1 1 1 1 6 0 0 7 7 3 7 7 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	rage Unit Size m2 94 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 120.00 130.00 58.00 70.00 84.00 50.00 61.00 70.00 84.00	Developed m2 3,762 Total 50.00 61.00 75.00 570.00 0.00 700.00 300.00 910.00 910.00 0.00 0.00 0.00 0.00	Density m2/ha 2,822 10% 10% 10% 10% 10% 10%	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	Total Cost 4,561,214 COST 0 91,122 87,825 667,700 0 819,700 421,560 1,065,610 351,300 0 0 0 0 0 373,450 182,244 327,848 98,364	£/ı
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	2 Units 40 Beds 1 1 2 2 3 3 2 2 3 3 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 1 2 2 3 3 1 2 2 3 1 2 2 3 1 2 2 2 3 3 1 2 2 2 3 1 2 2 3 3 1 2 2 2 3 1 2 2 3 1 2 2 1 2 2 2 3 1 2 2 2 3 1 2 2 2 3 1 2 2 2 2	Area ha 1.33 No 1 1 1 1 1 6 0 0 7 7 2 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	rage Unit Size m2 94 50.00 61.00 75.00 95.00 85.00 120.00 120.00 130.00 150.00 58.00 70.00 84.00 61.00 70.00 84.00 84.00 79.00	Developed m2 3,762 Total 50.00 61.00 75.00 75.00 570.00 0.00 700.00 910.00 300.00 910.00 300.00 0.00 0.00 0.00 0.00 122.00 280.00 384.00 0.00	Density m2/ha 2,822 10% 10% 10% 10% 10% 10%	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171	Total Cost 4,561,214 COST 0 74,690 91,122 87,825 667,470 0 819,700 421,560 1,065,610 351,300 0 0 0 373,450 182,244 327,880 98,364 0	£/r
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Semi	2 Units 40 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4 4 5 5 4 3 3 4 4 5 5 1 1 1 2 2 3 1 2 2 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 3 3	Area ha 1.33 No 1 1 1 1 1 6 0 7 7 2 2 0 0 7 7 2 2 0 0 0 0 0 0 0 0 0	Units/ha	rage Unit Size m2 94 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 130.00 130.00 58.00 70.00 84.00 61.00 70.00 84.00 79.00 84.00	Developed m2 3,762 50.00 61.00 75.00 75.00 0.00 700.00 360.00 910.00 300.00 0.00 0.00 0.00 250.00 122.00 280.00 84.00 84.00 0.00 0.00	Density m2/ha 2,822 10% 10% 10% 10% 10% 10%	BCIS 1,358 1,358 1,371 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171	Total Cost 4,561,214 COST 0 91,122 87,825 667,470 0 819,700 421,560 1,065,610 351,300 0 0 0 0 373,450 182,244 327,880 98,364 0 0 0 0 0 0 0 0 0 0 0 0 0	£/r
	Market Flat Flat Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	2 Units 40 Beds 1 1 2 2 3 3 2 2 3 3 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 1 2 2 3 3 1 2 2 3 1 2 2 3 1 2 2 2 3 3 1 2 2 2 3 1 2 2 3 3 1 2 2 2 3 1 2 2 3 1 2 2 1 2 2 2 3 1 2 2 2 3 1 2 2 2 3 1 2 2 2 2	Area ha 1.33 No 1 1 1 1 1 6 0 0 7 7 2 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	rage Unit Size m2 94 50.00 61.00 75.00 95.00 85.00 120.00 120.00 130.00 150.00 58.00 70.00 84.00 61.00 70.00 84.00 84.00 79.00	Developed m2 3,762 Total 50.00 61.00 75.00 75.00 570.00 0.00 700.00 910.00 300.00 910.00 300.00 0.00 0.00 0.00 0.00 122.00 280.00 384.00 0.00	Density m2/ha 2,822 10% 10% 10% 10% 10% 10%	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171	Total Cost 4,561,214 COST 0 74,690 91,122 87,825 667,470 0 819,700 421,560 1,065,610 351,300 0 0 0 373,450 182,244 327,880 98,364 0	£/

0.00

0.00

0.00

0.00

0.00

106.00

119.00

50.00

61.00

74.00

0

0

0

0

0

4

5

1

2

3

1,171 1,171

1,358

1,358

1,358

10%

10%

10%

0

0

0

Flat 1 High\* Flat 2 High\* Flat 3 High\*

	k.
Iŀ	Ы
_	

lumber		3 Units	Area ha	Density erage Unit Size Units/ha m2		Density m2/ha		Total Cost	Ra £/n
/ledium Green	25	25	0.83	30.00 92		2,746		2,802,880	1,225.
		Beds	No	m2	Total		BCIS	COST	
	Market							0	
	Flat	1	1	50.00		10%	1,358	74,690	
		2	1	61.00	61.00	10%	1,358	91,122	
	Terrace	2	1	75.00			1,171	87,825	
		3	4	95.00			1,171	444,980	
	Semi	2	0	85.00	0.00		1,171	0	
		3	4	100.00			1,171	468,400	
	Det	3	2	120.00			1,171	281,040	
		4	4	130.00	520.00		1,171	608,920	
		5	1	150.00	150.00		1,171	175,650	
	Flat 1 High*	1	0	58.00	0.00	10%	1,358	0	
	Flat 2 High*	2	0	70.00	0.00	10%	1,358	0	
	Flat 3 High*	3	0	84.00	0.00	10%	1,358	0	
	Affordable								
	Flat	1	3	50.00		10%	1,358	224,070	
		2	2	61.00	122.00	10%	1,358	182,244	
	Terrace	2	2	70.00	140.00		1,171	163,940	
		3	0	84.00			1,171	0	
	Semi	2	0	79.00	0.00		1,171	0	
		3	0	84.00	0.00		1,171	0	
	Det	3	0	93.00	0.00		1,171	0	
		4	0	106.00	0.00		1,171	0	
		5	0	119.00	0.00		1,171	0	
	Flat 1 High*	1	0	50.00		10%	1,358	0	
	Flat 2 High*	2	0	61.00	0.00	10%	1,358	0	
	Flat 3 High*	3	0	74.00	0.00	10%	1,358	0	
umber		4 Units	Area	Donsity orage Unit Size	Developed	Donsity		Total Cost	Ra
umber		4 Units	Area	Density erage Unit Size		Density		Total Cost	к £/
ledium Green	75	75	ha <b>2.50</b>	Units/ha m2 30.00 92		m2/ha <b>2,769</b>		8,440,728	1,219.
							BCIS	соѕт	
		Beds	No	m2	Total				
	Market	Beds	No	m2	Total		BCI3	0	
		Beds	No 2			10%		0	
	Market Flat	1	2	50.00	100.00	10%	1,358	0 149,380	
	Flat	1	No 2 3	50.00	100.00 183.00	10% 10%	1,358 1,358	0 149,380 273,365	
		1 2 2	2 3 3	50.00 61.00 75.00	100.00 183.00 225.00		1,358 1,358 1,171	0 149,380 273,365 263,475	
	Flat Terrace	1 2 2 3	2 3 3 11	50.00 61.00 75.00 95.00	100.00 183.00 225.00 1,045.00		1,358 1,358 1,171 1,171	0 149,380 273,365 263,475 1,223,695	
	Flat	1 2 2 3 2 2	2 3 3 11 0	50.00 61.00 75.00 95.00 85.00	100.00 183.00 225.00 1,045.00 0.00		1,358 1,358 1,171 1,171 1,171 1,171	0 149,380 273,365 263,475 1,223,695 0	
	Flat Terrace Semi	1 2 2 3 3 2 3 3	2 3 11 0 13	50.00 61.00 75.00 95.00 85.00 100.00	100.00 183.00 225.00 1,045.00 0.00 1,300.00		1,358 1,358 1,171 1,171 1,171 1,171 1,171	0 149,380 273,365 263,475 1,223,695 0 1,522,300	
	Flat Terrace	1 2 2 3 2 3 3 3 3 3	2 3 11 0 13 5	50.00 61.00 75.00 95.00 85.00 100.00 120.00	100.00 183.00 225.00 1,045.00 0.00 1,300.00 600.00		1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171	0 149,380 273,365 263,475 1,223,695 0 1,522,300 702,600	
	Flat Terrace Semi	1 2 2 3 2 3 3 3 3 3 4	2 3 11 0 13	50.00 61.00 75.00 95.00 85.00 100.00 122.00 130.00	100.00 183.00 225.00 1,045.00 0.00 1,300.00 600.00 1,690.00		1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171	0 149,380 273,365 263,475 1,223,695 0 1,522,300 702,600 1,978,990	
	Flat Terrace Semi Det	1 2 2 3 2 3 3 3 3 3 3 3 5	2 3 3 11 0 13 5 13 3	50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 150.00	100.00 183.00 225.00 1,045.00 0.00 1,300.00 600.00 1,690.00 450.00	10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171	0 149,380 273,365 263,475 1,223,695 0 1,522,300 702,600 7,978,990 526,950	
	Flat Terrace Semi Det Flat 1 High*	1 2 2 3 3 2 3 3 3 3 4 4 5 5 1	2 3 3 11 0 13 5 13 3 0	50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 150.00 58.00	100.00 183.00 225.00 1,045.00 0.00 1,300.00 600.00 1,690.00 450.00 0.00	10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358	0 149,380 273,365 263,475 1,223,695 0 1,522,300 702,600 1,978,990 526,950 0 0	
	Flat Terrace Semi Det Flat 1 High* Flat 2 High*	1 2 2 3 3 3 3 3 3 3 3 4 4 5 1 1 2	2 3 3 11 0 13 5 13 3 3 0 0 0	50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 130.00 135.00 58.00 70.00	100.00 183.00 225.00 0.00 1,300.00 600.00 1,690.00 450.00 0.00 0.00	10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358	0 149,380 273,365 263,475 1,223,695 0 1,522,300 702,600 1,978,990 526,950 0 0 0	
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	1 2 2 3 3 2 3 3 3 3 4 4 5 5 1	2 3 3 11 0 13 5 13 3 0	50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 150.00 58.00	100.00 183.00 225.00 0.00 1,300.00 600.00 1,690.00 450.00 0.00 0.00	10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358	0 149,380 273,365 263,475 1,223,695 0 1,522,300 702,600 1,978,990 526,950 0 0	
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	1 2 2 3 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 3 4 4 5 1 2 3 3 3 3 4 4 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	2 3 3 11 0 13 5 13 3 3 0 0 0 0	50.00 61.00 75.00 95.00 100.00 120.00 130.00 150.00 58.00 70.00 84.00	100.00 183.00 225.00 1,045.00 0.000 600.00 600.00 1,690.00 450.00 0.000 0.000	10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358	0 149,380 273,365 263,475 1,223,695 0 1,522,300 702,600 1,978,990 526,950 0 0 0 0 0	
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	1 1 2 2 3 3 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1	2 3 3 11 0 13 5 13 3 0 0 0 0 0 9	50.00 61.00 75.00 95.00 100.00 120.00 130.00 150.00 58.00 70.00 84.00 50.00	100.00 183.00 225.00 1,045.00 0.00 600.00 1,690.00 450.00 0.00 0.00 0.00 450.00	10% 10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358	0 149,380 273,365 263,475 1,223,695 0 1,522,300 702,600 1,978,990 526,950 0 0 0 0 0 0 0 0 0 0 0 0 0	
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat	1 2 2 3 3 2 3 3 4 5 1 2 3 3 4 5 1 2 3 1 2 3 1 2 1 2 3 3 4 4 5 1 2 1 3 3 4 4 5 1 1 2 1 3 3 1 2 1 3 1 1 1 1 1 1 1 1 1 1 1 1 1	2 3 3 11 0 13 5 13 3 0 0 0 0 0 0 0 9 5 5	50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 130.00 58.00 70.00 84.00 84.00 61.00	100.00 183.00 225.00 1,045.00 0.00 1,300.00 600.00 1,690.00 450.00 0.00 0.00 0.00 450.00 305.00	10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358	0 149,380 273,365 263,475 1,223,695 0 1,522,300 702,600 1,978,990 526,950 0 0 0 0 0 0 0 672,210 455,609	
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	1 2 2 3 2 3 4 5 1 2 3 3 4 5 1 2 3 1 2 2 3 1 2 2 3 3 4 4 5 5 1 1 2 2 2 3 3 4 4 5 5 1 1 2 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 4 4 5 5 1 1 2 2 3 3 3 4 4 5 5 1 1 1 2 2 3 3 4 4 5 5 1 1 1 2 2 1 1 1 1 1 1 1 2 2 1 1 1 1 1 2 2 1 1 1 1 2 2 1 1 1 1 2 2 2 1 1 1 2 2 2 1 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2	2 3 3 11 0 5 5 13 3 3 0 0 0 0 0 9 9 5 7	50.00 61.00 75.00 95.00 100.00 120.00 130.00 58.00 70.00 70.00 84.00 50.00 61.00 70.00	100.00 183.00 225.00 1,045.00 0.00 1,300.00 450.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358	0 149,380 273,365 263,475 1,223,695 0 1,522,300 702,600 702,600 1,978,990 526,950 0 0 0 0 0 0 0 0 0 0 0 0 0	
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	1 1 2 2 3 3 2 3 3 4 5 1 2 3 4 5 1 2 1 2 3 1 2 3 1 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 3 3 4 5 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	2 3 3 11 0 13 5 13 3 3 0 0 0 0 0 9 5 7 7 1	50.00 61.00 75.00 95.00 100.00 120.00 130.00 150.00 58.00 70.00 84.00 50.00 61.00 70.00 84.00 84.00	100.00 183.00 225.00 1,045.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	10% 10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358	0 149,380 273,365 263,475 1,223,695 0 1,522,300 702,600 1,978,990 526,950 0 0 0 0 0 0 0 0 0 0 0 0 0	
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat	1 1 2 2 3 3 2 3 3 4 4 5 1 1 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 3 2 2 3 3 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	2 3 3 11 0 13 5 13 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	50.00 61.00 75.00 95.00 100.00 120.00 130.00 130.00 58.00 70.00 84.00 61.00 70.00 61.00 79.00 79.00	100.00 183.00 225.00 1,045.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	10% 10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	0 149,380 273,365 263,475 1,223,695 0 1,522,300 702,600 1,978,990 526,950 0 0 0 0 0 0 0 0 0 0 0 0 0	
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	1       2       2       3       2       3       4       5       1       2       3       4       5       1       2       3       2       3       2       3       2       3       2       3       2       3       2       3       2       3       2       3       2       3       2       3       3	2 3 3 111 0 13 5 13 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 130.00 70.00 84.00 61.00 70.00 64.00 79.00 84.00 79.00 84.00 79.00 84.00	100.00 183.00 225.00 1,045.00 0.00 1,300.00 450.00 0.00 0.00 450.00 0.00 450.00 0.00	10% 10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	0 149,380 273,365 263,475 1,223,695 0 1,522,300 702,600 1,978,990 526,950 0 0 0 0 0 0 0 0 0 0 0 0 0	
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	1 1 2 2 3 3 3 3 4 5 1 1 2 3 4 5 1 1 2 3 1 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 3 4 4 5 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	2 3 3 11 0 13 5 13 3 3 0 0 0 0 0 0 0 9 9 5 5 7 7 1 0 0 0 0 0	50.00 61.00 75.00 95.00 100.00 120.00 130.00 58.00 70.00 84.00 61.00 70.00 64.00 70.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00	100.00 183.00 225.00 1,045.00 0.00 1,300.00 450.00 0.00 0.00 0.00 450.00 305.00 450.00 305.00 305.00 0.00	10% 10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	0 149,380 273,365 263,475 1,223,695 0 1,522,300 702,600 1,978,990 0 0 0 0 0 0 0 0 0 0 0 0 0	
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	1         2         3         2         3         4         5         11         22         33         4         5         11         22         33         2         33         2         33         2         33         2         33         2         33         33         4	2 3 3 11 0 13 5 13 3 0 0 0 0 0 0 0 9 5 7 7 7 1 0 0 0 0 0 0 0 0 0 0 0	50.00 61.00 75.00 95.00 100.00 120.00 130.00 58.00 70.00 64.00 70.00 64.00 70.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 79.00 70.000 70.000 70.000 70.000 70.00000000	100.00 183.00 225.00 1,045.00 0.00 600.00 450.00 0.00 0.00 450.00 305.00 490.00 84.00 0.00 0.00 0.000 0.000 0.000 0.000	10% 10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	0 149,380 273,365 263,475 1,223,695 0 1,522,300 702,600 1,978,990 526,950 0 0 0 0 0 0 0 0 0 0 0 0 0	
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det	1           2           2           3           2           3           4           5           11           22           33           4           5           11           22           33           2           33           2           33           2           33           2           33           2           33           2           33           2           33           2           33           2           33           3           3           3           3           3           3           3           3           3           3           3           3           3           3           3           3           3           3           3	2 3 3 11 0 13 5 13 3 3 0 0 0 0 0 0 0 9 5 7 7 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	50.00 61.00 75.00 95.00 100.00 120.00 130.00 130.00 58.00 70.00 84.00 61.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 70.00 84.00 70.00 84.00 70.00 70.00 84.00 70.000 70.000 70.000 70.000 70.0	100.00 183.00 225.00 1,045.00 0.00 600.00 1,690.00 450.00 0.00 0.00 450.00 305.00 4450.00 305.00 4450.00 0.00 0.00 0.00 0.000 0.000 0.000	10% 10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171	0 149,380 273,365 263,475 1,223,695 0 1,522,300 702,600 1,978,990 526,950 0 0 0 0 0 0 0 0 0 0 0 0 0	
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	1           2           3           2           3           4           5           1           2           3           4           5           1           2           3           4           5           1           2           3           2           3           2           3           2           3           2           3           3           3           3           3           3           3           3	2 3 3 11 0 13 5 13 3 0 0 0 0 0 0 0 9 5 7 7 7 1 0 0 0 0 0 0 0 0 0 0 0	50.00 61.00 75.00 95.00 100.00 120.00 130.00 58.00 70.00 64.00 70.00 64.00 70.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 79.00 70.000 70.000 70.000 70.000 70.00000000	100.00 183.00 225.00 1,045.00 0.00 600.00 1,300.00 0.00 0.00 0.00 0.00 305.00 450.00 0.00	10% 10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	0 149,380 273,365 263,475 1,223,695 0 1,522,300 702,600 1,978,990 526,950 0 0 0 0 0 0 0 0 0 0 0 0 0	

3

Flat 1 High\* Flat 2 High\* Flat 3 High\*

0

0.00

0.00

61.00

74.00

1,358

1,358

10% 10%

0

Locality een/Brown Iternative Use

1.04 0.83

East Green Agricultural

Gross Net

Area

Locality een/Brown Iternative Use
-----------------------------------

West	Green	Agricultural
Aroa	Gross	4.1-

Area	Gross	4.17
	Net	2.50

L		К
ſ	ľ	H
	_	-

Number	5	5 Units	Area	Density erage l		Developed	Density		Total Cost	Rat
Medium Green	40	40	ha <b>1.33</b>	Units/ha <b>30.00</b>	m2 94	m2 <b>3,762</b>	m2/ha <b>2,822</b>		4,561,214	£/m <b>1,212.4</b>
		Beds	No		m2	Total		BCIS	COST	
	Market								0	
	Flat	1	1		50.00	50.00	10%	1,358	74,690	
		2	1		61.00	61.00	10%	1,358	91,122	
	Terrace	2	1		75.00	75.00		1,171	87,825	
		3	6		95.00	570.00		1,171	667,470	
	Semi	2	0		85.00	0.00		1,171	0	
		3	7		100.00	700.00		1,171	819,700	
	Det	3	3		120.00	360.00		1,171	421,560	
		4	7		130.00	910.00		1,171	1,065,610	
		5	2		150.00	300.00		1,171	351,300	
	Flat 1 High*	1	0		58.00	0.00	10%	1,358	0	
	Flat 2 High*	2	0		70.00	0.00	10%	1,358	0	
	Flat 3 High*	3	0		84.00	0.00	10%	1,358	0	
	Affordable									
	Flat	1	5		50.00	250.00	10%	1,358	373,450	
		2	2		61.00	122.00	10%	1,358	182,244	
	Terrace	2	4		70.00	280.00		1,171	327,880	
		3	1		84.00	84.00		1,171	98,364	
	Semi	2	0		79.00	0.00		1,171	0	
		3	0		84.00	0.00		1,171	0	
	Det	3	0		93.00	0.00		1,171	0	
		4	0		106.00	0.00		1,171	0	
		5	0		119.00	0.00		1,171	0	
	Flat 1 High*	1	0		50.00	0.00	10%	1,358	0	
	Flat 2 High*									
	Flat 2 High* Flat 3 High*	2	0		61.00 74.00	0.00	10% 10%	1,358 1,358	0	
1	Flat 3 High*	2	0	Daniturana	61.00 74.00	0.00	10% 10%	1,358	0	D
Number		2	0 0 Area	Density erage l	61.00 74.00 Jnit Size	0.00 0.00 Developed	10% 10% Density	1,358	0	
	Flat 3 High*	2 3 5 Units	0 0 Area ha	Units/ha	61.00 74.00 Jnit Size m2	0.00 0.00 Developed m2	10% 10% Density m2/ha	1,358	0 0 Total Cost	Ra £/r <b>1 225</b>
	Flat 3 High*	2	0 0 Area ha <b>0.83</b>		61.00 74.00 Jnit Size	0.00 0.00 Developed m2 <b>2,288</b>	10% 10% Density	1,358 1,358	0 0 Total Cost <b>2,802,880</b>	
	Flat 3 High*	2 3 5 Units	0 0 Area ha	Units/ha	61.00 74.00 Jnit Size m2	0.00 0.00 Developed m2	10% 10% Density m2/ha	1,358	0 0 Total Cost <b>2,802,880</b> COST	£/ı
	Flat 3 High*	2 3 5 Units 25 Beds	0 0 Area ha 0.83 No	Units/ha	61.00 74.00 Jnit Size m2 92 m2	0.00 0.00 Developed m2 <b>2,288</b> Total	10% 10% Density m2/ha <b>2,746</b>	1,358 1,358 BCIS	0 0 Total Cost <b>2,802,880</b> <u>COST</u> 0	£/ı
	Flat 3 High*	2 3 5 Units 25 Beds 1	0 0 Area ha 0.83 No 1	Units/ha	61.00 74.00 Jnit Size m2 92 m2 50.00	0.00 0.00 Developed 2,288 Total 50.00	10% 10% Density m2/ha <b>2,746</b>	1,358 1,358 BCIS 1,358	0 0 Total Cost <b>2,802,880</b> <b>COST</b> 0 74,690	£/ı
	Flat 3 High* 6 25 Market Flat	2 3 5 Units 25 Beds 1 1 2	0 0 Area ha 0.83 No 1 1	Units/ha	61.00 74.00 Jnit Size m2 92 m2 50.00 61.00	0.00 0.00 Developed m2 2,288 Total 50.00 61.00	10% 10% Density m2/ha <b>2,746</b>	1,358 1,358 BCIS 1,358 1,358 1,358	0 0 Total Cost 2,802,880 COST 0 74,690 91,122	£/ı
	Flat 3 High*	2 3 5 Units 25 Beds 1 1 2 2	0 0 Area ha 0.83 No 1 1 1 1	Units/ha	61.00 74.00 Jnit Size m2 92 m2 50.00 61.00 75.00	0.00 0.00 Developed m2 2,288 Total 50.00 61.00 75.00	10% 10% Density m2/ha <b>2,746</b>	1,358 1,358 BCIS 1,358 1,358 1,358 1,171	0 0 Total Cost 2,802,880 COST 0 74,690 91,122 87,825	£/ı
	Flat 3 High* 25 Market Flat Terrace	2 3 5 Units 25 Beds 1 2 2 3	0 0 Area ha 0.83 No 1 1 1 1 4	Units/ha	61.00 74.00 Jnit Size m2 92 m2 50.00 61.00 75.00 95.00	0.00 0.00 Developed m2 2,288 Total 50.00 61.00 75.00 380.00	10% 10% Density m2/ha <b>2,746</b>	1,358 1,358 BCIS 1,358 1,358 1,358 1,358 1,171 1,171	0 0 0 70tal Cost 2,802,880 0 74,690 91,122 87,825 444,980	£/
	Flat 3 High* 6 25 Market Flat	2 3 5 Units 25 Beds 1 1 2 2 3 2 3 2	0 0 Area ha 0.83 No 1 1 1 1 4 0	Units/ha	61.00 74.00 Jnit Size m2 92 50.00 61.00 75.00 95.00 85.00	0.00 0.00 Developed m2 2,288 Total 50.00 61.00 75.00 380.00 0.00	10% 10% Density m2/ha <b>2,746</b>	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171	0 0 0 Total Cost 2,802,880 0 74,690 91,122 87,825 444,980 0 0	£/ı
	Flat 3 High* 6 25 Market Flat Terrace Semi	2 3 5 Units 25 8eds 1 1 2 2 2 3 3 2 3 3 3	0 0 Area ha 0.83 No 1 1 1 1 1 1 0 4 4	Units/ha	61.00 74.00 Jnit Size m2 92 50.00 61.00 75.00 95.00 85.00 100.00	0.00 0.00 Developed m2 2,288 Total 50.00 61.00 75.00 380.00 0.00 0.00	10% 10% Density m2/ha <b>2,746</b>	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171	0 0 0 70tal Cost 2,802,880 0 74,690 91,122 87,825 444,980 0 468,400	£/ı
	Flat 3 High* 25 Market Flat Terrace	2 3 5 Units 25 8eds 1 2 2 3 3 3 3 3	0 0 Area ha 0.83 No 1 1 1 1 4 0 4 2	Units/ha	61.00 74.00 Jnit Size m2 92 50.00 61.00 75.00 95.00 85.00 100.00 120.00	0.00 0.00 Developed m2 2,288 Total 50.00 61.00 75.00 380.00 0.00 400.00	10% 10% Density m2/ha <b>2,746</b>	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171	0 0 0 0 0 0 74,690 91,122 87,825 444,980 0 468,400 281,040	£/
	Flat 3 High* 6 25 Market Flat Terrace Semi	2 3 5 Units 25 8eds 1 1 2 3 3 2 3 3 3 4	0 0 Area ha 0.83 No 1 1 1 1 4 0 4 2 4 4	Units/ha	61.00 74.00 Jnit Size m2 92 m2 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00	0.00 0.00 Developed m2 2,288 Total 50.00 61.00 75.00 380.00 0.00 400.00 240.00 520.00	10% 10% Density m2/ha <b>2,746</b>	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171	0 0 0 0 0 0 74,690 91,122 87,825 444,980 0 468,400 281,040 608,920	£/
	Flat 3 High* 6 25 Market Flat Terrace Semi Det	2 3 5 5 8eds 25 8eds 1 2 2 3 3 3 3 3 4 5	0 0 Area ha 0.83 No 1 1 1 1 1 0 4 2 4 2 4 1	Units/ha	61.00 74.00 Jnit Size <b>m2</b> 92 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00	0.00 0.00 Developed m2 2,288 Total 50.00 61.00 75.00 380.00 0.00 400.00 240.00 520.00 150.00	10% 10% Density m2/ha 2,746	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171	0 0 0 0 0 0 74,690 91,122 87,825 444,980 0 468,400 281,040 608,920 175,650	£/
	Flat 3 High* 25 Market Flat Terrace Semi Det Flat 1 High*	2 3 5 Units 25 8eds 1 1 2 2 3 3 2 3 3 3 4 5 1	0 0 Area ha 0.83 No 1 1 1 1 1 1 4 0 4 2 4 4 1 0 0	Units/ha	61.00 74.00 Jnit Size m2 92 50.00 61.00 61.00 61.00 95.00 85.00 100.00 120.00 130.00 150.00 58.00	0.00 0.00 Developed m2 2,288 Total 50.00 61.00 75.00 380.00 0.00 400.00 240.00 520.00 150.00 0.00	10% 10% Density m2/ha <b>2,746</b> 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171	0 0 0 70tal Cost 2,802,880 0 74,690 91,122 87,825 444,980 0 468,400 281,040 608,920 175,650 0	£/
	Flat 3 High* 25 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	2 3 5 Units 25 8eds 1 2 2 2 3 3 2 3 3 3 4 4 5 1 1 2	0 0 0 Area ha 0.83 No 1 1 1 1 1 1 4 0 4 2 4 4 1 0 0 0 0 0	Units/ha	61.00 74.00 Jnit Size m2 92 50.00 61.00 95.00 95.00 95.00 100.00 130.00 130.00 150.00 58.00 70.00	0.00 0.00 Developed m2 2,288 Total 50.00 61.00 75.00 380.00 0.00 400.00 240.00 520.00 150.00 0.00 0.00	10% 10% Density m2/ha 2,746 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,175 1,358 1,358	0 0 0 0 0 0 74,690 91,122 87,825 444,980 0 468,400 281,040 0 608,920 175,650 0 0 0	£/
	Flat 3 High* 6 25 25 25 25 25 25 25 26 27 27 27 27 27 27 27 27 27 27 27 27 27	2 3 5 Units 25 8eds 1 1 2 2 3 3 2 3 3 3 4 5 1	0 0 Area ha 0.83 No 1 1 1 1 1 1 4 0 4 2 4 4 1 0 0	Units/ha	61.00 74.00 Jnit Size m2 92 50.00 61.00 61.00 61.00 95.00 85.00 100.00 120.00 130.00 150.00 58.00	0.00 0.00 Developed m2 2,288 Total 50.00 61.00 75.00 380.00 0.00 400.00 240.00 520.00 150.00 0.00	10% 10% Density m2/ha <b>2,746</b> 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171	0 0 0 70tal Cost 2,802,880 0 74,690 91,122 87,825 444,980 0 468,400 281,040 608,920 175,650 0	£/
	Flat 3 High* 25 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High*	2 3 5 25 8eds 25 2 1 2 2 3 3 3 4 5 1 1 2 3 3 4 4 5 1 1 2 3 3 3 4 4 5 5 1 1 2 3 3 3 4 4 5 5 1 1 1 2 5 2 5 1 2 5 5 1 2 5 1 2 5 1 2 5 1 2 5 1 2 5 5 1 2 5 5 5 5	0 0 0 Area ha 0.83 No 1 1 1 1 1 1 1 0 0 4 2 2 4 1 0 0 0 0 0 0	Units/ha	61.00 74.00 Jnit Size m2 92 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 130.00 58.00 70.00 84.00	0.00 0.00 Developed m2 2,288 Total 50.00 61.00 75.00 380.00 0.00 400.00 240.00 520.00 150.00 0.00 0.00 0.00	10% 10% Density m2/ha 2,746 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358	0 0 0 7otal Cost 2,802,880 0 74,690 91,122 87,825 444,980 0 468,400 281,040 608,920 175,650 0 0 0 0 0	£/
	Flat 3 High* 6 25 25 25 25 25 25 25 26 27 27 27 27 27 27 27 27 27 27 27 27 27	2 3 5 5 8 6 5 8 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	0 0 0 Area ha 0.83 No 1 1 1 1 1 1 4 4 0 4 2 2 4 4 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 Jnit Size m2 92 50.00 61.00 75.00 95.00 120.00 120.00 130.00 150.00 58.00 70.00 88.00 58.00 70.00 84.00	0.00 0.00 Developed m2 2,288 Total 50.00 61.00 75.00 380.00 0.00 0.00 240.00 520.00 150.00 0.	10% 10% Density m2/ha 2,746 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358	0 0 0 0 0 0 0 74,690 91,122 87,825 444,980 0 468,400 281,040 608,920 175,650 0 0 0 0 0 0 0 0	£/
	Flat 3 High* 25 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat	2 3 5 Units 25 8 8 6 8 8 6 3 1 2 2 3 3 3 3 4 4 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0 0 0 Area ha 0.83 No 1 1 1 1 1 1 4 0 4 2 4 4 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 Jnit Size m2 92 50.00 61.00 95.00 95.00 95.00 100.00 130.00 130.00 130.00 130.00 88.00 130.00 88.00 130.00 88.00 100.00 150.00 88.00 100.00 150.	0.00 0.00 Developed m2 2,288 Total 50.00 61.00 75.00 380.00 0.00 400.00 240.00 240.00 150.00 0.00 0.00 0.00 0.00 0.00 150.00 122.00	10% 10% Density m2/ha 2,746 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358	0 0 0 Total Cost 2,802,880 0 74,690 91,122 87,825 444,980 0 468,400 281,040 608,920 175,650 0 0 0 0 0 0 0 0 0 0 0 0 175,650 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 172,602,800 175,650 0 0 0 0 0 0 0 172,602,800 172,602,800 172,602,800 172,602,800 172,602,800 172,602,800 172,602,800 174,690 172,602,800 174,690 172,602,800 174,690 175,655 175,650 175,7500 175,7500 175,7500 175,7500 175,750000000000000000000000000000000000	£/
	Flat 3 High* 25 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High*	2 3 5 25 8eds 25 2 1 2 2 3 3 3 4 5 1 2 2 3 3 4 5 1 2 2 3 3 3 4 5 1 2 2 2 2 2 2 2 2 3 3 3 3 3 4 5 5 2 5 2 5 2 5 2 5 2 5 2 5 2 5 2 5 2	0 0 0 Area ha 0.83 0 1 1 1 1 1 1 1 1 0 0 4 4 2 2 4 1 0 0 0 0 0 0 0 0 0 0 0 2 2 2 2	Units/ha	61.00 74.00 Jnit Size m2 92 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0.00 0.00 Developed m2 2,288 Total 50.00 61.00 75.00 380.00 0.00 400.00 240.00 520.00 150.00 0.00 0.00 0.00 0.00 0.00 150.00 0.00 0.00 150.00 0.00 0.00 150.00 0.00 150.00 0.00 140.00 140.00 140.00 140.00 140.00 140.00 140.00 140.00 140.00 140.00 140.00 140.00 140.00 140.00 140.00 140.00 140.00 150.00	10% 10% Density m2/ha 2,746 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358	0 0 0 0 0 0 0 74,690 91,122 87,825 444,980 0 4468,400 281,040 608,920 175,650 175,650 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/
	Flat 3 High* 6 25 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 4 High* Flat 2 High* Flat 3 High* Flat 2 High* Flat 3 High* Fla	2 3 5 Units 25 8eds 1 1 2 2 3 3 3 3 3 3 3 3 3 1 2 1 2 3 1 2 3 1 2 3 1 2 3 3 3 3	0 0 0 Area ha 0.83 No 1 1 1 1 1 1 1 1 0 4 4 2 2 4 4 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 Jnit Size m2 92 50.00 61.00 75.00 95.00 85.00 120.00 130.00 120.00 130.00 150.00 85.00 250.00 84.00 70.00 84.00	0.00 0.00 Developed m2 2,288 Total 50.00 61.00 75.00 380.00 0.00 0.00 240.00 520.00 150.00 0.	10% 10% Density m2/ha 2,746 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358	0 0 0 70tal Cost 2,802,880 0 74,690 91,122 87,825 444,980 0 468,400 281,040 608,920 175,650 0 0 0 0 0 0 0 0 224,070 182,244 163,900	£/ı
	Flat 3 High* 25 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat	2 3 5 Units 25 8 6 8 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	0 0 0 Area ha 0.83 0 1 1 1 1 1 1 1 1 4 4 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 Jnit Size m2 92 50.00 61.00 75.00 95.00 120.00 130.00 130.00 150.00 70.00 84.00 61.00 70.00 61.00 70.00 61.00 70.00 84.00 70.00	0.00 0.00 Developed m2 2,288 Total 50.00 61.00 75.00 380.00 0.00 0.00 240.00 520.00 150.00 150.00 0.00	10% 10% Density m2/ha 2,746 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	0 0 0 0 0 0 0 74,690 91,122 87,825 444,980 0 0 468,400 281,040 608,920 175,650 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/ı
Number Medium Green	Flat 3 High* 6 25 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 4 High* Flat 2 High* Flat 3 High* Flat 2 High* Flat 3 High* Fla	2 3 5 Units 25 8eds 1 1 2 2 3 3 3 3 3 3 3 3 3 1 2 1 2 3 1 2 3 1 2 3 1 2 3 3 3 3	0 0 0 Area ha 0.83 No 1 1 1 1 1 1 1 1 0 4 4 2 2 4 4 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 Jnit Size m2 92 50.00 61.00 75.00 95.00 85.00 120.00 130.00 120.00 130.00 150.00 85.00 250.00 84.00 70.00 84.00	0.00 0.00 Developed m2 2,288 Total 50.00 61.00 75.00 380.00 0.00 0.00 240.00 520.00 150.00 0.	10% 10% Density m2/ha 2,746 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358	0 0 0 70tal Cost 2,802,880 0 74,690 91,122 87,825 444,980 0 468,400 281,040 608,920 175,650 0 0 0 0 0 0 0 0 224,070 182,244 163,900	£/ı

93.00

106.00 119.00

50.00

61.00

74.00

0.00

0.00

0.00

0.00

0.00

1,171

1,171 1,171

1,358

1,358

1,358

10%

10%

10%

Det

Flat 1 High\* Flat 2 High\* Flat 3 High\*

3

4 5

3

0

0

0

0

0

Locality reen/Brown Iternative	Jse

Locality 'een/Brown Iternative Use

1.04 0.83

West Green Agricultural

Gross

Net

Area

West	Green	Agricultural
Area	Gross	2.22
	Net	1.33

Locality een/Brown Iternative Use

Locality 'een/Brown Iternative Use

0.37 0.37

East Green Paddock

Gross

Net

Area

0.63

0.50

East Green Paddock

Gross

Net

Area

L	ľ	T	k	
ľ	l	ŀ	J	Η
	-	-		

Number	7	Units	Area ha	Density o Units/ha	erage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2
Small Green 15		15	0.50	30.00	97	1,456	2,912		1,756,947	1,206.69
		Beds	No		m2	Total	1	BCIS	COST	
	Market								0	
	Flat	1	0		50.00	0.00	10%	1,358	0	
		2	0		61.00	0.00	10%	1,358	0	
	Terrace	2	1		75.00	75.00		1,171	87,825	
		3	2		95.00	190.00		1,171	222,490	
	Semi	2	0		85.00	0.00		1,171	0	
	-	3	3		100.00	300.00		1,171	351,300	
	Det	3	1		120.00	120.00		1,171	140,520	
		4	3		130.00 150.00	390.00 150.00		1,171 1,171	456,690 175,650	
	Flat 1 High*	1	0		58.00	0.00	10%	1,171	175,650	
	Flat 2 High*	2	0		70.00	0.00	10%	1,358	0	
	Flat 3 High*	3	0		84.00	0.00	10%	1,358	0	
	Affordable		-		0.000			_,		
	Flat	1	2		50.00	100.00	10%	1,358	149,380	
		2	1		61.00	61.00	10%	1,358	91,122	
	Terrace	2	1		70.00	70.00		1,171	81,970	
		3	0		84.00	0.00		1,171	0	
	Semi	2	0		79.00	0.00		1,171	0	
	<b>D</b> _1	3	0		84.00	0.00		1,171	0	
	Det	3	0		93.00 106.00	0.00		1,171 1,171	0	
		4	0		108.00	0.00		1,171	0	
	Flat 1 High*	1	0		50.00	0.00	10%	1,358	0	
	Flat 2 High*	2	0		61.00	0.00	10%	1,358	0	
	Flat 3 High*	3	0		74.00	0.00	10%	1,358	0	
Number	8	Units	Area	Density	erage Unit Size	Developed	Density		Total Cost	Rate
Number	8	Units	Area ha	Density Units/ha					Total Cost	Rate £/m2
Number Small Green 11	8	Units			erage Unit Size	Developed	Density		Total Cost <b>1,325,102</b>	
	8		ha	Units/ha	erage Unit Size m2	Developed m2	Density m2/ha	BCIS		£/m2
	8 Market	11	ha <b>0.37</b> No	Units/ha	erage Unit Size m2 100 m2	Developed m2 1,101 Total	Density m2/ha <b>3,003</b>	BCIS	<b>1,325,102</b> COST 0	£/m2
		11 Beds 1	ha <b>0.37</b> No 0	Units/ha	erage Unit Size m2 100 m2 50.00	Developed m2 1,101 Total 0.00	Density m2/ha <b>3,003</b> 10%	BCIS 1,358	<b>1,325,102</b> <b>COST</b> 0 0	£/m2
	Market Flat	11 Beds 1 2	ha 0.37 No 0 0	Units/ha	erage Unit Size m2 100 m2 50.00 61.00	Developed m2 1,101 Total 0.00 0.00	Density m2/ha <b>3,003</b>	BCIS 1,358 1,358	1,325,102 COST 0 0 0 0	£/m2
	Market	11 Beds 1 2 2	ha 0.37 No 0 0 0 0	Units/ha	erage Unit Size m2 100 m2 50.00 61.00 75.00	Developed m2 1,101 Total 0.00 0.00 0.00	Density m2/ha <b>3,003</b> 10%	BCIS 1,358 1,358 1,171	1,325,102 COST 0 0 0 0 0 0	£/m2
	Market Flat Terrace	11 Beds 1 2 2 3	ha 0.37 0 0 0 0 2	Units/ha	erage Unit Size m2 100 m2 50.00 61.00 75.00 95.00	Developed m2 1,101 Total 0.00 0.00 0.00 190.00	Density m2/ha <b>3,003</b> 10%	BCIS 1,358 1,358 1,171 1,171	<b>1,325,102</b> <b>COST</b> 0 0 0 222,490	£/m2
	Market Flat	11 Beds 1 2 2 3 2 2 2	ha 0.37 No 0 0 0 0 2 0 0	Units/ha	erage Unit Size m2 100 50.00 61.00 75.00 95.00 85.00	Developed m2 1,101 Total 0.00 0.00 0.00 190.00 0.00	Density m2/ha <b>3,003</b> 10%	BCIS 1,358 1,358 1,171 1,171 1,171	1,325,102	£/m2
	Market Flat Terrace Semi	11 Beds 1 2 2 3 3 2 3 3 2 3 3	ha 0.37 0 0 0 0 2	Units/ha	erage Unit Size m2 100 50.00 61.00 75.00 95.00 85.00 100.00	Developed m2 1,101 Total 0.00 0.00 190.00 0.00 200.00	Density m2/ha <b>3,003</b> 10%	BCIS 1,358 1,358 1,171 1,171 1,171 1,171	1,325,102 COST 0 0 0 222,490 0 234,200	£/m2
	Market Flat Terrace	11 Beds 1 2 2 3 2 2 2	ha 0.37 No 0 0 0 2 2 0 2	Units/ha	rage Unit Size m2 100 50.00 61.00 75.00 95.00 85.00 100.00 120.00	Developed m2 1,101 Total 0.00 0.00 190.00 0.00 0.00 0.00 200.00 120.00	Density m2/ha <b>3,003</b> 10%	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171	1,325,102 COST 0 0 0 222,490 0 234,200 140,520	£/m2
	Market Flat Terrace Semi	11 Beds 1 2 2 3 3 3 3 3 3	ha 0.37 No 0 0 0 0 2 0 2 2 1	Units/ha	erage Unit Size m2 100 50.00 61.00 75.00 95.00 85.00 100.00	Developed m2 1,101 Total 0.00 0.00 190.00 0.00 200.00	Density m2/ha <b>3,003</b> 10%	BCIS 1,358 1,358 1,171 1,171 1,171 1,171	1,325,102 COST 0 0 0 222,490 0 234,200	£/m2
	Market Flat Terrace Semi	11 Beds 2 2 3 3 3 3 3 4 5 1	ha 0.37 0 0 0 0 2 0 2 2 1 2 2	Units/ha	rage Unit Size m2 100 50.00 61.00 75.00 95.00 95.00 85.00 100.00 120.00 130.00	Developed m2 1,101 0.00 0.00 0.00 190.00 200.00 120.00 260.00	Density m2/ha <b>3,003</b> 10%	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171	1,325,102 COST 0 0 0 222,490 0 234,200 140,520 304,460	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	11 Beds 1 2 2 3 3 2 2 3 3 3 4 4 5 5 1 2	ha 0.37 0 0 0 2 0 0 2 0 0 2 1 1 2 2 1 1 0 0 0 0	Units/ha	rage Unit Size m2 100 50.00 61.00 75.00 75.00 95.00 85.00 100.00 120.00 130.00 130.00 58.00 70.00	Developed m2 1,101 0.00 0.00 0.00 0.00 0.00 200.00 200.00 220.00 260.00 120.00 0.00 0.00	Density m2/ha 3,003	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358	1,325,102 COST 0 0 0 222,490 0 234,200 140,520 304,460 175,650 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	11 Beds 2 2 3 3 3 3 3 4 5 1	ha 0.37 0 0 0 2 0 2 1 1 2 1 0 0 0 0 0 0 0 0 0 0	Units/ha	erage Unit Size m2 100 50.00 61.00 75.00 95.00 95.00 100.00 120.00 130.00 150.00 58.00	Developed m2 1,101 Total 0.00 0.00 190.00 0.00 200.00 120.00 260.00 150.00 0.00	Density m2/ha 3,003	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358	1,325,102 COST 0 0 0 222,490 0 234,200 140,520 304,460 175,650 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	11 Beds 1 2 2 3 3 3 3 3 4 4 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.37 0 0 0 0 0 2 0 2 1 1 2 2 1 1 0 0 0 0 0 0	Units/ha	rage Unit Size m2 100 50.00 61.00 75.00 95.00 95.00 100.00 120.00 130.00 150.00 58.00 70.00	Developed m2 1,101 0.00 0.00 190.00 200.00 120.00 260.00 260.00 150.00 0.00 0.00 0.00	Density m2/ha 3,003	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358	1,325,102 COST 0 0 222,490 0 234,200 140,520 304,460 175,650 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	11 Beds 1 2 2 3 3 2 3 3 3 4 4 5 1 1 2 2 3 3 1 2 1 1 2 1 1 2 1 2 1 1 1 2 1 3 3 1 2 1 1 2 1 3 3 1 3 1	ha 0.37 0 0 0 2 2 0 2 1 1 2 2 1 0 0 0 0 0 0 0 1	Units/ha	rage Unit Size m2 100 50.00 61.00 95.00 85.00 100.00 120.00 130.00 150.00 58.00 70.00 84.00	Developed m2 1,101 0.00 0.00 190.00 200.00 200.00 120.00 260.00 150.00 0.00 0.00 0.00 0.00 50.00	Density m2/ha 3,003 10% 10% 10% 10% 10% 10%	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358	1,325,102 COST 0 0 0 222,490 0 234,200 140,520 304,460 175,650 0 0 0 0 0 74,690	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	11 Beds 2 2 3 3 2 2 3 3 4 4 5 5 1 2 3 3 4 4 5 1 2 3 3 1 2 2 3 3 1 2 2 3 3 3 3 4 4 5 5 1 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.37 0 0 0 2 0 0 2 0 0 2 1 1 2 2 1 1 0 0 0 0	Units/ha	rage Unit Size m2 100 50.00 61.00 95.00 95.00 95.00 120.00 120.00 130.00 58.00 58.00 70.00 84.00 61.00	Developed m2 1,101 Total 0.00 0.00 0.00 0.00 200.00 120.00 260.00 120.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,003	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358	1,325,102 COST 0 0 0 222,490 0 234,200 140,520 304,460 175,650 0 0 0 74,690 91,122	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	11 Beds 1 2 2 3 3 3 3 3 4 5 1 2 3 3 3 3 3 4 4 5 1 2 2 3 3 3 3 3 3 4 4 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.37 0 0 0 0 0 0 2 1 1 0 0 0 0 0 0 0 0 0 0 1 1 1 1	Units/ha	rage Unit Size m2 100 50.00 61.00 75.00 95.00 100.00 120.00 130.00 130.00 130.00 58.00 70.00 84.00 61.00 70.00	Developed m2 1,101 Total 0.00 0.00 190.00 200.00 120.00 260.00 150.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,003 10% 10% 10% 10% 10% 10%	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358	1,325,102 COST 0 0 0 222,490 0 234,200 140,520 304,460 175,650 0 0 0 0 0 0 175,650 0 0 0 0 175,659 0 0 0 0 175,659 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Terrace	11 Beds 2 2 3 3 2 2 3 3 4 4 5 5 1 2 3 3 4 4 5 1 2 3 3 1 2 2 3 3 1 2 2 3 3 3 3 4 4 5 5 1 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.37 0 0 0 2 0 0 2 0 0 2 1 1 2 2 1 1 0 0 0 0	Units/ha	rage Unit Size m2 100 50.00 61.00 95.00 95.00 95.00 120.00 120.00 130.00 58.00 58.00 70.00 84.00 61.00	Developed m2 1,101 Total 0.00 0.00 0.00 0.00 200.00 120.00 260.00 120.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,003 10% 10% 10% 10% 10% 10%	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	1,325,102 COST 0 0 0 222,490 0 234,200 140,520 304,460 175,650 0 0 0 74,690 91,122	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	11 Beds 1 2 2 3 3 3 3 3 4 4 5 1 1 2 2 3 3 1 1 2 2 3 3	ha 0.37 0 0 0 0 2 0 0 2 1 1 2 2 1 1 0 0 0 0 0 0	Units/ha	rage Unit Size m2 100 50.00 61.00 95.00 95.00 85.00 120.00 130.00 120.00 130.00 120.00 58.00 70.00 84.00 50.00 61.00 70.00 84.00	Developed m2 1,101 Total 0.00 0.00 190.00 200.00 200.00 120.00 260.00 120.00 0.00 0.00 0.00 0.00 0.00 50.00 61.00 70.00 0.00	Density m2/ha 3,003 10% 10% 10% 10% 10% 10%	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358	1,325,102 COST 0 0 0 222,490 140,520 304,460 175,650 0 0 0 0 74,690 91,122 81,970 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Terrace	11 Beds 1 2 2 3 3 2 2 3 3 4 4 5 1 1 2 2 3 3 1 2 2 3 3 1 2 2 2 3 3 2 2 2 3 3 2 2 3 3 3 3	ha 0.37 0 0 0 0 2 2 0 0 2 2 1 1 2 2 1 1 0 0 0 0	Units/ha	rage Unit Size m2 100 50.00 61.00 75.00 95.00 85.00 120.00 120.00 130.00 120.00 58.00 70.00 84.00 50.00 61.00 70.00 84.00 79.00	Developed m2 1,101 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,003 10% 10% 10% 10% 10% 10%	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358	1,325,102 COST 0 0 0 222,490 0 2324,200 140,520 304,460 175,650 0 0 0 0 0 74,690 91,122 81,970 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Semi	11 Beds 1 2 2 3 3 3 3 3 3 3 4 4 5 1 1 2 2 3 3 1 2 2 3 3 2 2 3 3 3 3 3 3 3	ha 0.37 0 0 0 2 2 0 0 2 1 1 2 2 1 1 0 0 0 0 0 0	Units/ha	rage Unit Size m2 100 50.00 61.00 95.00 95.00 95.00 120.00 120.00 130.00 120.00 130.00 120.00 130.00 58.00 70.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00	Developed m2 1,101 0.00 0.00 0.00 190.00 200.00 260.00 120.00 260.00 120.00 0.00 0.00 0.00 61.00 70.00 61.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,003 10% 10% 10% 10% 10% 10%	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171	1,325,102 COST 0 0 222,490 0 234,200 140,520 304,460 175,650 0 0 0 0 74,690 91,122 81,970 0 0 0 0 0 0 0 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Compared by the second s	11 Beds 1 2 2 3 3 2 2 3 3 4 4 5 5 1 1 2 2 3 3 1 2 2 3 3 3 3 3 4 4 5 5	ha 0.37 0 0 0 2 2 0 0 2 2 0 0 2 2 1 1 2 2 0 0 0 0	Units/ha	rage Unit Size m2 100 50.00 61.00 75.00 95.00 85.00 120.00 120.00 130.00 58.00 58.00 58.00 58.00 61.00 70.00 84.00 93.00 84.00 93.00 93.00	Developed m2 1,101 Total 0.00 0.00 0.00 0.00 200.00 120.00 260.00 120.00 0.00 0.00 0.00 61.00 70.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,003	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171	1,325,102 COST 0 0 0 222,490 0 234,200 140,520 304,460 175,650 0 0 0 0 74,690 91,122 81,970 0 0 0 0 0 0 0 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat 4 Terrace Semi Det Lat 1 High*	11 Beds 1 2 2 3 3 3 4 4 5 1 2 3 3 4 1 2 3 3 3 4 5 1 2 3 3 3 4 5 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.37 0 0 0 0 2 0 0 2 1 1 0 0 0 0 0 0 0 0 0 0	Units/ha	rage Unit Size m2 100 50.00 61.00 75.00 95.00 100.00 120.00 130.00 130.00 130.00 58.00 70.00 84.00 70.00 84.00 70.00 84.00 79.00 84.00 93.00 106.00 93.00	Developed m2 1,101 Total 0.00 0.00 0.00 190.00 200.00 120.00 260.00 150.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,003	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,3	1,325,102 COST 0 0 0 222,490 140,520 304,460 175,650 0 0 0 74,690 91,122 81,970 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Compared by the second s	11 Beds 1 2 2 3 3 2 2 3 3 4 4 5 5 1 1 2 2 3 3 1 2 2 3 3 3 3 3 3 4 4 5 5	ha 0.37 0 0 0 2 2 0 0 2 2 0 0 2 2 1 1 2 2 0 0 0 0	Units/ha	rage Unit Size m2 100 50.00 61.00 75.00 95.00 85.00 120.00 120.00 130.00 58.00 58.00 58.00 58.00 61.00 70.00 84.00 93.00 84.00 93.00 93.00	Developed m2 1,101 Total 0.00 0.00 0.00 0.00 200.00 120.00 260.00 120.00 0.00 0.00 0.00 61.00 70.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,003	BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171	1,325,102 COST 0 0 0 222,490 0 234,200 140,520 304,460 175,650 0 0 0 0 74,690 91,122 81,970 0 0 0 0 0 0 0 0 0	£/m2

с			

L	П			
Γ	L	1	J	ł
	_	-		

lumber		9 Units	Area ha	Density era Units/ha	age Unit Size m2	Developed m2	Density m2/ha		Total Cost	Ra £/I
mall Green 9		9	0.36	25.00	117	1,050	2,917		1,229,550	1,171
		Beds	No		m2	Total		BCIS	COST	
	Market		-		50.00	0.00	4.00/	4.250	0	
	Flat	1	0		50.00	0.00	10%	1,358	0	
	<b>T</b>	2	0		61.00	0.00	10%	1,358	0	
	Terrace	2	0		75.00	0.00		1,171	222,490	
	Comi	2			95.00	190.00		1,171	222,490	
	Semi		0		85.00	0.00		1,171		
	2.1	3	2		100.00	200.00		1,171	234,200	
	Det		1		120.00	120.00		1,171	140,520	
		4	3		130.00	390.00		1,171	456,690	
	51	5			150.00	150.00	100/	1,171	175,650	
	Flat 1 High*	1	0		58.00	0.00	10%	1,358	0	
	Flat 2 High*	2	0		70.00	0.00	10%	1,358	0	
	Flat 3 High*	3	0		84.00	0.00	10%	1,358	0	
	Affordable	+ +								
	Flat	1	0		50.00	0.00	10%	1,358	0	
		2	0		61.00	0.00	10%	1,358	0	
	Terrace	2	0		70.00	0.00		1,171	0	
		3	0		84.00	0.00		1,171	0	
	Semi	2	0		79.00	0.00		1,171	0	
		3	0		84.00	0.00		1,171	0	
	Det	3	0		93.00	0.00		1,171	0	
		4	0		106.00	0.00		1,171	0	
		5	0		119.00	0.00		1,171	0	
		-	0		50.00	0.00	10%	1,358	0	
	Flat 1 High*	1	U							
	Flat 1 High* Flat 2 High*	2	0		61.00	0.00	10%	1,358	0	
mber		2		Density era			10% 10% Density	1,358 1,358	0 0 Total Cost	R
ımber	Flat 2 High* Flat 3 High*	2 3 0 Units	0 0 Area ha	Units/ha	61.00 74.00 age Unit Size m2	0.00 0.00 Developed m2	10% Density m2/ha		0 Total Cost	R £/ 1 171
mber nall Green 7	Flat 2 High* Flat 3 High*	2 3 0 Units <b>7</b>	0 0 Area ha <b>0.28</b>		61.00 74.00 age Unit Size m2 115	0.00 0.00 Developed m2 805	10% Density	1,358	0 Total Cost <b>942,655</b>	
	Flat 2 High* Flat 3 High* 1	2 3 0 Units	0 0 Area ha	Units/ha	61.00 74.00 age Unit Size m2	0.00 0.00 Developed m2	10% Density m2/ha		0 Total Cost 942,655 COST	£/
	Flat 2 High* Flat 3 High* 1 Market	2 3 0 Units 7 Beds	0 0 Area ha 0.28 No	Units/ha	61.00 74.00 age Unit Size m2 115 m2	0.00 0.00 Developed m2 <b>805</b> Total	10% Density m2/ha <b>2,875</b>	1,358 BCIS	0 Total Cost 942,655 COST 0	£/
	Flat 2 High* Flat 3 High* 1	2 3 0 Units 7 Beds 1	0 0 Area ha 0.28 No 0	Units/ha	61.00 74.00 age Unit Size m2 115 m2 50.00	0.00 0.00 Developed m2 805 Total 0.00	10% Density m2/ha <b>2,875</b>	1,358 BCIS 1,358	0 Total Cost 942,655 COST 0 0	£,
	Flat 2 High* Flat 3 High* 1 Market	2 3 0 Units 7 Beds 1 1 2	0 0 Area ha 0.28 No 0 0 0	Units/ha	61.00 74.00 age Unit Size m2 115 <b>m2</b> 50.00 61.00	0.00 0.00 Developed m2 805 Total 0.00 0.00	10% Density m2/ha <b>2,875</b>	1,358 BCIS 1,358 1,358	0 Total Cost 942,655 COST 0 0 0 0	£,
	Flat 2 High* Flat 3 High* 1 Market	2 3 0 Units 7 Beds 1 1 2 2	0 0 Area ha 0.28 No 0 0 0	Units/ha	61.00 74.00 age Unit Size m2 115 m2 50.00 61.00 75.00	0.00 0.00 Developed m2 805 Total 0.00 0.00 0.00	10% Density m2/ha <b>2,875</b>	1,358 BCIS 1,358 1,358 1,171	0 Total Cost 942,655 0 0 0 0 0 0	£
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace	2 3 0 Units 7 Beds 1 2 2 3	0 0 Area ha 0.28 No 0 0 0 1	Units/ha	61.00 74.00 age Unit Size m2 115 m2 50.00 61.00 75.00 95.00	0.00 0.00 Developed m2 805 Total 0.00 0.00 0.00 95.00	10% Density m2/ha <b>2,875</b>	1,358 BCIS 1,358 1,358 1,171 1,171	0 Total Cost 942,655 0 0 0 0 111,245	£
	Flat 2 High* Flat 3 High* 1 Market Flat	2 3 0 Units 7 Beds 1 1 2 2 3 3 2	0 0 Area ha 0.28 No 0 0 0 0 1 0 0	Units/ha	61.00 74.00 age Unit Size m2 115 m2 50.00 61.00 75.00 95.00 85.00	0.00 0.00 Developed m2 805 Total 0.00 0.00 0.00 95.00 0.00	10% Density m2/ha <b>2,875</b>	1,358 BCIS 1,358 1,358 1,358 1,171 1,171 1,171	0 Total Cost 942,655 0 0 0 0 111,245 0	£
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi	2 3 0 Units 7 8eds 1 1 2 2 2 3 2 3 3 2 3	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 age Unit Size m2 115 50.00 61.00 75.00 95.00 85.00 100.00	0.00 0.00 Developed m2 805 Total 0.00 0.00 0.00 95.00 95.00 0.00 200.00	10% Density m2/ha <b>2,875</b>	1,358 BCIS 1,358 1,358 1,171 1,171 1,171 1,171	0 Total Cost 942,655 0 0 0 111,245 0 234,200	£
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace	2 3 0 Units 7 8eds 1 1 2 2 2 3 3 3 3 3	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 age Unit Size m2 115 m2 61.00 61.00 75.00 95.00 85.00 100.00 120.00	0.00 0.00 Developed m2 805 Total 0.00 0.00 0.00 95.00 0.00 0.00 0.00 0.0	10% Density m2/ha <b>2,875</b>	1,358 BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171	0 Total Cost 942,655 0 0 0 0 111,245 0 234,200 140,520	£
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi	2 3 0 Units 7 8eds 1 1 2 2 3 3 3 3 3 4	0 0 Area ha 0.28 0 0 0 0 0 1 1 0 2 1 1 3	Units/ha	61.00 74.00 age Unit Size m2 115 m2 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00	0.00 0.00 Developed m2 805 Total 0.00 0.00 0.00 95.00 0.00 0.00 200.00 120.00 390.00	10% Density m2/ha <b>2,875</b>	1,358 BCIS 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171	0 Total Cost 942,655 0 0 0 0 111,245 0 234,200 140,520 456,690	£
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi Det	2 3 0 Units 7 8eds 1 1 2 2 3 3 2 3 3 4 4 5	0 0 Area ha 0.28 0 0 0 0 0 0 1 1 0 0 2 1 3 0	Units/ha	61.00 74.00 age Unit Size m2 115 50.00 61.00 75.00 95.00 95.00 100.00 120.00 130.00	0.00 0.00 0.00 200 0.00 0.00 0.00 0.00	10% Density m2/ha 2,875	1,358 BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171	0 Total Cost 942,655 0 0 0 0 111,245 0 234,200 140,520 456,690 0	£
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi Det Flat 1 High*	2 3 0 Units 7 8eds 1 1 2 2 2 3 3 3 3 4 5 1	0 0 Area ha 0.28 No 0 0 0 0 0 0 1 1 0 0 2 1 3 0 0	Units/ha	61.00 74.00 age Unit Size m2 115 m2 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 150.00 58.00	0.00 0.00 Developed m2 805 Total 0.00 0.00 95.00 95.00 0.00 120.00 139.00 0.00 0.00 0.00 0.00	10% Density m2/ha 2,875	1,358 BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171	0 Total Cost 942,655 0 0 0 0 1111,245 0 0 234,200 140,520 456,690 0 0 0	£,
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi Det	2 3 0 Units 7 8eds 1 1 2 2 3 3 2 3 3 4 4 5	0 0 Area ha 0.28 0 0 0 0 1 0 0 2 1 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 age Unit Size m2 115 50.00 61.00 75.00 95.00 95.00 100.00 120.00 130.00	0.00 0.00 0.00 200 0.00 0.00 0.00 0.00	10% Density m2/ha 2,875	1,358 BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171	0 Total Cost 942,655 0 0 0 1111,245 0 234,200 140,520 456,690 0 0 0 0 0	£,
	Flat 2 High* Flat 3 High* 1 Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	2 3 0 Units 7 8eds 1 1 2 2 2 3 3 3 3 4 5 1	0 0 Area ha 0.28 No 0 0 0 0 0 0 1 1 0 0 2 1 3 0 0	Units/ha	61.00 74.00 age Unit Size m2 115 m2 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 150.00 58.00	0.00 0.00 Developed m2 805 Total 0.00 0.00 95.00 95.00 0.00 120.00 139.00 0.00 0.00 0.00 0.00	10% Density m2/ha 2,875	1,358 BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171	0 Total Cost 942,655 0 0 0 0 1111,245 0 0 234,200 140,520 456,690 0 0 0	£
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	2 3 0 Units 7 8eds 1 1 2 2 3 3 3 3 3 3 4 4 5 1 1 2	0 0 Area ha 0.28 0 0 0 0 1 0 0 2 1 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 age Unit Size m2 115 m2 61.00 61.00 95.00 95.00 85.00 100.00 120.00 130.00 150.00 58.00 70.00	0.00 0.00 Developed m2 805 Total 0.00 0.00 0.00 95.00 0.00 0.00 120.00 120.00 390.00 0.	10% Density m2/ha 2,875 10% 10% 10%	1,358 BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,173 1,171	0 Total Cost 942,655 0 0 0 0 1111,245 0 234,200 140,520 456,690 0 0 0 0 0	£
	Flat 2 High* Flat 3 High* 1 Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	2 3 0 Units 7 8eds 1 1 2 2 3 3 3 3 3 3 4 4 5 1 1 2	0 0 Area ha 0.28 0 0 0 0 1 0 0 2 1 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 age Unit Size m2 115 m2 61.00 61.00 95.00 95.00 85.00 100.00 120.00 130.00 150.00 58.00 70.00	0.00 0.00 Developed m2 805 Total 0.00 0.00 0.00 95.00 0.00 0.00 120.00 120.00 390.00 0.	10% Density m2/ha 2,875 10% 10% 10%	1,358 BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,173 1,171	0 Total Cost 942,655 0 0 0 0 0 111,245 0 234,200 140,520 456,690 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable	2 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 Area ha 0.28 0 0 0 0 0 0 2 1 1 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 age Unit Size m2 115 50.00 61.00 75.00 95.00 95.00 100.00 120.00 130.00 130.00 58.00 70.00 88.00	0.00 0.00 m2 805 Total 0.00 0.00 95.00 95.00 0.00 120.00 120.00 120.00 0.00 0.00	10% Density m2/ha 2,875	1,358 BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358	0 Total Cost 942,655 0 0 0 0 0 1111,245 0 234,200 140,520 456,690 0 0 0 0 0 0 0 0	£
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable	2 3 0 Units 7 8eds 1 1 2 2 3 3 2 2 3 3 3 4 5 5 1 2 3 3 1 2 2 3 3 1 2 1 1 1 2 1 1 1 1 1	0 0 Area ha 0.28 No 0 0 0 0 0 0 1 1 3 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 age Unit Size m2 115 m2 50.00 61.00 75.00 95.00 100.00 120.00 130.00 150.00 58.00 70.00 84.00 50.00	0.00 0.00 Developed m2 805 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 120.00 390.00 0.00	10% Density m2/ha 2,875 10% 10% 10%	1,358 BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358	0 Total Cost 942,655 0 0 0 0 0 111,245 0 234,200 140,520 456,690 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£
	Flat 2 High* Flat 3 High* 1 Market Flat Flat Terrace Semi Det L Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	2 3 0 0 3 7 8 8 6 4 1 2 2 3 3 3 3 3 3 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0 0 Area ha 0.28 0 0 0 0 1 1 0 0 2 2 1 1 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 age Unit Size m2 115 50.00 61.00 75.00 95.00 120.00 120.00 130.00 58.00 130.00 58.00 58.00 58.00 61.00	0.00 0.00 Developed m2 805 Total 0.00 0.00 0.00 0.00 200.00 120.00 120.00 0.0	10% Density m2/ha 2,875 10% 10% 10%	1,358 BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,175 1,358 1,358 1,358	0 Total Cost 942,655 0 0 0 0 0 111,245 0 234,200 140,520 456,690 0 0 0 0 0 0 0 0 0 0 0 0 0	£
	Flat 2 High* Flat 3 High* 1 Market Flat Flat Terrace Semi Det L Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	2 3 0 0 1 2 3 1 2 2 3 3 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 1 2 2 3 1 2 2 1 2 2 1 2 1	0 0 Area ha 0.28 0 0 0 0 0 1 1 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 age Unit Size m2 115 50.00 61.00 75.00 95.00 95.00 100.00 130.00 130.00 150.00 58.00 70.00 84.00 61.00 61.00 70.00	0.00 0.00 Developed m2 805 Total 0.00 0.00 95.00 95.00 0.00 120.00 120.00 120.00 0	10% Density m2/ha 2,875 10% 10% 10%	1,358 BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358	0 Total Cost 942,655 0 0 0 0 111,245 0 234,200 140,520 456,690 0 0 0 0 0 0 0 0 0 0 0 0 0	£
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High*	2 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 Area ha 0.28 0 0 0 0 0 0 1 1 3 3 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 age Unit Size m2 115 50.00 61.00 75.00 95.00 100.00 120.00 130.00 130.00 58.00 70.00 84.00 50.00 61.00 84.00	0.00 0.00 Developed m2 805 Total 0.00 0.00 0.00 95.00 95.00 0.00 120.00 120.00 0.0	10% Density m2/ha 2,875 10% 10% 10%	1,358 BCIS 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,171 1,358 1,371 1,171 1,171	0 Total Cost 942,655 0 0 0 0 0 111,245 0 0 111,245 0 0 0 140,520 456,690 0 0 0 0 0 0 0 0 0 0 0 0 0	£
	Flat 2 High* Flat 3 High* 1 Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	2 3 0 0 1 1 2 2 3 3 2 2 3 3 3 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 2 2 3 3 2 2 3 3 3 3 3 3 3 3	0 0 Area ha 0.28 0 0 0 0 0 1 1 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 age Unit Size m2 115 50.00 61.00 75.00 95.00 100.00 120.00 130.00 130.00 130.00 58.00 70.00 84.00 61.00 70.00 84.00 84.00	0.00 0.00 Developed m2 805 Total 0.00 0.00 95.00 95.00 95.00 0.00 120.00 120.00 120.00 0.00	10% Density m2/ha 2,875 10% 10% 10%	1,358 BCIS 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171	0 Total Cost 942,655 0 0 0 0 111,245 0 234,200 140,520 456,690 0 0 0 0 0 0 0 0 0 0 0 0 0	£
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High*	2 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 Area ha 0.28 0 0 0 0 0 0 2 1 1 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 age Unit Size m2 115 50.00 61.00 75.00 95.00 100.00 120.00 130.00 130.00 130.00 61.00 61.00 61.00 61.00 61.00 61.00 61.00 88.00 70.00 84.00 70.00 84.00 79.00 84.00 93.00	0.00 0.00 Developed m2 805 Total 0.00 0.00 95.00 95.00 0.00 0.00 120.00 120.00 0.0	10% Density m2/ha 2,875 10% 10% 10%	1,358 BCIS 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,171	0 Total Cost 942,655 0 0 0 0 0 0 1111,245 0 0 2334,200 140,520 456,690 0 0 0 0 0 0 0 0 0 0 0 0 0	£
	Flat 2 High* Flat 3 High* 1 Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	2 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 Area ha 0.28 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 age Unit Size m2 115 50.00 61.00 75.00 95.00 100.00 120.00 130.00 130.00 130.00 58.00 70.00 84.00 61.00 70.00 84.00 84.00	0.00 0.00 Developed m2 805 Total 0.00 0.00 95.00 95.00 95.00 0.00 120.00 120.00 120.00 0.00	10% Density m2/ha 2,875 10% 10% 10%	1,358 BCIS 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171	0 Total Cost 942,655 0 0 0 0 111,245 0 234,200 140,520 456,690 0 0 0 0 0 0 0 0 0 0 0 0 0	£
	Flat 2 High* Flat 3 High* 1 Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Semi	2           3           0         Units           7           Beds           1           2           3           2           3           4           5           1           2           3           4           5           1           2           3           4           5           1           2           3           4           5           1           2           3           4           5           3           4           5	0 0 Area ha 0.28 0 0 0 0 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 age Unit Size m2 115 50.00 61.00 75.00 95.00 100.00 120.00 130.00 150.00 58.00 100.00 61.00 70.00 84.00 84.00 79.00 84.00 93.0	0.00 0.00 Developed m2 805 Total 0.00 0.00 0.00 0.00 200.00 120.00 120.00 0.0	10% Density m2/ha 2,875  10% 10% 10% 10% 10% 10% 10% 10% 10% 10	1,358 BCIS 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171	0 Total Cost 942,655 0 0 0 0 0 111,245 0 234,200 140,520 456,690 0 0 0 0 0 0 0 0 0 0 0 0 0	£,
	Flat 2 High* Flat 3 High* 1 Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	2           3           0         Units           7           Beds           1           2           3           2           3           4           5           1           2           3           4           5           1           2           3           4           5           1           2           3           4           2           3           3           3           3           3           3           3           3           3           3           3           3           3	0 0 Area ha 0.28 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 age Unit Size m2 115 m2 50.00 61.00 75.00 95.00 100.00 120.00 130.00 150.00 58.00 70.00 88.00 70.00 84.00 70.00 84.00 79.00 84.00 79.00 84.00 79.00	0.00 0.00 Developed m2 805 Total 0.00 0.0	10% Density m2/ha 2,875 10% 10% 10%	1,358 BCIS 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,371 1,171	0 Total Cost 942,655 0 0 0 0 0 111,245 0 111,245 0 111,245 0 0 111,245 0 0 0 0 0 0 0 0 0 0 0 0 0	£

East	Green	Paddock
Area	Gross	0.3
	Net	0.3

Locality een/Brown Iternative Use

Locality een/Brown Iternative Use

0.28

0.28

East Green Paddock

Gross

Net

Area

S:\HDH	PLANNING\Clients\S	OH Clients\Wyre F	orest\Apps\V3 - 2018	Typologies
			1	2/10/2018

> Rate £/m2

> > Rate

£/m2

1,171.00

0

0

0

0

0

0

0

0

1,171.00



Number	11	Units	Area		erage Unit Size	Developed	Density		Total Cost
			ha	Units/ha	m2	m2	m2/ha		
mall Green 4		4	0.20	20.00	120	480	2,400		562,08
		Beds	No		m2	Total		BCIS	COS
	Market								(
	Flat	1	0		50.00	0.00	10%	1,358	(
		2	0		61.00	0.00	10%	1,358	(
	Terrace	2	0		75.00	0.00		1,171	(
		3	0		95.00	0.00		1,171	(
	Semi	2	0		85.00	0.00		1,171	(
		3	2		100.00	200.00		1,171	234,200
	Det	3	0		120.00	0.00		1,171	(
		4	1		130.00	130.00		1,171	152,230
		5	1		150.00	150.00		1,171	175,650
	Flat 1 High*	1	0		58.00	0.00	10%	1,358	(
	Flat 2 High*	2	0		70.00	0.00	10%	1,358	(
	Flat 3 High*	3	0		84.00	0.00	10%	1,358	(
	Affordable								
	Flat	1	0		50.00	0.00	10%	1,358	(
		2	0		61.00	0.00	10%	1,358	(
	Terrace	2	0		70.00	0.00		1,171	(
		3	0		84.00	0.00		1,171	1
	Semi	2	0		79.00	0.00		1,171	
	2.1	3	0		84.00	0.00		1,171	
	Det	3	0		93.00	0.00		1,171	
		5	0		106.00 119.00	0.00		1,171 1,171	(
	Flat 1 High*	1	0		50.00	0.00	10%	1,171	(
	Flat 2 High*	2	0		61.00	0.00	10%	1,358	
	Flat 3 High*	3	0		74.00	0.00	10%	1,358	(
	That 5 High	5	U		74.00	0.00	10/0	1,550	
lumber	12	Units	Area	Density e	erage Unit Size	Developed	Density		Total Cos
	_		ha	Units/ha	m2	m2	m2/ha		
ireen Plot		1	0.05	20.00	150	150	3,000		175,650
		Beds	No		m2	Total		BCIS	COST
	Market								(
	Flat	1	0		50.00	0.00	10%	1,358	(
		2	0		61.00	0.00	10%	1,358	(
	Terrace	2	0		75.00	0.00		1,171	(
		3	0		95.00	0.00		1,171	(
	Semi	2	0		85.00	0.00		1,171	(
		3	0		100.00	0.00		1,171	(
	Det	3	0		120.00	0.00		1,171	
		4	0		130.00	0.00		1,171	(
		5	1		150.00	150.00		1,171	175,650
	Flat 1 High*	1	0		58.00	0.00	10%	1,358	
	Flat 2 High*	2	0		70.00	0.00	10%	1,358	
	Flat 3 High*	3	0		84.00	0.00	10%	1,358	
	Affordable	1 1						1	
								1.050	
	Flat	1	0		50.00	0.00	10%	1,358	
		1 2 2	0 0		50.00 61.00 70.00	0.00 0.00 0.00	10% 10%	1,358 1,358 1,171	(

84.00

79.00

84.00

93.00

106.00 119.00

50.00

61.00

74.00

3

2

3

4

5

2

3

Semi

Det

Flat 1 High\* Flat 2 High\* Flat 3 High\* 0

0

0

0

0

0

0

0

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

1,171

1,171

1,171

1,171

1,171 1,171

1,358

1,358

1,358

10%

10%

10%

Locality reen/Brown .lternative Use	2
Locality een/blown iternative ose	

East	Green	Paddock
Area	Gross	0.20
	Net	0.20

East	Green	Paddock

Locality 'een/Brown Iternative Use

Area	Gross	0.05
	Net	0.05

Locality een/Brown Iternative Use

Locality 'een/Brown Iternative Use

0.37 0.37

West Green Paddock

Gross

Net

Area

0.63

0.50

West Green Agricultural

Gross

Net

Area

L	ľ	T	k	
ľ	l	ŀ	J	Η
	-	-		

Number	1	13 Units	Area ha	Density e Units/ha	rage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2
Small Green 15		15	0.50	30.00	97	1,456	2,912		1,756,947	1,206.69
		Beds	No		m2	Total		BCIS	COST	
	Market								0	
	Flat	1	0		50.00	0.00	10%	1,358	0	
		2	0		61.00	0.00	10%	1,358	0	
	Terrace	2	1		75.00	75.00		1,171	87,825	
		3	2.0		95.00	190.00		1,171	222,490	
	Semi	2	0		85.00	0.00		1,171	0	
	<b>D</b>	3	3		100.00	300.00		1,171	351,300	
	Det	3	1		120.00 130.00	120.00 390.00		1,171 1,171	140,520 456,690	
		4	3		130.00	150.00		1,171	456,690	
	Flat 1 High*	1	0		58.00	0.00	10%	1,358	175,050	
	Flat 2 High*	2	0		70.00	0.00	10%	1,358	0	
	Flat 3 High*	3	0		84.00	0.00	10%	1,358	0	
	Affordable		-					,	-	
	Flat	1	2	1	50.00	100.00	10%	1,358	149,380	
		2	1		61.00	61.00	10%	1,358	91,122	
	Terrace	2	1.0		70.00	70.00		1,171	81,970	
		3	0		84.00	0.00		1,171	0	
	Semi	2	0		79.00	0.00		1,171	0	
		3	0		84.00	0.00		1,171	0	
	Det	3	0		93.00	0.00		1,171	0	
		5	0		106.00 119.00	0.00		1,171 1,171	0	
	Flat 1 High*	1	0		50.00	0.00	10%	1,358	0	
	Flat 2 High*	2	0		61.00	0.00	10%	1,358	0	
	Flat 3 High*	3	0		74.00	0.00	10%	1,358	0	
Number	1	14 Units	Area		rage Unit Size	Developed	Density		Total Cost	Rate
Number Small Green 11	1	14 Units 11	Area ha <b>0.37</b>	Density e Units/ha <b>30.00</b>	rage Unit Size m2 <b>100</b>	Developed m2 <b>1,101</b>	Density m2/ha <b>3,003</b>		Total Cost <b>1,325,102</b>	Rate £/m2 <b>1,203.54</b>
	1	11	ha <b>0.37</b>	Units/ha	m2 <b>100</b>	m2 1,101	m2/ha	BCIS	1,325,102	£/m2
			ha	Units/ha	m2	m2	m2/ha	BCIS		£/m2
	1 Market Flat	11	ha <b>0.37</b>	Units/ha	m2 <b>100</b>	m2 1,101	m2/ha	BCIS 1,358	1,325,102 COST	£/m2
	Market	11 Beds	ha 0.37 No	Units/ha	m2 100 m2	m2 1,101 Total	m2/ha <b>3,003</b>		1,325,102 COST 0	£/m2
	Market	11 Beds 1	ha 0.37 No 0 0 0	Units/ha	m2 100 m2 50.00	m2 1,101 Total 0.00	m2/ha 3,003	1,358	<b>1,325,102</b> <b>COST</b> 0 0	£/m2
	<b>Market</b> Flat	11 Beds 1 1 2 2 2 3	ha 0.37 No 0 0 0 2	Units/ha	m2 100 m2 50.00 61.00	m2 1,101 Total 0.00 0.00	m2/ha 3,003	1,358 1,358	<b>1,325,102</b> COST 0 0 0 0	£/m2
	<b>Market</b> Flat	11 Beds 1 1 2 2 2 3 3 2	ha 0.37 No 0 0 0 0 2 0.0	Units/ha	m2 100 m2 50.00 61.00 75.00 95.00 85.00	m2 1,101 Total 0.00 0.00 0.00 190.00 0.00	m2/ha 3,003	1,358 1,358 1,171 1,171 1,171	1,325,102 COST 0 0 0 0 222,490 0 0	£/m2
	Market Flat Terrace Semi	11 Beds 1 1 2 2 3 3 2 2 3 3 3 2 3 3	ha 0.37 0 0 0 0 0 2 0.0 2 0.0	Units/ha	m2 100 50.00 61.00 75.00 95.00 85.00 100.00	m2 1,101 Total 0.00 0.00 0.00 190.00 0.00 200.00	m2/ha 3,003	1,358 1,358 1,171 1,171 1,171 1,171 1,171	1,325,102 COST 0 0 0 222,490 0 234,200	£/m2
	Market Flat Terrace	11 Beds 1 2 2 2 3 3 2 2 3 3 3 3 3	ha 0.37 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1	Units/ha	m2 100 m2 50.00 61.00 75.00 95.00 85.00 85.00 100.00 120.00	m2 1,101 Total 0.00 0.00 190.00 0.00 200.00 120.00	m2/ha 3,003	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171	1,325,102 COST 0 0 0 222,490 0 234,220 140,520	£/m2
	Market Flat Terrace Semi	11 Beds 1 2 2 3 3 2 2 3 3 3 3 4	ha 0.37 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1 2 0 0 0 1 2 0 0 0 2 0 0 0 2 0 0 0 0	Units/ha	m2 100 50.00 61.00 95.00 95.00 85.00 100.00 120.00 130.00	m2 1,101 Total 0.00 0.00 190.00 0.00 200.00 120.00 260.00	m2/ha 3,003	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171	1,325,102 COST 0 0 0 222,490 0 234,200 140,520 304,460	£/m2
	Market Flat Terrace Semi Det	11 Beds 1 2 2 3 3 2 2 3 3 3 4 5	ha 0.37 0 0 0 0 2 0.0 2.0 0.0 2.0 1 2 1	Units/ha	m2 100 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 150.00	m2 1,101 Total 0.00 0.00 190.00 200.00 120.00 260.00 150.00	m2/ha 3,003	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171	1,325,102 COST 0 0 0 222,490 0 234,200 140,520 304,460 175,650	£/m2
	Market Flat Terrace Semi Det Flat 1 High*	11 Beds 1 2 2 3 3 2 2 3 3 3 4 4 5 1	ha 0.37 0 0 0 0 0 0 0 0 0 0 0 0 2 0 0 0 1 2 0 0 1 2 0 0 0 0	Units/ha	m2 100 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 58.00	m2 1,101 Total 0.00 0.00 190.00 200.00 120.00 260.00 150.00 0.00	m2/ha 3,003	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358	1,325,102 COST 0 0 0 222,490 0 234,200 140,520 304,460 175,650 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	11 Beds 1 2 2 3 3 2 2 3 3 3 4 5	ha 0.37 0 0 0 0 2 0.0 2.0 0.0 2.0 1 2 1	Units/ha	m2 100 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 150.00 58.00 70.00	m2 1,101 Total 0.00 0.00 190.00 200.00 200.00 2260.00 120.00 260.00 0.00 0.00	m2/ha 3,003	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358	1,325,102 COST 0 0 0 222,490 0 234,200 140,520 304,460 175,650	£/m2
	Market Flat Terrace Semi Det Flat 1 High*	11 Beds 1 2 2 3 3 2 2 3 3 3 4 4 5 5 1 1 2	ha 0.37 0 0 0 2 0 0 0 2 0 0 2 0 1 2 0 2 0 1 2 0 0 0 0	Units/ha	m2 100 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 58.00	m2 1,101 Total 0.00 0.00 190.00 200.00 120.00 260.00 150.00 0.00	m2/ha 3,003 10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358	1,325,102 COST 0 0 0 222,490 0 234,200 140,520 304,460 175,650 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	11 Beds 1 2 2 3 3 2 2 3 3 3 4 4 5 5 1 1 2	ha 0.37 0 0 0 2 0 0 0 2 0 0 2 0 1 2 0 2 0 1 2 0 0 0 0	Units/ha	m2 100 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 150.00 58.00 70.00	m2 1,101 Total 0.00 0.00 190.00 200.00 200.00 2260.00 120.00 260.00 0.00 0.00	m2/ha 3,003 10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358	1,325,102 COST 0 0 0 222,490 0 234,200 140,520 304,460 175,650 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	11 Beds 2 2 3 3 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3	ha 0.37 0 0 0 0 0 0 0 0 0 0 0 1 1 0 0 0 0 0 0	Units/ha	m2 100 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 150.00 58.00 70.00 84.00	m2 1,101 Total 0.00 0.00 0.00 0.00 200.00 120.00 260.00 150.00 0.00 0.00 0.00	m2/ha 3,003 10% 10% 10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358	1,325,102 COST 0 0 0 222,490 0 234,200 140,520 304,460 175,650 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	11 Beds 2 2 3 3 3 4 5 1 2 3 4 5 1 1 2 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 3 4 4 5 1 1 2 2 2 3 3 3 3 4 4 5 5 1 1 1 2 2 2 3 3 3 3 3 3 3 3 3 3 4 4 4 5 1 1 1 2 2 2 3 3 3 3 3 4 4 4 5 1 1 1 1 2 2 2 3 3 3 3 3 3 4 4 4 5 5 1 1 1 2 2 2 3 3 3 4 4 4 5 5 1 1 2 2 2 1 1 1 1 2 2 1 1 1 2 2 2 3 3 3 4 4 4 2 2 3 3 3 4 4 2 2 2 3 3 4 4 2 2 3 3 4 4 2 2 3 3 3 4 4 2 2 3 3 3 1 2 2 2 3 3 3 4 4 2 2 3 3 3 4 4 2 2 3 3 3 4 2 2 2 3 3 3 2 2 2 2 3 3 2 2 2 2 2 2 2 2 2 2 2 2 2	ha 0.37 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 100 50.00 61.00 75.00 95.00 95.00 120.00 130.00 150.00 58.00 70.00 84.00 84.00 61.00 70.00	m2 1,101 Total 0.00 0.00 190.00 200.00 120.00 260.00 150.00 0.00 0.00 0.00 0.00 0.00 0.0	m2/ha 3,003	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358	1,325,102 COST 0 0 0 222,490 0 234,200 140,520 304,460 0 0 0 0 0 0 0 0 0 0 175,650 0 0 0 0 175,650 0 0 0 175,650 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Affordable Flat	11 Beds 1 1 2 2 3 3 3 3 3 3 4 4 5 1 1 2 2 3 3 1 1 2 2 3 3 1 2 2 3 3 3 3 3	ha 0.37 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 100 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 58.00 70.00 84.00 50.00 61.00 70.00 84.00	m2 1,101 Total 0.00 0.00 190.00 200.00 120.00 260.00 150.00 0.00 0.00 0.00 0.00 50.00 61.00 70.00 0.00	m2/ha 3,003	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358	1,325,102 COST 0 0 222,490 0 234,200 140,520 304,460 175,650 0 0 0 0 74,690 91,122 81,970 0 0 0 0 0 0 0 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	11 Beds 1 2 2 3 3 2 2 3 3 4 4 5 1 1 2 2 3 3 1 2 2 2 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 3	ha 0.37 0 0 0 2 2 0.0 0 2.0 0 0 2.0 1 1 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 100 50.00 61.00 75.00 95.00 85.00 100.00 130.00 130.00 130.00 58.00 70.00 84.00 50.00 61.00 70.00 84.00 79.00	m2 1,101 Total 0.00 0.00 190.00 200.00 120.00 260.00 120.00 0.00 0.00 0.00 0.00 50.00 61.00 70.00 0.00 0.00	m2/ha 3,003	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	1,325,102 COST 0 0 0 222,490 0 222,490 140,520 304,460 175,650 0 0 0 74,690 91,122 81,970 0 0 0 0 0 0 0 0 0	£/m2
	Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	11 Beds 1 2 2 3 3 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 3 4 4 5 1 1 1 2 2 2 3 3 3 3 4 4 5 1 1 1 1 1 1 1 1 1 1 1 1 1	ha 0.37 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 100 50.00 61.00 75.00 95.00 100.00 120.00 130.00 58.00 70.00 84.00 61.00 70.00 61.00 70.00 84.00 79.00 84.00	m2 1,101 Total 0.00 0.00 190.00 200.00 120.00 260.00 260.00 0.00 0.00 0.00 0.00	m2/ha 3,003	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358	1,325,102	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Affordable Flat	11 Beds 1 2 2 3 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 3 4 4 5 1 1 2 3 3 3 3 4 4 5 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.37 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 100 50.00 95.00 95.00 85.00 100.00 120.00 130.00 58.00 70.00 84.00 70.00 61.00 70.00 84.00 79.00 84.00 93.00	m2 1,101 Total 0.00 0.00 190.00 200.00 120.00 260.00 150.00 0.00 0.00 0.00 61.00 70.00 0.00 0.00 0.00 0.00 0.00	m2/ha 3,003	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	1,325,102 COST 0 0 222,490 140,520 304,460 175,650 0 0 0 74,690 91,122 81,970 0 0 0 0 0 0 0 0 0	£/m2
	Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	11 Beds 1 2 2 3 3 2 2 3 3 3 4 4 5 1 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 3 3	ha 0.37 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 100 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 58.00 70.00 84.00 70.00 84.00 70.00 84.00 79.00 84.00 79.00 84.00 79.00	m2 1,101 Total 0.00 0.00 190.00 200.00 120.00 260.00 120.00 0.00 0.00 0.00 0.00 50.00 61.00 70.00 70.00 0.00 0.00 0.00 0.00 0.0	m2/ha 3,003	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	1,325,102 COST 0 0 222,490 0 234,200 140,520 304,460 175,650 0 0 0 0 74,690 91,122 81,970 0 0 0 0 0 0 0 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Gata Flat Terrace Semi Det Det	11 Beds 1 2 2 3 3 2 3 3 4 5 1 2 2 3 3 4 5 2 3 3 3 4 5 5 3 3 3 4 5 5 5 6 7 7 7 8 8 8 8 9 8 9 8 9 8 9 8 9 8 9 9 9 9 9 9 9 9 9 9 9 9 9	ha 0.37 0 0 0 2 0 0 0 2 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 100 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 58.00 70.00 84.00 70.00 61.00 70.00 84.00 79.00 84.00 93.00 93.00	m2 1,101 Total 0.00 0.00 190.00 200.00 200.00 260.00 120.00 0.00 0.00 0.00 61.00 70.00 61.00 70.00 0.00 0.00 0.00 0.000 0.000 0.000	m2/ha 3,003	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171	1,325,102	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat 4 Terrace Semi Det Flat 1 High*	11 Beds 1 2 2 3 3 2 2 3 3 3 4 4 5 1 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 3 3	ha 0.37 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 100 50.00 61.00 75.00 95.00 100.00 120.00 130.00 150.00 58.00 70.00 84.00 70.00 61.00 70.00 84.00 70.00 84.00 79.00 84.00 93.00 106.00	m2 1,101 Total 0.00 0.00 190.00 200.00 120.00 260.00 0.00	m2/ha 3,003	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	1,325,102	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Gata Flat Terrace Semi Det Det	11 Beds 1 2 2 3 3 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 2 3 3 4 4 5 1 1 2 2 3 3 3 4 4 5 1 1 2 2 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 4 4 5 5 1 1 1 2 2 3 3 4 4 5 5 1 1 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 3 4 4 5 5 1 1 2 2 2 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.37 0 0 0 2 0 0 0 2 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 100 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 58.00 70.00 84.00 70.00 61.00 70.00 84.00 79.00 84.00 93.00 93.00	m2 1,101 Total 0.00 0.00 190.00 200.00 200.00 260.00 120.00 0.00 0.00 0.00 61.00 70.00 61.00 70.00 0.00 0.00 0.00 0.000 0.000 0.000	m2/ha 3,003	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171	1,325,102	£/m2

L	ľ	T	k	
ľ	l	ŀ	J	Η
	-	-		

	15	Units	Area ha	Density erage Unit Size Units/ha m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2
Small Green 9		9	0.36	25.00 117	1,050	2,917		1,229,550	1,171.00
		Beds	No	m2	Total		BCIS	COST	
	Market							0	
	Flat	1	0	50.00	0.00	10%	1,358	0	
		2	0	61.00	0.00	10%	1,358	0	
	Terrace	2	0	75.00	0.00		1,171	0	
		3	2	95.00	190.00		1,171	222,490	
	Semi	2	0	85.00	0.00		1,171	0	
	<b>D</b> _1	3	2	100.00	200.00		1,171	234,200	
	Det	3	1	120.00 130.00	120.00 390.00		1,171 1,171	140,520 456,690	
		5	3	130.00	150.00		1,171	456,690	
	Flat 1 High*	1	0	58.00	0.00	10%	1,358	175,050	
	Flat 2 High*	2	0	70.00	0.00	10%	1,358	0	
	Flat 3 High*	3	0	84.00	0.00	10%	1,358	0	
	Affordable			2 1100	2.20		_,0		
	Flat	1	0	50.00	0.00	10%	1,358	0	
		2	0	61.00	0.00	10%	1,358	0	
	Terrace	2	0	70.00	0.00		1,171	0	
		3	0	84.00	0.00		1,171	0	
	Semi	2	0	79.00	0.00		1,171	0	
		3	0	84.00	0.00		1,171	0	
	Det	3	0	93.00	0.00		1,171	0	
		4	0	106.00	0.00		1,171	0	
	eta a una tra	5	0	119.00	0.00	4.00/	1,171	0	
	Flat 1 High*	1	0	50.00 61.00	0.00	10% 10%	1,358	0	
	Flat 2 High* Flat 3 High*	3	0	74.00	0.00	10%	1,358 1,358	0	
Number	16		Area	Density erage Unit Size	Developed	Density	-,	Total Cost	Rate
Number	10		ha	Units/ha m2	m2	m2/ha		Total Cost	£/m2
Small Green 7		7	0.28						
		,	0.28	25.00 115	805	2,875		942,655	1,171.00
		, Beds	No	25.00 115 m2	805 Total	2,875	BCIS	942,655 COST	1,171.00
	Market					2,875	BCIS		1,171.00
	Market Flat					2,875	BCIS 1,358	COST	1,171.00
		Beds	<b>No</b> 0 0	m2	Total			COST 0 0 0	1,171.00
		Beds 1 2 2	No 0 0	m2 50.00	<b>Total</b> 0.00	10%	1,358	0	1,171.00
	Flat Terrace	Beds 1 2 2 3	No 0 0 0 1	m2 50.00 61.00 75.00 95.00	Total 0.00 0.00 0.00 95.00	10%	1,358 1,358 1,171 1,171	COST 0 0 0 0 111,245	1,171.00
	Flat	Beds 1 2 2 3 2 2 3 2 2 3 2 3 3 2 3 3 3 3 3 3	No 0 0 0 1 0	m2 50.00 61.00 75.00 95.00 85.00	Total 0.00 0.00 0.00 95.00 0.00	10%	1,358 1,358 1,171 1,171 1,171	COST 0 0 0 0 111,245 0	1,171.00
	Flat Terrace Semi	Beds 1 1 2 2 3 3 2 3 3 3 3 3 3 3 3 3 3 3 3 3	No 0 0 1 0 2	m2 50.00 61.00 75.00 95.00 85.00 100.00	Total 0.00 0.00 0.00 95.00 0.00 200.00	10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171	COST 0 0 0 111,245 0 234,200	1,171.00
	Flat Terrace	Beds 1 1 2 2 3 3 1 3 3 3 3 3 3 3 3 3 3 3 3 3	No 0 0 1 0 2 1	m2 50.00 61.00 75.00 95.00 85.00 100.00 120.00	Total 0.00 0.00 95.00 0.00 200.00 120.00	10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171	COST 0 0 0 111,245 0 234,200 140,520	1,171.00
	Flat Terrace Semi	Beds	No 0 0 1 1 2 1 3	m2 50.00 61.00 95.00 95.00 85.00 100.00 120.00 130.00	Total 0.00 0.00 95.00 0.00 200.00 120.00 390.00	10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171	COST 0 0 0 111,245 0 234,200 140,520 456,690	1,171.00
	Flat Terrace Semi Det	Beds 1 1 2 2 2 3 3 3 3 4 5 5	No 0 0 1 0 2 1 3 0	m2 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 150.00	Total 0.00 0.00 95.00 0.00 200.00 120.00 390.00 0.00	10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171	COST 0 0 0 111,245 0 234,200 140,520 456,690	1,171.00
	Flat Terrace Semi Det Flat 1 High*	Beds 1 2 3 3 3 4 4 5 1	No 0 0 1 0 2 1 3 3 0 0	m2 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 130.00 58.00	Total 0.00 0.00 95.00 200.00 120.00 120.00 390.00 0.00	10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358	COST 0 0 111,245 0 234,200 140,520 456,690 0 0 0 0 0 0 0 0 0 0 0 0 0	1,171.00
	Flat Terrace Semi Det Flat 1 High* Flat 2 High*	Beds 1 2 3 2 3 3 4 5 1 2	No 0 0 1 1 2 1 3 0 0 0 0 0	m2 50.00 61.00 95.00 85.00 100.00 120.00 130.00 135.00 58.00 70.00	Total 0.00 0.00 95.00 0.00 200.00 120.00 390.00 0.00 0.00 0.00	10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358	COST 0 0 0 0 111,245 0 234,200 140,520 456,690 0 0 0 0 0 0 0	1,171.00
	Flat Terrace Semi Det Flat 1 High*	Beds 1 2 3 3 3 4 4 5 1	No 0 0 1 0 2 1 3 3 0 0	m2 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 130.00 58.00	Total 0.00 0.00 95.00 200.00 120.00 120.00 390.00 0.00	10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358	COST 0 0 111,245 0 234,200 140,520 456,690 0 0 0 0 0 0 0 0 0 0 0 0 0	1,171.00
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	Beds 1 2 3 2 3 3 4 5 1 2	No 0 0 1 1 2 1 3 0 0 0 0 0	m2 50.00 61.00 95.00 85.00 100.00 120.00 130.00 135.00 58.00 70.00	Total 0.00 0.00 95.00 0.00 200.00 120.00 390.00 0.00 0.00 0.00	10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358	COST 0 0 0 0 111,245 0 234,200 140,520 456,690 0 0 0 0 0 0 0	1,171.00
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	Beds 1 2 2 3 3 3 4 5 1 2 3 1 2 3 1 2 3 3 4 4 5 1 2 3 3 4 4 5 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	No 0 0 1 2 1 3 0 0 0 0 0 0	m2 50.00 61.00 75.00 95.00 85.00 100.00 130.00 130.00 58.00 70.00 84.00	Total 0.00 0.00 95.00 0.00 200.00 120.00 390.00 0	10% 10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358	cost           0           0           0           0           0           111,245           0           234,200           140,520           456,690           0           0           0           0           0           0           0           0           0           0           0           0           0           0           0           0	1,171.00
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	Beds 1 2 2 3 3 3 4 5 1 2 3 3 1 2 2 3 2 2 2 2 2 2 2 2 2 2 2 2 2	No 0 0 1 1 0 2 1 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	m2 50.00 61.00 75.00 95.00 85.00 100.00 130.00 130.00 58.00 70.00 84.00 50.00	Total 0.00 0.00 95.00 0.00 200.00 120.00 0.00 0.00 0.00 0.	10% 10% 10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358	COST 0 0 0 111,245 0 234,200 140,520 456,690 0 0 0 0 0 0 0 0 0 0 0 0 0	1,171.00
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat Terrace	Beds 1 2 2 3 3 3 4 4 5 1 2 2 3 3 1 2 2 3 3 3 3 4 4 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	No 0 0 1 1 0 2 1 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	m2 50.00 61.00 75.00 95.00 85.00 100.00 130.00 130.00 58.00 70.00 84.00 50.00 61.00 70.00 84.00	Total 	10% 10% 10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358	COST 0 0 0 111,245 0 234,200 140,520 456,690 0 0 0 0 0 0 0 0 0 0 0 0 0	1,171.00
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	Beds           1           2           3           2           3           4           5           1           2           3           4           5           1           2           3           4           5           1           2           3           4           5           1           2           3           3	No 0 0 1 2 1 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	m2 50.00 61.00 95.00 85.00 100.00 120.00 130.00 58.00 70.00 84.00 50.00 61.00 79.00	Total 0.00 0.00 95.00 200.00 120.00 390.00 0.00	10% 10% 10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	COST 0 0 0 0 111,245 0 234,200 140,520 456,690 0 0 0 0 0 0 0 0 0 0 0 0 0	1,171.00
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	Beds 1 2 2 3 3 3 4 5 1 1 2 3 3 1 2 3 3 2 3 3 3 3 4 4 5 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	No 0 0 1 2 1 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	m2 50.00 61.00 75.00 95.00 85.00 120.00 130.00 130.00 58.00 70.00 84.00 61.00 70.00 63.00 70.00 84.00 79.00 84.00	Total 0.00 0.00 95.00 0.00 120.00 120.00 0.00 0.00 0.00 0.	10% 10% 10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358	COST 0 0 0 0 111,245 0 234,200 140,520 0 0 0 0 0 0 0 0 0 0 0 0 0	1,171.00
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat Terrace	Beds           1           2           2           3           3           4           5           1           2           3           4           5           1           2           3           2           3           2           3           2           3           2           3           2           3           2           3           3           3	No 0 0 1 1 0 2 2 1 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	m2 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 130.00 70.00 84.00 50.00 61.00 70.00 84.00 70.00 84.00 70.00 84.00 70.00 84.00 79.00	Total 0.00 0.00 95.00 95.00 200.00 120.00 0.00 0.00 0.00 0.00 0.	10% 10% 10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	COST 0 0 0 111,245 0 234,200 140,520 456,690 0 0 0 0 0 0 0 0 0 0 0 0 0	1,171.00
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	Beds           1           2           3           2           3           4           5           1           2           3           4           5           1           2           3           1           2           3           1           2           3           2           3           2           3           2           3           3           3           3           3           3           3           4	No 0 0 1 0 0 2 1 1 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	m2 50.00 61.00 95.00 35.00 100.00 120.00 130.00 58.00 70.00 84.00 50.00 61.00 79.00 84.00 79.00 84.00 79.00	Total 0.00 0.00 0.00 95.00 0.00 120.00 0.00 0.00 0.00 0.00 0.00	10% 10% 10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	COST 0 0 0 0 111,245 0 234,200 140,520 456,690 0 0 0 0 0 0 0 0 0 0 0 0 0	1,171.00
	Flat	Beds 1 2 2 3 3 3 4 5 1 2 3 3 1 2 3 3 3 3 4 5 3 3 4 5 5 1 2 3 3 3 4 5 5 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	No 0 0 0 0 1 1 0 2 1 1 0 0 0 0 0 0 0 0 0 0	m2 50.00 61.00 75.00 95.00 120.00 130.00 130.00 58.00 70.00 84.00 61.00 770.00 61.00 79.00 84.00 79.00 84.00 93.00 061.00 79.00 84.00 19.00 106.00 119.00	Total 0.00 0.00 0.00 0.00 120.00 120.00 0.00	10% 10% 10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171	cost           0           0           0           0           0           111,245           0           234,200           140,520           456,690           0	1,171.00
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	Beds           1           2           3           2           3           4           5           1           2           3           4           5           1           2           3           1           2           3           1           2           3           2           3           2           3           2           3           3           3           3           3           3           3           4	No 0 0 1 0 0 2 1 1 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	m2 50.00 61.00 95.00 35.00 100.00 120.00 130.00 58.00 70.00 84.00 50.00 61.00 79.00 84.00 79.00 84.00 79.00	Total 0.00 0.00 0.00 95.00 0.00 120.00 0.00 0.00 0.00 0.00 0.00	10% 10% 10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	COST 0 0 0 0 111,245 0 234,200 140,520 456,690 0 0 0 0 0 0 0 0 0 0 0 0 0	1,171.00

West	Green	Paddock
Area	Gross	0.36
	Net	0.36

Locality een/Brown Iternative Use

0.28 0.28

West Green Paddock

Gross

Net

Area

Locality een/Brown Iternative Use

S:\HDH PLANNING\Clients\SDH Clients\Wyre Forest\Apps\V3 - 2018\Typologies 12/10/2018

#### Typologies Site

d	Density		Total Cost	Rate	Local	ity een/ Brov	vn .lternative Us
2 10	m2/ha <b>2,400</b>		562,080	£/m2 <b>1,171.00</b>	West	Green	Paddock
0	2,400		562,080	1,171.00	west	Green	Paddock
al		BCIS	COST		Area	Gross	0.2
			0			Net	0.2
	10%	1,358	0				
0	10%	1,358	0				
0		1,171	0				
0		1,171	0				
0		1,171	0				
0		1,171	234,200				
0		1,171	0				
0		1,171	152,230				
0		1,171	175,650				
0	10%	1,358	0				
0	10%	1,358	0				
)	10%	1,358	0				
)	10%	1,358	0				
)	10%	1,358	0				
)		1,171	0				
)		1,171	0				
)		1,171	0				
)		1,171	0				
)		1,171	0				
)		1,171	0				
)		1,171	0				
)       )       )       )       )       )       )       )       )       )       )       )       )       )       )       )       )       )       )	10%	1,358	0				
)	10%	1,358	0				
)	10%	1,358	0				
ł	Density		Total Cost	Rate	Local	ity 'een/Brov	vn .lternative Us
2	m2/ha			£/m2			
)	3,000		175,650	1,171.00	West	Green	Paddock
I		BCIS	COST		Area	Gross	0.0
			0			Net	0.0
כ	10%	1,358	0				
)	10%	1,358	0				
1		1,171	0				

Number		17	Units	NET Area		erage Unit Size	Developed	Density		Total Cost
					Units/ha	m2	m2	m2/ha		
Small Green 4			4	0.20	20.00	120	480	2,400		562,080
			Beds	No		m2	Total		BCIS	COST
	Market									0
	Flat		1	0		50.00	0.00	10%	1,358	0
			2	0		61.00	0.00	10%	1,358	0
	Terrace		2	0		75.00	0.00		1,171	0
			3	0		95.00	0.00		1,171	0
	Semi		2	0		85.00	0.00		1,171	0
			3	2		100.00	200.00		1,171	234,200
	Det		3	0		120.00	0.00		1,171	0
			4	1		130.00	130.00		1,171	152,230
			5	1		150.00	150.00		1,171	175,650
	Flat 1 High*		1	0		58.00	0.00	10%	1,358	0
	Flat 2 High*		2	0		70.00	0.00	10%	1,358	0
	Flat 3 High*		3	0		84.00	0.00	10%	1,358	0
	Affordable									
	Flat		1	0		50.00	0.00	10%	1,358	0
			2	0		61.00	0.00	10%	1,358	0
	Terrace		2	0		70.00	0.00		1,171	0
			3	0		84.00	0.00		1,171	0
	Semi		2	0		79.00	0.00		1,171	0
			3	0		84.00	0.00		1,171	0
	Det		3	0		93.00	0.00		1,171	0
			4	0		106.00	0.00		1,171	0
			5	0		119.00	0.00		1,171	0
	Flat 1 High*		1	0		50.00	0.00	10%	1,358	0
	Flat 2 High*		2	0		61.00	0.00	10%	1,358	0
	Flat 3 High*		3	0		74.00	0.00	10%	1,358	0
Number		18	Units	Area	Density	erage Unit Size	Developed	Density		Total Cost
			211105	ha	Units/ha	m2	m2	m2/ha		. otal cost
Green Plot			1	0.05	20.00	150	150	3,000		175,650

Number	18	Units	Area	Density erage	Unit Size	Developed	Density
			ha	Units/ha	m2	m2	m2/ha
Green Plot		1	0.05	20.00	150	150	3,000

	Beds	No	m2	Total		BCIS	COS
Market							
Flat	1	0	50.00	0.00	10%	1,358	
	2	0	61.00	0.00	10%	1,358	
Terrace	2	0	75.00	0.00		1,171	
	3	0	95.00	0.00		1,171	
Semi	2	0	85.00	0.00		1,171	
	3	0	100.00	0.00		1,171	
Det	3	0	120.00	0.00		1,171	
	4	0	130.00	0.00		1,171	
	5	1	150.00	150.00		1,171	175,65
Flat 1 High*	1	0	58.00	0.00	10%	1,358	
Flat 2 High*	2	0	70.00	0.00	10%	1,358	
Flat 3 High*	3	0	84.00	0.00	10%	1,358	
Affordable							
Flat	1	0	50.00	0.00	10%	1,358	
	2	0	61.00	0.00	10%	1,358	
Terrace	2	0	70.00	0.00		1,171	
	3	0	84.00	0.00		1,171	
Semi	2	0	79.00	0.00		1,171	
	3	0	84.00	0.00		1,171	
Det	3	0	93.00	0.00		1,171	
	4	0	106.00	0.00		1,171	
	5	0	119.00	0.00		1,171	
Flat 1 High*	1	0	50.00	0.00	10%	1,358	
Flat 2 High*	2	0	61.00	0.00	10%	1,358	
Flat 3 High*	3	0	74.00	0.00	10%	1,358	



l	ľ	T	k	ſ
I	I	ŀ	J	ł
		-		

Number		19 Units	Area ha	Density erage Uni Units/ha	Size I m2	Developed m2	Density m2/ha		Total Cost
1edium Brown	70	70	1.00	70.00	74	5,213	5,213		6,543,431
		Beds	No		m2	Total		BCIS	COST
	Market								0
	Flat	1	6		0.00	300.00	10%	1,358	448,140
	-	2	6		1.00	366.00	10%	1,358	546,731
	Terrace	2	11		5.00	825.00		1,171	966,075
		3	11		5.00	1,045.00		1,171	1,223,695
	Semi	2	7		5.00	595.00		1,171	696,745
		3	8	1	0.00	800.00		1,171	936,800
	Det	3	0	1	0.00	0.00		1,171	0
		4	0	1	0.00	0.00		1,171	0
		5	0	1	0.00	0.00		1,171	0
	Flat 1 High*	1	0		8.00	0.00	10%	1,358	0
	Flat 2 High*	2	0		0.00	0.00	10%	1,358	0
	Flat 3 High*	3	0		4.00	0.00	10%	1,358	0
	Affordable								
	Flat	1	9		0.00	450.00	10%	1,358	672,210
		2	4		1.00	244.00	10%	1,358	364,487
	Terrace	2	6		0.00	420.00		1,171	491,820
		3	2		4.00	168.00		1,171	196,728
	Semi	2	0		9.00	0.00		1,171	0
		3	0		4.00	0.00	1	1,171	0
	Det	3	0		3.00	0.00	l	1,171	0
		4	0		6.00	0.00	l	1,171	0
		5	0		9.00	0.00	1	1,171	0
	Flat 1 High*	1	0		0.00	0.00	10%	1,358	0
	Flat 2 High*		0		1.00	0.00	10%	1.358	0
nber	Flat 2 High* Flat 3 High*	2 3 20 Units	0 0 Area	Density erage Uni		0.00 0.00 Developed m2	10% 10% Density m2/ba	1,358 1,358	0 0 Total Cost
	Flat 3 High*	3	0		4.00	0.00	10%		0
	Flat 3 High*	20 Units 25	0 Area ha <b>0.42</b>	Density erage Uni Units/ha	24.00 Size I m2 <b>76</b>	0.00 Developed m2 1,903	10% Density m2/ha	1,358	0 Total Cost <b>2,371,736</b>
	Flat 3 High*	20 Units	0 Area ha	Density erage Uni Units/ha	14.00 Size I m2	0.00 Developed m2	10% Density m2/ha		0 Total Cost 2,371,736 COST
	Flat 3 High* 25 Market	3 20 Units 25 Beds	0 Area ha 0.42 No	Density erage Uni Units/ha 60.00	4.00 Size I m2 76 m2 m2	0.00 Developed m2 <b>1,903</b> Total	10% Density m2/ha <b>4,567</b>	1,358 BCIS	0 Total Cost 2,371,736 COST 0
	Flat 3 High*	20 Units 25 Beds 1	0 Area ha 0.42 No 1	Density erage Uni Units/ha 60.00	4.00 Size I m2 76 m2 	0.00 Developed 1,903 Total 50.00	10% Density m2/ha <b>4,567</b>	1,358 BCIS 1,358	0 Total Cost <b>2,371,736</b> COST 0 74,690
	Flat 3 High* 25 Market Flat	20 Units 25 Beds 1 2	0 Area ha 0.42 No 1 2	Density erage Uni Units/ha 60.00	4.00 Size I m2 76 m2 	0.00 Developed m2 1,903 Total 50.00 122.00	10% Density m2/ha <b>4,567</b>	1,358 BCIS 1,358 1,358	0 Total Cost <b>2,371,736</b> COST 0 74,690 182,244
	Flat 3 High* 25 Market	20 Units 25 Beds 1 2 2 2	0 Area ha 0.42 No 1 2 4	Density erage Uni Units/ha 60.00	<pre>'4.00 '5.ize I '76 '76 '5.00</pre>	0.00 Developed m2 1,903 Total 50.00 122.00 300.00	10% Density m2/ha <b>4,567</b>	1,358 BCIS 1,358 1,358 1,358 1,171	0 Total Cost 2,371,736 COST 0 74,690 182,244 351,300
	Flat 3 High* 25 Market Flat Terrace	3 20 Units 25 Beds 1 1 2 2 3	0 Area ha 0.42 No 1 2 4 4 4	Density erage Uni Units/ha 60.00	4.00 Size 1 m2 76 0.00 11.00 55.00	0.00 Developed m2 1,903 Total 50.00 122.00 300.00 380.00	10% Density m2/ha <b>4,567</b>	1,358 BCIS 1,358 1,358 1,171 1,171	0 Total Cost 2,371,736 0 74,690 182,244 351,300 444,980
	Flat 3 High* 25 Market Flat	3 20 Units 25 Beds 1 1 2 2 2 3 3 2 2	0 Area ha 0.42 No 1 2 4 4 4 3	Density erage Uni Units/ha 60.00	4.00 Size 1 m2 76 m2 i0.00 i1.00 i5.00 i5.00	0.00 Developed m2 1,903 Total 50.00 122.00 300.00 380.00 255.00	10% Density m2/ha <b>4,567</b>	1,358 BCIS 1,358 1,358 1,358 1,171 1,171 1,171	0 Total Cost 2,371,736 0 74,690 182,244 351,300 444,980 298,605
	Flat 3 High* 25 Market Flat Terrace Semi	3 20 Units 25 Beds 1 2 2 2 2 3 3 2 2 3 3	0 Area ha 0.42 No 1 2 4 4 4 3 3 3	Density erage Uni Units/ha 60.00	4.00 Size 1 m2 76 m2 5.00 5.00 5.00 5.00 1.00 5.00 1.00	0.00 Developed m2 1,903 Total 50.00 122.00 300.00 380.00 255.00 300.00	10% Density m2/ha <b>4,567</b>	1,358 BCIS 1,358 1,358 1,171 1,171 1,171 1,171	0 Total Cost 2,371,736 0 74,690 182,244 351,300 298,605 351,300
	Flat 3 High* 25 Market Flat Terrace	3 20 Units 25 Beds 1 2 2 2 2 3 3 3 3 3 3 3	0 Area ha 0.42 No 1 1 2 4 4 4 4 3 3 0	Density erage Uni Units/ha 60.00	4.00 Size I m2 76 0.00 5.00 5.00 0.00 0.00 0.00	0.00 Developed m2 1,903 Total 50.00 122.00 300.00 380.00 255.00 300.00 0.00	10% Density m2/ha <b>4,567</b>	1,358 BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171	0 Total Cost 2,371,736 0 74,690 182,244 351,300 444,980 298,605 351,300 0 0
	Flat 3 High* 25 Market Flat Terrace Semi	3 20 Units 25 Beds 1 1 2 2 2 3 3 2 3 3 4 4	0 Area ha 0.42 No 1 2 4 4 3 3 3 0 0 0	Density erage Uni Units/ha 60.00	44.00           Size           m2           76           00.00           11.00           55.00           155.00           00.00           00.00           00.00	0.00 Developed m2 1,903 Total 50.00 122.00 300.00 380.00 255.00 300.00 0.00 0.00 0.00	10% Density m2/ha <b>4,567</b>	1,358 BCIS 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171	0 Total Cost 2,371,736 0 74,690 182,244 182,244 182,300 351,300 298,605 3351,300 0 0 0 0 0 0
	Flat 3 High* 25 Market Flat Flat Flat Det Det	3 20 Units 25 Beds 1 1 2 2 2 3 3 2 2 3 3 3 4 4 5	0 Area ha 0.42 No 1 2 4 4 4 3 3 0 0 0 0 0 0	Density erage Uni Units/ha 60.00	44.00 Size 1 m2 76 00.00 11.00 15.00 15.00 15.00 10.00	0.00 Developed m2 1,903 Total 50.00 122.00 300.00 380.00 255.00 300.00 0.00 0.00 0.00	10% Density m2/ha 4,567	1,358 BCIS 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171	0 Total Cost 2,371,736 0 74,690 182,244 351,300 298,605 351,300 0 0 0 0 0 0
	Flat 3 High* 25 Market Flat Terrace Det Flat 1 High*	3 20 Units 25 Beds 1 2 2 2 3 3 2 2 3 3 3 4 4 5 1	0 Area ha 0.42 No 1 2 4 4 4 4 3 3 0 0 0 0 0 0 0 0 0 0	Density erage Uni Units/ha 60.00	44.00           Size           m2           76           m2           0.00           1.100           55.00           155.00           00.00           00.00           00.00           00.00           00.00           00.00           00.00           00.00           8.00	0.00 Developed m2 1,903 Total 50.00 122.00 300.00 380.00 255.00 380.00 0.00 0.00 0.00 0.00	10% Density m2/ha 4,567	1,358 BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171	0 Total Cost 2,371,736 0 0 74,690 182,244 351,300 444,980 298,605 351,300 0 0 0 0 0 0 0 0 0 0 0 0 0
	Flat 3 High* 25 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	3 20 Units 25 Beds 1 1 2 2 3 3 2 2 3 3 4 4 5 1 1 2	0 Area ha 0.42 No 1 1 2 4 4 4 4 4 3 3 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Uni Units/ha 60.00	44.00           Size           m2           76           m2           5.00           55.00           55.00           55.00           0.000           0.000           0.000           0.000           0.000           0.000           0.000           0.000           0.000           0.000           0.000	0.00 Developed m2 1,903 Total 50.00 122.00 300.00 380.00 255.00 300.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha 4,567 10% 10%	1,358 BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171	0 Total Cost 2,371,736 0 74,690 182,244 351,300 444,980 298,605 351,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
	Flat 3 High* 25 Market Flat Flat Flat Det Flat 1 High* Flat 2 High* Flat 3 High*	3 20 Units 25 Beds 1 2 2 2 3 3 2 2 3 3 3 4 4 5 1	0 Area ha 0.42 No 1 2 4 4 4 4 3 3 0 0 0 0 0 0 0 0 0 0	Density erage Uni Units/ha 60.00	44.00           Size           m2           76           m2           0.00           1.100           55.00           155.00           00.00           00.00           00.00           00.00           00.00           00.00           00.00           00.00           8.00	0.00 Developed m2 1,903 Total 50.00 122.00 300.00 380.00 255.00 380.00 0.00 0.00 0.00 0.00	10% Density m2/ha 4,567	1,358 BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171	0 Total Cost 2,371,736 0 0 74,690 182,244 351,300 444,980 298,605 351,300 0 0 0 0 0 0 0 0 0 0 0 0 0
	Flat 3 High* 25 Market Flat Flat Terrace Esemi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	3 20 Units 25 Beds 21 2 2 2 3 3 2 2 2 3 3 3 4 4 5 1 1 2 2 3 3 3 3 4 4 5 5 1 1 2 2	0 Area ha 0.42 No 1 2 4 4 4 4 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Uni Units/ha 60.00	44.00           m2           76           00.00           13.00           5.00           5.00           5.00           5.00           5.00           0.000           0.000           0.000           0.000           0.000           0.000           0.000           0.000           0.000           4.000	0.00 Developed m2 1,903 Total 50.00 122.00 380.00 255.00 300.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha 4,567	1,358 BCIS 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358	0 Total Cost 2,371,736 COST 0 74.690 182,244 351,300 444,980 298,605 351,300 0 0 0 0 0 0 0 0 0 0 0 0
	Flat 3 High* 25 Market Flat Flat Flat Det Flat 1 High* Flat 2 High* Flat 3 High*	3 20 Units 25 Beds 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 1 3 3 1 3 1 2 2 1 3 3 1 3 1	0 Area ha 0.42 No 1 1 2 4 4 4 4 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 3 3	Density erage Uni Units/ha 60.00	44.00         m2           76         76           00.00         100           10.00         100           10.00         100           15.00         15.00           15.00         15.00           15.00         15.00           15.00         1000           10.00         1000           10.00         1000           10.00         1000           10.00         1000           10.00         1000	0.00 Developed m2 1,903 Total 50.00 122.00 300.00 380.00 255.00 300.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha 4,567 10% 10% 10%	1,358 BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358	0 Total Cost 2,371,736 COST 0 74,690 182,244 351,300 444,980 298,605 351,300 0 0 0 0 0 0 0 0 0 0 0 0
	Flat 3 High* 25 Market Flat Flat Terrace Esemi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	3 20 Units 25 Beds 21 2 2 2 3 3 2 2 2 3 3 3 4 4 5 1 1 2 2 3 3 3 3 4 4 5 5 1 1 2 2	0 Area ha 0.42 No 1 2 4 4 4 4 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Uni Units/ha 60.00	44.00           m2           76           00.00           13.00           5.00           5.00           5.00           5.00           5.00           0.000           0.000           0.000           0.000           0.000           0.000           0.000           0.000           0.000           4.000	0.00 Developed m2 1,903 Total 50.00 122.00 380.00 255.00 300.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha 4,567	1,358 BCIS 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358	0 Total Cost 2,371,736 COST 0 74.690 182,244 351,300 444,980 298,605 351,300 0 0 0 0 0 0 0 0 0 0 0 0
	Flat 3 High* 25 Market Flat Flat Terrace Esemi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	3 20 Units 25 Beds 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 1 3 3 1 3 1 2 2 1 3 3 1 3 1	0 Area ha 0.42 No 1 1 2 4 4 4 4 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 3 3	Density erage Uni Units/ha 60.00	44.00         m2           76         76           00.00         100           10.00         100           10.00         100           15.00         15.00           15.00         15.00           15.00         15.00           15.00         1000           10.00         1000           10.00         1000           10.00         1000           10.00         1000           10.00         1000	0.00 Developed m2 1,903 Total 50.00 122.00 300.00 380.00 255.00 300.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha 4,567 10% 10% 10%	1,358 BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358	0 Total Cost 2,371,736 COST 0 74,690 182,244 351,300 444,980 298,605 351,300 0 0 0 0 0 0 0 0 0 0 0 0
	Flat 3 High* 25 Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	3 20 Units 25 Beds 1 1 2 2 3 3 2 2 3 3 4 4 5 5 1 1 2 2 3 3 4 4 5 5 1 1 2 2 2 3 3 2 2 2 3 3 3 4 4 5 5 1 2 2 2 2 3 3 3 1 2 2 2 3 3 2 2 2 3 3 3 2 2 2 3 3 3 2 2 2 3 3 3 2 2 2 3	0 Area ha 0.42 No 1 1 2 4 4 4 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Uni Units/ha 60.00	44.00 m2 m2 76 m2 0.000 14.00 15.00 15.00 15.00 10.00	0.00 Developed m2 1,903 Total 50.00 122.00 300.00 380.00 255.00 300.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha 4,567 10% 10% 10%	1,358 BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,158 1,358 1,358 1,358	0 Total Cost 2,371,736 COST 0 74,690 182,244 351,300 298,605 351,300 0 0 0 0 0 0 0 0 0 0 0 0
	Flat 3 High* 25 Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	3 20 Units 25 8eds 1 1 2 2 3 3 3 3 3 4 4 5 1 1 2 2 3 3 3 4 4 5 1 2 2 2 3 3 3 3 3 4 4 5 5 1 2 2 2 2 2 3 3 3 3 3 3 3 3 4 4 5 5 2 5 2 5 5 5 5 5 5 5 5 5 5 5 5 5	0 Area ha 0.42 No 1 2 4 4 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Uni Units/ha 60.00	44.00 m2 m2 76 m2 	0.00 Developed m2 1,903 Total 50.00 122.00 300.00 300.00 300.00 0.00 0.00 0.0	10% Density m2/ha 4,567 10% 10% 10%	1,358 BCIS 1,358 1,358 1,358 1,371 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,358 1,3	0 Total Cost 2,371,736 COST 0 74,690 182,244 351,300 444,980 298,605 351,300 0 0 0 0 0 0 0 0 0 0 0 0
	Flat 3 High* 25 Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	3 20 Units 25 Beds 25 26 3 2 2 3 3 2 2 3 3 3 3 3 3 3 3 3 3 3	0 Area ha 0.42 No 1 1 2 4 4 4 4 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Uni Units/ha 60.00	44.00           m2           76           75           70           700           700           700           700           700           700           700           700      <	0.00 Developed m2 1,903 Total 50.00 122.00 300.00 380.00 255.00 300.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha 4,567 10% 10% 10%	1,358 BCIS 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	0 Total Cost 2,371,736 COST 0 74,690 182,244 351,300 444,980 298,605 351,300 0 0 0 0 0 0 0 0 0 0 0 0
	Flat 3 High* 25 Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	3 20 Units 25 Beds 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0 Area ha 0.42 No 1 1 2 4 4 4 4 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Uni Units/ha 60.00	44.00 m2 m2 76 m2 5.00 5.00 5.00 5.00 5.00 0.00 0.00 0.00 0.00 0.00 0.00 1.00 5.00 1.00 5.00 0	0.00 Developed m2 1,903 Total 50.00 122.00 300.00 380.00 255.00 300.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha 4,567 10% 10% 10%	1,358 BCIS 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,357 1,177 1,177 1,177 1,177 1,177 1,177 1,177	0 Total Cost 2,371,736 COST 0 74,690 182,244 351,300 444,980 298,605 351,300 0 0 0 0 0 0 0 0 0 0 0 0
	Flat 3 High*  25  Market  Flat  Flat  Terrace  Det  Flat 1 High*  Flat 2 High*  Flat 3 High*  Flat 3 High*  Flat 3 High*  Semi  Terrace  Semi	3 20 Units 25 8eds 1 1 2 2 2 3 3 2 2 3 3 4 4 5 5 1 1 2 2 3 3 4 4 5 5 1 1 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 3 2 2 3 3 3 2 2 3 3 3 2 2 3 3 3 3 3 2 2 3	0 Area ha 0.42 No 1 2 4 4 4 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Uni Units/ha 60.00	44.00 Size 1 m2 76 m2 5.00 5.00 5.00 5.00 5.00 5.00 0.00 0.00 0.00 0.00 0.00 1.00 0.00 1.00 0.0	0.00 Developed m2 1,903 Total 50.00 122.00 300.00 380.00 255.00 300.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha 4,567 10% 10% 10%	1,358 BCIS 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358	0 Total Cost 2,371,736 COST 0 74,690 182,244 351,300 351,300 0 0 0 0 0 0 0 0 0 0 0 0
	Flat 3 High*  25  Market  Flat  Flat  Terrace  Det  Flat 1 High*  Flat 2 High*  Flat 3 High*  Flat 3 High*  Flat 3 High*  Semi  Terrace  Semi	3 20 Units 25 Beds 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0 Area ha 0.42 No 1 1 2 4 4 4 4 4 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Uni Units/ha 60.00	44.00 m2 m2 76 m2 76 m2 5.00 5.00 5.00 5.00 5.00 0.00	0.00 Developed m2 1,903 Total 50.00 122.00 300.00 380.00 255.00 300.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha 4,567 10% 10% 10%	1,358 BCIS 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,171	0 Total Cost 2,371,736 COST 0 74,690 182,244 351,300 444,980 298,605 351,300 0 0 0 0 0 0 0 0 0 0 0 0
mber edium Brown	Flat 3 High*  25  Market  Flat  Terrace  Det  Flat 1 High*  Flat 3 High*  Flat 3 High*  Flat 3 High*  Cerrace  Semi  Det  Let  Semi Det  Let Let Let Let Let Let Let Let Let	3 20 Units 25 Beds 1 2 2 2 3 3 2 2 3 3 3 3 3 3 4 4 5 1 1 2 2 3 3 3 4 4 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0 Area ha 0.42 No 1 2 4 4 4 4 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Uni Units/ha 60.00	4.00 m2 m2 76 m2 	0.00 Developed m2 1,903 Total 50.00 122.00 300.00 380.00 255.00 300.00 0.00 0.00 0.00 0.00 0.00 150.00 122.00 140.00 140.00 84.00 0.00 0.00 0.00 0.00 0.00 0.0	10% Density m2/ha 4,567 10% 10% 10%	1,358 BCIS 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,171	0 Total Cost 2,371,736 COST 0 74,690 182,244 351,300 444,980 298,605 351,300 0 0 0 0 0 0 0 0 0 0 0 0
	Flat 3 High*  25  Market  Flat  Flat  Terrace  Det  Flat 1 High*  Flat 2 High*  Flat 3 High*  Flat 3 High*  Flat 3 High*  Semi  Terrace  Semi	3 20 Units 25 Beds 1 1 2 2 3 3 2 2 3 3 4 4 5 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 3 4 4 5 5 3 3 3 4 4 5 5 5 5 5 5 5 5	0 Area ha 0.42 No 1 2 4 4 4 4 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Uni Units/ha 60.00	44.00 m2 m2 76 m2 76 m2 5.00 5.00 5.00 5.00 5.00 0.00	0.00 Developed m2 1,903 Total 50.00 122.00 300.00 380.00 255.00 300.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha 4,567 10% 10% 10% 10% 10% 10% 10% 10% 10% 10%	1,358 BCIS 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,171	0 Total Cost 2,371,736 COST 0 74,690 182,244 351,300 298,605 351,300 0 0 0 0 0 0 0 0 0 0 0 0

Generally	Brown	Industrial
Area	Gross	1.25
	Net	1.00

Locality 'een/Brown Iternative Use

0.42 0.42

Generally Brown Industrial

Gross

Net

Area

. . . .

Locality een/Brown Iternative Use

ml.	κ.
E	H

Number		21 Uni	ts Area ha	Density erage Unit Size Units/ha m2	Developed m2	Density m2/ha		Total Cost	Ra £/m
Small Brown 12		:	2 0.24	50.00 77	922	3,842		1,151,324	1,248.7
		Be	ls No	m2	Total		BCIS	COST	
	Market							0	
	Flat		1 0	50.00	0.00	10%	1,358	0	
	<b>T</b>		2 0	61.00	0.00	10%	1,358	0	
	Terrace		2 3	75.00	225.00		1,171	263,475	
	Semi		3 5 2 0	95.00 85.00	475.00 0.00		1,171 1,171	556,225 0	
	Senn		3 0	100.00	0.00		1,171	0	
	Det		3 0	120.00	0.00		1,171	0	
	Det		4 0	130.00	0.00		1,171	0	
			5 0	150.00	0.00		1,171	0	
	Flat 1 High*		1 0	58.00	0.00	10%	1,358	0	
	Flat 2 High*		2 0	70.00	0.00	10%	1,358	0	
	Flat 3 High*		3 0	84.00	0.00	10%	1,358	0	
	Affordable	1		5			/	-	
	Flat	1	1 2	50.00	100.00	10%	1,358	149,380	
			2 2	61.00	122.00	10%	1,358	182,244	
	Terrace		2 0	70.00	0.00		1,171	0	
		1	3 0	84.00	0.00	1	1,171	0	
	Semi		2 0	79.00	0.00		1,171	0	
			3 0	84.00	0.00		1,171	0	
	Det		3 0	93.00	0.00		1,171	0	
			4 0	106.00	0.00		1,171	0	
			5 0	119.00	0.00		1,171	0	
			1 0	50.00	0.00	10%	1,358	0	
	Flat 1 High*		1 0	J0.00	0.00		-)	-	
	Flat 1 High* Flat 2 High* Flat 3 High*		2 0 3 0	61.00 74.00	0.00	10% 10%	1,358 1,358	0	
Number	Flat 2 High*	22 Uni	2 0 3 0	61.00	0.00	10%	1,358	0	Ri
	Flat 2 High*		2 0 3 0 ts Area ha	61.00 74.00 Density erage Unit Size Units/ha m2	0.00 0.00 Developed m2	10% 10% Density m2/ha	1,358	0 0 Total Cost	R: £/1
Number Small Brown 7	Flat 2 High*		2 0 3 0 ts Area	61.00 74.00 Density erage Unit Size	0.00 0.00 Developed	10% 10% Density	1,358	0 0	
	Flat 2 High* Flat 3 High*		2 0 3 0 ts Area ha 7 0.16	61.00 74.00 Density erage Unit Size Units/ha m2	0.00 0.00 Developed m2	10% 10% Density m2/ha	1,358	0 0 Total Cost 749,440 COST	£/
	Flat 2 High* Flat 3 High* Market		2 0 3 0 ts Area ha 7 0.16 is No	61.00 74.00 Density erage Unit Size Units/ha m2 45.00 91 m2	0.00 0.00 Developed m2 640 Total	10% 10% Density m2/ha <b>4,114</b>	1,358 1,358 BCIS	0 0 Total Cost 749,440 <u>COST</u> 0	£/
	Flat 2 High* Flat 3 High*		2 0 3 0 ts Area ha 7 0.16 is No 1 0	61.00 74.00 Density erage Unit Size Units/ha m2 45.00 91 m2 	0.00 0.00 Developed m2 640 Total 0.00	10% 10% Density m2/ha <b>4,114</b>	1,358 1,358 BCIS 1,358	0 0 Total Cost 749,440 COST 0 0	£/
	Flat 2 High* Flat 3 High* Market Flat		2 0 3 0 ts Area ha 7 0.16 1 0 2 0	61.00 74.00 Density erage Unit Size Units/ha m2 45.00 91 m2 50.00 61.00	0.00 0.00 Developed m2 640 Total 0.00 0.00	10% 10% Density m2/ha <b>4,114</b>	1,358 1,358 BCIS 1,358 1,358	0 0 Total Cost 749,440 COST 0 0 0 0	£/
	Flat 2 High* Flat 3 High* Market		2 0 3 0 ts Area ha 7 0.16 1 0 2 0 2 1	61.00 74.00 Density erage Unit Size Units/ha m2 45.00 91 m2 50.00 61.00 75.00	0.00 0.00 Developed m2 640 Total 0.00 0.00 75.00	10% 10% Density m2/ha <b>4,114</b>	1,358 1,358 BCIS 1,358 1,358 1,358 1,358 1,171	0 0 Total Cost 749,440 0 0 0 87,825	£/
	Flat 2 High* Flat 3 High* Market Flat Terrace		2 0 3 0 ts Area ha 7 0.16 ts No 1 0 2 0 2 1 3 1	61.00 74.00 Density erage Unit Size Units/ha m2 45.00 91 m2 50.00 61.00 75.00 95.00	0.00 0.00 Developed m2 640 Total 0.00 0.00 75.00 95.00	10% 10% Density m2/ha <b>4,114</b>	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171	0 0 0 749,440 0 0 0 87,825 111,245	£/
	Flat 2 High* Flat 3 High* Market Flat		2 0 3 0 ts Area ha 7 0.16 1 0 2 0 2 1 3 1 1 2 2 2	61.00 74.00 Density erage Unit Size Units/ha m2 45.00 91 000 000 000 000 000 000 000 000 000 0	0.00 0.00 Developed m2 640 Total 0.00 0.00 75.00 95.00 170.00	10% 10% Density m2/ha <b>4,114</b>	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171	0 0 Total Cost 749,440 0 0 87,825 111,245 199,070	£/
	Flat 2 High* Flat 3 High* Market Flat Terrace Semi		2 0 3 0 ts Area ha 7 0.16 is No 1 0 2 0 2 1 3 1 2 2 2 3 3 3	61.00 74.00 Density erage Unit Size Units/ha m2 45.00 91 0 50.00 61.00 75.00 95.00 85.00 85.00 100.00	0.00 0.00 Developed m2 640 Total 0.00 0.00 75.00 95.00 170.00 300.00	10% 10% Density m2/ha <b>4,114</b>	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171	0 0 0 749,440 0 0 0 87,825 111,245 199,070 351,300	£/
	Flat 2 High* Flat 3 High* Market Flat Terrace		2 0 3 0 ts Area ha 7 0.16 is No 2 0 2 1 3 1 2 2 3 3 3 0	61.00 74.00 Density erage Unit Size Units/ha m2 45.00 91 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0.00 0.00 Developed m2 640 Total 0.00 0.00 75.00 95.00 170.00 0.00 0.00 0.00 0.00	10% 10% Density m2/ha <b>4,114</b>	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171	0 0 0 749,440 0 0 0 87,825 111,245 199,070 351,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/
	Flat 2 High* Flat 3 High* Market Flat Terrace Semi		2 0 3 0 ts Area ha 7 0.16 1 0 2 0 2 1 3 1 2 2 3 3 3 0 4 0 0	61.00 74.00 Density erage Unit Size Units/ha m2 45.00 91 000 50.00 61.00 55.00 75.00 95.00 85.00 100.00 120.00 130.00	0.00 0.00 Developed m2 640 Total 0.00 0.00 75.00 95.00 170.00 300.00 0.00 0.00	10% 10% Density m2/ha <b>4,114</b>	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171	0 0 0 749,440 0 0 0 0 0 0 0 0 87,825 111,245 199,070 351,300 0 0 0 0 0	£/
	Flat 2 High* Flat 3 High* Market Flat Terrace Semi Det		2 0 3 0 ts Area ha 7 0.16 1 0 2 0 2 1 1 3 1 2 2 3 3 3 0 4 0 5 0 0	61.00 74.00 Density erage Unit Size Units/ha m2 45.00 91 00 50.00 61.00 75.00 95.00 85.00 00 85.00 100.00 120.00 130.00 135.00	0.00 0.00 Developed m2 640 Total 0.00 0.00 75.00 95.00 95.00 170.00 300.00 0.00 0.00 0.00	10% 10% Density m2/ha 4,114 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171	0 0 0 749,440 0 0 0 87,825 111,245 199,070 351,300 0 0 0 0 0 0	£/
	Flat 2 High* Flat 3 High* Market Flat Terrace Semi Det Flat 1 High*		2 0 3 0 ts Area ha 7 0.16 1 0 2 1 3 1 2 2 3 3 3 0 4 0 5 0 1 0 1 0	61.00 74.00 Density erage Unit Size Units/ha m2 45.00 91 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0.00 0.00 Developed m2 640 Total 0.00 0.00 75.00 95.00 95.00 170.00 300.00 0.00 0.00 0.00 0.00	10% 10% Density m2/ha 4,114 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171	0 0 0 749,440 0 0 0 0 87,825 111,245 199,070 351,300 0 0 0 0 0 0 0 0	£/
	Flat 2 High* Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*		2 0 3 0 ts Area ha 7 0.16 is No 2 0 2 1 3 1 2 2 3 3 3 0 4 0 5 0 1 0 2 0 2 1 3 1 2 2 2 1 3 0 1 0 2 0 0 0 2 0 0 0 2 0 0 0 0 0 0	61.00 74.00 Density erage Unit Size Units/ha m2 45.00 91 0000000000000000000000000000000000	0.00 0.00 Developed m2 640 Total 0.00 0.00 95.00 170.00 95.00 170.00 0.00 0.00 0.00 0.00 0.00 0.00	10% 10% Density m2/ha 4,114 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358	0 0 0 749,440 0 0 0 0 0 87,825 111,245 199,070 351,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/
	Flat 2 High* Flat 3 High* Flat 3 High* Flat 4 Flat Flat Flat 4 Flat 2 High* Flat 2 High* Flat 3 High*		2 0 3 0 ts Area ha 7 0.16 1 0 2 1 3 1 2 2 3 3 3 0 4 0 5 0 1 0 1 0	61.00 74.00 Density erage Unit Size Units/ha m2 45.00 91 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0.00 0.00 Developed m2 640 Total 0.00 0.00 75.00 95.00 95.00 170.00 300.00 0.00 0.00 0.00 0.00	10% 10% Density m2/ha 4,114 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171	0 0 0 749,440 0 0 0 0 87,825 111,245 199,070 351,300 0 0 0 0 0 0 0 0	£/
	Flat 2 High* Flat 3 High* Market Flat Terrace Det Flat 1 High* Flat 2 High* Affordable		2 0 3 0 ts Area ha 7 0.16 is No 2 0 2 1 3 1 2 0 2 1 3 3 3 0 4 0 5 0 1 0 2 0 3 0 1 0 2 0 3 0 1 0 0 0 2 0 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	61.00 74.00 Density erage Unit Size Units/ha m2 45.00 91 000 61.00 75.00 63.00 95.00 85.00 100.00 120.00 130.00 130.00 58.00 77.00 84.00	0.00 0.00 Developed m2 640 Total 0.00 0.00 75.00 95.00 170.00 300.00 0.0	10% 10% Density m2/ha 4,114 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358	0 0 0 749,440 0 0 0 0 0 87,825 111,245 199,070 351,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/
	Flat 2 High* Flat 3 High* Flat 3 High* Flat 4 Flat Flat Flat 4 Flat 2 High* Flat 2 High* Flat 3 High*		2 0 3 0 ts Area ha 7 0.16 1 0 1 0 2 1 3 1 1 2 2 2 3 3 3 0 4 0 5 0 1 0 2 0 1 0 1 0 1 0 1 0 1 0 1 0 1 0 1	61.00           74.00           Density erage Unit Size           Units/ha         m2           45.00         91            50.00           61.00         75.00           95.00         95.00           100.00         120.00           130.00         150.00           58.00         70.00           58.00         50.00	0.00 0.00 Developed m2 640 Total 0.00 0.00 75.00 95.00 95.00 0.00 0.00 0.00 0.00 0.0	10% 10% Density m2/ha 4,114 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358	0 0 0 749,440 0 0 0 0 0 87,825 111,245 199,070 351,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/
	Flat 2 High* Flat 3 High* Flat 3 High* Flat 4 High* Flat 4 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High*		2         0           3         0           ts         Area ha           7         0.16           Is         No           1         0           2         0           3         1           2         2           3         3           4         0           5         0           1         0           2         0           3         0           4         0           5         0           1         0           2         0           3         0           1         0           2         0	61.00           74.00           Density erage Unit Size           Units/ha         m2           45.00         91            50.00           61.00         75.00           95.00         85.00           100.00         120.00           150.00         58.00           0         58.00           0         75.00           58.00         150.00           58.00         70.00           50.00         61.00	0.00 0.00 Developed m2 640 Total 0.00 0.00 95.00 170.00 300.00 0.00	10% 10% Density m2/ha 4,114 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358	0 0 0 749,440 0 0 0 0 87,825 111,245 199,070 351,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/
	Flat 2 High* Flat 3 High* Market Flat Terrace Det Flat 1 High* Flat 2 High* Affordable		2         0           3         0           ts         Area ha           7         0.16           1         0           2         0           2         1           3         1           2         0           2         1           3         1           2         0           3         0           4         0           5         0           1         0           2         0           3         0           1         0           2         0           2         0	61.00           74.00           Density erage Unit Size           Units/ha         m2           45.00         91            50.00           61.00         75.00           95.00         61.00           75.00         95.00           100.00         130.00           130.00         150.00           98.80         70.00           61.00         70.00	0.00 0.00 Developed m2 640 Total 0.00 0.00 75.00 95.00 95.00 0.00	10% 10% Density m2/ha 4,114 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358	0 0 0 749,440 0 0 0 0 87,825 111,245 199,070 351,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/
	Flat 2 High* Flat 3 High* Flat 3 High* Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 1 High* Flat 3 High* Fl		2         0           3         0           ts         Area ha           7         0.16           Is         No           1         0           2         0           3         1           2         2           3         3           4         0           5         0           1         0           2         0           3         0           4         0           5         0           1         0           2         0           3         0           1         0           2         0	61.00           74.00           Density erage Unit Size           Units/ha         m2           45.00         91            50.00           61.00         75.00           95.00         85.00           120.00         130.00           130.00         58.00           70.00         58.00           50.00         50.00           61.00,00         150.00           50.00         61.00           70.00         54.00           61.00         70.00           84.00         61.00           70.00         84.00	0.00 0.00 Developed m2 640 Total 0.00 0.00 75.00 95.00 0.000 0.00	10% 10% Density m2/ha 4,114 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358	0 0 0 749,440 0 0 0 0 87,825 111,245 199,070 351,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/
	Flat 2 High* Flat 3 High* Flat 3 High* Flat 4 High* Flat 4 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High*		2 0 3 0 ts Area ha 7 0.16 is No 2 0.16 1 0 2 0 2 1 3 1 1 0 2 2 3 3 3 0 4 0 5 0 1 0 2 0 3 0 1 0 2 0 3 0 1 0 2 0 3 0 1 0 2 0 3 0 3 0 2 0 0 0 2 0 0 0 2 0 0 0 2 0 0 0 0	61.00           74.00           Density erage Unit Size           Units/ha         m2           45.00         91            50.00           61.00         75.00           95.00         85.00           100.00         120.00           130.00         150.00           58.00         70.00           84.00         50.00           95.00         61.00           100.00         120.00           120.00         130.00           50.00         61.00           70.00         84.00           95.0.00         61.00           70.00         84.00           70.00         79.00	0.00 0.00 Developed m2 640 Total 0.00 0.00 75.00 95.00 95.00 0.00 0.00 0.00 0.00 0.0	10% 10% Density m2/ha 4,114 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	0 0 0 749,440 0 0 0 0 0 87,825 111,245 199,070 351,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/
	Flat 2 High* Flat 3 High* Flat 3 High* Flat 4 Flat Terrace Semi Det Flat 2 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 9 Flat		2         0           3         0           ts         Area ha           7         0.16           1         0           2         0           2         1           3         1           2         0           2         0           3         1           0         2           3         0           1         0           2         0           3         0           1         0           2         0           3         0           1         0           2         0           3         0           2         0           3         0           2         0           3         0           2         0           3         0           2         0           3         0	61.00           74.00           Density erage Unit Size           Units/ha         m2           45.00         91            50.00           61.00         75.00           95.00         661.00           75.00         95.00           100.00         130.00           150.00         58.00           0         58.00           150.00         58.00           70.00         84.00           70.00         64.00           70.00         84.00           79.00         84.00           79.00         84.00	0.00 0.00 Developed m2 640 Total 0.00 0.00 95.00 170.00 300.00 0.00	10% 10% Density m2/ha 4,114 10% 10% 10% 10% 10%	1,358 1,358	0 0 0 749,440 0 0 0 0 0 87,825 111,245 199,070 351,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/
	Flat 2 High* Flat 3 High* Flat 3 High* Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 1 High* Flat 3 High* Fl		2         0           3         0           its         Area           ha         ha           7         0.16           1         0           2         0           2         1           3         1           2         0           2         0           3         0           4         0           5         0           1         0           2         0           3         0           3         0           2         0           3         0           2         0           3         0           3         0           3         0           3         0           3         0           3         0           3         0           3         0	61.00           74.00           Density erage Unit Size           Units/ha         m2           45.00         91            50.00           61.00         75.00           95.00         66.00           75.00         950.00           100.00         120.00           135.00         58.00           70.00         58.00           70.00         58.00           70.00         84.00           770.00         84.00           770.00         84.00           79.00         84.00           79.300         84.00           79.300         84.00           79.300         84.00	0.00 0.00 Developed m2 640 Total 0.00 0.0	10% 10% Density m2/ha 4,114 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	0 0 0 749,440 0 0 0 0 87,825 111,245 199,070 351,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/
	Flat 2 High* Flat 3 High* Flat 3 High* Flat 4 Flat Terrace Semi Det Flat 2 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 9 Flat		2         0           3         0           3         0           ts         Area           ha         ha           7         0.16           1         0           1         0           2         11           3         1           2         2           3         3           4         0           5         0           1         0           2         0           3         0           1         0           2         0           3         0           2         0           3         0           2         0           3         0           2         0           3         0           3         0           3         0           3         0           3         0           3         0           3         0           3         0           3         0	61.00           74.00           Density erage Unit Size           Units/ha         m2           45.00         91            50.00           61.00         75.00           95.00         85.00           100.00         120.00           130.00         58.00           70.00         58.00           70.00         84.00           70.00         84.00           79.00         84.00           79.00         84.00           79.00         84.00           79.00         84.00           79.00         84.00           79.00         84.00           79.00         84.00           79.00         84.00	0.00 0.00 Developed m2 640 Total 0.00 0.0	10% 10% Density m2/ha 4,114 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	0 0 0 749,440 0 0 0 0 0 0 87,825 111,245 199,070 351,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/
	Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 4 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Elat Terrace Semi Det		2         0           3         0           ts         Area ha           7         0.16           Is         No           1         0           2         0           3         1           2         2           3         3           3         0           4         0           5         0           1         0           2         0           3         0           1         0           2         0           3         0           1         0           2         0           3         0           3         0           3         0           3         0           3         0           3         0           3         0           3         0           3         0           3         0           3         0           3         0           3         0           3         0           3         <	61.00           74.00           Density erage Unit Size           Units/ha         m2           45.00         91            50.00           61.00         75.00           95.00         85.00           100.00         120.00           150.00         58.00           150.00         61.00           70.00         84.00           79.00         84.00           93.00         106.00           119.00         119.00	0.00 0.00 Developed m2 640 Total 0.00 0.00 95.00 170.00 300.00 0.00	10% 10% Density m2/ha 4,114 10% 10% 10% 10% 10% 10% 10% 10%	1,358 1,358	0 0 0 749,440 0 0 0 0 0 87,825 111,245 199,070 351,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/
	Flat 2 High* Flat 3 High* Flat 3 High* Flat 4 Flat Terrace Semi Det Flat 2 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 9 Flat		2         0           3         0           3         0           ts         Area           ha         ha           7         0.16           1         0           1         0           2         11           3         1           2         2           3         3           4         0           5         0           1         0           2         0           3         0           1         0           2         0           3         0           2         0           3         0           2         0           3         0           2         0           3         0           3         0           3         0           3         0           3         0           3         0           3         0           3         0           3         0	61.00           74.00           Density erage Unit Size           Units/ha         m2           45.00         91            50.00           61.00         75.00           95.00         85.00           100.00         120.00           130.00         58.00           70.00         58.00           70.00         84.00           70.00         84.00           79.00         84.00           79.00         84.00           79.00         84.00           79.00         84.00           79.00         84.00           79.00         84.00           79.00         84.00           79.00         84.00	0.00 0.00 Developed m2 640 Total 0.00 0.0	10% 10% Density m2/ha 4,114 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	0 0 0 749,440 0 0 0 0 0 87,825 111,245 199,070 351,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/

0.24

0.24

Locality een/Brown Iternative Use

Generally Brown Industrial

Gross

Net

Area

Locality 'een/Brown Iternative Use

	Generally	Brown	Industrial
--	-----------	-------	------------

Area	Gross	0.16
	Net	0.16

L		Ы
Г	ŀ	9
	-	-

Number		23 U	nits	Area ha	Density e Units/ha	erage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2
Small Brown 4			4	0.08	50.00	95	380	4,750		444,980	1,171.00
		В	eds	No		m2	Total		BCIS	COST	
	Market									0	
	Flat		1	0		50.00	0.00	10%	1,358	0	
			2	0		61.00	0.00	10%	1,358	0	
	Terrace		2	0		75.00	0.00		1,171	0	
	<b>C</b>		3	4		95.00	380.00		1,171	444,980	
	Semi		2	0		85.00 100.00	0.00		1,171 1,171	0	
	Det		3	0		120.00	0.00		1,171	0	
	Det		4	0		130.00	0.00		1,171	0	
			5	0		150.00	0.00		1,171	0	
	Flat 1 High*		1	0		58.00	0.00	10%	1,358	0	
	Flat 2 High*		2	0		70.00	0.00	10%	1,358	0	
	Flat 3 High*		3	0		84.00	0.00	10%	1,358	0	
	Affordable										
	Flat		1	0		50.00	0.00	10%	1,358	0	
			2	0		61.00	0.00	10%	1,358	0	
	Terrace		2	0		70.00	0.00		1,171	0	
			3	0		84.00	0.00		1,171	0	
	Semi		2	0		79.00	0.00		1,171	0	
	Det		3	0		84.00	0.00		1,171	0	
	Det		3	0		93.00 106.00	0.00		1,171 1,171	0	
			5	0		108.00	0.00		1,171	0	
							0.00				
	Flat 1 High*					50.00	0.00	10%	1 358	0	
	Flat 1 High* Flat 2 High*		1	0		50.00 61.00	0.00	10% 10%	1,358	0	
	Flat 1 High* Flat 2 High* Flat 3 High*					50.00 61.00 74.00	0.00 0.00 0.00	10% 10% 10%	1,358 1,358 1,358	0 0 0	
Number	Flat 2 High*	24 U	1	0	Density e Units/ha	61.00	0.00	10%	1,358	0	Rate £/m2
Number <b>Urban Flats 24</b>	Flat 2 High*	24 U	1 2 3	0 0 0 Area		61.00 74.00 erage Unit Size	0.00 0.00 Developed	10% 10% Density	1,358	0 0	
	Flat 2 High* Flat 3 High*		1 2 3 nits	0 0 Area ha	Units/ha	61.00 74.00 erage Unit Size m2	0.00 0.00 Developed m2	10% 10% Density m2/ha	1,358	0 0 Total Cost 2,406,512 COST	£/m2
	Flat 2 High* Flat 3 High* Market		1 2 3 nits 24 eds	0 0 Area ha 0.32 No	Units/ha	61.00 74.00 erage Unit Size m2 67 m2	0.00 0.00 Developed m2 1,611 Total	10% 10% Density m2/ha <b>5,034</b>	1,358 1,358 BCIS	0 0 Total Cost 2,406,512 COST 0	£/m2
	Flat 2 High* Flat 3 High*		1 2 3 nits 24 eds 1	0 0 Area ha <b>0.32</b> No	Units/ha	61.00 74.00 erage Unit Size m2 67 m2 50.00	0.00 0.00 Developed m2 1,611 Total 0.00	10% 10% Density m2/ha 5,034	1,358 1,358 BCIS 1,358	0 0 Total Cost 2,406,512 COST 0 0	£/m2
	Flat 2 High* Flat 3 High* Market Flat		1 2 3 nits 24 eds 1 2	0 0 0 Area ha <b>0.32</b> <b>No</b> 0 0	Units/ha	61.00 74.00 erage Unit Size m2 67 m2 50.00 61.00	0.00 0.00 Developed m2 1,611 Total 0.00 0.00	10% 10% Density m2/ha <b>5,034</b>	1,358 1,358 BCIS 1,358 1,358 1,358	0 0 Total Cost 2,406,512 COST 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* Market		1 2 3 nits 24 eds 1 2 2	0 0 0 Area ha 0.32 No 0 0 0 0	Units/ha	61.00 74.00 erage Unit Size m2 67 m2 50.00 61.00 75.00	0.00 0.00 Developed m2 1,611 Total 0.00 0.00 0.00	10% 10% Density m2/ha 5,034	1,358 1,358 BCIS 1,358 1,358 1,358 1,358 1,171	0 0 Total Cost 2,406,512 COST 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* Market Flat Terrace		1 2 3 nits 24 eds 1 2 2 3	0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 erage Unit Size m2 67 m2 50.00 61.00 75.00 95.00	0.00 0.00 Developed m2 1,611 Total 0.00 0.00 0.00 0.00 0.00	10% 10% Density m2/ha 5,034	1,358 1,358 BCIS 1,358 1,358 1,358 1,171 1,171	0 0 0 7otal Cost 2,406,512 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* Market Flat		1 2 3 nits 24 eds 1 2 2 3 2	0 0 0 Area ha 0.32 No 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 erage Unit Size m2 67 m2 50.00 61.00 75.00 95.00 85.00	0.00 0.00 Developed m2 1,611 Total 0.00 0.00 0.00 0.00 0.00 0.00	10% 10% Density m2/ha 5,034	1,358 1,358 BCIS 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171	0 0 Total Cost 2,406,512 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* Market Flat Terrace Semi		1 2 3 <b>24</b> eds 1 2 2 3 2 3	0 0 0 Area ha 0.32 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 erage Unit Size m2 67 50.00 61.00 75.00 95.00 85.00 100.00	0.00 0.00 Developed m2 1,611 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha 5,034	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* Market Flat Terrace		1 2 3 nits 24 eds 1 2 2 3 2	0 0 0 Area ha 0.32 No 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 erage Unit Size m2 67 m2 50.00 61.00 75.00 95.00 85.00	0.00 0.00 Developed m2 1,611 Total 0.00 0.00 0.00 0.00 0.00 0.00	10% 10% Density m2/ha 5,034	1,358 1,358 BCIS 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171	0 0 Total Cost 2,406,512 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* Market Flat Terrace Semi		1 2 3 nits 24 eds 1 2 3 2 3 3 3	0 0 0 Area ha 0.32 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 erage Unit Size m2 67 m2 67 50.00 61.00 75.00 95.00 85.00 100.00 120.00	0.00 0.00 Developed m2 1,611 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha 5,034	1,358 1,358 1,358 8CIS 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* Market Flat Terrace Semi		1 2 3 nits 24 eds 1 2 3 2 3 3 4 5 1 1	0 0 0 Area ha 0.32 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 erage Unit Size m2 67 m2 50.00 61.00 75.00 95.00 95.00 85.00 100.00 120.00 130.00	0.00 0.00 Developed m2 1,611 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha 5,034	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* Market Flat Terrace Semi Det		1 2 3 inits 24 eds 1 2 3 2 3 3 4 5 1 2 2 3 3 4 5 1 2 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 5 1 2 3 5 5 1 2 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 erage Unit Size m2 67 m2 50.00 61.00 75.00 95.00 95.00 100.00 120.00 130.00 150.00	0.00 0.00 Developed m2 1,611 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha 5,034 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*		1 2 3 nits 24 eds 1 2 3 2 3 3 4 5 1 1	0 0 0 Area ha 0.32 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 erage Unit Size m2 67 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 150.00 58.00	0.00 0.00 Developed m2 1,611 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha 5,034	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable		1 2 3 3 nits 24 eds 1 1 2 2 3 3 4 5 1 1 2 3 3 3 4 5 5 1 1 2 3 3 4 5 5 1 1 2 3 3 4 5 5 1 1 2 3 3 4 5 5 5 1 1 2 3 3 6 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	0 0 0 Area ha 0.32 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 erage Unit Size m2 67 50.00 61.00 75.00 95.00 95.00 100.00 120.00 130.00 130.00 150.00 58.00 70.00 84.00	0.00 0.00 Developed m2 1,611 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha 5,034 10% 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*		1 2 3 mits 24 eds 1 1 2 3 3 2 3 3 4 5 1 2 3 3 4 5 1 1 2 3 3 1 1 1 2 1 1 1 2 1 1 1 1 1 1 1	0 0 0 Area ha 0.32 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 erage Unit Size m2 67 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 130.00 58.00 70.00 84.00	0.00 0.00 Developed m2 1,611 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha 5,034 10% 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* Flat 3 High* Flat 4 High* Flat 4 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat		1 2 3 nits 24 eds 1 1 2 2 3 3 3 4 5 1 2 3 3 4 5 1 1 2 1 2 1 1 2 1 1 2 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 1 2 1 1 1 1 2 1	0 0 0 Area ha 0.32 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 erage Unit Size m2 67 50.00 61.00 75.00 95.00 100.00 120.00 130.00 130.00 130.00 58.00 0.00 61.00	0.00 0.00 Developed m2 1,611 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha 5,034 10% 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable		1 2 3 mits 24 2 4 1 2 3 3 4 5 1 2 3 4 1 2 3 1 1 2 2 3 1 1 2 2 2 2 3 3 4 4 5 5 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	0 0 0 Area ha 0.32 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 erage Unit Size m2 67 m2 50.00 61.00 75.00 95.00 95.00 130.00 130.00 130.00 130.00 130.00 38.00 70.00 84.00 61.00 70.00	0.00 0.00 Developed m2 1,611 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha 5,034 10% 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Flat		1 2 3 inits 24 eds 1 2 2 3 3 2 3 3 4 5 1 1 2 3 3 1 1 2 2 3 3 1 2 3 3 3 1 2 3 3 3 1 1 2 3 3 3 1 1 2 3 3 3 1 1 2 3 3 3 1 1 2 3 3 3 1 1 2 3 3 3 1 1 2 3 3 3 1 1 2 3 3 3 1 1 2 3 3 3 1 1 2 3 3 3 1 1 1 2 1 3 3 1 1 1 1	0 0 0 Area ha 0.32 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 erage Unit Size m2 67 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 150.00 58.00 70.00 84.00 70.00 84.00	0.00 0.00 Developed m2 1,611 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	10% 10% Density m2/ha 5,034 10% 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* Flat 3 High* Flat 4 High* Flat 4 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat		1 2 3 inits 24 eds 1 1 2 2 3 3 2 2 3 3 4 5 1 1 2 2 3 3 1 1 2 2 3 3 3 4 5 1 1 2 3 3 2 2 3 3 2 2 3 3 3 4 5 5 1 1 2 2 3 3 2 2 3 3 2 2 3 3 2 2 2 3 3 2 2 3 3 2 2 3 3 3 2 2 3 3 2 2 3 3 3 2 2 3 3 3 2 2 3 3 3 2 2 3	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 erage Unit Size m2 67 50.00 61.00 75.00 95.00 85.00 100.00 130.00 130.00 150.00 58.00 70.00 84.00 70.00 84.00 79.00	0.00 0.00 Developed m2 1,611 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha 5,034 10% 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* Flat 3 High* Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi		1 2 3 3 4 4 5 5 1 1 2 3 3 4 4 5 5 1 1 2 2 3 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 3 1 2 2 3 1 2 3 1 2 2 3 1 2 2 3 1 2 2 3 1 2 2 3 1 2 2 3 1 2 2 3 1 2 2 3 1 2 2 3 1 2 3 1 2 2 3 1 2 2 3 1 2 2 3 1 2 2 3 1 2 2 3 1 2 2 3 1 2 3 1 2 3 1 2 2 3 1 2 2 3 1 2 3 1 2 2 3 1 2 3 1 2 2 3 1 1 1 1	0 0 0 Area ha 0.32 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 erage Unit Size m2 67 50.00 61.00 75.00 95.00 100.00 120.00 130.00 130.00 130.00 130.00 130.00 61.00 70.00 84.00 79.00 84.00 79.00 84.00	0.00 0.00 Developed m2 1,611 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	10% 10% Density m2/ha 5,034 10% 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Flat		1 2 3 3 4 4 5 5 1 1 2 3 3 4 5 5 1 1 2 2 3 3 4 5 5 1 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 3 1 2 2 3 3 3 1 2 2 3 3 3 1 2 2 3 3 3 1 2 2 3 3 3 1 2 2 3 3 3 1 2 2 1 3 3 3 1 2 2 1 3 3 3 1 2 2 1 3 3 1 2 1 3 1 2 1 3 1 2 1 3 1 2 1 3 1 2 1 3 1 3	0 0 0 Area ha 0.32 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 erage Unit Size m2 67 50.00 61.00 75.00 95.00 100.00 120.00 130.00 130.00 150.00 58.00 70.00 84.00 70.00 84.00 79.00 84.00 93.00	0.00 0.00 Developed m2 1,611 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	10% 10% Density m2/ha 5,034 10% 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,371 1,171	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* Flat 3 High* Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi		1 2 3 3 24 eeds 2 2 2 3 3 2 2 2 3 3 4 4 5 5 1 1 2 2 3 3 4 2 2 2 3 3 2 2 2 3 3 3 4 4 3 3 4	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 erage Unit Size m2 67 50.00 61.00 75.00 95.00 85.00 100.00 130.00 130.00 130.00 58.00 70.00 84.00 70.00 84.00 79.00 84.00 79.00 84.00 79.00	0.00 0.00 Developed m2 1,611 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha 5,034 10% 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* Flat 3 High* Flat High* Flat 1 Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat 1 Terrace Semi Det		1 2 3 3 a 4 5 4 5 1 2 2 3 3 4 5 1 1 2 3 3 4 5 1 2 3 3 4 5 3 4 5 5 1 1 2 3 3 4 5 5 5 1 1 2 3 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	0 0 0 Area ha 0.32 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 erage Unit Size m2 67 m2 50.00 61.00 75.00 95.00 95.00 120.00 130.00 130.00 130.00 130.00 58.00 0.00 61.00 70.00 84.00 95.00 61.00 70.00 84.00 95.00 61.00 70.00 84.00 95.00 61.00 70.00 84.00 70.00 84.00 70.00 84.00 70.00 84.00 70.00 84.00 70.00 84.00 70.00 84.00 70.00 70.00 84.00 70.00 7	0.00 0.00 Developed m2 1,611 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha 5,034 10% 10% 10% 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,371 1,171	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* Flat 3 High* Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi		1 2 3 3 24 eeds 2 2 2 3 3 2 2 2 3 3 4 4 5 5 1 1 2 2 3 3 4 2 2 2 3 3 2 2 2 3 3 3 4 4 3 3 4	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	61.00 74.00 erage Unit Size m2 67 50.00 61.00 75.00 95.00 85.00 100.00 130.00 130.00 130.00 58.00 70.00 84.00 70.00 84.00 79.00 84.00 79.00 84.00 79.00	0.00 0.00 Developed m2 1,611 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha 5,034 10% 10% 10% 10% 10% 10%	1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2

Generally	Brown	Industrial
Area	Gross	0.08
	Net	0.08

Locality :een/Brown .lternative Use

0.32

Generally Brown Industrial

Gross Net

Area

Locality reen/Brown Iternative Use

S:\HDH PLANNING\Clients\SDH Clients\Wyre Forest\Apps\V3 - 2018	\Typologies
:	12/10/2018



lumber	25	Units	Area	Density erage Unit Siz		Density		Total Cost	Rate
	_		ha	Units/ha m		m2/ha			£/m2
rban Flats 40		40	0.40	100.00 6	2,687	6,718		4,013,841	1,493.8
		Beds	No	m	2 Total		BCIS	COST	
	Market							0	
	Flat	1	0	50.0	0.00	10%	1,358	0	
		2	0	61.0	0.00	10%	1,358	0	
	Terrace	2	0	75.0	0.00		1,171	0	
		3	0	95.0	0.00		1,171	0	
	Semi	2	0	85.0	0.00		1,171	0	
		3	0	100.0	0.00		1,171	0	
	Det	3	0	120.0	0.00		1,171	0	
		4	0	130.0	0.00		1,171	0	
		5	0	150.0	0.00		1,171	0	
	Flat 1 High*	1	8	58.0	464.00	10%	1,358	693,123	
	Flat 2 High*	2	8	70.0	560.00	10%	1,358	836,528	
	Flat 3 High*	3	12	84.0	1,008.00	10%	1,358	1,505,750	
	Affordable								
	Flat	1	7	50.0	350.00	10%	1,358	522,830	
		2	5	61.0	305.00	10%	1,358	455,609	
	Terrace	2	0	70.0	0.00		1,171	0	
		3	0	84.0	0.00		1,171	0	
	Semi	2	0	79.0	0.00		1,171	0	
		3	0	84.0	0.00		1,171	0	
	Det	3	0	93.0	0.00		1,171	0	
		4	0	106.0	0.00		1,171	0	
		5	0	119.0	0.00		1,171	0	
	Flat 1 High*	1	0	50.0	0.00	10%	1,358	0	
	Flat 2 High*	2	0	61.0	0.00	10%	1,358	0	
	Flat 3 High*	3	0	74.0	0.00	10%	1,358	0	

Locality een/Brown Iternative Use

Generally	Brown	Industrial
Area	Gross	0.4
1	Net	0.4

Typologies For Apps

	Green/brown field Use Locality	Site 1 Medium Green N 75 Green Agricultural East	Site 2 Medium Green M 40 Green Agricultural East	25 Green	Site 4 Medium Green M 75 Green Agricultural West	Site 5 ledium Green M 40 Green Agricultural West	Site 6 Iedium Green 25 Green Agricultural West	Site 7 Small Green 15 Green Paddock East	Site 8 Small Green S 11 Green Paddock East	Site 9 mall Green 9 S Green Paddock East	Site 10 mall Green 7 Sr Green Paddock East	Site 11 mall Green 4 Green Paddock East	Site 12 Green Plot Green Paddock East	Site 13 Small Green 15 Green Agricultural West	Site 14 Small Green St 11 Green Paddock West	Site 15 mall Green 9 S Green Paddock West	Site 16 mall Green 7 Sr Green Paddock West	Site 17 mall Green 4 Green Paddock West	Site 18 Green Plot Green Paddock West	Site 19 Medium Brown 70 Brown Industrial Generally	Site 20 Medium Brown 25 Brown Industrial Generally	Site 21 Small Brown Si 12 Brown Industrial Generally	Site 22 mall Brown 7 S Brown Industrial Generally	Site 23 mall Brown 4 U Brown Industrial Generally	Site 24 rban Flats 24 Ur Brown Industrial Generally	Site 25 ban Flats 40 Brown Industrial Generally
Site Area Units	Gross ha Net ha	4.17 2.50 75	2.22 1.33 40	1.04 0.83 25	4.17 2.50 75	2.22 1.33 40	1.04 0.83 25	0.63 0.50 15	0.37 0.37 11	0.36 0.36 9	0.28 0.28 7	0.20 0.20 4	0.05 0.05 1	0.63 0.50 15	0.37 0.37 11	0.36 0.36 9	0.28 0.28 7	0.20 0.20 4	0.05 0.05 1	1.25 1.00 70	0.42 0.42 25	0.24 0.24 12	0.16 0.16 7	0.08 0.08 4	0.32 0.32 24	0.40 0.40 40
Average Unit	Size m2	92.29	94.05	91.52	92.29	94.05	91.52	97.07	100.09	116.67	115.00	120.00	150.00	97.07	100.09	116.67	115.00	120.00	150.00	74.47	76.12	76.83	91.43	95.00	67.13	67.18
Mix	Intermediate to Buy Affordable Rent Social Rent	10.00% 0.00% 20.00%	10.00% 0.00% 20.00%	10.00% 0.00% 20.00%	10.00% 0.00% 20.00%	10.00% 0.00% 20.00%	10.00% 0.00% 20.00%	10.00% 0.00% 20.00%	10.00% 0.00% 20.00%					10.00% 0.00% 20.00%	10.00% 0.00% 20.00%					10.00% 0.00% 20.00%	10.00% 0.00% 20.00%	10.00% 0.00% 20.00%			10.00% 0.00% 20.00%	10.00% 0.00% 20.00%
Price	Market     £/m2       Intermediate to Buy     £/m2       Affordable Rent     £/m2       Social Rent     £/m2	2,160	2,700 2,160 1,500 1,050	2,700 2,160 1,500 1,050	2,650 2,120 1,500 1,050	2,650 2,120 1,500 1,050	2,650 2,120 1,500 1,050	2,970 2,376 1,500 1,050	2,970 2,376 1,500 1,050	2,970 2,376 1,500 1,050	2,970 2,376 1,500 1,050	2,970 2,376 1,500 1,050	2,970 2,376 1,500 1,050	2,790 2,232 1,500 1,050	2,790 2,232 1,500 1,050	2,790 2,232 1,500 1,050	2,790 2,232 1,500 1,050	2,790 2,232 1,500 1,050	2,790 2,232 1,500 1,050	2,540 2,032 1,500 1,050	2,540 2,032 1,500 1,050	2,456 1,965 1,500 1,050	2,456 1,965 1,500 1,050	2,456 1,965 1,500 1,050	2,430 1,944 1,500 1,050	2,430 1,944 1,500 1,050
Grant and Sub	sii Intermediate to Buy £/uni Affordable Rent £/uni Social Rent £/uni	t																								
Sales per Quar Unit Build Tim		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Alternative Us Up Lift % Additional Upl	%	20%	20,000 20% 350,000	20,000 20% 350,000	20,000 20% 350,000	20,000 20% 350,000	20,000 20% 350,000	20,000 20% 350,000	50,000 20% 350,000	50,000 20% 350,000	50,000 20% 350,000	50,000 20% 350,000	50,000 20% 350,000	20,000 20% 350,000	50,000 20% 350,000	50,000 20% 350,000	50,000 20% 350,000	50,000 20% 350,000	50,000 20% 350,000	450,000 20%	450,000 20%	450,000 20%	450,000 20%	450,000 20%	450,000 20%	450,000 20%
Easements etc Legals / Acquis		0 d 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%
Planning Fee	<50 £/uni >50 £/uni		462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138
Architects QS / PM Planning Cons Other Professi		6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%	6.00% 0.50% 1.00% 2.50%
Build Cost - BC Over Extra 1 Energy Design	215 Based £/m2 % £/m2 £/m2		1,212	1,225	1,219	1,212	1,225	1,207	1,204	1,171	1,171	1,171	1,171	1,207	1,204	1,171	1,171	1,171	1,171	1,255	1,246	1,249	1,171	1,171	1,494	1,494
A&Adpt Over-extra 3 Small Sites Site Costs	£/m2 £/m2 %		22.0	22.0	22.0	22.0	22.0	22.0	22.0	22.0 6%	22.0 6% 10.0%	22.0 13% 10.0%	22.0 13% 10.0%	22.0	22.0	22.0 6% 10.0%	22.0 6% 10.0%	22.0 13% 10.0%	22.0 13% 10.0%	22.0 13% 15.0%	22.0	22.0	22.0 6%	22.0 13% 15.0%	22.0	22.0
Pre CIL s106 Post CIL s106 LIT Contingency	£/Un £/Un £/m2 %	it 2,000 it 2,000	2,000 2,000 0.00 0.00% 2.50%	2,000 2,000 0.00 0.00% 2.50%	2,000 2,000 0.00 0.00% 2.50%	2,000 2,000 0.00 0.00% 2.50%	2,000 2,000 0.00 0.00% 2.50%	2,000 2,000 0.00 0.00% 2.50%	2,000 2,000 0.00 0.00% 2.50%	2,000 2,000 0.00 0.00% 2.50%	2,000 2,000 0.00 0.00% 2.50%	2,000 2,000 0.00 0.00% 2.50%	2,000 2,000 0.00 0.00% 2.50%	2,000 2,000 0.00 0.00% 2.50%	2,000 2,000 0.00 0.00% 2.50%	2,000 2,000 0.00 0.00% 2.50%	2,000 2,000 0.00 0.00% 2.50%	2,000 2,000 0.00 0.00% 2.50%	2,000 2,000 0.00 0.00% 2.50%	2,000 2,000 0.00 0.00% 5.00%	2,000 2,000 0.00 0.00% 5.00%	2,000 2,000 0.00 0.00% 5.00%	2,000 2,000 0.00 0.00% 5.00%	2,000 2,000 0.00 0.00% 5.00%	2,000 2,000 0.00 0.00% 5.00%	2,000 2,000 0.00 0.00% 5.00%
Abnormals	% £/site Fees £	76,000	59,000	30,000	74,000	58,000	30,000	25,000	19,000	17,000	17,000	11,000	4,000	23,000	18,000	16,000	16,000	11,000	3,000	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
	Interest % Legal and Valuation £	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
SALES	Agents % Legals % Misc. £	3.00% 0.50%	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0
Developers Pr	of % of costs (before interest % of GDV	) 20%	20% 0%	20% 0%	20% 0%	20% 0%	20% 0%	20% 0%	20% 0%	20% 0%	20% 0%	20% 0%	20% 0%	20% 0%	20% 0%	20% 0%	20% 0%	20% 0%	20% 0%	20% 0%	20% 0%	20% 0%	20% 0%	20% 0%	20% 0%	20% 0%

	Medium Green 7																			i				
NCOME Av Sizv mi Market Housing 105.1	2	Number 75 53		Price £/m2 2,700	£	GIA m2 5,540		DEVELOPME LAND	Land		/unit or m2 19,233	Total	1,442,482			Planning fee ca Planning app fe No dwgs No dwgs under		rate 462	23,100		Build Cost BCIS Over Extra 1 Energy	/m2 1,219 0	0.00%	
Shared Ownership 60.		8		2.160		453			Stamp Duty Easements etc			61,624				No dwgs over !	25	138 Total	3,450 26,550		Design A&Adpt	0		
Affordable Rent 60.		0		1,500		0			Legals Acquisi		1.50%	21,637	83,261			,					Over-extra 3 Small Sites	0	0%	
Social Rent 60.	4 20%	15		1,050	951,443	906		PLANNING	Planning Fee			26,550				Stamp duty cal	c - Residual	_		1	Site Costs	183 1,424	15%	
Grant and Subsidy Shared Owner Affordable Re Social Rent				0					Architects QS / PM Planning Consi Other Professi	utants Snal	6.00% 0.50% 1.00% 2.50%	613,360 51,113 102,227 255,567				Land payment			1,442,482					
	) ha 7 ha	30 18	/ha /ha		16,888,707	6,899		CONSTRUCT			1,424							Total	61,624					
Sales per Quarter 0 Unit Build Time 3	Quarters								Contingency Abnormals		2.50%	150,000 245,675 0				Stamp duty cal Land payment 125,000	0%	1%	1,558,333					
Sanking Land Malor	Whole Site	Perha NET P	er ha GROSS		RUN Residual I Cio	MACRO ctrl+r ising balance =	0	FINANCE	Fees		6.00%	76,000				250,000 500,000 1,000,000	1% 3% 4%	3% 4% 5%						
Residual Land Value Atternative Use Value Uplift 20%	83,333	576,993	20,000 4,000		RUN CIL MACF	RO ctrl+l Ising balance =	0		Legal and Valu	ation	6.00%	0	76,000			above	4% 5%	5% 5% Total	77.917					
Plus /ha 350,000 Viability Threshole	1,458,333		350,000 374,000		Check on phasing			SALES	Agents Legals		3.0%	506,661 84,444				Pre CIL s106		2/ Unit (all) Fotal	150,000		LIT	% GDV 0.00%		1
Additional Profit	-255,812	Jm2 -46							Misc.			0	591,105	13,464,329		Post CIL s106	2,000	E/ Unit (all)						4
								Developers P	% of costs (bef % of GDV	ore interest)	20.00%			2,692,866		CIL	0	£/m2 Total	150,000					
RESIDUAL CASH FLOW FOR INTERE	ST Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	04	Q1	Year 6 Q2	Q3	04
NCOME JNITS Started	- ui	42	6	12	12	12	12	12	9	42	43	4	41	42	43	44	41	42	43	44	- ui	42	43	44
Market Housing Shared Ownership Mordable Rent Social Rent			-	0 0 0	0 0 0	0 0 0	1,196,691 78,290 0 76,115	2,393,382 156,580 0 152,231	2,393,382 156,580 0 152,231	2,393,382 156,580 0 152,231	2,393,382 156,580 0 152,231	2,393,382 156,580 0 152,231	1,795,036 117,435 0 114,173	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
3rant and Subsidy INCOME	0	0	0	0	0	0	0 1,351,097	0 2,702,193	0 2,702,193	0 2,702,193	0 2,702,193	0 2,702,193	0 2,026,645	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition	61,624 0 21,637																							
Planning Fee Architects 28 Planning Consultants Dher Professional	26,550 306,680 25,557 51,113 127,783		306,680 25,557 51,113 127,783																					
Build Cost - BCIS Base 106/CIL Contingency	127,783	0 0 0	262,053 4,000 6,551	786,159 12,000 19,654	1,310,265 20,000 32,757	1,572,318 24,000 39,308	1,572,318 24,000 39,308	1,572,318 24,000 39,308	1,441,292 22,000 36,032	917,186 14,000 22,930	393,080 6,000 9,827	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
Innormals Finance Fees Jegal and Valuation	76,000 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
legal and Valuation	0	0	0	0	0	0	40,533	81,066	81,066	81,066	81,066	81,066	60,799	0	0	0	0	0	0	0	0	0	0	0
egals Visc.	0	0	0	0	0	0	6,755	13,511	13,511	13,511	13,511	13,511	10,133	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PRO	696,945	0	783,738	817,813	1,363,022	1,635,626	1,682,915	1,730,203	1,593,901	1,048,692	503,483	94,577	70,933	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation Lan Interes Profit on Cost Profit on GDV	t s	32,091	32,573	44,817	57,757	79,069	104,789	111,338	98,428	83,280	59,727	27,642	0	0	0	o	0	0	D	0	0	0	0	0 2,692,956 0
Cash Flow	-2,139,427	-32,091	-816,310	-862,631	-1,420,779	-1,714,695	-436,607	860,652	1,009,864	1,570,221	2,138,983	2,579,974	1,955,712	0	0	0	0	0	0	0	0	0	0	-2,692,866
Opening Balan Closing Balan	n 0 -2,139,427	-2,171,518	-2,987,829	-3,850,459	-5,271,238	-6,985,933	-7,422,540	-6,561,888	-5,552,024	-3,981,803	-1,842,821	737,154	2,692,866	2,692,866	2,692,866	2,692,866	2,692,866	2,692,866	2,692,866	2,692,866	2,692,866	2,692,866	2,692,866	0
CASH FLOW FOR CIL ADDITIONAL P		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
NCOME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	0	0	0	0	0	1,351,097	2,702,193	2,702,193	2,702,193	2,702,193	2,702,193	2,026,645	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE	1,558,333																							

EXPENDIVE Lad DampLay 77977 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
Land         1568,333           StanpDay         77,917         0	
Stamp Duty         77,317         0	
Easements etc. 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
Easements atc. 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0
	0 0
Legals Acquisition 23,375 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0
Planning Fee 26,550 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0
Architects 306,680 0 306,680 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0
QS 25,557 0 25,557 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0
Planning Consultants 51,113 0 51,113 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0
Other Professional 127,783 0 127,783 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0
Build Cost + BCIS Base 0 0 262,053 786,159 1,310,265 1,572,318 1,572,318 1,572,318 1,474,292 917,186 393,080 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0
POTENTIAL CIL 1,078,077 95,278 95,278 95,278 95,278 95,278 95,278 95,278 95,278 95,278 95,278 95,278 95,278 95,278 95,278 95,278 95,278	
Post CIL:s106 12,000 24,000 24,000 24,000 24,000 18,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0
Contingency 0 0 6.551 19,654 32,757 39,308 39,308 39,308 36,332 22,930 9,827 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0
Abromats 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0
Finance Fees 76,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0
Legal and Valuation 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0
Agents 0 0 0 0 0 0 40,533 81,066 81,066 81,066 81,066 60,799 0 0 0 0 0 0 0 0 0 0 0	0 0
Legals 0 0 0 0 0 0 6,755 13,511 13,511 13,511 13,511 10,133 0 0 0 0 0 0 0 0 0 0 0	0 0
Misc. 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0
COSTS BEFORE LAND INT AND PRO1 3,351,385 0 684,460 710,535 1,259,744 1,540,349 1,587,637 1,534,925 1,500,623 963,414 420,206 -701 -24,345 -95,278 -95,278 0 0 0 0 0 0 0	0 0
For CIL calculation	0 0
Interest 50,271 51,025 62,057 73,646 93,647 118,157 123,477 109,320 92,937 68,249 35,043 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
Inserted 50,271 51,025 62,507 73,646 93,647 119,157 123,477 193,320 92,937 68,249 35,643 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,668,480
Interest 50,271 51,025 62,057 73,646 93,647 118,157 123,477 109,320 92,937 68,249 35,043 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,668,480
Interest 50.271 51.005 62.057 73.646 93.647 118.157 123.477 199.320 92.937 68.249 35.043 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0
Immune         50,271         51,025         62,057         71,646         93,647         118,157         123,477         150,320         92,937         68,349         36,643         0 </td <td></td>	
Immedia         50.271         51.025         62.057         73.646         93.647         118.157         123.477         108.200         92.837         68.249         35.043         0<	0 -2,668,480

夣

	Medium Gree																						
OME Av Si		6 Number 40		Price £/m2	GDV £	GIA m2		DEVELOPMEN	NT COSTS							Planning fee of Planning app fe No dwgs	alc dwgs 40	rate			Build Cost BCIS Over Extra 1	/m2 1,212	
et Housing 108	8.1 70%	6 28		2,700	8,170,200	3,026		LAND	Land		/unit or m2 20,451	Total	818,045					462 138	18,480			0	0.00%
d Ownership 61	1.3 10%	4 ن		2,160	529,920	245			Stamp Duty Easements etc.			30,402 0				No dwgs over 5	0	138 Total	0 18,480		Design A&Adpt	0 22	
lable Rent 61		6 0		1,500	0	0			Legals Acquisiti	n	1.50%	12,271	42,673								Over-extra 3 Small Sites	0	0%
Rent 61		6 8		1,050	515,200	491		PLANNING	Planning Fee			18,480				Stamp duty ca	ic - Residual				Site Costs	182 1,416	15%
and Subsidy Shared Own	ership				0				Architects QS / PM		6.00% 0.50%	332,482				Land payment			818,045				
Affordable F Social Rent				0	0				Planning Consu Other Professio	tants	1.00%	55,414 138,534	572.616										
	33 ha	30	/ha	-	9,215,320	3,762		CONSTRUCT															
AREA - Gross 2	22 ha	18	/ha			-			Build Cost - BC s106 / CIL	S Based	1,416	5,328,161 80,000						Total	30,402				
per Quarter 0		7							Contingency Abnormals		2.50%	133,204	5,541,365			Stamp duty ca	ic - Add Profit	-	831 111				
Build Time 3	Quarters	]			RUN Residual I			FINANCE	Abronnets			0	5,541,365			Land payment 125,000 250.000	0% 1%	1%	631,111				
dual Land Value	Whole Site 818.04	Per ha NET 613.533		r -		sing balance = (	D		Fees Interest		6.00%	59,000				500,000	3% 4%	4% 0%					
native Use Value 20%	44,444	4	20,000 4,000		RUN CIL MACF				Legal and Valua	tion	8.00%	0	59,000			above	4%	4%					
20% Plus/ha 350,000	8,885 777,775 Nd 831,111	В	4,000 350,000 374,000			sing balance = 1	U	SALES			3.0%	276,460						Total	33,244				
Viability Thresho	Nd 831,111		374,000		Check on phasing con				Agents Legals		3.0%	276,460 46,077				Pre CIL s106	2,000	E/ Unit (all) Total	80,000		шт	% GDV 0.00%	0
tional Profit	-27,65	£/m2							Misc.			0	322,536	7,356,235		Post CIL s106	2,000	£/ Unit (all)					
								Developers Pr	ofit % of costs (befo	re interest)	20.00%			1,471,247		CIL	0	£/m2 Total	80,000				
									% of GDV		0.00%			0									
DUAL CASH FLOW FOR INTER	EST Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3
ME S Started It Housing			10	10	10	10	2.042.550	2.042.550	2.042.550	2.042.550	0		í.			0	6			,			
id Ownership				0	0	0	132,480	132,480	132,480	132,480	0	0	0	0	0	0	0	0	0	0	0	0	0
table Rent I Rent				0	0	0	0 128,800	0 128,800	0 128,800	0 128,800	0	0	0	0	0	0	0	0	0	0	0	0	0
and Subsidy INCOME	0	0	0	0	0	0	0 2,303,830	0 2,303,830	0 2,303,830	0 2,303,830	0	0	0	0	0	0	0	0	0	0	0	0	0
NDITURE Duty																							
nents etc.	30,402 0																						
Acquisition	12,271																						
ng Fee acts	18,480 166,241		166,241																				
ng Consultants	13,853 27,707		13,853 27,707																				
Professional	69,267		69,267																				
Cost - BCIS Base CIL		0	444,013 6,667	888,027 13,333	1,332,040 20,000	1,332,040 20,000	888,027 13,333	444,013 6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ngency mais		0	11,100 0	22,201 0	33,301 0	33,301 0	22,201 0	11,100 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ce Fees	59,000 0																						
and Valuation																							
ts Is	0	0	0	0	0	0	69,115 11,519	69,115 11,519	69,115 11,519	69,115 11,519	0	0	0	0	0	0	0	0	0	0	0	0	0
TS BEFORE LAND INT AND PR	06 397,221	0	0 738,849	923,561	1,385,341	1,385,341	1,004,195	542,414	80,634	80,634	0	Ó	0	0	Ó	0	0	0	Ō	Ó	0	0	0
		_																					
esidual Valuation La Intere	st	18,229	18,502	29,863	44,164	65,607	87,371	69,187	43,803	11,113	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Cos Profit on GE																							
Cash Flow	-1,215,266	-18,229	-757,351	-953,423	-1,429,505	-1,450,948	1,212,264	1,692,229	2,179,393	2,212,083	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Bal Closing Bala	ani 0 ino -1,215,266	-1,233,495	-1,990,846	-2,944,269	-4,373,774	-5,824,722	-4,612,458	-2,920,229	-740,836	1,471,247	1,471,247	1,471,247	1,471,247	1,471,247	1,471,247	1,471,247	1,471,247	1,471,247	1,471,247	1,471,247	1,471,247	1,471,247 1	1,471,247
FLOW FOR CIL ADDITIONAL	PROFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6	
WE As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	04	01	Q2	Q3
INCOME	0	0	0	0	0	0	2,303,830	2,303,830	2,303,830	2,303,830	0	0	0	0	0	0	0	0	0	0	0	0	0
NDITURE	831,111																						
Duty	33,244	-	0	ō		0	0	ō	0	0	0	ō	0	0	0	0	0	0	0	0	0	0	ō
nents etc. Acquisition	0 12,467	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ng Fee	19.490	0		0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0
icts	166,241 13,853	0	166,241 13,853	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ng Consultants Professional	27,707 69,267	0	27,707	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ost - BCIS Base	0	-	444,013	888,027	1,332,040	1,332,040	888,027	444,013	0	0	-	0	0	0	0	0	0	-	0	0	0	0	0
NTIAL CIL XIL s106	121,605	-	-10,661	-10,661	-10,661 20,000	-10,661 20,000	-10,661 20,000	-10,661 20,000	-10,661 0	-10,661 0	-10,661 0	-10,661 0	-10,661	-10,661 0	-10,661 0	-10,661							
gency	0	0	11,100 0	22,201 0	20,000 33,301	20,000 33,301 0	20,000 22,201 0	20,000 11,100 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nais e Fees	0 59.000		0	0	0	0	0	0	0	0	0	0	0	0	0	0				0	0	0	
e Fees and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	69,115	69,115	69,115	69,115	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	11,519 0	11,519 0	11,519 0	11,519 0	0	0	0	0	0	0	0	0	0	0	0	0	0
	OF 1,352,976	0	721,520	899,566	1,374,680	1,374,680	1,000,200	545,086	69,973	69,973	-10,661	-10,661	-10,661	-10,661	-10,661	-10,661	0	0	0	0	0	0	0
TS BEFORE LAND INT AND PR					1																1		
'S BEFORE LAND INT AND PR																							
S BEFORE LAND INT AND PR	at st	20,295	20,599	31,731	45,700	67,006	88,631	70,406	45,081	12,250	0	0	0	0	0	0	0	0	0	0	0	0	0
IS BEFORE LAND INT AND PR	ov.	20,295	20,599	31,731	45,700	67,006	88,631	70,406	45,081	12,250	0	0	0	0	0	0	0	0	0	0	0	0	0

ITE NAME Site 3	Medium Green :	25 Number		Price	GDV	GIA		DEVELOPME	UT COSTS							Planning fee ca					Build Cost	im2		
COME Av Size m2	~	Number 25		£/m2	GDV £	GIA m2		LAND	NT COSTS		/unit or m2	Total				Planning fee ca Planning app fe No dwgs	dwgs 25 25	rate			Build Cost BCIS Over Extra 1	/m2 1,225	0.00%	
ket Housing 104.2	70%	18		2,700	4,924,500	1,824		LAND	Land Stamp Duty		18,707	12,883	467,669			No dwgs under No dwgs over §	25 25 0	462 138	11,550			0	0.00%	
red Ownership 58.9	10%	3		2,160	317,829	147			Easements etc. Legals Acquisit		1.50%	7.015	19.899			NO GWGS OVER :	0	Total	11,550		Design A&Adpt Over-extra 3	22		
rdable Rent 58.9	0%	0		1,500	0	0			Legas Acquisit	Dei	1.50%	7,015	19,899								Small Sites Site Costs	0 0 184	0% 15%	6
al Rent 58.9	20%	5		1,050	309,000	294		PLANNING	Planning Fee Architects		6.00%	11,550 202.333				Stamp duty cal	c - Residual		457 559		Sile Costs	1,431	10%	•
t and Subsidy Shared Owner Affordable Res Social Rent	ship 1			0 0 0					QS / PM Planning Consu Other Professio		0.50% 1.00% 2.50%	202,333 16,861 33,722 84,306	348,772			Cand payment			467,002					
E AREA - Net 0.83 E AREA - Gross 1.04		30 24	/ha /ha		5,551,329	2,265		CONSTRUCT	Build Cost - BC s106 / CIL	IS Based	1,431	3,241,194 50,000						Total	12,883					
s per Quarter 0 Build Time 3	Quarters				RUN Residual I	MACRO ctrl+r		FINANCE	Contingency Abnormals		2.50%	81,030 0	3,372,224			Stamp duty cal Land payment 125,000 250,000 500,000	0% 1%	1% 3%	389,583					
idual Land Value native Use Value t 20%	Whole Site 467,669 20,833 4,167	Per ha NET 561,203	Per ha GROSS 448,963 20,000 4,000	l	RUN CIL MACF	sing balance = tO ctrl+l sing balance =		SALES	Fees Interest Legal and Valua	ition	6.00%	30,000	30,000			500,000 1,000,000 above	3% 4% 5%	0% 0% 3% Total	11,688					
Plus /ha 350,000 Viability Threshold		£/m2	350,000 374,000	l	Check on phasing CON			SALES	Agents Legals Misc.		3.0% 0.5%	166,540 27,757 0	194,297	4,432,861		Pre CIL s106		£/ Unit (all) Total	50,000		LIT	% GDV 0.00%	0	0
tional Profit	82,059	45						Developers Pr	rofit % of costs (befo % of GDV	ore interest)	20.00% 0.00%			886,572		Post CIL s106 CIL	2,000 0	£/ Unit (all) £/m2 Total	50,000					
IDUAL CASH FLOW FOR INTERE	ST Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
TS Started ket Housing			5	5	5	5	5 984,900	984,900	984,900	984,900	984,900	0	0	0	0	0	0	0	0	0	0	0	0	
red Ownership Indable Rent				0	0	0	63.566	63,566 0	63,566	63,566 0	63,566 0	0	0	0	0	0	0	0	0	0	0	0	0	
ial Rent rt and Subsidy				0	0	0	0 61,800 0	61,800 0	61,800 0	61,800 0	61,800 0	0	0	0	0	0	0	0	0	0	0	0	0	_
INCOME	0	0	0	0	•	0	1,110,266	1,110,266	1,110,266	1,110,266	1,110,266	0	0	0	0	0	0	0	0	0	0	0	0	_
ENDITURE np Duty aments etc. als Acquisition	12,883 0 7,015																							
ning Fee	11,550																							
tects	101,167		101,167																					
ning Consultants r Professional	8,431 16,861 42,153		8,431 16,861 42,153																					
I Cost - BCIS Base	42,155	0		432,159	648.239	648.239	648,239	432.159	216.080	0	0	0	0	0	0	0	0		0	0	0	0	0	
/CIL		0	216,080 3,333 5,402	432,159 6,667 10,804	10,000	10,000	10,000	6,667	3,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ingency ormals		ō	0	0	0	0	0	0	0	ő	õ	0	0	0	õ	ő	ō	0	0	ō	ō	ő	ō	
nce Fees al and Valuation	30,000																							
nts		0		0		0	33.308	33.308	33.308	33.308	33.308	0	0	0	0	0	0		0	0	0	0	0	
ls	ō	0	0	0	0	0	5,551	5,551	5,551	5,551	5,551	0	0	0	0	0	0	0	0	0	ō	0	0	
STS BEFORE LAND INT AND PRO	230,060	0	393,426	449,630	674,445	674,445	713,304	488,489	263,674	38,859	38,859	0	0	0	0	0	0	0	0	0	0	0	0	
Residual Valuation Land	467,669																							
Interest Profit on Costs		10,466	10,623	16,684	23,678	34,150	44,779	39,496	30,762	18,525	2,732	0	0	0	0	0	0	0	0	0	0	0	0	
Profit on GDV																								
Cash Flow Opening Balan	-697,729 0	-10,466	-404,049	-466,314	-698,123	-708,595	352,182	582,280	815,829	1,052,882	1,068,675	0	0	0	0	0	0	0	0	0	0	0	0	
Closing Balance	-697,729	-708,195	-1,112,244	-1,578,558	-2,276,681	-2,985,276	-2,633,094	-2,050,814	-1,234,984	-182,103	886,572	886,572	886,572	886,572	886,572	886,572	886,572	886,572	886,572	886,572	886,572	886,572	886,572	
H FLOW FOR CIL ADDITIONAL PF	OFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
ME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
INCOME	0	0	0	0	0	0	1,110,266	1,110,266	1,110,266	1,110,266	1,110,266	0	0	0	0	0	0	0	0	0	0	0	0	
ENDITORE	389,583																							
ip Duty ments etc.	11,688	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ments etc. Is Acquisition	5,844	0	0	0	0	ő	0	0	0	0	0	0	ō	ō	0	0	0	0	ō	0	o	0	ő	
ning Fee tects	11,550 101,167	0	0 101,167	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ing Consultants	8,431 16,861	0	8,431 16,861	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
r Professional	42,153	0	42,153	ō	0	0	ō	ō	0	0	0	0	ō	0	0	0	0	0	0	0	0	0	0	
Cost - BCIS Base ENTIAL CIL	0 70,583	0	216,080 820	432,159 820	648,239 820	648,239 820	648,239 820	432,159 820	216,080 820	0 820	0 820	0 820	0 820	0 820	0 820	0 820	0	0	0	0	0	0	0	
CIL s106 ingency	0		5,402	10,804	10,000	10,000 16,206	10,000 16,206	10,000	10,000 5,402	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
mais	ő	õ	0	0	0	0	0	0	0	0	0	ō	ō	ō	ő	ŏ	ō	ō	ō	0	ŏ	ő	õ	
ice Fees I and Valuation	30,000 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ts	0	0	0	0	0	0	33,308	33,308	33,308	33,308	33,308	0	0	0	0	0	0	0	0	0	0	0	0	
5	0	0	0	0	0	0	5,551 0	5,551 0	5,551	5,551 0	5,551 0	0	0	0	0	0	0	0	0	0	0	0	0	
TS BEFORE LAND INT AND PRO	687,859	0	390,912	443,783	675,265	675,265	714,124	492,642	271,161	39,679	39,679	820	820	820	820	820	0	0	0	0	0	0	ů.	-
CIL calculation		10,318	10,473	16,493	23,398	33,878	44,515	39,240	30,564	18,436	2,654	0	0	o	0	0	0	0	0	0	0	0	0	
Interest					1																1			
Profit on cost Profit on GDV																								
Profit on cost Profit on GDV Cash Flow Opening Balance	-687,859 0	-10,318	-401,385	-460,276	-698,662	-709,142	351,627	578,383	808,541	1,052,150	1,067,933	-820	-820	-820	-820	-820	0	0	0	0	0	0	0	

	4 Medium Green							]															
	Size % m2	Number 75		Price £/m2	GDV £	GIA m2		DEVELOPMEN	NT COSTS							Planning fee ca Planning app fe	dwgs 75	rate			Build Cost BCIS Over Extra 1	/m2 1,219	
rket Housing 10	105.5 70%	53		2,650	14,681,625	5,540		LAND	Land		/unit or m2 16,610	Total	1,245,767			No dwgs No dwgs under	50	462 138	23,100			0	0.00%
ared Ownership 6	60.4 10%	8		2,120	960,505	453			Stamp Duty Easements etc.			51,788 0				No dwgs over !	25	138 Total	3,450 26,550		Design A&Adpt	0 22	
	60.4 0%	0		1,500	0	0			Legals Acquisiti	ion	1.50%	18,687	70,475								Over-extra 3 Small Sites	0 0 183	0%
al Rent 6	60.4 20%	15		1.050	951.443	906		PLANNING	Planning Fee			26.550				Stamp duty cale	Residual				Site Costs	183 1,424	15%
t and Subsidy Shared Ow									Architects QS / PM		6.00% 0.50%	613,360 51,113				Land payment			1,245,767				
Affordable Social Ren	e Rent			0	0				Planning Consu Other Professio	utants onal	1.00%	102,227 255,567	1,048,816										
AREA - Net 2 AREA - Gross 4	2.50 ha 4.17 ha	30 18	/ha /ha		16,593,573	6,899			Build Cost - BC s106 / CIL	IS Based	1,424	9,826,990 150,000 245,675				Stamp duty cak	- Add Broß	Total	51,788				
s per Quarter 0 Build Time 3	Quarters Whole Site	Per ba NET	Par to GPOSS		RUN Residual I	IACRO ctrl+r ing balance = 1		FINANCE	Contingency Abnormals Fees		2.50%	245,675 0 74,000	10,222,664			Land payment 125,000 250,000 500,000	0%	1% 3%	1,558,333				
dual Land Value hative Use Value 20% Plus /ha 350.00	1,245,767 83,333 16,667 00 1,458,333	498,307	298,984 20,000 4,000 350,000		RUN CIL MACR			SALES	Interest Legal and Valua	ation	6.00%	0	74,000			1,000,000 above	3% 4% 5%	4% 5% 5% Total	77,917				
Viability Thresh	shold 1,558,333	£/m2	374,000		Check on phasing o				Agents Legals Misc.		3.0% 0.5%	497,807 82,968 0	580,775	13,242,498		Pre CIL s106	т	'Unit (all) otal	150,000		LIT	% GDV 0.00%	0
itional Profit	-359,340	-65						Developers Pr	rofit % of costs (befo % of GDV	ore interest)	20.00%			2,648,500		Post CIL s106 CIL	2,000 0	£/Unit (all) £/m2 Total	150,000				
IDUAL CASH FLOW FOR INTE	EREST Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3
DME FS Started			6	12	12	12	12	12	9														
ket Housing red Ownership				0	0	0	1,174,530 76,840	2,349,060 153,681	2,349,060 153,681	2,349,060 153,681	2,349,060 153,681	2,349,060 153,681	1,761,795 115,261	0	0	0	0	0	0	0	0	0	0
dable Rent al Rent				0	0	0	0 76.115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
and Subsidy		•		ő	ŏ	ő	0	0	0 2,654,972	0 2,654,972	0	0 2,654,972	1,991,229	õ	ŏ	ŏ	ŏ	ŏ	ő	ŏ	ŏ	ő	ŏ
	U	0		v		U	1,347,900	2,034,972	2,004,972	2,004,972	2,004,972	2,009,372	1,991,229	U		v	U	v	v	v		U	v
ENDITURE p Duty ments etc. is Acquisition	51,788 0 18,687																						
ing Fee	26,550																						
tects	200,000		306,680																				
ing Consultants	25,557 51,113		25,557 51,113																				
Professional	127,783		127,783																				
I Cost - BCIS Base		0	262,053 4.000	786,159 12.000	1,310,265 20.000	1,572,318 24.000	1,572,318 24.000	1,572,318 24.000	1,441,292 22.000	917,186 14.000	393,080 6.000	0	0	0	0	0	0	0	0	0	0	0	0
ingency		0	6,551	19,654	32,757	39,308	39,308	39,308	36,032	22,930	9,827	0	0	0	0	0	0	0	0	0	0	0	0
ermals		0	0	0	0	0	0	0	0	0	0	0	U	U	U	0	U	U	U	U	0	U	U
ice Fees I and Valuation	74,000 0																				1		
ts	0	0	0	0	0	0	39,825 6,637	79,649	79,649	79,649	79,649	79,649	59,737	0	0	0	0	0	0	0	0	0	0
5	0	0	0		0	0		13,275	13,275	13,275	13,275	13,275	9,956	0	0	0	0	0	ō	0	0	0	0
TS BEFORE LAND INT AND P	PROF 682,158	0	783,738	817,813	1,363,022	1,635,626	1,682,088	1,728,550	1,592,248	1,047,039	501,831	92,924	69,693	0	0	0	0	0	0	0	0	0	0
Residual Valuation	Land 1,245,767	1																					
Inte Profit on Cr	lerest	28,919	29,353	41,549	54,439	75,701	101,371	108,211	95,938	81,436	58,539	27,119	0	0	0	0	0	0	0	0	0	0	0
Profit on G																							
Cash Flow		-28,919	-813,090	-859,362	-1,417,461	-1,711,328	-455,974	818,210	966,786	1,526,496	2,094,603	2,534,928	1,921,536	0	0	0	0	0	0	0	0	0	0
	Balani 0 Ialano -1,927,925	-1,956,844	-2,769,934	-3,629,297	-5,046,758	-6,758,086	-7,214,059	-6,395,849	-5,429,063	-3,902,567	-1,807,964	726,964	2,648,500	2,648,500	2,648,500	2,648,500	2,648,500	2,648,500	2,648,500	2,648,500	2,648,500	2,648,500	2,648,500
Cash Flow Opening Ba Closing Ba												Q4	01	Year 4 Q2		Q4		Year 5				Year 6	
Opening Ba Closing Ba		Year 1	03	04	01	Year 2	03	04	01	Year 3	03						01	02		04		02	03
Opening B Closing Ba	Q1	Year 1 Q2	03	Q4	Q1	Year 2 02	Q3	Q4 2 654 972	Q1 2 654 972	Q2	Q3	2 654 972	1 991 229	0	43	04	Q1 0	Q2	Q3	Q4	01 0	Q2 0	Q3
Opening Bi Closing Ba H FLOW FOR CIL ADDITIONAL ME As Above INCOME	Q1		Q3 0	Q4 0	Q1 0	Q2	Q3 1,327,486	Q4 2,654,972	Q1 2,654,972		Q3 2,654,972	2,654,972	1,991,229	0	0	0	Q1 0	02	Q3 0	Q4 0	0	Q2 0	Q3 0
Opening Bi Closing Ba H FLOW FOR CIL ADDITIONAL ME As Above INCOME	Q1		Q3 0	Q4 0	Q1 0	Q2			Q1 2,654,972	Q2	Q3 2,654,972	2,654,972	1,991,229	0	0	0	Q1 0	0	0	04	0	Q2 0	Q3 0
Doering Bu Closing Ba H FLOW FOR CIL ADDITIONAL ME As Above INCOME	Q1		Q3 0	04 0	Q1 0	Q2 0		2,654,972	Q1 2,654,972 0	Q2	0	0	1,991,229 0	0	0	0	01 0	0 0	Q3 0	0	0	02 0	Q3 0
A FLOW FOR CIL ADDITIONAL ME AS Above INCOME INCOME INCITURE p Duty p Duty monts etc.	Q1 0 1,558,333		Q3 0 0 0	Q4 0 0 0 0	Q1 0 0 0	Q2			Q1 2,654,972 0 0 0	Q2	Q3 2,654,972 0 0 0	2,654,972 0 0 0	0 0 0 0 0	0 0 0	0 0 0 0	0 0 0 0	01 0 0 0	0 0 0 0	Q3 0 0 0 0	Q4 0 0 0 0	0 0 0 0	Q2 0 0 0 0	Q3 0 0 0 0
Control B Closing Ba 4 FLOW FOR CLL ADDITIONAL ME As Above PROCME INDITURE D Day metits dfc. s Acquisition ing Fee	Q1 0 1,558,333 77,917 0 23,375 26,550			Q4 0 0 0 0 0	Q1 0 0 0 0	Q2 0		2,654,972	Q1 2,654,972 0 0 0	Q2	0	0	0 1,991,229 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0 0 0	Q1 0 0 0 0	0 0 0 0 0 0	Q3 0 0 0 0 0	0	0 0 0 0	Q2 0 0 0 0 0	Q3 0 0 0 0 0
Control B Closing Ba 4 FLOW FOR CLL ADDITIONAL ME As Above PROCME INDITURE D Day metits dfc. s Acquisition ing Fee	Q1 0 1.558,333 77,917 0 23,375 26,550 306,680		0	0 0 0	Q1 0 0 0 0 0	02 0 0 0 0	1,327,486 0 0	2,654,972 0 0	0 0 0	02 2,654,972 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	02 0 0 0	0	0 0 0	0	Q2 0 0 0 0 0 0	Q3 0 0 0 0 0 0
Coering Ba Closing Ba H FLOW FOR CL ADDITIONAL ME As Above NOTURE DUTY P Duty P Duty P Duty Eng Faa acts and Coreutares	01 0 1,558,333 77,917 0 23,375 28,550 306,680 25,557 51,113		0 306,680 25,557 51,113	0 0 0 0 0 0	0	02 0 0 0 0	1,327,486 0 0	2,654,972 0 0	0 0 0	02 2,654,972 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	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	02 0 0 0	0	0 0 0	0	Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0
Devine Ba Cleares Ba H FLOW FOR CL ADOPTIONAL ME A ADOPE INCOME DAY PDAY Refs 4. Appalation Ing Fae Acquisition	0 01 0 1.558,333 77,917 0 23,375 26,550 306,680 25,557 51,113 127,783		0 306,680 25,557 51,113 127,783	0 0 0 0 0 0 0 0 0 0	0 0 0	Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,327,486 0 0 0 0 0 0 0 0 0 0 0 0	2,654,972 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	02 2,654,972 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 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	02 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	Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	03 0 0 0 0 0 0 0 0 0 0
Corrent B Charge B 4 FLOW FOR CLADOTIONAL ME ADDIVING BCOME DOV DOV NOTURE DOV NOTURE A CAUSION NOTURE NOTORIAL SCIENTIAL CLA	01 0 1,558,333 77,917 0 23,375 28,550 306,680 25,557 51,113	Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 306,680 25,557 51,113	0 0 0 0 0 0	0 0 0 1,310,265 -71,868	02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,327,486 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,654,972 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 1,441,292	02 2,654,972 0 0 0 0 0 0 0 917,186	0 0 0 0 0 0 0 393,080		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	01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	02 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	02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0
Corring to Charan Ba FLOW FOR CLE ADDITIONAL MEDIA MEDI	0 01 0 1.558,333 77,917 0 23,375 26,550 306,680 25,557 51,113 127,783	Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 306,680 25,557 51,113 127,783 262,053 -71,868	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,310,265	Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,327,486 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,654,972 0 0 0 0 0 0 0 0 0 0 1,572,318 24,000	0 0 0 0 0 0 0	02 2,654,972 0 0 0 0 0 0 0 0 917,186 24,000	0 0 0 0 0 0 393,080 18,000		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	01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	02 0 0 0	0	0 0 0 0 0 0 0 0		02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Coverse to Cleare to Cleare to the Control And the Control And	0 0 1.558,333 77,917 0 23,375 28,550 306,680 25,567 51,113 127,783 0	Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 306,680 25,557 51,113 127,783 262,053	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 786,159	0 0 0 1,310,265 -71,868 12,000	02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,327,486	2,654,972 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 1,441,292 24,000	02 2,654,972 0 0 0 0 0 0 0 917,186	0 0 0 0 0 0 0 393,080		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		02 0 0 0	0	0 0 0 0 0 0 0 0		02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Coverns to Chevre to Chevre to A Advertise A Advertise Coverns to A Advertise Coverns to Advertise Coverns to Advertise Coverns to Advertise Coverns to Advertise Coverns to Advertise Coverns to Advertise Coverns to Advertise Coverns to Advertise Coverns to Advertise Coverns	0 0 1.558,333 77,917 0 23,375 28,550 306,680 25,567 51,113 127,783 0	Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 306,680 25,557 51,113 127,783 262,053 -71,868	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,310,265 -71,868 12,000	Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,327,486	2,854,972 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 1,441,292 24,000	02 2,654,972 0 0 0 0 0 0 0 0 917,186 24,000	0 0 0 0 0 0 393,080 18,000		0 0 0 0 0 0 0			0 0 0 0 0 0 0 0 0 0		02 0 0 0	0	0 0 0 0 0 0 0 0		02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Coverne to Cleare the Cleare the A SADore MCOME	01 0 1.558,333 77.917 0 23,375 26,550 26,550 26,557 51,113 127,783 0 0 0 74,000 0	Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 306,680 25,557 51,113 127,783 262,053 -71,868 6,551 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,310,265 -71,868 12,000 32,757 0	02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,327,486 0 0 0 0 0 0 0 0 0 0 0 1,572,318 24,000 39,308 0 0 0 0 0 0	2,654,972 0 0 0 0 0 0 0 0 0 0 1,572,318 24,000 339,308 0 0 0 0	0 0 0 1,441,232 24,000 36,032 0 0	02 2,654,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 393,080 18,000 9,827 0 0		000 00000 0 000 00		000000000000000000000000000000000000000	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		02 0 0 0	000000000000000000000000000000000000000	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	
Coverns to Coverns to Coverns to Coverns to Coverns to A Advance DAY EXECUTE To DAY INFORMATION INFORI	Q1 0 1.558.333 77.947 0 23.375 26.550 300.689 25.557 51.113 127.783 0 0	Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 306,680 25,557 51,113 127,783 262,053 -71,868 6,551 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,310,265 -71,868 12,000 32,757 0	02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,327,486 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,854,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 1,441,292 24,000 36,032 0	02 2,654.972 0 0 0 0 0 0 0 0 0 0 0 917,186 24,000 22,330 0	0 0 0 0 0 393,080 18,000 9,827 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		000000000000000000000000000000000000000	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		02 0 0 0	000000000000000000000000000000000000000	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	03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Coverne to Charan Ba Charan Ba Marcon For Call Call Controlland Marcon For Control Call Call Notes Notes Control Call Base Call Call Call Call Call Call Call Call	01 0 1558,333 77,317 0 28,557 36,557 51,113 127,783 0 0 0 0 0 0 0 0 0 0 0 0 0	Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 306,680 25,557 51,113 127,783 262,053 -71,868 6,551 0	0 0 0 0 0 0 0 0 0 0 0 0 0 786,159 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,310,265 -71,868 12,000 32,757 0	02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,327,486 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,654,972 0 0 0 0 0 0 0 0 1,572,318 24,000 39,308 0 0 0 79,649	0 0 0 0 0 0 0 1,441,292 24,000 36,032 0 0 0 79,549	02 2,654,972 0 0 0 0 0 0 0 0 0 917,186 24,000 22,300 0 0 73,649	0 0 0 0 0 0 0 3330,080 18,000 9,827 0 0 79,649	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		000000000000000000000000000000000000000	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		02 0 0 0	000000000000000000000000000000000000000	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	
Coverne to Charan Ba Charan Ba Marcon For Call Call Controlland Marcon For Control Call Call Notes Notes Control Call Base Call Call Call Call Call Call Call Call	01 0 1558,333 77,317 0 28,557 36,557 51,113 127,783 0 0 0 0 0 0 0 0 0 0 0 0 0	Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 306,680 25,557 51,113 127,783 262,053 -71,868 6,551 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 1,310,265 -71,888 12,000 32,757 0 0 0 0 0 0 0 0 0 0 0 0	02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,327,486 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,654,972 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	02 2,654,972 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 0 0 0 0 0 0 0 0 0 0				01 0 0 0 0 0 0 0 0 0 0 0 0 0	02 0 0 0	000000000000000000000000000000000000000			0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
Coverno ta Coverno ta Anterno de Caracita de Anterno de Caracita de Anterno de Caracita de Caracita de Caracita de Seconda de Caracita de Seconda de Caracita de Caracita de Seconda de Caracita de Caracita de Seconda de Caracita de Caracita de Seconda de	01 1.568,333 77,317 02,33,375 28,550 26,567 02,55,577 61,513 127,783 0 0 0 0 0 0 0 0 0 0 0 0 0		0 306,680 25,57 51,113 127,783 282,053 -71,888 6,551 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 1,310,265 -71,868 12,000 0 32,757 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,327,486 0 0 0 0 0 0 0 0 0 0 1,572,318 24,000 33,926 0 0 33,825 6,637 0 0 1,610,220	2,654,972 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	02 2,654,972 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 393,080 9,827 0 79,649 13,275 0 513,831	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 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	02 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	03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Coverne to Coverne to Coverne to Coverne to Coverne to A Alacent BOOM BOOM BOOM BOOM BOOM BOOM BOOM BOO	01 1568.333 72.817 26.550 306.889 25.113 127.783 0 0 0 74.000 0 0 0 0 0 0 0 0 0 0 0 0	Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 306,680 25,557 51,113 127,783 262,053 -71,868 6,551 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 786,159 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,310,265 -71,888 12,000 32,757 0 0 0 0 0 0 0 0 0 0 0 0	02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,327,486 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,654,972 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	02 2,654,972 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 0 0 0 0 0 0 0 0 0 0				01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	02 0 0 0	000000000000000000000000000000000000000		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	
Corrent B. Characte B. Characte B. Characte B. Characte B. Bucchell M. Context M. Contex	01 1.568.333 7.7917 2.3.375 2.6.550 3.06.680 2.5.57 1.517 1.527.783 0 0 0 0 0 0 0 0 0 0 0 0 0		0 306,680 25,57 51,113 127,783 282,053 -71,888 6,551 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 1,310,265 -71,868 12,000 0 32,757 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,327,486 0 0 0 0 0 0 0 0 0 0 1,572,318 24,000 33,926 0 0 33,825 6,637 0 0 1,610,220	2,654,972 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	02 2,654,972 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 393,080 9,827 0 79,649 13,275 0 513,831	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 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		02 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	

SITE NAME Site 5	Medium Green	40						1																
INCOME Av Size	%	Number		Price	GDV	GIA		DEVELOPMEN	NT COSTS							Planning fee ca	lic .				Build Cost	/m2		
m2		40		£/m2		m2		LAND			/unit or m2 17,716	Total				Planning app fe No dwgs No dwgs under	dwgs 40 40	rate			BCIS Over Extra 1	1,212 0	0.00%	
farket Housing 108.1		28		2,650		3,026			Land Stamp Duty		17,716	24,932	708,633			No dwgs under No dwgs over f	40 0	462 138	18,480 0		Energy Design A&Adpt	0		
hared Ownership 61.3		4		2,120		245			Easements etc. Legals Acquisit	Ion	1.50%	0 10,629	35,561			L		Total	18,480		Over-extra 3	22 0		
fordable Rent 61.3		0		1,500		0		PLANNING													Small Sites Site Costs	0 182	0% 15%	
ocial Rent 61.3		8		1,050	515,200	491			Planning Fee Architects		6.00%	18,480 332,482				Stamp duty cale Land payment	c - Residual		708,633			1,416		
ant and Subsidy Shared Owners Affordable Ren Social Rent	ship 1			0 0	0				QS / PM Planning Consu Other Professio	utants onal	0.50% 1.00% 2.50%	27,707 55,414 138,534	572,616											
TE AREA - Net 1.33 TE AREA - Gross 2.22	ha ha	30 18	/ha /ha		9,054,207	3,762			ION Build Cost - BC s106 / CIL	IS Based	1,416	5,328,161 80,000						Total	24,932					
Sales per Quarter 0 Jnit Build Time 3	Quarters								Contingency Abnormals		2.50%	133,204 0	5,541,365			Stamp duty cale Land payment 125,000	0%	1%	831,111					
esidual Land Value	Whole Site	Per ha NET	Per ha GROSS 318.885		RUN Residual N Clos	MACRO ctrl+r sing balance =	0	FINANCE	Fees		6.00%	58,000				250,000 500,000 1.000.000	1% 3% 4%	3% 4% 0%						
iternative Use Value Iplift 20%	44,444	531,475	20,000 4,000		RUN CIL MACR	O ctrl+l sing balance =			Legal and Value	ation	6.00%	0	58,000			above	4%	4% Total	33,244					
Plus /ha 350,000 Viability Threshold	6,009 777,778 831,111		350,000 374,000		Check on phasing d	hegs nos	0	SALES	Agents		3.0%	271,626				Pre CIL s106	2,000 f	E/ Unit (all)			LIT	% GDV		1
Additional Profit	-136,258	£/m2 -45	]		com	ect		Developers Pr	Legals Misc.		0.5%	45,271 0	316,897	7,233,072		Post CIL s106 CIL	2,000	E/ Unit (all) £/m2	80,000		L	0.00%	0	LI
								Developers Pr	% of costs (befo % of GDV	ore interest)	20.00% 0.00%			1,446,614 0		C.E.	0	Total	80,000					
RESIDUAL CASH FLOW FOR INTERES	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	04	Q1	Year 6 Q2	Q3	Q4
UNITS Started Market Housing			10	10 0 0	10 0	10 0	2,004,725	2,004,725	2,004,725	2,004,725	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent				0	0	0	130,027	130,027 0	130,027 0	130,027	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Brant and Subsidy				0	0	0	128,800 0	128,800 0	128,800 0	128,800 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	. 0	0	0	0	2,263,552	2,263,552	2,263,552	2,263,552	0	0	0	0	0	0	0	0	0	0	0	0		0
EXPENDITURE Stamp Duty Easements etc.	24,932												1											
asements etc. egals Acquisition	10,629																							
anning Fee chitects	18,480 166,241		166.241										Ì											
	13,853		166,241 13,853 27,707										Ì											
inning Consultants her Professional	27,707 69,267		27,707 69,267										Ì											
lid Cost - BCIS Base 36/CIL		0	444,013 6.667	888,027 13.333	1,332,040 20.000	1,332,040 20.000	888,027 13,333	444,013 6.667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ntingency		0	11,100	22,201	33,301	33,301	22,201	11,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
normals ance Fees	58,000	U	0	0	0	0	0	0	0	0	U	0	0	U	U	0	U	U	U	0	0	U	U	0
ance Fees gal and Valuation	58,000												1											
gents coals	0	0	0	0	0	0	67,907 11.318	67,907 11.318	67,907 11.318	67,907 11.318	0	0	0	0	0	0	0	0	0	0	0	0	0	0
igals lsc. OSTS BEFORE LAND INT AND PROI	0 389,109	0	0 0 738,849	0 923,561	0 1,385,341	0	11,318	11,318 541,005	11,318 79,224	11,318 79,224	0	0	U	0	0	0	0	-	0	0		0	0	0
STO SCHORE LAND INT AND PROP	303,103	U	/ 30,042	323,301	1,303,341	1,300,341	1,002,765	041,005	13,224	12,224					0	v	U							U
ar Residual Valuation Land Interest	708,633	16,466	16,713	28,047	42,321	63,736	85,472	67,842	43,022	10,902	0	0	0		c	0			0	0	0	0	c	
Interest Profit on Costs Profit on GDV		16,466	16,713	28,047	42,321	63,736	85,472	67,842	43,022	10,902	U	U		U	U	0	U	U	U	U	0	U	U	0
Cash Flow	-1,097,742	-16,466	-755,562	-951,607	-1,427,662	-1,449,077	1,175,295	1,654,705	2,141,306	2,173,425	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,446,614
Cash Flow Opening Balan Closing Balanc	-1,097,742 0 -1,097,742	-10,465	-700,562	-901,607	-1,427,662	-1,443,077	4 522 824	1,004,705	2,141,305	2,173,425	1 445 614	0	0	1 445 514	0	0	0	0	0	0	0	1 445 614	1 445 614	-1,446,614
	<i>1941 J</i> 142	1,114,200	-1,003,110	116,120,22		u,ua), I 10		-2,000,110	-re0,011	1,440,014	.,++0,014	.,440,014	1,710,014	.,990,019	7,994,014	1,00,014	1,770,014		.,990,019	1,776,014	1,940,014	1,770,014	., 990,019	U
ASH FLOW FOR CIL ADDITIONAL PR	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
ICOME As Above INCOME	0	0	0	0	0	0	2,263,552	2,263,552	2,263,552	2,263,552	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PENDITURE																Т								
nd	831,111												Ì											
amp Duty sements etc.	33,244 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
gals Acquisition	12,467	0	•	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ming Fee hitects	18,480 166,241	0	0 166,241 13,853	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nning Consultants	13,853 27,707	0	27.707	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
er Professional	69,267	0	69,267	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	-	0	0	0
ild Cost - BCIS Base DTENTIAL CIL	0 -13,000	0	444,013 -41,086	888,027 -41,086	1,332,040 -41,086	1,332,040	888,027	444,013	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
st CIL s106 ntingency	0	0	11,100	22,201	20,000 33,301 0	20,000 33,301 0	20,000 22,201 0	20,000 11,100 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
normals	0	0	0	0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ance Fees gal and Valuation	58,000 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ents	0	0	0	0	0	0	67,907	67,907	67,907	67,907	0	0	0	0	0	0	0	0	0	0	0	0	0	0
jak se.	0	0	0	0	0	0	11,318 0	11,318 0	11,318 0	11,318 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STS BEFORE LAND INT AND PRO	1,217,370	0	691,096	869,142	1,344,255	1,385,341	1,009,452	554,338	79,224	79,224	0	0	•	0	0	0	0	0	0	0	0	0	0	0
CIL calculation																								
Interest Profit on cost		18,261	18,534	29,179	42,654	63,457	85,189	67,656	43,032	10,913	0	0	0	0	0	0	0	0	0	0	0	0	0	0 1,445,889 0
Profit on GDV	1												1											
Cash Flow Opening Balance Closing Balance	-1,217,370 0 -1,217,370	-18,261	-709,631	-898,320 -2.843.582	-1,386,909	-1,448,799	1,168,911	1,641,558	2,141,295	2,173,414	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,445,889

SITE NAME Site 6	Medium Green	25						1																
INCOME Av St	12	Number 25		Price £/m2		GIA m2		DEVELOPMEI LAND			/unit or m2	Total				Planning fee ca Plannino apo fe No dwgs	dwgs 25	rate			Build Cost BCIS Over Extra 1	/m2 1,225 0	0.00%	
Market Housing 104		18		2,650		1,824			Land Stamp Duty		16,061	9,576	401,515			No dwgs under No dwgs over f	25 0	462 138	11,550 0		Energy Design	0		
Shared Ownership 58		3		2,120		147			Easements etc. Legals Acquisit	ion	1.50%	6,023	) 8 15,598					Total	11,550		A&Adpt Over-extra 3	22 0		
Affordable Rent 58		0		1,500		0		PLANNING													Small Sites Site Costs	0 184	0% 15%	
Social Rent 58	19 20%	5		1,050	309,000	294			Planning Fee Architects		6.00%	11,550 202,333	3			Stamp duty cal Land payment	c - Residual		401,515			1,431		
Grant and Subsidy Shared Own Affordable R Social Rent	ership ent			0	0				QS / PM Planning Consu Other Professio	itants Inal	0.50% 1.00% 2.50%	16,861 33,722 84,306												
	33 ha 34 ha	30 24	/ha /ha		5,454,248	2,265		CONSTRUCT	Build Cost - BC	IS Based	1,431	3,241,194						Total	9,576					
Sales per Quarter 0 Unit Build Time 3	Quarters								s106 / CIL Contingency Abnormals		2.50%	50,000 81,030 (	)			Stamp duty cal Land payment 125.000	c - Add Profit	1%	389,583					
Residual Land Value	Whole Site 401,515	Per ha NET 481,818	Per ha GROSS 385,455		RUN Residual Cit	MACRO ctrl+r ising balance =	0	FINANCE	Fees Interest		6.00%	30,000	0			250,000 500,000 1,000,000	1% 3% 4%	3% 0%						
Alternative Use Value Uplift 20% Plus /ha 350,000	20,833 4,167 364,583		20,000 4,000 350,000		RUN CIL MACH	RO ctrl+l Ising balance =	0	SALES	Legal and Valua	ition		0				above	5%	3% Total	11,688					_
Viability Thresho		£/m2	374,000		Check on phasing COF				Agents Legals Misc.		3.0% 0.5%	163,627 27,271		4,359,009		Pre CIL s106		2/ Unit (all) Fotal	50,000		LIT	% GDV 0.00%	0	
Additional Profit	10,928	6	]					Developers Pr	% of costs (befo	ore interest)	20.00%			871,802		Post CIL s106 CIL	2,000 0	£/ Urit (all) £/m2 Total	50,000					
RESIDUAL CASH FLOW FOR INTER	EST 01	Year 1 Q2	03	04	01	Year 2	03	Q4	% of GDV	Year 3	0.00%	04	01	Year 4	93	04	91	Year 5 Q2	93	04	01	Year 6 Q2	03	Q4
INCOME UNITS Started		42	5	5	5	5	5	4	- ui	42	40		, ui	42	45	44	-	42	43			42	45	
Market Housing Shared Ownership				0	0	0	966,661 62,389	966,661 62,389	966,661 62,389	966,661 62,389	966,661 62,389	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent				0	0	0	02,389 0 61,800	0 61,800	0 61,800	0 61,800	0 61,800	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME	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	1,090,850	1,090,850	1,090,850	1,090,850	1,090,850	0	•	0	0	0	0	0	0	0	0		0	
Stamp Duty	9,576																							
Easements etc. Legals Acquisition	0 6,023																							
Planning Fee	11,550																							
Architects	101,167 8.431		101,167 8.431																					
Planning Consultants Other Professional	16,861 42,153		16,861 42,153																					
	42,153		42,153	432.159	648.239	648,239	648,239	432,159	216.080						0	0				0				
Build Cost - BCIS Base s106/CIL		0	3,333	6,667	10.000	10.000	10,000	6,667	3,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	5,402 0	10,804 0	16,206 0	16,206 0	16,206 0	10,804 0	5,402 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	30,000																							
Legal and Valuation	0																							
Agents Legals	0	0	0	0	0	0	32,725 5,454	32,725 5.454	32,725 5.454	32,725 5.454	32,725 5.454	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PR	08 225.760	-	0 393,426	449,630	674,445	674.445	712,625	487,810	262,995	38.180	38.180	0		-	-	0	-	-	-	-	-		-	-
For Residual Valuation La	nd 401,515	9,409	9,550	15,595	22,573	33,029	43,641	38,622	30,156	18,190	2,673	0	0	0	0	0	0	0	0	0	0	0	0	0 871,802
Profit on Cos Profit on GE	w																							0
Cash Flow Opening Bala Closing Bala	-627,275 an: 0 no -627,275	-9,409 -636,684	-402,976 -1,039,661	-465,225 -1,504,885	-697,018 -2,201,903	-707,473 -2,909,377	334,584 -2,574,793	564,418 -2,010,374	797,699	1,034,480	1,049,997 871,802	0 871,802	0 871,802	0 871,802	0 871,802	0 871,802	0 871,802	0 871,802	0 871,802	0 871,802	0 871,802	0 871,802	0 871,802	-871,802 0
CASH FLOW FOR CIL ADDITIONAL	PROFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	0	0	0	0	0	1,090,850	1,090,850	1,090,850	1,090,850	1,090,850	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land	389,583	l																						
Stamp Duty Easements etc.	11,688 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	5,844	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects	11,550 101,167	0	0 101,167	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants	8,431	0	8,431	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	42,153	ō	42,153	0	0	0	0	0	0	0	ō	0	0	0	0	0	0	0	0	0	ő	ō	ō	0
Build Cost - BCIS Base	0	0	216,080	432,159	648,239	648,239	648,239	432,159	216,080	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106			5,464	5,464	10,000	10,000	10,000	10,000	10,000	0	0	0	0	0	0	0	ō	0	0	0	0	0	0	0
Contingency Abnormals	0	0	5,402 0	10,804 0	16,206 0	16,206 0	16,206 0	10,804 0	5,402 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents Legals	0	0	0	0	0	0	32,725 5,454	32,725 5,454	32,725 5,454	32,725 5,454	32,725 5,454	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PR	0 0F 617,276	0	0 395,557	0 448,427	0 674,445	0 674,445	0 712,625	0 491,143	0 269,661	0 38,180	0 38,180	0	0	0	0	0	0	0	0	0	0	0	0	0

22,431 32,884 43,494 38,473

334,731 561,234

791,134 1,034,483 1,050,000

0 0

871,988 871,988

871,988 871,988

-696,876 -707,329

2,192,265 -2,899,594 -2,564,862 -2,003,629 -1,212,495 -178,012 871,988

1,495,389

SITE NAME Site 6 Medium Green 25

or CIL calculation

Interest Profit on cost Profit on GDV

Cash Flow Opening Balance

-617,276 -9,259 -404,955 -463,899 0

9,259 9,398 15,472

 3.6
 3.6
 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
 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</th

0

871,988 871,988 871,988

-871,988

871.988

0 0

871,988 871,988 871,988 871,988

12/10/201818:01

Typologies Site 6

SITE NAME Site	7 Small Green	15																						
NCOME Av	Size	6 Number		Price £/m2	GDV	GIA m2	1	DEVELOPME	NT COSTS							Planning fee ca	alic				Build Cost	/m2		
arket Housing 1	m2 111.4 70	15						LAND			/unit or m2	Total	655.667			Planning app fe No dwgs No dwgs under	15	rate			BCIS Over Extra 1	1,207	0.00%	
				2,970		1,169			Land Stamp Duty Easements etc.		43,711	22,283	655,667			No dwgs under No dwgs over f	15	462 138 Total	6,930 0 6,930		Energy Design	0		
				2,376		87			Easements etc. Legals Acquisit	ion	1.50%	0 9,835	32,118			I		Total	6,930		A&Adpt Over-extra 3	22 0		
	57.8 01 57.8 201	6 O		1,500		0		PLANNING				6,930									Small Sites Site Costs	121	0% 10%	5
na kent ntand Subsidy Shared O		6 3		1,050	0 181,913	173			Planning Fee Architects QS / PM		6.00%	6,930 120,403 10.034				Stamp duty cal Land payment	c - Residual		655,667		I	1,349		
Affordable Social Re	le Rent ant			0 0 0					Planning Consu Other Professio	itants Inal	0.50% 1.00% 2.50%	10,034 20,067 50,168	207,601											
E AREA - Net E AREA - Gross	0.50 ha 0.63 ha	30 24	/ha /ha		3,860,609	1,429		CONSTRUCT	Build Cost - BC s106 / CIL Contingency	IS Based	1,349	1,928,501 30,000 48,213				Stamp duty cal	n - Add Broßt	Total	22,283					
s per Quarter 0 Build Time 3	Quarters Whole Site	Per ha NFT	Per ha GROSS		RUN Residual	MACRO ctrl+r		FINANCE	Abnormals		2.50%	0	2,006,714			Land payment 125,000 250,000 500,000	0% 1%	1% 3% 4%	233,750					
idual Land Value native Use Value	655,66	7 1,311,334	1,049,067	l	RUN CIL MACE				Fees Interest Legal and Value	ition	6.00%	25,000	25,000			500,000 1,000,000 above	3% 4% 5%	0% 4%						
20% Plus /ha 350,00 Viability Thres	00 218,75	D	4,000 350,000 <b>374,000</b>	1	Clic Check on phasing	ising balance = degs nos	0	SALES	Agents		3.0%	115,818				Pre CIL s106	2,000	Total £/ Unit (all)	9,350		цт	% GDV		1
tional Profit	452,84	£/m2 1 387	1		cor	rect			Legals Misc.		0.5%	19,303 0	135,121	3,062,222		Post CIL s106 CIL	2,000	Total £/ Unit (all)	30,000			0.00%	0	2
								Developers P	% of costs (befo % of GDV	ore interest)	20.00% 0.00%			612,444 0		CIL	0	£/m2 Total	30,000					
IDUAL CASH FLOW FOR INTI	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
S Started at Housing			3	4	4	4	694,575	926,100	926,100	926,100	0	0	0	0	0	0	0	0	0	0	0	0	0	
ed Ownership rdable Rent				0	0	0	41,164 0	54,886 0	54,886 0	54,886 0	0	0	0	0	0	0	0	0	0	0	0	0	0	
al Rent and Subsidy				0	0	0	36,383 0	48,510 0	48,510 0	48,510 0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
INCOME	0	0	0	0	0	0	772,122	1,029,496	1,029,496	1,029,496	0	0	0	0	0	0	0	0	0	0	0	0	0	_
Duty	22,283																							
nents etc. s Acquisition	0 9,835																							
ing Fee	6.930																							
cts	60,201 5,017		60,201 5,017																					
g Consultants Irofessional	10,034 25,084		10,034 25,084																					
ost - BCIS Base		0	129 567	299,989	471,411	514,267	342,845	171,422	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
gency		0	2,000 3,214	4,667 7,500	7,333	8,000 12,857	5,333 8,571	2,667 4,285	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
als		0	0	0	0	0	0	0	ō	0	0	0	ō	0	0	0	0	ō	0	0	ō	0	0	
Fees Ind Valuation	25,000 0																							
	0	0	0	0	0	0	23,164	30,885	30,885	30,885	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	ō	0	0	0	0	3,861	5,147	5,147	5,147	0	o	0	0	0	ō	ō	ō	ō	0	ō	ō	0	
S BEFORE LAND INT AND	PROF 164,384	0	234,117	312,155	490,530	535,124	383,773	214,407	36,032	36,032	0	0	0	0	0	0	0	0	0	0	0	0	0	
do l	Land 655,667	12,301	12,485	16,184	21,109	28,784	37,243	31,976	20,229	5,631	0	0	0	0	0	0	0	0	0	0	o	0	0	6
Profit on C Profit on	GDV																							
Cash Flov Opening E Closing B	Balant 0	-12,301 -832,352	-246,602 -1,078,953	-328,340 -1,407,293	-511,639	-563,908	351,106 -2,131,735	783,113	973,234	987,832	0 612,444	0 612,444	0 612,444	0 612,444	0 612,444	0 612,444	0 612,444	0 612,444	0 612,444	0 612,444	0 612,444	0 612,444	0 612,444	-6
I FLOW FOR CIL ADDITIONA	AL PROFIT	Year 1 Q2	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3		Q1	Year 6	Q3	
ME As Above INCOME	2	02	0	0		Q2	772,122	1,029,496		1,029,496	03	0	4	Q2	43	0 0		Q2	0	04		Q2	43	
ENDITURE		U	U	u u			116,166	1,043,496	1,029,490	1,012,930	v		Ť	v		v			~	v		3		
	233,750																							
Duty	9,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3,506	0	0	0	0	0	0	0	0	0	ō	0	ō	ō	0	0	0	0	0	0	0	0	0	
ants etc. Acquisition	6,930 60,201	0	0 60,201	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Acquisition		0	5,017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Acquisition g Fee :ts	5,017		25,084	0	0	0	0	0	0	0	ō	0	ō	ō	0	0	0	0	0	0	0	0	0	
Acquisition g Fee cts g Consultants	5,017 10,034 25,084	ō		299,989	471,411	514,267	342,845	171,422	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Acquisition g Fee cts g Consultants trofessional ont - BCIS Base	5,017 10,034	0	128,567					8,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Acquisition g Fee cts g Consultants rofessional ost - BCIS Base 4TIAL CIL LL s106	5,017 10,034 25,084 0	0	452,841		6,000	8,000	8,000				U	0	U	0	0	0	0	0			0		0	
Acquisition rg Fee cts g Consultants professional lost - BCIS Base VTAL OIL IL s106 gency	5,017 10,034 25,084	0	128,567 452,841 3,214 0	7,500 0	6,000 11,785 0	8,000 12,857 0	8,000 8,571 0	4,286 0	0	0	0		0					0	0	0	0	ő	0	
Acquisition rg Fee cots Professional Cost - BCIS Base NTIAL CIL IL: 1016 gency mals e Fees	5,017 10,034 25,084 0 0 25,000	0	452,841 3,214 0	0		12,857	8,571 0				0		0	0	0	0	0	0	0	0	0	0	0	
Acquisition rg Fee cots Professional Cost - BCIS Base NTIAL CIL IL: 1016 gency mals e Fees	5,017 10,034 25,084 0 0 25,000 0	0	452,841 3,214 0 0 0	0 0		12,857	8,571 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Acquisition rg Fee cots Professional Cost - BCIS Base Professional Cost - BCIS Base Professional IL stofe gency mails e Fees and Valuation s	5,017 10,034 25,084 0 0 25,000		452,841 3,214 0	0		12,857	8,571 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	
s Acquisition ing Great exists Professional INTIAL Call. Cost - BCIS Base INTIAL Call. Classifier agency marks be Fees and Valuation 5	5,017 10,034 25,084 0 0 25,000 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	452,841 3,214 0 0 0	0 0		12,857	8,571 0 0 23,164	0	0 0 30,885	0 0 30,885	0 0 0 0 0 0	0	00000	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 0 0 0 0 0 0 0 0	
Acquision ring Fee state state to consultants Professional Professional Series	5,017 10,034 25,084 0 0 25,000 0 0 25,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 78,872	0 0 0 0 0 0 0 0 0 0 0 0 0 0	452,841 3,214 0 0 0 0 0 0 0 684,957	0 0 0 0 0 307,489	11,785 0 0 0 0 0 0 489,197	12,857 0 0 0 0 0 0 0 535,124	8,571 0 0 23,164 3,861 0 386,440	0 0 30,885 5,147 0 <b>219,740</b>	0 0 30,885 5,147 0 <b>36,032</b>	0 0 30,885 5,147 0 36,032	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 0 0 0 0 0 0 0 0 0 0 0	0	
Acquision ye Fee ye Consultants ye C	5,017 10,034 25,084 0 0 25,000 0 0 25,000 0 0 0 0 0 9 PRO( 378,872	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	452,841 3,214 0 0 0 0 0	0	11,785 0 0 0 0 0 0 0	12,857 0 0 0 0 0 0	8,571 0 0 23,164 3,861 0	0 0 30,885 5,147 0	0 0 30,885 5,147 0	0 0 30,885 5,147 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	
Anguiston ka Aguiston Ing Concurst Professional Professional Anguiston Status S	5,017 10,034 25,084 0 0 25,000 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	452,841 3,214 0 0 0 0 0 0 0 684,957	0 0 0 0 0 307,489	11,785 0 0 0 0 0 0 489,197	12,857 0 0 0 0 0 0 0 535,124	8,571 0 0 23,164 3,861 0 386,440	0 0 30,885 5,147 0 <b>219,740</b>	0 0 30,885 5,147 0 <b>36,032</b>	0 0 30,885 5,147 0 36,032	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	61

Typologies Site 7

LE NAME Site 8	Small Green 11				-			]																
COME Av Size		Number 11		Price £/m2	GDV			DEVELOPME	NT COSTS							Planning fee co Planning app fe	alic dwgs	rate		1	Build Cost BCIS	/m2 1,204		
et Housing 115.0		8		2,970		886		LAND	Land		/unit or m2 45,658	Total	502,233			No dwgs No dwgs under	11	462 138	5,082		Over Extra 1 Energy	0	0.00%	
d Ownership 60.3	10%	1		2,376	5 157,687	66			Stamp Duty Easements etc.		1.50%	14,612				No dwgs over 5	0	138 Total	0 5,082	]	Design A&Adpt	0 22		
lable Rent 60.3	8 0%	0		1,500	0 0	0			Legals Acquisit	ion	1.50%	7,533	22,145								Over-extra 3 Small Sites Site Costs	0	0% 10%	
il Rent 60.3		2		1,050		133		, canno	Planning Fee Architects		6.00%	5,082 91,095				Stamp duty ca Land payment	ic - Residual		502,233	]	UNE CORE	1,346	10/4	
and Subsidy Shared Owner Affordable Re Social Rent	ship nt			0					QS / PM Planning Consu Other Professio	itants	0.50% 1.00% 2.50%	7,591 15,183 37,956	156 908											
AREA - Net 0.33 AREA - Gross 0.33	ha ha	30 30	/ha /ha	0	2,926,992	1,085		CONSTRUCT			2.50%	37,956						Total	14,612					
s per Quarter 0									s106 / CIL Contingency Abnormals		2.50%	22,000 36,494				Stamp duty ca Land payment	ic - Add Profit		150 333	]				
Build Time 3	Quarters Whole Site	Per ha NET	Per ha GROSS		RUN Residual I Cio	MACRO ctrl+r osing balance =	0	FINANCE	Fees			19,000				125,000 250,000 500,000	0% 1% 3%	1% 3% 4%						
idual Land Value native Use Value	502,233 18,333	1,369,727	1,369,727		RUN CIL MACR	RO ctrl+l			Interest Legal and Value	tion	6.00%	0	19,000			1,000,000 above	3% 4% 5%	0% 4%						
ft 20% Plus /ha 350,000 Viability Threshold	3,667 128,333 150,333		10,000 350,000 <b>410,000</b>		Clo.	osing balance =	0	SALES	Agents		3.0%	87,810				Pre CIL s106	2 000	Total	6,013	] ]	ιπ	% GDV		1
		E/m2				rrect			Legals Misc.		0.5%	14,635	102,445	2,320,985				Total	22,000	]		0.00%	0	
itional Profit	375,410	424						Developers P	Volit % of costs (befo % of GDV	ore interest)	20.00% 0.00%			464,197 0		Post CIL s106 CIL	2,000 0	£/ Unit (all) £/m2 Total	22,000					
SIDUAL CASH FLOW FOR INTERE	ST Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
DME IS Started at Housing			2	3	3	3	478.170	717.255	717.255	717.255	0	0	0	0	0	0	0	0	0	0	0	0	0	-
red Ownership rdable Rent				0	0	0	28,670 0	43,006	43,006	43,006	0	0 0	0	0	0	0 0 0	0	0	0	0	0	0	0	
al Rent and Subsidy	0			0	0	0	25,340 0 532,180	38,010 0	38,010 0	38,010 0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME		U	0	0			532,180	798,271	798,271	798,271		U	0	U	U	U	U	U	U	U	U	U	0	
p Duty ments etc. s Acquisition	14,612 0 7,533																							
ng Fee acts	5,082 45,548		45,548																					
ng Consultants	3,796 7,591		3,796 7,591																					
Professional	18,978	0	18,978 88,470	221,176	353,882	398,117	265,411	132,706			0	0				0				0		0		
Jost - BC/S Base JIL gency		0	1,333 2,212	3,333 5,529	5,333 8,847	6,000 9,953	4,000 6,635	2,000 3,318	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
mais ze Fees and Valuation	19,000	ō	0	0	0	0	0	0	0	0	0	0	o	0	0	0	0	0	0	0	o	0	0	
ts	0	0	0	0	0	0	15,965	23,948	23,948	23,948	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	ō	0	0	0	0	2,661	3,991	3,991	3,991	0	0	ō	ō	ō		ō	ō	ō	0	ō	ō	0	
IS BEFORE LAND INT AND PRO		d	167,928	230,039	368,062	414,070	294,673	165,963	27,939	27,939	0	0	0	U	0	0	0	U	0	0	0	d	0	
esidual Valuation Lance Interes	502,233	9,366	9,506	12,168	15,801	21,559	28,093	24,952	15,841	4,524	0	0	0	0	0	0	0	0	0	0	0	0	0	
Profit on Costs Profit on GDV																								4
Cash Flow Opening Balar	-624,373 0	-9,366	-177,434	-242,206	-383,863	-435,628	209,415	607,356	754,490	765,807	0	0	0	0	0	0	0	0	0	0	0	0	0	-
Closing Balan	624,373	-633,739	-811,173	-1,053,379	-1,437,242	-1,872,870	-1,663,456	-1,056,099	-301,610	464,197	464,197	464,197	464,197	464,197	464,197	464,197	464,197	464,197	464,197	464,197	464,197	464,197	464,197	
H FLOW FOR CIL ADDITIONAL PI	OFIT Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
ME As Above INCOME	0	ō	0	0	0	0	532,180	798,271	798,271	798,271	0	0	0	ō	ō	0	0	Ó	0	ō	ō	0	ō	_
INDITURE	150,333																							
o Duty ments etc.	6,013	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nents etc. Acquisition	0 2,255	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ng Fee Indts	5,082 45,548	0	0 45,548	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ng Consultants Professional	3,796 7,591 18,978	0	3,796 7,591 18,978	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cost - BCIS Base	18,978	0	88,470	0 221,176	0 353,882	0 398,117	0 265,411	0 132,706	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NTIAL CIL CIL s106		ŕ	375,410		4,000	6,000	6,000	6,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ngency mais	0	0	2,212 0	5,529 0	8,847 0	9,953 0	6,635 0	3,318 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ce Fees and Valuation	19,000 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s	0	0	0	0	0	0	15,965 2,661	23,948 3,991	23,948 3,991	23,948 3,991	0	0	0	0	0	0	0	0	0	0	0	0	0	
IS	0 0 8 258,596	0	0 0 542,005	0 0 226,705	0 0 366,729	0 0 414,070	2,661 0 296,673	3,991 0 169,963	3,991 0 27,939	3,991 0 27,939	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL calculation Interes		3,879	3,937	12,126	15,709	21,445	27,978	24,865	15,813	4,496	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Profit on cost																								
Profit on cos Profit on GDV Cash Flow	-258,596	-3,879	-545,942	-238,832	-382,437	-435,515	207,530	603,443	754,518	765,835	0	0	0	0	0	0	0	0	0	0	0	0	0	-46

夣

ITE NAME Site 9 S	Small Green 9							]																
VCOME Av Size	%	Number		Price £/m2	GDV £	GIA m2		DEVELOPMEN	NT COSTS							Planning fee ca Planning app fe	le duce	rate			Build Cost	/m2 1.171		
arket Housing 116.7	100%	9		2,970	3,118,500	1,050		LAND	Land		/unit or m2 71,829	Total	646.457			No dwgs No dwgs under	dwgs 9 9		4,158		BCIS Over Extra 1 Energy	0	0.00%	
ared Ownership 116.7	0%	-		2.376	0	.,			Stamp Duty Easements etc.			21,823				No dwgs over !	0	462 138 Total	0		Design	0 22		
ordable Rent 116.7	0%	-		1,500	-				Legals Acquisiti	ion	1.50%	9,697	31,520								Over-extra 3 Small Sites	0 70 117	6%	
cial Rent 116.7	0%	-		1,050	-			PLANNING	Planning Fee			4 158				Stamp duty cal	- Residual				Site Costs	117 1,380	10%	
ant and Subsidy Shared Ownershi	np			0	0				Architects QS / PM		6.00%	4,158 90,217 7,518				Land payment			646,457					
Affordable Rent Social Rent				0	0				Planning Consu Other Professio	itants Inal	1.00%	15,036 37,590	154,519											
TE AREA - Net 0.36 h	ha	25	/ha		3,118,500	1,050		CONSTRUCT	ION															
TE AREA - Gross 0.36 h	ha	25	/ha						Build Cost - BC s106 / CIL	IS Based	1,380	1,449,378 18,000						Total	21,823					
les per Quarter 0									Contingency Abnormals		2.50%	36,234 0	1,503,612			Stamp duty cal Land payment			147,600					
it Build Time 3 C	Quarters				RUN Residual M	ACRO ctrl+r		FINANCE								125,000 250,000	0% 1%	1% 3%						
sidual Land Value	Whole Site 646,457	Per ha NET Pe 1,795,713	1,795,713			sing balance = 0	)		Fees Interest		6.00%	17,000				500,000	3% 4%	3% 4% 0%						
emative Use Value Alft 20%	18,000 3,600		50,000 10,000		RUN CIL MACRO Clos	O ctrl+l sing balance = 0	)		Legal and Valua	tion		0	17,000			above	5%	4% Total	5,904					
Plus /ha 350,000 Viability Threshold	126,000 147,600		350,000 410,000	ſ	Check on phasing d	hegs nos		SALES	Agents		3.0%	93,555				Pre CIL s106	2,000	£/ Unit (all)			LIT	% GDV		1
	£	m2		L	corre	ect			Legals Misc.		0.5%	15,593 0	109,148	2,462,256				Total	18,000			0.00%	0	1
ditional Profit	536,034	511						Developers Pr	rofit % of costs (befo							Post CIL s106 CIL	2,000 0	£/ Unit (all) £/m2						
									% of costs (befo % of GDV	ere interest)	20.00% 0.00%			492,451 0		I		Total	18,000					
SIDUAL CASH FLOW FOR INTEREST	T Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	04	Q1	Year 3 Q2	Q3	94	Q1	Year 4 Q2	Q3	94	Q1	Year 5 Q2	Q3	94	Q1	Year 6 Q2	Q3	
OME TS Started		••	1	2	2	2	2						-			44	-	**						
ket Housing red Ownership				0	0	0	346,500 0	693,000 0	693,000 0	693,000	693,000 0	0	0	0	0	0	0	0	0	0	0	0	0	
rdable Rent ial Rent				0	0	0	0	0	0	0	0	õ	0	0	0	o o	0	0	0	0	0	o o	0	
I and Subsidy	0	0	0	0	ō	0	0 346,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ENDITURE																								
ip Duty iments etc.	21,823 0																							
s Acquisition	9,697				i -																			
ing Fee tects	4,158 45,108		45,108																					
ing Consultants	3,759 7,518		3,759 7,518																					
Professional	18,795		18,795																					
Cost - BCIS Base /CIL		0	53,681 667 1.342	161,042 2,000 4.026	268,403 3,333 6,710	322,084 4,000	322,084 4,000 8.052	214,723 2,667 5.368	107,361 1,333 2,684	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ingency ormals		0	1,342	4,026	6,710	8,052 0	8,052	5,368	2,684	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nce Fees	17,000																							
al and Valuation	0		0			0	10.395	20.790	20.790	20.790	20.790	0		0	0	0	0	0	0	0	0	0	0	
als	0	0	0	0	0	0	1,733	3,465	3,465	3,465	3,465	0	0	0	0	0	0	0	0	0	ō	0	0	
STS BEFORE LAND INT AND PROF	127,858	0	130,870	167,068	278,447	334,136	346,264	247,012	135,634	24,255	24,255	0	0	0	0	0	0	0	0	0	0	0	0	_
Residual Valuation Land	646,457				i -																			
Interest Profit on Costs	040,407	11,615	11,789	13,929	16,644	21,070	26,398	26,791	20,503	12,450	2,605	0	0	0	0	0	0	0	0	0	0	0	0	45
Profit on GDV																								
Cash Flow Opening Balans	-774,315 0	-11,615	-142,659	-180,997	-295,091	-355,206	-26,162	419,197	536,864	656,295	666,140	0	0	0	0	0	0	0	0	0	0	0	0	-4
Closing Balano	-774,315	-785,930	-928,589	-1,109,586	-1,404,676	-1,759,882	-1,786,044	-1,366,847	-829,984	-173,689	492,451	492,451	492,451	492,451	492,451	492,451	492,451	492,451	492,451	492,451	492,451	492,451	492,451	
H FLOW FOR CIL ADDITIONAL PRO	DFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
DME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
	0	0	0	0	0	0	346,500	693,000	693,000	693,000	693,000	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME																								
INCOME	147,600																							
INCOME	147,600 5,904	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME ENDITURE p Duty ments etc.		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 0 0	0 0 0	
INCOME ENDITURE p Duty ments etc. s Acquisition	5,904 0 2,214 4,158	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	0000	0	
INCOME INDITURE Duty Duty ments etc. s Acquisition ing Fee ixcts	5,904 0 2,214 4,158 45,108 3,759	0 0 0 0	0 0 45,108 2,759	0	000000000000000000000000000000000000000	0 0 0 0	0 0 0 0	000000000000000000000000000000000000000	000000000000000000000000000000000000000	0	000000000000000000000000000000000000000	0 0 0 0	000000000000000000000000000000000000000		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	000000000000000000000000000000000000000	0 0 0 0	0 0 0 0	
INCOME INDITURE Duty ments atc. a Acquisition ing Fee octs ing Consultants	5,904 0 2,214 4,158 45,108	0	0 0 45,108	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		000000000000000000000000000000000000000				0				0	0 0 0 0 0 0 0		0 0 0 0 0 0 0	
INCOME INDITURE Duby Duby Inditude Indi	5,904 0 2,214 4,158 45,108 3,759 7,518 18,795 0		0 0 46,108 3,759 7,518 18,795 53,681	0 0 0 0	0 0 0 0 0 0 0 0 258,403	0 0 0	0 0 0 0 0 0 0 0 0 322,084	0 0 0 0 0 0 0 0 214,723	0 0 0 0 0 0 0 0 107,361	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				
NCOME NDTURE DDAy Refs dc. A Aquisition Ing Erea cets Ing Consultants Professional Oca = DCIS Base NTTAL CLL IL: 106	5,904 0 2,214 4,158 45,108 3,759 7,518 18,795		0 0 45,108 3,759 7,518 18,795 53,681 542,034	0 0 0 0 0 0 0 161,042	2,000	0 0 0 0 0 0 322,084	4 000	0 0 0 0 0 0 0 0 0 214,723 4 000	0 0 107,361 4.000			0 0 0 0 0				000000	0 0 0 0				000000000000000000000000000000000000000			
NCOME NOTURE D DAy DAy metside Adquistion addition additi	5,904 0 2,214 4,158 45,108 3,759 7,518 18,795 0 -6,000 0 0		0 0 46,108 3,759 7,518 18,795 53,681	0 0 0 0 0 161,042 4,026 0		0 0 0 0 0 322,084	4,000 8,052 0	0 0 0 0 0 214,723	0 0 107,361							000000000000000000000000000000000000000	0 0 0 0							
RECOME NOTURE DDAy metsda: Acquisition ing Consultants Professional Consultants Professional Cost = BCIS Base Cit.s106 sprach sprace Solution Cit.s106 sprach sprac	5,904 0 2,214 4,158 45,108 3,759 7,518 18,795 0		0 0 45,108 3,759 7,518 18,795 53,681 542,034 1,342 0	0 0 0 0 0 161,042 4,026 0	2,000	0 0 0 0 0 0 322,084	4,000 8,052 0	0 0 0 0 0 0 0 0 0 214,723 4 000	0 0 107,361 4,000 2,684							000000000000000000000000000000000000000								
NCOME NOTURE ENOTURE ENOTURE ENOTURE ENOTURE ENOTURE ENOTURE Constants Professional ENTIAL CL CL CL1:006 ENTIAL CL CL1:006 ENTIAL CL CL3:006 ENTIAL CL ENT	5,904 0 2,214 4,158 45,108 3,759 7,518 18,795 0 -6,000 0 0		0 0 45,108 3,759 7,518 18,795 53,681 542,034	0 0 0 0 0 0 0 161,042	2,000 6,710 0	0 0 0 0 0 322,084 4,000 8,052 0	4,000 8,052 0 0 0	0 0 0 0 0 0 0 214,723 4,000 5,368 0 0 0 0 0 0 0	0 0 107,361 4,000 2,684 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			
BCOME NOTIVE NOTIVE NOTIVE DO A S S S S S S S S S S S S S S S S S S	5,904 0 2,214 4,158 45,108 3,759 7,518 18,795 0 -6,000 0 0 17,000 0		0 0 45,108 3,759 7,518 18,795 53,681 542,034 1,342 0 0 0	0 0 0 0 0 0 161,042 4,026 0 0 0	2,000 6,710 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,000 8,052 0 0	0 0 0 0 0 214,723 4,000 5,368 0 0 0	0 0 107,361 4,000 2,684 0 0 0				0 0 0 0			0 0 0 0 0 0 0 0 0 0 0 0 0								
NOCOME NOTURE Data Notification	5,904 0 2,214 4,158 45,108 3,759 7,518 18,795 0 -6,000 0 0 17,000 0		0 0 45,108 3,759 7,518 18,795 53,681 542,034 1,342 0 0 0	0 0 0 0 0 0 161,042 4,026 0 0 0	2,000 6,710 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,000 8,052 0 0 0	0 0 0 0 0 214,723 4,000 5,368 0 0 20,790 3,465	0 0 107,361 4,000 2,684 0 0 0 20,790 3,465	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 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		
NCOME NOTURE NOTURE NOTURE NOTION NOT	5,904 0 2,214 4,158 45,108 3,759 0 -6,000 0 -6,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 3,759 7,518 18,795 53,681 542,034 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 161,042 4,026 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,000 6,710 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,000 8,052 0 0 10,395 1,733 0	0 0 0 0 0 214,723 4,000 5,368 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 107,361 4,000 2,684 0 0 0 20,790 3,465 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 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		
NCOME NOTURE ENOTURE E	5,904 0 2,214 4,158 45,108 3,759 0 -6,000 0 -6,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 3,759 7,518 18,795 53,681 542,034 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 161,042 4,026 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,000 6,710 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,000 8,052 0 0 10,395 1,733 0	0 0 0 0 0 214,723 4,000 5,368 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 107,361 4,000 2,684 0 0 0 20,790 3,465 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 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
RCOME RCOME NOTTURE SUBJ: RCOME Data Commonstance Subpart Subp	5,904 0 2,214 4,158 45,108 3,759 0 -6,000 0 -6,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 45,108 3,759 53,681 542,034 1,342 0 0 0 0 672,238	0 0 0 0 0 161.042 4.026 0 0 0 0 0 165.068	2,000 6,710 0 0 0 0 0 277,113	0 0 0 0 0 322,084 4,000 8,052 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,000 8,052 0 0 10,395 1,733 0 <b>346,264</b>	0 0 0 0 0 0 214,723 4,000 5,368 0 0 0 0 20,790 3,465 0 248,345	0 0 107,361 4,000 2,684 0 0 20,790 3,465 0 138,300	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 0 0 0						0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		4

TE NAME Site 10	Small Green 7																							
ICOME Av Size m2	%	Number 7		Price £/m2	GDV £	GIA m2		DEVELOPMEN	NT COSTS							Planning fee ca Planning app fe	le dwgs 7	rate			Build Cost BCIS	/m2 1,171		
ket Housing 115.0	100%	7		2,970	2,390,850	805		LAND	Land		/unit or m2 70,988	Total 14,346	495,919			No dwgs No dwgs under	7	462 138	3,234		BCIS Over Extra 1 Energy	0	0.00%	
red Ownership 115.0	0%	0		2,376	0	0			Stamp Duty Easements etc.			0	21,800			No dwgs over f	0	138 Total	0 3,234		Design A&Adpt	0 22		
dable Rent 115.0	0%	0		1,500	0	0			Legals Acquisitio	n	1.50%	7,454	21,800								Over-extra 3 Small Sites Site Costs	0 70 117	6% 10%	
al Rent 115.0	0%	0		1,050	0	0		PLANNING	Planning Fee		6.00%	3,234				Stamp duty cal	- Residual	_	496,919		Site Costs	117 1,380	10%	
t and Subsidy Shared Owners Affordable Ren Social Rent				0	0				Architects QS / PM Planning Consult Other Profession	ants	6.00% 0.50% 1.00% 2.50%	69,178 5,765 11,530 28,824	118,531			Land payment			496,919					
AREA - Net 0.28 AREA - Gross 0.28		25 25	/ha /ha	0	2,390,850	805		CONSTRUCT			1,380	1,111,190	116,331					Total	14,346					
is per Quarter 0 Build Time 3	Quarters				RUN Residual N	ACRO strike		FINANCE	Contingency Abnormals		2.50%	27,780	1,152,970			Stamp duty cal Land payment 125,000 250,000	0% 1%	1% 3% 0%	114,800					
dual Land Value ative Use Value 20%	Whole Site 496,919 14,000 2.800	Per ha NET Per l 1,774,712	a GROSS 1,774,712 50,000 10.000		Cios	ing balance = 0			Fees Interest Legal and Valuat	lan	6.00%	17,000	17,000			500,000 1,000,000 above	3% 4% 5%	0% 0% 3% Total	3.444					
Plus /ha 350,000 Viability Threshold	98,000 I 114,800 £	m2	350,000 410,000	ľ	Check on phasing d	iega noa		SALES	Agents Legals Mirco		3.0% 0.5%	71,726 11,954	83,680	1,890,899		Pre CIL s106		2/ Unit (all) Fotal	14,000		LIT	% GDV 0.00%	0	ļ
lional Profit	409,112	508						Developers Pr	nofit % of costs (befor % of GDV	e interest)	20.00%	0	63,060	378,180		Post CIL s106 CIL	2,000 0	£/ Unit (all) £/m2 Total	14,000					
DUAL CASH FLOW FOR INTERE	ST Q1	Year 1 Q2	Q3	Q4	01	Year 2	Q3	04	Q1	Year 3	03	Q4	Q1	Year 4 Q2	03	04	01	Year 5 Q2	03	Q4	01	Year 6 Q2	03	
DME I'S Started	u.	41	1	3	3					-	45		4.						<b>u</b> ,			41	45	
rket Housing Ired Ownership				0	0	0	341,550 0	1,024,650 0	1,024,650 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
dable Rent al Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
and Subsidy INCOME	0	0	0	0	0	0	0 341,550	0	0 1,024,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ENDITURE				T								T				Т								
p Duty ments etc.	14,346 0																							
s Acquisition	7,454																							
ing Fee lects	3,234 34,589		34,589																					
ing Consultants	2,882		2,882																					
Professional	14,412		14,412																					
Cost - BCIS Base CIL		0	52,914 667 1,323	211,655 2,667 5,291	370,397 4,667	317,483 4,000	158,741 2,000 3,969	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ingency irmals		0	1,323 0	5,291 0	9,260 0	7,937	3,969 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ce Fees and Valuation	17,000 0																							
ts	0	0	0	0	0	0	10,247	30,740	30,740	0	0	0	0	0	0	o	0	0	0	0	0	0	0	
5	0	0	0	0	0	0	1,708	5,123	5,123	ō	0	ō	0	0	0	ō	ō	ō	0	ō	ō	ō	0	_
TS BEFORE LAND INT AND PRO	99,682	0 1	12,552	219,613	384,323	329,420	176,664	35,863	35,863	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
tesidual Valuation Land Interest Profit on Costs	496,919	8,949	9,083	10,908	14,366	20,346	25,592	23,503	9,024	0	0	0	0	0	0	0	0	0	0	0	o	0	0	3
Profit on GDV																								
Cash Flow Opening Balan	-596,602 0			-230,521	-398,689	-349,766	139,293	965,284	979,763	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Closing Balance	-596,602	-605,551	27,186	-957,707	-1,356,395	-1,706,161	-1,566,868	-601,584	378,180	378,180	378,180	378,180	378,180	378,180	378,180	378,180	378,180	378,180	378,180	378,180	378,180	378,180	378,180	
FLOW FOR CIL ADDITIONAL PR	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
ME As Above INCOME	0	0	0	0	0	0	341,550	1,024,650	1,024,650	0	0	- '	0	0	0	0	0	0	0		0	0	0	
INDITURE																								
	114,800																							
p Duty	3,444 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ments etc.	1,722	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ments etc. s Acquisition		0	0 34,589	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ments etc. s Acquisition	34,589		2,882	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ments etc. s Acquisition ing Fee ects ing Consultants	34,589 2,882 5,765	0	5.765				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nents etc. Acquisition ing Fee ects ng Consultants Professional	34,589 2,882 5,765 14,412	0	5,765 14,412	0	0	-	450 744			U	U	U	U	U	U	0	U	U	U	U	U	U	U	
nenté etc. A Cquésition ing Fee excts Professional Cost - BCIS Base NTAL CIL	34,589 2,882 5,765	0	5,765 14,412	0	0 370,397	317,483	158,741	0								0								
nerés étc. s Acquisition ects ng Consultants Professional Cost - BCIS Base NTAL CIL 21L s106 gency	34,589 2,882 5,765 14,412 0	0	5,765 14,412 52,914 09,112	0 211,655	2,000	6.000	6.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ments etc. s Acquisition ling Fee acts und Consultants Professional Cost - BCIS Base Professional Cost - BCIS Base Cost - BCIS Base Professional Cost - BCIS	34,589 2,882 5,765 14,412 0 0	0	5,765 14,412 52,914 09,112	0 211,655 5,291 0	2,000 9,260 0	6,000 7,937 0	6,000 3,969 0	0 0 0	0	0 0 0	0 0 0	0	0	0	0	0	0	0	0	0	0	0	0000	
inents dic. s A capitation ing Consultants Professional Cost - BCIS Base Cost - BCIS Base Cost - BCIS Base Cost - BCIS Base Cost - BCIS Cost Cost - BCIS Cost Cost Cost - BCIS Cost Cost Cost - BCIS Cost Cost Cost Cost Cost Cost Cost Cost	34,589 2,882 5,765 14,412 0	0	5,765 14,412 52,914 09,112 1,323 0	0 211,655	2,000	6.000	6.000	-	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	
Interest dat. A Apquatistion lang Fele Access Professional Date: A DCG Base Date: A DCG Bas	34,589 2,882 5,765 14,412 0 0 0	0	5,765 14,412 52,914 09,112 1,323 0	0 211,655 5,291 0	2,000 9,260 0	6,000 7,937 0	6,000 3,969 0 0 10,247	0 0 0 0 30.740	0 0 0 30,740 5 123			0 0 0		0	000000000000000000000000000000000000000	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	
minets en, http:Fee http:Fee find Fee find for Constants r Professional ficks - BICS Base FRIAL CIL CIL: s106 http: refer and Valuation sis is is is is is is is is i	34,589 2,882 5,765 14,412 0 0 17,000 0 0 0 0 0 0 0		5,765 14,412 52,914 09,112 1,323 0 0 0 0 0 0 0 0 0 0 0 0 0	0 211,655 5,291 0 0 0 0 0	2,000 9,260 0 0 0 0	6,000 7,937 0 0 0 0	6,000 3,969 0 0 10,247 1,708 0	0 0 0 30,740 5,123 0	5,123 0			0		000000000000000000000000000000000000000	000000000000000000000000000000000000000	000000000000000000000000000000000000000	000000000000000000000000000000000000000	0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	0	000000000000000000000000000000000000000	
ments etc. Is Arquistion ting Fea motion professional Costs BOS Basis ReYIN-Co. Cut. St00 Cut. St00 cut. St00 cost Bos and Valution to St	34,589 2,882 5,765 14,412 0 0 17,000 0 0 0 0 0 0 0		5,765 14,412 52,914 09,112 1,323 0 0 0 0 0 0 0 0 0 0 0 0 0	0 211,655 5,291 0 0 0	2,000 9,260 0 0	6,000 7,937 0	6,000 3,969 0 0 10,247 1,708	0 0 0 0 30,740 5,123	0 0 0 30,740 5,123 0 35,863	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 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	
nerri etc. A capatión Ya D'en A Constantes De Constantes De A Sea De A Sea De S	34,589 2,882 5,765 14,412 0 0 17,000 0 0 0 0 0 0 0		5,765 52,914 99,112 1,323 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 211,655 5,291 0 0 0 0 0	2,000 9,260 0 0 0 0	6,000 7,937 0 0 0 0	6,000 3,969 0 0 10,247 1,708 0	0 0 0 30,740 5,123 0	5,123 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	000000000000000000000000000000000000000	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	_
hanna etc. A Aquadon Wag Yea Bag Conclusion Bag Conclusion Market Conclusion Market Conclusion Market Conclusion Market Conclusion State Conclusion State Conclusion State Conclusion State Conclusion National Conclusion State Co	34,589 2,882 5,765 14,412 0 0 17,000 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	5,765 52,914 909,112 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 211,655 5,291 0 0 0 0 0 216,947	2,000 9,260 0 0 0 0 0 0 381,657	6,000 7,937 0 0 0 0 0 0 0 331,420	6,000 3,969 0 0 10,247 1,708 0 <b>180,664</b>	0 0 0 30,740 5,123 0 35,863	5,123 0 35,863	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 0 0 0	3

Typologies Site 10

12/10/201818:01

SITE NAME Site 11	Small Green 4							]																
		Number		Price	GDV	GIA		DEVELOPME	NT COSTS							Planning fee c	alic				Build Cost	/m2		
NCOME Av Siz m	2	4		Price £/m2		GIA m2		LAND			/unit or m2	Total				Planning fee of Planning app fe No dwgs	dwgs 4	rate			BCIS Over Extra 1	1,171	0.00%	
Narket Housing 120.	.0 100%	4		2,970	1,425,600	480			Land Stamp Duty		65,756	2,651	263,023			No dwgs under No dwgs over 5	4	462	1,848		Energy Design A&Adpt	0		
nared Ownership 120.	.0 0%			2,376	. 0	0			Easements etc		1.50%	2,651 0 3.945	6.597			vo owgs over s	0	138 Total	1,848		Design A&Adpt Over-extra 3	22		
fordable Rent 120.	.0 0%			1,500	0	0			Legals Acquisit	tion	1.50%	3,945	6,597								Small Sites	0 152 117	13% 10%	
cial Rent 120.				1,050		0		PLANNING	Planning Fee			1.848				Stamp duty ca	c - Residual		1		Site Costs	117 1,462	10%	
ant and Subsidy Shared Owne				0					Architects QS / PM		6.00%	43,648 3,637				Land payment			263,023					
Affordable Re Social Rent	ent			0	0				Planning Consu Other Professio	ultants onal	1.00%	3,637 7,275 18,187	74,595											
	10 ha 10 ha	20 20	/ha /ha		1,425,600	480		CONSTRUCT	ION Build Cost - BC s106 / CIL Contingency	IS Based	1,462	701,918 8,000 17,548				Stamp duty ca	n - Add Profit	Total	2,651					
ales per Quarter 0 hit Build Time 3	Quarters Whole Site	]	Per ha GROSS		RUN Residual			FINANCE	Abnormals		2.50%	11,000	727,466			Land payment 125,000 250,000 500,000	0% 1% 3%	1% 3% 0%	82,000					
esidual Land Value	263,023	1,315,117	1,315,117			sing balance =	U		Interest		6.00%					1,000,000	4%	0%						
emative Use Value lift 20%	10,000 2,000		50,000 10,000		RUN CIL MACH	RO ctrl+l ising balance =	D		Legal and Valu	ation		0	11,000			above	5%	3% Total	2,460					
Plus /ha 350,000 Viability Threshol	70,000 Id 82,000		350,000		Check on phasing			SALES	Agents		3.0%	42,768				Pre CIL s106	2 000	£/ Unit (all)			107	% GDV		i i
Vability Threshol			410,000		Check on pricing COP				Legals		0.5%	42,768				Pile Cill S106	2,000	Total	8,000		ы. -	0.00%	0	1
iditional Profit	189,900	£/m2 396	1						Misc.			0	49,896	1,132,577		Post CIL s106	2 000							
								Developers Pr	folit % of costs (befi % of GDV	ore interest)	20.00%			226,515		CIL	2,000 0	£/m2 Total	8,000					
SIDUAL CASH FLOW FOR INTERE	EST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
OME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
ITS Started			2	2		ć	740			ć	0	,	ć								6			
arket Housing ared Ownership	1			0	0	0	712,800 0	712,800 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
fordable Rent	1			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ant and Subsidy	1			ő	ŏ	ő	ō	ō	ő	ő	ō	ő	ő	0	ŏ	ő	ő	ō	ō	ő	ő	ō	ō	
INCOME	0	0	0	0	0	0	712,800	712,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
PENDITURE mp Duty	2,651																							
sements etc.	0																							
gals Acquisition	3,945																							
ming Fee bitects	1,848		21.924																					
	21,824		21,824 1,819																					
rning Consultants er Professional	3,637 9,093		3,637 9,093																					
ld Cost - BCIS Base		~	116,986	233,973	233,973	116,986	c .	0		0	0	0	c		~	0	<i>c</i>	0				0		
06/CIL	1	0	116,986 1,333 2,925	233,973 2,667 5,849	233,973 2,667 5,849	116,986 1,333 2,925	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
intingency normals	1	0	2,925 0	5,849 0	5,849 0	2,925 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
					Ĭ			~	Ŭ									~			Ŭ			
nance Fees gal and Valuation	11,000 0												[											
pents	0	0	0	0		0	21,384	21,384	0	0	0	0	0	0	0	0	0	0	0	0		0	0	
gals	0	0	0	0	0	0	21,384 3,564	21,384 3,564	0	0	0	0	0	ő	0	0	0	0	0	0	0	0	õ	
ISC. DSTS BEFORE LAND INT AND PRO	DF 55,818	0	0 157,618	242,489	242,489	121,244	24,948	24,948	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
r Residual Valuation Lan																								
Interes Profit on Cost	st	4,783	4,854	7,291	11,038	14,841	16,882	6,818	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Profit on GD	v																							
Cash Flow	-318,841	-4,783	-162,472	-249,780	-253,527	-136,085	670,970	681,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Opening Bala Closing Balan	ini 0	323.624	-486 09F	-735,876	.989.402	-1,125,489	-454,519	226,515	226,515	226,515	226,515	226,515	226,515	226,515	226,515	226,515	226,515	226,515	226,515	226,515	226,515	226,515	226,515	
Toward Data		-040,084	-400,000			1,120,403	404,010	220,010		220,010	220,010	220,010	100,010	240,010	A&U,010	220,013	440,013	220,010	240,010	440,013		280,010	220,010	-
ASH FLOW FOR CIL ADDITIONAL P	ROFIT	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	
COME As Above INCOME	0	0	0	0	0	0	712,800	712,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
PENDITURE	1								-															
d	82,000																							
mp Duty sements etc.	2,460	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ements etc. als Acquisition	0 1,230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1,848	-	-	0		,		0		0						0	-			-				
inning Fee hitects	1,848 21,824 1,819	0	0 21,824	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nning Consultants	3.637	0	1,819	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ar Professional	9,093	ō	9,093	ō	ŏ	0	ō	ō	ō	ō	0	ō	ō	0	ō	0	õ	0	0	õ	ő	0	0	
ld Cost - BCIS Base	0	0	116,986	233,973	233,973	116,986	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TENTIAL CIL at CIL s106	1		94,950	94,950	4.000	4.000	c .		0	c		0	c		~	0	<i>c</i>		0			0		
tingency	0	0	2,925 0	5,849	4,000 5,849 0	4,000 2,925 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ormals	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ance Fees	11,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
gal and Valuation	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ents gals	0	0	0	0	0	0	21,384 3,564	21,384 3,564	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
- 90.	o	0	0	0	ő	0	0	0	0	0	ő	0	0	ő	0	0	0	ő	ŏ	0	ő	ő	ő	
OSTS BEFORE LAND INT AND PRO	DF 134,911	0	251,234	334,772	243,822	123,911	24,948	24,948	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
o Cit. ante detter	1												[											
or CIL calculation	st	2,024	2,054	5,853	10,963	14,785	16,865	6,800	o	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Profit on cos Profit on GD	st V												[											Z
Cash Flor	• w -134,911	-2,024	-253.289	-340.626	-254.785	-138.696	670.987	681.052	0	,		0	0				0				-			4
Cash Flor Opening Balance	e 0	-2,024	-253,289	-340,626	-254,785	-138,696	670,987	681,052	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2
Closing Balance	e -134,911	-136,935	-390,223	-730,849	-985,634	-1,124,329	-453,342	227,709	227,709	227.709	227,709	227,709	227,709	227.709	227.709	227,709	227.709	227,709	227,709	227,709	227,709	227,709	227.709	
																								-

Typologies Site 12

_	
	<b>NI</b>
	44
 _	21
_	

TE NAME SI	te 12 Green Plot							]																
COME	Av Size % m2	Number		Price £/m2	GDV £	GIA m2		DEVELOPME	ENT COSTS						1	Planning fee ca Plannino aoo fe	lic dwgs	rate			Build Cost BCIS	/m2 1,171		
arket Housing	150.0 100%	. 1		2,970	445,500	150		LAND	Land		/unit or m2 83,379	Total	83.379		1	lo dwgs lo dwgs under	1		462	Ċ	Dver Extra 1 Energy	0	0.00%	<u>،</u>
hared Ownership	150.0 0%			2.376	0				Stamp Duty Easements etc.			0			,	lo dwgs over f	0	462 138 Total	0	c c	Design A&Adot	0		
		0		1,500					Legals Acquisit	ion	1.50%	1,251	1,251		F			1 Court		0	Over-extra 3 Small Sites	0	170	,
ordable Rent		0			0	0		PLANNING							-						Site Costs	117	13% 10%	í.
cial Rent	150.0 0%	0		1,050	0	0			Planning Fee Architects		6.00%	462 13,610			2 U	itamp duty cal and payment	c - Residual		83,379	L		1,462		
	d Ownership lable Rent I Rent			0 0 0	0 0 0				QS / PM Planning Consu Other Professio	itants onal	0.50% 1.00% 2.50%	1,134 2,268 5,671	23,145											
E AREA - Net E AREA - Gross	0.05 ha 0.05 ha	20 20	/ha /ha		445,500	150		CONSTRUC	TION Build Cost - BC s106 / CIL	IS Based	1,462	219,350 2,000						Total	0					
es per Quarter t Build Time	0 3 Quarters								Contingency Abnormals		2.50%	2,000 5,484 0	226,833		3 1	itamp duty cal and payment 125,000	c - Add Profit	0%	20,500					
sidual Land Value	Whole Site 83,379	Per ha NET Pe	1 667 571			ing balance = 1	0	FINANCE	Fees		6.00%	4,000				250,000 500,000 1,000,000	1% 3% 4%	0% 0% 0%						
imative Use Value Itt 2 Plus /ha 35	2,500 20% 500 0,000 17,500		50,000 10,000 350,000			ing balance = 1	0	SALES	Legal and Value	ation		0	4,000			above	5%	0% Total	0	-				_
Viability Th		£/m2	410,000	l	Check on phasing d	iegs nos act			Agents Legals Misc.		3.0% 0.5%	13,365 2,228 0	15,593	354,200		ne CIL s106		otal	2,000	L.	LIT 1	% GDV 0.00%	0	ī
ikional Profit	65,879	439						Developers F	Profit % of costs (befo % of GDV	ore interest)	20.00%			70,840	8	Post CIL s106 CIL	2,000 0	£/ Urit (all) £/m2 Total	2,000					
SIDUAL CASH FLOW FOR I	NTEREST Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
COME ITS Started rket Housing			1	0	0	0	445,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
ared Ownership ordable Rent				0	ő	0	0	0	0	ő	0	0	0	0	0	0	0	0	0	0	0	0	0	
ial Rent nt 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	445,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
PENDITURE mp Duty ements etc. als Acquisition	0 0 1,251																							
ning Fee ittects	462																							
	6,805 567		6,805 567																					
ning Consultants Ir Professional	1,134 2,835		1,134 2,835																					
d Cost - BCIS Base 5/CIL		0	73,117	73,117 667	73,117 667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3/CIL tingency prmals		0	667 1,828 0	667 1,828 0	667 1,828 0	0	0	0	0	0	0	0	0	0	0	0 0 0	0	0	0	0	0 0	0	0	
ance Fees al and Valuation	4,000 0																							
nts als	0	0	0	0	0	0	13,365 2,228	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C. STS BEFORE LAND INT AM		-	0 86,953	75,611	75,611	0	15,593	-	0	-	0	0	-	0	0	0	-	-	-	0	0	-	-	_
		-				-				•								-	-		-	-		-
Residual Valuation Profit of	Land 83,379	1,506	1,529	2,856	4,033	5,228	5,306	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Profit	on GDV																							
Cash I Openii Closin	Flow -100,433 ng Balans 0 g Balano -100,433	-1,506	-88,482	-78,467 -268,889	-79,644	-5,228 -353,761	424,601 70,840	0 70,840	0 70,840	0 70,840	0 70,840	0 70,840	0 70,840	0 70,840	0 70,840	0 70,840	0 70,840	0 70,840	0 70,840	0 70,840	0 70,840	0 70,840	0 70,840	
SH FLOW FOR CIL ADDITIC																								
	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	-
OME As Ab INCOME	0	0	0	0	0	0	445,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
ENDITURE	20,500																							
	20,500		0	0		0	c			P	0	0	0	0		0	0	0	0		0	0	0	
np Duty ements etc.	0 308	0	0	0	ő	0	0	0	0	0	0	ő	0	0 0	ő	0	0	0	0	ŏ	0	0	ő	
als Acquisition		-	-	-		0	-	-	U	-	0	0			U				0	U				
ning Fee hitects	462 6,805 567	0	0 6,805	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ning Consultants ar Professional	567 1,134 2,835	0 0 0	567 1,134 2,835	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	
d Cost - BCIS Base FENTIAL CIL	0	0	73,117 32,940	73,117 32,940	73,117	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
t CIL s106 tingency prmals	0	0	1,828 0	1,828 0	2,000 1,828 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	
ance Fees	4,000	0	0	0	0	0	0	0	0	•	0	0	0	0	0	0	0	0	0	0	0	0	0	
al and Valuation	0	0	0	0	0	0	13,365	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
pis c.	0	0	0	0	0	0	2,228	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
STS BEFORE LAND INT AN	ND PROF 36,611	0	119,226	107,884	76,944	0	15,593	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
CIL calculation																								
	Interest t on cost on GDV	549	557	2,354	4,008	5,222	5,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Ci	ash Flow -36,611	-549	-119,783	-110,238	-80,952	-5,222	424,607	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
Opening Closing	Balance 0 Balance -36,611	-37,160	-156,943	-267,181	-348,134	-353,356	71,252	71,252	71,252	71,252	71,252	71,252	71,252	71,252	71,252	71,252	71,252	71,252	71,252	71,252	71,252	71,252	71,252	_
																								-

ITE NAME Site 13	Small Green 15							1																
COME Av Size		Number 15		Price £/m2	GDV £	GIA m2		DEVELOPMEN	NT COSTS							Planning fee ca Planning apo fe No dwgs	alc dwos	rate			Build Cost BCIS Over Extra 1	/m2 1,207		
ket Housing 111.4		11		2,790	3,262,398	1,169		LAND	Land		/unit or m2 33,671	Total	505,070					462 138	6,930			0	0.00%	
ed Ownership 57.1	3 10%	2		2,232	193,347	87			Stamp Duty Easements etc.			14,753 0				No dwgs over f	0	138 Total	0 6,930		Design A&Adpt	0 22		
dable Rent 57.1		ō		1,500	0	0			Legals Acquisit	ion	1.50%	7,576	22,330								Over-extra 3 Small Sites	0	0%	
al Rent 57.1	3 20%	3		1,050	181,913	173		PLANNING	Planning Fee			6,930				Stamp duty cal	ic - Residual	_			Site Costs	121 1,349	10%	
t and Subsidy Shared Owner Affordable Re Social Rent	rship nt			0	0				Architects QS / PM Planning Consu Other Professio		6.00% 0.50% 1.00% 2.50%	120,403 10,034 20,067 50,168	207.601			Land payment			505,070					
AREA - Net 0.5 AREA - Gross 0.6	) ha 3 ha	30 24	/ha /ha	0	3,637,657	1,429		CONSTRUCT			1,349	1,928,501 30,000	207,601					Total	14,753					
s per Quarter 0 Build Time 3	Quarters				RUN Residual I	MACRO ctrl+r		FINANCE	Contingency Abnormals		2.50%	48,213 0	2,006,714			Stamp duty cal Land payment 125,000 250,000	0% 1%	1% 3%	233,750					
dual Land Value native Use Value 20%	505,070 12,500 2,500	Per ha NET F 1,010,139	808,112 20,000 4,000		RUN CIL MACE	sing balance = tO ctrl+l sing balance =			Fees Interest Legal and Value	ation	6.00%	23,000	23,000			500,000 1,000,000 above	3% 4% 5%	4% 0% 4% Total	9,350					
Plus /ha 350,000 Viability Threshold	£	Um2	350,000 374,000		Check on phasing CON	degs nos		SALES	Agents Legals Misc.		3.0% 0.5%	109,130 18,188 0	127,318	2,892,033		Pre CIL s106		£/ Unit (all) Total	30,000		LIT	% GDV 0.00%	0	]
tional Profit	288,482	247						Developers Pr	ofit % of costs (befo % of GDV	ore interest)	20.00% 0.00%			578,407 0		Post CIL s106 CIL	2,000 0	£/ Unit (all) £/m2 Total	30,000					
SIDUAL CASH FLOW FOR INTERE	ST Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
TS Started ket Housing			3	4	4 0	4 0	652,480	869,973	869,973	869,973	0	0	0	0	0	0	0	0	0	0	0	0	0	
red Ownership Irdable Rent				0	0	0	38,669 0 36,383	51,559 0	51,559 0	51,559 0	0	0	0	0	0	0	0	0	0	0	0	0	0	
al Rent t and Subsidy				0	0	0	0	48,510 0	48,510 0	48,510 0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	•	0	727,531	970,042	970,042	970,042	0	0	0	0	0	0	0	0	0	0	0	0	0	
ENDITURE IP Duty Iments etc. Is Acquisition	14,753 0 7,576																							
ing Fee	6,930																							
tects	60,201 5.017		60,201 5,017																					
ing Consultants Professional	10,034 25,084		10,034 25,084																					
Cost - BCIS Base		0	128,567 2,000	299,989	471,411	514,267	342,845	171,422	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
/CIL ingency		0	3.214	4,667 7,500	7,333 11,785	8,000 12,857	5,333 8,571	2,667 4,286	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
imals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nce Fees al and Valuation	23,000 0																							
nts	0	0	0	0	0	0	21,826	29,101	29,101	29,101	0	0	0	0	0	0	0	0	0	0	0	0	0	
IS TS BEFORE LAND INT AND PRO	-	0	0 0 234.117	0	0 490.530	0	3,638 382,213	4,850	4,850	4,850	0	0	0	0	0	0	0	0	ō	0	0	0	0	
TS BEFORE LAND INT AND PRO	152,595	0	234,117	312,155	490,530	535,124	382,213	212,326	33,951	33,951	0	0	0	0	0	0	0	0	0	U	0	0	0	-
Residual Valuation Lan	505,070	9.865	10,013	13,675	18,562	26,199	34,619	29,958	19,042	5,286	0	0		_		0	0			0	0			
Interes Profit on Cost Profit on GDV	5	9,865	10,013	13,675	18,562	26,199	34,619	29,958	19,042	5,286	0	0	0	0	0	0	0	0	0	0	0	0	U	5
Cash Flow	-657,665	-9,865	-244,130	-325,830	-509,092	-561,322	310,700	727,758	917,049	930,804	0	0	0	0	0	0	0	0	0	0	0	0	0	-
Opening Balar Closing Balan	w 0 -657.665	-667.530	-911.659	-1.237.490	-1.746.582	-2.307.905	-1.997.205	-1.269.447	-352.398	578.407	578.407	578,407	578.407	578.407	578.407	578,407	578.407	578.407	578.407	578,407	578.407	578.407	578.407	
H FLOW FOR CIL ADDITIONAL P	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
ME As Above INCOME	0	0	0	0	0	0	727,531	970,042	970,042	970,042	0	0	0	0	0	0	0	0	0	0	0	0	0	
ENDITURE																								
	233,750																							
ip Duty ments etc.	9,350 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
is Acquisition	3,506	U	0	0	0	U	0	0	0	•	U	0		U	0	0	0		U	0	0	U Q		
ning Fee tects	6,930 60,201 5.017	0	0 60,201 5.017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ing Consultants Professional	5,017 10,034 25,084	0	5,017 10,034 25,084	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
· roversorrormal	25,084	0	25,084	0 299.989	0 471.411	0 514.267	0 342.845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cost - BCIS Base	-5,250	i I	293,732		6.000	8 000	8,000	8 000	Č		-	-	-	-	ć	0		-	-	ć	Š		-	
ENTIAL CIL	0	0	3,214 0	7,500 0	11,785 0	12,857 0	8,000 8,571 0	4,286 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ENTIAL CIL CIL s106 ngency		-	-	0	0	0			0	0	-	-	0	-	0	ő	0	-	-	0	ő	0	-	
ENTIAL CIL CIL s106 Ingency rmals			o	0	0	0	0	0	0	0	0	0	0	0	ō	0	ō	0	0	ó	ō	0	0	
Cost - BCIS Base ENTIAL CIL CIL s106 Ingency imals ce Fees and Valuation	23,000 0	0				0	21,826	29,101 4,850	29,101 4,850	29,101 4,850	0	0	0	0	0	0	0	0	0	0	0	0	0	
ENTIAL CIL CIL s106 Ingency rmals ce Fees	23,000	0	0	0	0	ō	3,638						0	0	ò	0	0	ō		0				_
ENTIAL CIL CIL s106 Ingency mals ce Fees and Valuation ts s	23,000 0 0 0	0	0 0 525.848	0	0	0 0 535,124	0	0	0 33,951	0 33,941	0	0	0	0	0	0	0	0	0	6	0	0	0	-
ENTIAL CILL CILL:106 Ingency mails and Valuation Is Is Is Is BEFORE LAND INT AND PRC	23,000 0 0 0	0 0 0	0 0 525,848			0 0 535,124	3,638 0 384,879	4,850 0 217,659	0 33,951	0 33,951	0	0	0	0	0	0	0	0	0	0	0	0	0	
NTTAL CL CLISSE gency mats of Pees and Valuation s s S SEFORE LAND INT AND PRC L calculation	23,000 0 0 0	0 0 0 0 5,574	0 0 525,848 5,658	0	0	0 0 535,124 26,062	0	0	0 33,951 19,019	0 33,951 5,263	0 0	0	0	0	0	0	0	0	0	0	0 0	0 0	0	
NTIAL CIL CIL s106 gency mais ce Fees and Valuation is s <b>5 BEFORE LAND INT AND PRC</b> IL calculation	23,000 0 0 0	0 0 0 5,574		0 0 307,489	0 0 489,197		0 384,879	0 217,659			0			0	0		0	0	0		0	0	0	5

TE NAME Sa	ite 14 Small Green	11						]																
COME	Av Size	% Numbe	r	Price £/m2	GDV F	GIA m2		DEVELOPME	NT COSTS							Planning fee of	alic dwns	rate			Build Cost BCIS	/m2 1,204		
inket Housing	115.0 70			2,790		886		LAND	Land		/unit or m2 35,245	Total	297 604			Planning app fe No dwgs No dwgs under	dwgs 11 11		5,082		BCIS Over Extra 1 Energy	0	0.00%	
ired Ownership	60.3 10		-	2,232	148,130	65			Stamp Duty Easements etc.			8,885				No dwgs over 5		462 138 Total	5.082		Design A&Adpt Over-extra 3 Small Sites	0 22		
ordable Rent	60.3 0			1.500	0				Legals Acquisit	ion	1.50%	5,815	14,700			<u>.</u>		1 654	5,000		Over-extra 3 Small Sitor	0	0%	
cial Rent	60.3 0		,	1,050		133		PLANNING	Planning Fee			5,082				Stamp duty ca	- Bealderal				Site Costs	120 1,346	10%	
	d Ownership			1,050	139,370	133			Architects OS / PM		6.00%	91,095 7,591				Land payment	c - Residual		387,694			1,346		
ant and Subsidy Shared Attord Social	lable Rent			0	0				Planning Consu Other Professio	itants Inal	1.00%	7,591 15,183 37,956	156,908											
TE AREA - Not TE AREA - Gross	0.37 ha 0.37 ha	3	) /ha ) /ha		2,758,045	1,085		CONSTRUCT	Build Cost - BC	IS Based	1,346	1,459,761 22,000						Total	8,885					
es per Quarter t Build Time	0 3 Quarters	]			RUN Residual I			FINANCE	Contingency Abnormals		2.50%	36,494 0	1,518,255			Stamp duty ca Land payment 125,000 250,000 500,000	0% 1%	1% 3%	150,333					
sidual Land Value emative Use Value lift 2	Whole Site 387,65 18,33 20% 3,66	13 17	1,057,347 50,000 10,000		RUN CIL MACR	sing balance = O ctrl+l sing balance =			Fees Interest Legal and Value	tion	6.00%	18,000	18,000			500,000 1,000,000 above	3% 4% 5%	3% 0% 3% 3% Total	4,510					
Plus /ha 35/ Viability Th	0,000 128,33 hreshold 150,33	3	350,000 410,000		Check on phasing a			SALES	Agents Legals		3.0% 0.5%	82,741 13,790				Pre CIL s106	2,000	£/ Unit (all) Total	22,000		LIT	% GDV 0.00%	0	]
ditional Profit	257,61	£/m2 2 29	1					Developers P	Misc. rofit % of costs (befo	ore interest)	20.00%	0	96,532	2,192,088		Post CIL s106 CIL	2,000 0	£/ Unit (all) £/m2 Total	22,000					
SIDUAL CASH FLOW FOR I	INTEREST Q1	Year Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	% of GDV	Year 3 Q2	0.00% Q3	Q4	Q1	0 Year 4 Q2	03	Q4	Q1	Year 5 Q2	Q3	04	Q1	Year 6 Q2	03	
COME ITTS Started	41	42	2	3	3	3																		
irket Housing ared Ownership				0	0	0	449,190 26,933	673,785 40,399	673,785 40,399	673,785 40,399	0	0	0	0	0	0	0	0	0	0	0	0	0	
ordable Rent				0	0	0	0 25,340	0 38,010	0 38,010	0 38,010	0	0	0	0	0	0	0	0	0	0	0	0	0	
nt and Subsidy INCOME	0	0	0	0	0	0	0 501,463	0 752,194	0 752,194	0 752,194	0	0	0	0	0	0	0	0	0	0	0	0	0	_
PENDITURE																								_
mp Duty ements etc. als Acquisition	8,885 0 5,815											ļ												
ning Fee	5,082																							
itects	45,548 3,796		45,548 3,796																					
ning Consultants r Professional	7,591 18,978		3,796 7,591 18,978																					
r Professional 1 Cost - BCIS Base	18,9/8		89.470	221.176	353.882	398.117	265.411	132.706			0	0				0			0					
5/CIL		0	88,470 1,333 2,212	221,176 3,333 5,529	353,882 5,333 8,847	398,117 6,000 9,953	265,411 4,000 6,635	132,706 2,000 3,318	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ntingency normals		0	2,212	5,529 0	8,847	9,953 0	6,635 0	3,318 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ance Fees gal and Valuation	18,000 0																							
ints	0	0	0	0	0	0	15,044	22,566	22,566	22,566	0	0	0	0	0	0	0	0	0	0	0	0	0	
als C	0	0	0	0	0	0	2,507	3,761	3,761	3,761	0	0	0	0	0	0	0	0	0	0	0	0	0	
STS BEFORE LAND INT AN	ND PROF 113,695	0	167,928	230,039	368,062	414,070	293,598	164,350	26,327	26,327	0		0	0	U	0	0	0	0	0	0	0	0	
Profit o	Land 387,694 Interest on Costs	7,521	7,634	10,267	13,872	19,601	26,106	23,379	14,912	4,248	0	0	0	0	0	0	0	0	0	0	o	0	٥	4
Profit																								
Cash F Openin	ng Baland 0	-7,521	-175,562	-240,306	-381,934	-433,670	181,759	564,465	710,955	721,619	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Closin		-508,910	-684,472	-924,777	-1,306,711	-1,740,381	-1,558,622	-994,157	-283,202	438,418	438,418	438,418	438,418	438,418	438,418	438,418	438,418	438,418	438,418	438,418	438,418	438,418	438,418	-
SH FLOW FOR CIL ADDITIO	Q1	Year Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
DME As Abs INCOME	ove 0	0	0	0	0	0	501,463	752,194	752,194	752,194	0	0	0	0	0	0	0	0	0	0	0	0	0	-
ENDITURE	150,333	_																						-
1								0																
np Duty ements etc.	4,510 0	0	0	0	0	0	0	ō	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
als Acquisition	2,255	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ning Fee itects	5,082 45,548	0	0 45,548	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ning Consultants	3,796 7,591	0	3,796 7,591 18,978	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
er Professional	18,978	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1 Cost - BCIS Base TENTIAL CIL	0 38,000	0	88,470 36,602	221,176 36,602	353,882 36,602	398,117 36,602	265,411 36,602	132,706 36,602	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
t CIL s106 tingency	0	0		5,529	4,000 8,847	6,000 9,953	6,000 6,635	6 000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ormals	ő	ō	2,212 0	0	0	0	U	3,318 0	ō	ō	ō	õ	ō	ō	ō	ō	ō	ō	ō	ō	ō	ō	ō	
ince Fees al and Valuation	18,000 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nts	0	0	0	0	0	0	15,044	22,566	22,566	22,566	0	0	0	0	0	0	0	0	0	0	0	0	0	
ak 0.	0	0	0	0	0	0	2,507	3,761	3,761	3,761	0	0	0	0	0	0	0	0	0	0	0	0	0	
STS BEFORE LAND INT AN	ND PROF 294,093	0	203,197	263,307	403,330	450,672	332,200	204,952	26,327	26,327	0	0	0	0	Ó	0	Ó	0	0	0	0	0	0	-
	Interest	4,411	4,478	7,593	11,656	17,881	24,909	22,744	14,876	4,212	0	0	0	o	0	0	0	0	0	0	o	0	0	4
																								100
Profit	t on cost on GDV											1												
Profit	t on cost on GDV	-4,411	-207,674	-270,900	-414,987	-468,553	144,354	524,498	710,991	721,656	0	0	0	0	0	0	0	0	0	0	0	0	0	4

ITE NAME Site 15	Small Green 9							]																	
ICOME Av Size	* %	Number		Price £/m2	GDV	GIA m2		DEVELOPMEN	NT COSTS							Planning fee ca	alic .	rate			Build	Cost	/m2		
		9		£/m2 2,790	£ 2,929,500	m2 1,050		LAND	1		/unit or m2 57,671	Total	540.005			Plannino apo fe No dwgs No dwgs under	dwgs 9		4,158		BCIS Over	Extra 1	1,171	0.00%	
		9			2,929,500	1,050			Land Stamp Duty		57,671	15,452	519,036			No dwgs under No dwgs over f	9	462 138	4,158	0	Energ Desk A&Ad	9V 9V	0		
ared Ownership 116.		0		2,232	0	0			Easements etc. Legals Acquisiti	on	1.50%	0 7,786	23,237					Total	4,158	58	A&Ad Over	dpt -extra 3 I Sites	22 0		
ordable Rent 116.		0		1,500	0	0		PLANNING													Small Site (	I Sites Costs	70 117	6% 10%	
cial Rent 116.		0		1,050	0	0			Planning Fee Architects		6.00%	4,158 90,217				Stamp duty cal Land payment	c - Residual		519.036	36			1,380		
ant and Subsidy Shared Owner Affordable Re Social Rent	rship nt			0 0 0	0 0 0				QS / PM Planning Consul Other Professio	tants nal	0.50% 1.00% 2.50%	90,217 7,518 15,036 37,590	154,519												
TE AREA - Net 0.3 TE AREA - Gross 0.3	i ha i ha	25 25	/ha /ha		2,929,500	1,050			Build Cost - BCI	IS Based	1,380	1,449,378						Total	15,452	52					
ales per Quarter 0									s106 / CIL Contingency Abnormals		2.50%	18,000 36,234 0	1,503,612			Stamp duty cal Land payment			147,600	00					
it Build Time 3	Quarters Whole Site P	er ha NET Per h	a GROSS	1	RUN Residual M Clos	IACRO ctrl+r ing balance = 1	0	FINANCE	Fees			16,000				125,000 250,000 500,000	0% 1% 3% 4%	1% 3% 4%							
enative Use Value emative Use Value elit 20% Plus ha 350.000	519,036 18,000 3,600	1,441,767 1	441,767 50,000 10,000 350,000		RUN CIL MACRO Clos	D ctrl+l ing balance = 1	0	SALES	Interest Legal and Valua	tion	6.00%	0	16,000			1,000,000 above	4% 5%	0% 4% Total	5,904	04					
Plus /ha 350,000 Viability Threshol	125,000 1 147,600		350,000 410,000	E	Check on phasing d			SALES	Agents Legals		3.0% 0.5%	87,885 14,648				Pre CIL s106	2,000 8	2/ Unit (all) Fotal	18,000	00	LIT	9	6 GDV 0.00%	0	
ditional Profit	£/n 400,739	382						Developers Pr	Misc.			0	102,533	2,318,938		Post CIL s106 CIL	2,000	£/ Unit (all) £/m2							
	~	Y				× 7			% of costs (befo % of GDV		20.00% 0.00%			463,788 0 Year 4		I		Total	18,000	00			Year 6		
ESIDUAL CASH FLOW FOR INTERE	Q1	Year 1 Q2	Q3	Q4 2	Q1 2	Q2	Q3 2	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Year 5 Q2	Q3	0	4	Q1	Q2	Q3	
rket Housing ared Ownership				0	0	0	2 325,500 0	651,000	651,000	651,000	651,000 0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
tial Rent nt 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	325,500	651,000	651,000	651,000	651,000	0	•	0	0	0	0	0	0	0	0	0	0	0	
PENDITURE mp Duty ements etc.	15,452 0																								
als Acquisition	7,785																				1				
ning Fee itects	4,158 45,108	4	5,108																						
ning Consultants	3,759 7,518	5	8,759 7,518																		1				
r Professional	18,795	1	8,795																		1				
1 Cost - BCIS Base		0 5	3,681 1 667	161,042	268,403 3.333	322,084	322,084 4.000	214,723 2.667	107,361 1.333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
tingency	1	0 1	,342	4,026	6,710	8,052	8,052	2,667 5,368 0	2,684	0	0	0	0	0	0	0	0	0	0	0	ŏ	0	0	0	
ormals		U	0	0	0	0	0	0	0	0	U	0	0	U	U	0	U	U	0	0		0	U	U	
ince Fees al and Valuation	16,000 0																								
nts	0	0	0	0	0	0	9,765	19,530	19,530	19,530	19,530	0	0	0	0	0	0	0	o	0	0	0	0	0	
als 1.	0	0	0	0	0	0	1,628	3,255	3,255	3,255	3,255	0	0	0	0	0	0	0	0	0	0	0	0	0	
STS BEFORE LAND INT AND PRO	118,576	0 1:	90,870 1	167,068	278,447	334,136	345,529	245,542	134,164	22,785	22,785	0	0	0	0	0	0	•	o	0	•	0	0	0	
Residual Valuation Lan	519,036																								
Interes Profit on Cost	t	9,564 9	9,708	11,816	14,500	18,894	24,189	24,852	19,143	11,678	2,430	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Profit on GDV	<i>,</i>																								4
Cash Flow	-637,612	-9,564 -1	40,578 -	178,884	-292,946	-353,030	-44,218	380,605	497,693	616,537	625,785	0	0	0	0	0	0	0	0	0	0	0	0	0	-4
Opening Balan Closing Balan	n 0 -637,612	-647,176 -7	87,754 -	966,638	-1,259,585	-1,612,615	-1,656,832	-1,276,227	-778,534	-161,997	463,788	463,788	463,788	463,788	463,788	463,788	463,788	463,788	463,788	463,	,788 4	63,788	463,788	463,788	
H FLOW FOR CIL ADDITIONAL P	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q	24	Q1	Year 6 Q2	Q3	
DME As Above INCOME	0	0	0	0	0	0	325,500	651,000	651,000	651,000	651,000	0	0	0	0	0	0	0	0	0	•	0	0	0	
ENDITURE																									_
	147,600																				1				
np Duty ements etc.	5,904	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
aments etc. Ils Acquisition	2,214	ō	0	0	ő	ō	0	0	0	0	ō	0	ő	0	ō	0	ō	ō	0	0	0	ō	ō	ő	
	4,158	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ning Fee	3,759	0 3	8,759	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
itects		0 7	7,518 8,795	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
itects	7,518 18,795			161,042	268,403	322,084	322,084	214,723	107,361	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
itects ning Consultants r Professional I Cost - BCIS Base	18,795	0 5	3,681 1					4.000	4.000	0	-					0				-		0			
itects ning Consultants r Professional I Cost - BCIS Base ENTIAL CIL	18,795	13	25,193	161,042 125,193	125,193	4.000	4,000		4,000	0	0	0	0	0	0	0	0	0	0	0	ŏ	0	0		
itects r Professional I Cost - BCIS Base ENTIAL CIL : CIL s106 ingency	18,795	13	15,193	4.025	125,193	4,000 8,052	4,000 8,052	5,368	2,684	2		0	U	U	U	0	U	U					0	0	
itects ring Consultants Professional ICost - BCIS Base ENTIAL CIL CIL s106 ingency zmals	18,795 0 25,160 0 0	13	1,342 0	4,026 0	125,193 2,000 6,710 0	8,052 0	8,052 0	5,368 0	2,684 0	ō	0								0	0	0	0	0	0	
htects wing Consultants r Professional d Cost - BCIS Base ENTIAL CIL t CIL - 106 dingency omals nce Fees	18,795 0 25,160	13	15,193	4.025	125,193	4,000 8,052 0 0	4,000 8,052 0 0	4,000 5,368 0 0	2,684 0 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ring Consultants ring Consultants Professional Cost - BCIS Base Cost - BCIS Base ICUL: 106 City Cost - BCIS Base Jane Cost Cost Cost Cost Cost Cost Cost Cost	18,795 0 25,160 0 0	13	1,342 0	4,026 0	125,193 2,000 6,710 0	8,052 0	8,052 0 0 9,765	5,368 0 0 19,530	0 0 19.530	0	0	0	0	0	0 0	0	0	0	0	0 0 0	0 0 0	0 0 0	0	0	
leocis ring Consultants « Professional ENTIAL CIL Cols: = BCIS Base ENTIAL CIL COL: s106 Ingency Jumals noe Rees and Valuation tts	18,795 0 25,160 0 16,000 0	13	25,193 1 1,342 0 0 0	125,193 4,026 0 0 0	125,193 2,000 6,710 0 0	8,052 0	8,052 0 0	5,368 0 0 19,530 3,255	0	0	0 19,530 3,255	0	0	0	0	0	0	0	0	0	0		0	0	
Nexis Arroressional 4 Cost - BCIS Base ENTAL CIL CIL stole CIL stole cil stole arromate and and Valuation at and Valuation at and Valuation	18,795 0 25,160 0 16,000 0		1,342 0 0 0 0 0 0	125,193 4,026 0 0 0	125,193 2,000 6,710 0 0	8,052 0	8,052 0 0 9,765	5,368 0 0 19,530	0 0 19.530	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 0 0	0 0 0 0 0	0 0 0 0 0 0	
THIS FAS White Consultants or Professional Costs BCIS Base TENTIAL CL CL S100 Bingenry omale and Valuation al and Valuation sts Bits BEFORE LAND INT AND PRC	18,795 0 25,160 0 16,000 0 0 0 0 0		1,342 0 0 0 0 0 0	125,193 4,026 0 0 0 0 0	125,193 2,000 6,710 0 0 0 0 0	8,052 0 0 0 0 0	8,052 0 0 9,765 1,628 0	5,368 0 0 19,530 3,255 0	0 0 19,530 3,255 0	0 19,530 3,255 0	0 19,530 3,255 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 0 0	
Nexts ying Consultance Professional 2 Cost - BGIS Base EVTNUL CIL L CIL s106 Ingenory smalls and Valuation Arrited State State State State CL Labolation Interest Labolation	18,795 0 25,160 0 16,000 0 0 0 0 0	11 0 3 0 0 0 0 0 0 0 0 0 2 2	25,193 1 1,342 0 0 0 0 0 0 55,396 2	125,193 4,026 0 0 0 0 0	125,193 2,000 6,710 0 0 0 0 0	8,052 0 0 0 0 0	8,052 0 0 9,765 1,628 0	5,368 0 0 19,530 3,255 0	0 0 19,530 3,255 0	0 19,530 3,255 0	0 19,530 3,255 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	
Nexts ving Consultance Horkessional 4 Cost - Bold Base FETTAL C.D. FETTAL C.D. FETTAL C.D. FETTAL C.D. Settingsong annual and Yalanton STS BEFORE LAND INT AND PRC CL. calculation	18,795 0 25,160 0 16,000 0 0 0 0 0	11 0 3 0 0 0 0 0 0 0 0 0 2 2	25,193 1 1,342 0 0 0 0 0 0 55,396 2	125,193 4,026 0 0 0 0 290,261	125,193 2,000 6,710 0 0 0 0 0 0 402,306	8,052 0 0 0 0 0 0 334,136	8,052 0 9,765 1,628 0 345,529	5,368 0 0 19,530 3,255 0 <b>246,876</b>	0 0 19,530 3,255 0 <b>136,830</b>	0 19,530 3,255 0 22,785	0 19,530 3,255 0 22,785	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	4
Necis Ying Consultance Professional (Cost. BEGIS Base ENTIAL CIL CIL stole France Anti- State Transformer State Transformer State Transformer State CIL saloutation CIL saloutation	18,795 0 25,160 0 16,000 0 0 0 0 0	0 11 0 2 0 0 0 0 0 22 4,143 4	1,342 0 0 0 0 55,396 2 4,205	125,193 4,026 0 0 0 0 290,261	125,193 2,000 6,710 0 0 0 0 0 0 402,306	8,052 0 0 0 0 0 0 334,136	8,052 0 9,765 1,628 0 345,529	5,368 0 0 19,530 3,255 0 <b>246,876</b>	0 0 19,530 3,255 0 <b>136,830</b>	0 19,530 3,255 0 22,785	0 19,530 3,255 0 22,785	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	4

Typologies Site 15

	16 Small Green 7							]															
COME Av	v Size % m2	Number		Price £/m2	GDV £	GIA m2		DEVELOPMEN	NT COSTS							Planning fee c	alc durate	rate		]	Build Cost	/m2	
		7		£/m2 2,790		m2 805		LAND			/unit or m2	Total	398.534			Planning app fe No dwgs No dwgs under	dwgs 7	rate 462			BCIS Over Extra 1	1,171	0.00%
-		7			2,245,950	805			Land Stamp Duty Easements etc.		56,933	9,427	398,534			No dwgs under No dwgs over 5	7	462 138	3,234 0		Energy Design A&Adpt	0	
	115.0 0%	0		2,232	0	0			Easements etc. Legals Acquisiti	on	1.50%	0 5,978	15,405			ļ		Total	3,234	]	A&Adpt Over-extra 3	22 0	
dable Rent	115.0 0%	0		1,500	0	0		PI ANNING													Over-extra 3 Small Sites Site Costs	70 117	6% 10%
al Rent	115.0 0%	0		1,050	0	0			Planning Fee Architects		6.00%	3,234 69,178				Stamp duty ca Land payment	c - Residual		398.534			1,380	
t and Subsidy Shared C Affordab Social Ri	le Rent			0	0				QS / PM Planning Consul Other Professio		0.50% 1.00% 2.50%	69,178 5,765 11,530 28,824	118.531			Land payment			395,534				
E AREA - Net E AREA - Gross	0.28 ha 0.28 ha	25 25	/ha /ha		2,245,950	805		CONSTRUCT	Build Cost - BCI s106 / CIL	IS Based	1,380	1,111,190						Total	9,427				
es per Quarter 0 t Build Time 3	Quarters				RUN Residual I	MACRO ctrl+r		FINANCE	Contingency Abnormals		2.50%	27,780 0	1,152,970			Stamp duty ca Land payment 125,000 250,000	0% 1%	1% 3% 0%	114,800				
sidual Land Value imative Use Value ift 201	Whole Site 398,534 14,000 % 2,800 000 98,000	Per ha NET P 1,423,336	er ha GROSS 1,423,336 50,000 10,000 350.000		RUN CIL MACF	ising balance = RO ctrl+l ising balance =		SALES	Fees Interest Legal and Valua	tion	6.00%	16,000	16,000			500,000 1,000,000 above	3% 4% 5%	0% 0% 3% Total	3,444				
Plus /ha 350,0 Viability Thre	shold 114,800	£/m2	410,000	ļ	Check on phasing CON			SALES	Agents Legals Misc.		3.0% 0.5%	67,379 11,230 0	78,608	1,780,047		Pre CIL s106		£/ Unit (all) Total	14,000	]	LIT	% GDV 0.00%	0
litional Profit	305,451	379						Developers Pr	ofit % of costs (befo % of GDV	re interest)	20.00%			356,009		Post CIL s106 CIL	2,000 0	£/Unit (all) £/m2 Total	14,000				
SIDUAL CASH FLOW FOR INT	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3
OME TS Started			1	3	3																		
rket Housing Irred Ownership				0	0	0	320,850 0	962,550 0	962,550 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
rdable Rent ial Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
t and Subsidy INCOME	0			ŏ	ŏ	ŏ	0	962.550	962,550	ŏ	ŏ	ŏ	ŏ	ŏ	ŏ	ŏ	ŏ	ŏ	ŏ	ŏ	ŏ	ŏ	ŏ
	0	U	U	U	°	U	320,850	962,550	962,550	U	U	đ	U	U	U	0	U	U	U	0	0	U	U
PENDITURE mp Duty ements etc. als Acquisition	9,427 0 5,978																						
ning Fee itects	3,234 34,589		34,589																				
ning Consultants	34,589 2,882 5,765		34,589 2,882 5,765																		1		
ning Consultants ar Professional	5,765		5,765 14,412																		1		
d Cost - BCIS Base		0	52,914	211,655	370,397	317,483	158,741	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5/CIL		0	667 1,323	2,667 5,291	4,667 9,260	4 000	2,000	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
tingency ormals		ő	1,323	0	9,260	7,937	3,969	0	0	õ	ō	0	ŏ	ō	0	0	0	ŏ	0	0	0	ō	ő
ince Fees	16,000 0																				1		
al and Valuation																					1		
ents pls	0	0	0	0	0	0	9,626 1,604	28,877 4,813	28,877 4,813	0	0	0	0	0	0	0	0	0	0	0	0	0	0
c.			0 112.552				1,604		4,813			0	•			0	0	0	J	U	0		
STS BEFORE LAND INT AND	PROF 92,287	0	112,552	219,613	384,323	329,420	175,940	33,689	33,689	0	0	0	0	0	0	0	0	0	0	0	0	0	0
In	Land 398,534	7,362	7,473	9,273	12,706	18,662	23,883	22,068	8,466	0	0	0	0	0	0	0	0	0	0	0	0	ō	0
Profit on Profit on	Costs																						Ŭ
Cash Flo		-7.362	-120.025	-228.885	-397.030	-348.082	121.027	906.793	920.395	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening	Balana 0															-			-				
Closing E	Balano -490,821	-498,184	-618,208	-847,094	-1,244,124	-1,592,206	-1,471,179	-564,385	356,009	356,009	356,009	356,009	356,009	356,009	356,009	356,009	356,009	356,009	356,009	356,009	356,009	356,009	356,009
H FLOW FOR CIL ADDITION	AL PROFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6	
DME As Abov	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
INCOME	0	0	0	0	0	0	320,850	962,550	962,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ENDITURE																					1		
	114,800																				1		
	3,444 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
np Duty aments etc.	1,722	0	0	0	ō	0	0	ō	o	ō	0	0	ō	0	0	0	0	0	0	ō	ō	0	0
np Duty aments etc. als Acquisition		0	0 34,589	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
als Acquisition	3,234			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
als Acquisition ning Fee itects	34,589 2.882	0	2 992	0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Is Acquisition ting Fee tects ting Consultants	34,589 2,882 5,765	0 0 0	2 992	0	0	0	0	0		-	-	0	0	-	-	0	-	-			0	-	-
Is Acquisition Ing Fee Iteots Ing Consultants r Professional	34,589 2,882 5,765 14,412	0 0 0	2,882 5,765 14,412	0 0 211,655	0 0 370 397	0 0 317 493		0		0	0				3	0				0			0
is Acquisition ing Fee tects ing Consultants Professional (Cost - BCIS Base ENTIAL CIL	34,589 2,882 5,765	0 0 0	2,882 5,765 14,412	0	370,397 101,817	0 0 317,483	158,741	0	0	0	0	0	-					0	0	-	0	0	0
Is Acquisition ing Fee tects ing Consultants Professional Cost - BCIS Base ENTIAL CIL CIL ±106 Ingency	34,599 2,882 5,765 14,412 0	0 0 0	2,882 5,765 14,412 52,914 101,817 1,323	0 0 211,655 101,817 5,291	370,397 101,817 2,000 9,260	6,000 7,937	6,000		0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0
Is Acquisition ing Fee tects ing Consultants Professional Cost - BCIS Base ENTIAL CIL CIL ±106 Ingency	34,589 2,882 5,765 14,412 0 0	0 0 0	2,882 5,765 14,412 52,914	0 0 211,655	370,397 101,817		158,741	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
Is Acquisition hing Fee tects r Professional 4 Cost = 02(IS Base ENTIAL CIL CIL = 106 CIL = 106 CIL = 106 mmala means	24,589 2,882 5,765 14,412 0 0 16,000	0 0 0 0	2,882 5,765 14,412 52,914 101,817 1,323 0 0	0 0 211,655 101,817 5,291 0 0	370,397 101,817 2,000 9,260 0	6,000 7,937 0	158,741 6,000 3,969 0	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0
Is Acquisition ning Fee Bects fring Consultants rProfessional ENTIAL CIL Colt = 8CIS Base ENTIAL CIL CIL = 106 ingenery simate ne Fees nel Yakaston	34,589 2,882 5,765 14,412 0 0 16,000 0	0 0 0 0	2,882 5,765 14,412 52,914 101,817 1,323 0 0 0	0 0 211,655 101,817 5,291 0 0 0	370,397 101,817 2,000 9,260 0 0	6,000 7,937 0	158,741 6,000 3,969 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
Is Acquisition ing Fee tects ing Coreutants Professional Cost - BCIS Base ENTIAL CIL. CIL: s106 ingency urmata coe Fees and Valuation ts	24,589 2,882 5,765 14,412 0 0 16,000		2,882 5,765 14,412 52,914 101,817 1,323 0 0	0 0 211,655 101,817 5,291 0 0	370,397 101,817 2,000 9,260 0	6,000 7,937 0	158,741 6,000 3,969 0 0 0 9,626	0 0 0 0 0 28.877	0 0 0 0 28,877 4,813	0		0 0 0 0	-		0 0 0 0	0		0		0	0 0 0 0		
Is Acquisition ting Fee theta ting Concultants ting Concultants Professional (Cost - BCIS Base ENTIAL Cit. Cost - BCIS Base ENTIAL Cit. Cit. st06 Cit. st0	94,589 2,882 5,785 14,412 0 0 16,000 0 16,000 0 0 0	0 0 0 0 0	2,882 5,765 14,412 52,914 101,817 1,323 0 0 0 0 0 0 0 0 0	0 0 211,655 101,817 5,291 0 0 0 0 0 0	370,397 101,817 2,000 9,260 0 0 0 0 0 0 0 0	6,000 7,937 0 0 0 0 0	158,741 6,000 3,969 0 0 9,626 1,604 0	0 0 0 0 28,877 4,813 0	4,813 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		
np Duly ak Acquision ak Acquisi	94,589 2,882 5,785 14,412 0 0 16,000 0 16,000 0 0 0		2,882 5,765 14,412 52,914 101,817 1,323 0 0 0	0 0 211,655 101,817 5,291 0 0 0	370,397 101,817 2,000 9,260 0 0	6,000 7,937 0	158,741 6,000 3,969 0 0 9,626 1,604	0 0 0 0 28,877 4,813		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		
Is Acquision ing Fae ances Ingo Consultants Professional ICost - BCIS Base ENTIAL CL CLI : 106 ENTIAL CL CLI : 106 ENTIAL CL CLI : 106 ENTIAL CL CLI : 106 ENTIAL CLI CLI : 106 ENTIAL CLI CLI : 106 ENTIAL CLI ENTIAL CLI CLI : 106 ENTIAL CLI ENTIAL CLI EN	94,589 2,882 5,785 14,412 0 0 16,000 0 16,000 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,882 5,765 14,412 52,914 101,817 1,323 0 0 0 0 0 0 0 0 0	0 0 211,655 101,817 5,291 0 0 0 0 0 0	370,397 101,817 2,000 9,260 0 0 0 0 0 0 0 0	6,000 7,937 0 0 0 0 0	158,741 6,000 3,969 0 0 9,626 1,604 0	0 0 0 0 28,877 4,813 0	4,813 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	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	
A Aquiston the Aquiston terms terms terms Application Const. RCD Base Const. RCD Bas	34,589 2,882 5,765 14,412 0 0 16,000 0 16,000 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	2,882 5,765 14,412 52,914 101,817 1,323 0 0 0 0 0 0 0 0 0	0 0 211,655 101,817 5,291 0 0 0 0 0 0	370,397 101,817 2,000 9,260 0 0 0 0 0 0 0 0	6,000 7,937 0 0 0 0 0	158,741 6,000 3,969 0 0 9,626 1,604 0	0 0 0 0 28,877 4,813 0	4,813 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 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
It Acquisition they free terms terms (Cost = RCOS Base EFTML CL CL STAR EFTML CL CL STAR TS BEFORE LAND INT ANC TS BEFORE LAND INT ANC CL calculation TE BEFORE LAND INT ANC CL STAR FIEld STAR FIE	34,589 2,882 5,765 14,412 0 0 16,000 0 16,000 0 0 198,848 1000 198,848		2,882 5,765 14,412 52,914 101,817 0 0 0 0 0 0 0 0 2 13,702	0 0 211,655 101,817 5,291 0 0 0 0 318,764	370,397 101,817 2,000 9,260 0 0 0 0 0 0 483,474	6,000 7,937 0 0 0 0 0 0 331,420	158,741 6,000 3,969 0 0 9,626 1,604 0 <b>179,940</b>	0 0 0 0 28,877 4,813 0 33,689	4,813 0 33,689	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 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	

Typologies Site 16

	Small Green 4						]																
COME Av Size m2	% Nu	nber 4	Price £/m2	GDV £	GIA m2		DEVELOPMEN	NT COSTS		/unit or m2	Total				Planning fee ca Planning app fe No dwgs	dwgs 4	rate			Build Cost BCIS Over Extra 1	/m2 1,171	0.00%	
ket Housing 120.0		4	2,790	1,339,200	480		LAND	Land Stamp Duty		50,471	1,038	201,885			No dwgs under No dwgs over f	4	462 138	1,848		Energy Design A&Adpt	0	0.00%	
ed Ownership 120.0		0	2,232	0	0			Easements etc. Legals Acquisitio	10	1.50%	0 3,028	4,066				-	Total	1,848		A&Adpt Over-extra 3	22		
dable Rent 120.0	0%	0	1,500	0	0		PLANNING													Over-extra 3 Small Sites Site Costs	152 117	13% 10%	6
I Rent 120.0		0	1,050	0	0		_	Planning Fee Architects		6.00% 0.50%	1,848 43,648 3,637				Stamp duty cal Land payment	c - Residual		201,885			1,462		
and Subsidy Shared Owners Affordable Ren Social Rent	*		0 0 0	0 0				QS / PM Planning Consult Other Profession	ants nal	0.50% 1.00% 2.50%	3,637 7,275 18,187	74,595											
AREA - Net 0.20 AREA - Gross 0.20	ha ha	20 /ha 20 /ha		1,339,200	480		CONSTRUCT	ION Build Cost - BCI s106 / CIL Contingency	S Based	1,462	701,918 8,000 17,548				Stamp duty cal	- Add Profit	Total	1,038					
s per Quarter 0 Build Time 3	Quarters	IFT Per ha GROSS		RUN Residual N	IACRO ctrl+r sing balance = 0		FINANCE	Abnormals		2.50%	11,000	727,466			Land payment 125,000 250,000 500,000	0%	1% 0%	82,000					
ual Land Value ative Use Value 20%	201,885 1,00 10,000 2,000	1,425 1,009,425 50,000 10,000	-	RUN CIL MACR			SALES	Fees Interest Legal and Valuat	ion	6.00%	0	11,000			1,000,000 above	3% 4% 5%	0% 0% 1% Total	820					
Plus /ha 350,000 Viability Threshold	£/m2	350,000 410,000	1	Check on phasing d COM			SALES	Agents Legals Misc.		3.0% 0.5%	40,176 6,696 0	46,872	1,065,884		Pre CIL s106		E/ Unit (all) Total	8,000		LIT	% GDV 0.00%	0	]
tional Profit	125,891	262				1	Developers Pr	rofit % of costs (befor % of GDV	e interest)	20.00%			213,177		Post CIL s106 CIL	2,000 0	E/ Unit (all) E/m2 Total	8,000					
IDUAL CASH FLOW FOR INTERES	ST Y Q1 Q2	aar 1 Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
ME S Started		2	2	0	0	660.000	660 000		0	0	0	0	0			0	0	0	~		0	0	
et Housing ad Ownership dable Rent			0	0	0	669,600	669,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
and Subsidy INCOME	0 0	0	0	0	0	669,600	669,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
DUty Duty ments etc. 5 Acquisition	1,038 0 3,028																						
ng Fee ects	1,848 21,824	21,824																					
ng Consultants	1,819 3,637	1,819 3,637 9,093																					
Professional	9,093		233.973	233.973	116.986						0				0								
Cost - BCIS Base CIL	0	116,986 1,333 2,925	233,973 2,667 5,849	233,973 2,667 5,849	116,986 1,333 2,925	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0 0	0	0	0	
ngency mais	0	2,925	5,849 0	5,849	2,925	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
te Fees and Valuation	11,000																						
and Valuation	0 0	0	0	0	0	20,088	20,088		0	0	0	0	0	0	0	0	0	0	0		0	0	
5	0 0	0	0	0	0	20,088 3,348	20,088 3,348	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TS BEFORE LAND INT AND PROP	53,287 0	0 157,618	242,489	242,489	121,244	23,436	23,436	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
esidual Valuation Land Interest Profit on Costs	201,885	3,885	6,308	10,039	13,827	15,853	6,399	0	0	0	0	0	0	0	o	0	0	0	0	o	0	0	
Profit on Costs Profit on GDV																							
Cash Flow	-255,172 -3,82	8 -161,503	-248,796	-252,528	-135,072	630,311	639,765	0	0	0	0	0	0	0	0	0	0	0	Ó	0	0	0	<
Opening Balano Closing Balano	0 -255,172 -259,0	00 -420,503	-669,299	-921,827	-1,056,899	-426,588	213,177	213,177	213,177	213,177	213,177	213,177	213,177	213,177	213,177	213,177	213,177	213,177	213,177	213,177	213,177	213,177	
FLOW FOR CIL ADDITIONAL PR	OET Y	aar 1			Year 2				Year 3				Year 4				Year 5				Year 6		
ME As Above	Q1 Q2		Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
INCOME	0 0	0	0	0	0	669,600	669,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
	82,000																						
NDITURE				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
-	820 0	0	0				0	1 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Duty sents etc.	820 0 0 0 1,230 0	0	0	0	0	0	ō	0	0	0	0	0	0	0	U		0	0					
Duty ents etc. Acquisition 19 Fee	0 0 0 1,230 0 1848 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	
Duty ents etc. Acquisition ng Fee ccts	0 0 1,230 0 1,848 0 21,824 0 1,819 0	0 0 21,824 1,819	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Duty ents etc. Acquisition g Fee cts	0 0 1,230 0 1,848 0 21,824 0	0 0 21,824 1,819 3,637 9,093	0	0											0	0 0 0 0			0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	
Duty sents alc. Acquisition ng Fee cots ng Consultants Professional bot 4 BCIS Base	0 0 1,230 0 1,848 0 21,824 0 1,819 0 3,637 0	1,819 3,637 9,093 116,986	0 0 0 0 0 0 233,973	0	0 0 0 0 0 0 116,986	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	
Dufy ands atc. Acquisition rg Fee cts Pocorsultants Pocors	0 0 1,230 0 1,848 0 21,824 0 1,819 0 3,637 0 9,093 0 0 0	1,819 3,637 9,093 116,986 62,946	0 0 0 0 0 233,973 62,946	0 0 0 0 233,973 4,000	4.000		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	
Duty Intersection Acquisition ng Consultants Professional Cost - BCIS Base NTIAL-CL 11: 106 gency mati	0 0 1,230 0 1,848 0 1,819 0 3,637 0 9,093 0 0 0 0 0 0 0	1,819 3,637 9,093 116,986 62,946 2,925 0	0 0 0 0 0 233,973 62,946 5,849 0	0 0 0 0 233,973 4,000 5,849 0	4,000 2,925 0						0 0 0 0			000000000000000000000000000000000000000	0 0 0 0 0 0 0 0					0 0 0 0 0			
Duty Long Acquisition Acquisition for grave professional Cost - BCICB Base Not - BCICB Base Not - BCICB Base NULL CIL LI - LIG gency mate are press	0 0 1,230 0 1,848 0 21,824 0 1,819 0 3,637 0 9,093 0 0 0	1,819 3,637 9,093 116,986 62,946	0 0 0 0 0 233,973 62,946 5,849	0 0 0 0 233,973 4,000	4.000		0 0 0 0				0 0 0 0				0 0 0 0 0								
John John Standard St	0 0 1,230 0 1,848 0 21,824 0 1,819 0 3,637 0 9,093 0 0 0 0 0 11,000 0	1,819 3,637 9,093 116,986 62,946 2,925 0	0 0 0 0 233,973 62,946 5,849 0	0 0 0 0 233,973 4,000 5,849 0	4,000 2,925 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								
A Acquisition ing Crossillants Professional Cost = RGCB Bases NTTAL-CLL 	0 0 0 1,230 0 1,848 0 2,824 0 1,819 0 3,637 0 9,093 0 0 0 0 0 11,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,819 3,637 9,093 116,986 <b>62,946</b> 2,925 0 0 0 0 0 0 0	0 0 0 0 0 0 2233,973 62,946 5,849 0 0 0 0 0 0	0 0 0 0 0 233,973 4,000 5,849 0 0 0 0 0 0 0 0 0 0	4,000 2,925 0 0 0 0	3,348 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 0								0		
Dong meneration a Acqueistion A Acqueistion Ref Constants Professional Cost - BCTS Base Professional Safets and Valadion	0 0 0 1,230 0 1,848 0 2,824 0 1,819 0 3,637 0 9,093 0 0 0 0 0 11,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,819 3,637 9,093 116,986 62,946 2,925 0 0 0 0	0 0 0 0 0 233,973 62,946 5,849 0 0 0	0 0 0 233,973 4,000 5,849 0 0	4,000 2,925 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 0 0 0 0 0 0 0 0 0 0 0 0 0	0		
Dary wink etc. Qr fee y Denakes y Donakes housed out - 000 Base out - 000 Base out - 000 Base out - 000 Base out - 000 Base Series Series Series Fees series Calobation Mar Ado Paco Paco Paco Paco Paco Paco Paco Paco	0 0 0 1,230 0 1,848 0 2,824 0 1,819 0 3,637 0 9,093 0 0 0 0 0 11,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,819 3,637 9,093 116,966 62,946 2,925 0 0 0 0 0 0 0 219,230	0 0 0 0 0 0 2233,973 62,946 5,849 0 0 0 0 0 0	0 0 0 0 0 233,973 4,000 5,849 0 0 0 0 0 0 0 0 0 0	4,000 2,925 0 0 0 0	3,348 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		_
Day Day Say Tong Ty Ting Ty Ting T	0 0 0 1,230 0 1,848 0 21,849 0 3,657 0 3,657 0 0,000 0 0 0 0 0 11,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,819 3,637 9,093 116,986 62,946 2,925 0 0 0 0 0 0 0 219,230	0 0 0 233,973 62,946 5,849 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 233,973 4,000 5,849 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,000 2,925 0 0 0 0 0 0 123,911	3,348 0 23,436	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 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		

	Av Size	%	Number		Price	GDV	GIA m2		DEVELOPME	NT COSTS							Planning fee ca	lic .				Build Cost	/m2		
	m2		1		£/m2	٤			LAND			/unit or m2	Total				Plannino apo fe No dwgs	dwgs 1	rate			BCIS Over Extra 1	1,171	0.009	%
larket Housing	150.0	100%	1		2,790	418,500	150			Land Stamp Duty		64,662		64,662			No dwgs under No dwgs over !	1	462 138	462		Energy Design	0		
Shared Ownership	150.0	0%	0		2,232	0	0			Easements etc.			0				NO GWGS OVER :	0	Total	462		A&Adpt	22		
fordable Rent	150.0	0%	0		1,500	0	0			Legals Acquisiti	on	1.50%	970	970								Over-extra 3 Small Sites	0 152	139	
Social Rent	150.0	0%			1.050	0			PLANNING	Planning Fee			452				Stamp duty cal	- Residual				Site Costs	117 1,462	109	95
					1,000	0	0			Architects		6.00%	13,610				Land payment	c - recalizioni		64,662					
Brant and Subsidy	Shared Ownership Affordable Rent	) )			0	0				QS / PM Planning Consul		0.50%	1,134 2,268												
	Social Rent				0	0				Other Professio	nal	2.50%	5,671	23,145											
SITE AREA - Net SITE AREA - Gross	0.05 ha	1	20	/ha /ha		418,500	150		CONSTRUCT	ION Build Cost - BCI	C Dened	1,462	219.350						Total						
ITE AREA - Gloss	0.05 16		20	/16						s106 / CIL	0 04940		2,000						i dal	0					
Sales per Quarter	0									Contingency Abnormals		2.50%	5,484	226,833			Stamp duty call Land payment	c - Add Profit		20,500					
Init Build Time		uarters											-				125.000	0%	0%						
			erha NET Pe			RUN Residual MA Closit	ig balance = (	5	FINANCE	Fees			3,000				250,000 500,000	1% 3%	0%						
tesidual Land Value Itemative Use Value		64,662 2,500	1,293,231	1,293,231 50,000		RUN CIL MACRO	ctrial			Interest Legal and Valua	tion	6.00%	0	3,000			1,000,000 above	4% 5%	0% 0%						
plift	20%	500		10,000		Closi	ng balance = 0		SALES				-	-,					Total	0					
Plus /ha Vial	a 350,000 ability Threshold	17,500		350,000	F	Check on phasing de	ga noa		SALES	Agents		3.0%	12,555				Pre CIL s106	2,000	£/ Unit (all)			LIT	% GDV	-	٦
		£/n	2		L	correc	at			Legals Misc		0.5%	2,093	14.648	333.258				Total	2,000			0.00%		0
dditional Profit		45,811	305						L				0	19,040	333,256		Post CIL s106	2,000	£/ Unit (all)						
									Developers P	% of costs (befo	re interest)	20.00%			66,652		CIL	0	£/m2 Total	2,000					
										% of GDV		0.00%			0										
RESIDUAL CASH FLOW	W FOR INTEREST		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
COME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	92	Q3	0
NITS Started arket Housing				1	0	0	0	418,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
ared Ownership					0	ō	0	0	0	o	0	0	0	0	0	ō	0	ō	ō	0	0	0	0	ō	
fordable Rent ocial Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ant and Subsidy INCOME	_	0	0		0	0	0	0 418,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
											·					•						1			
XPENDITURE tamp Duty		o																				1			
sements etc. gals Acquisition		0 970																							
inning Fee chitects		462 6,805		6,805																					
5		567 1,134		567 1,134																					
anning Consultants ther Professional		2,835		2,835																					
ild Cost - BCIS Base			0	73.117	73.117	73.117	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
06/CIL			0	667 1,828	667 1,828	667 1,828	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ontingency bnormals			0	0	0	0	0	0	ő	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ance Fees		3.000																							
egal and Valuation		0																							
gents egals		0	0	0	0	0	0	12,555																	
lisc.			0					12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
OSTS BEFORE LAND	D INT AND PROP			0		-	0	2,093	0	0	0	0	0 0	0	0	0	0	0	0 0	0 0	0 0	0	0	0	0
or Residual Valuation		15,774	0	0 86,953	75,611	75,611	0	2,093	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 96,953		-	0	2,093	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	
	Land Interest	15,774 64,662	0		75,611	75,611	0	2,093 14,648	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	
	Interest Profit on Costs		0	0 86,953 1,225		-	0 0 4,910	2,093	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	66
	Interest Profit on Costs Profit on GDV	64,662		1,225	<b>75,611</b> 2,547	75,611 3,720	0 4,910	2,093 14,548 4,983	0 0	0	0	0 0	0 0	0	0 0	0 0	0 0	0		0 0	0 0	0	0 0	0	66,
	Interest Profit on Costs Profit on GDV Cash Flow Opening Baland	64,662 -80,435 0	-1,207	1,225 -88,177	75,611 2,547 -78,158	75,611 3,720 -79,331	0 4,910 -4,910	2,093 14,648 4,983 398,869	0 0 0	0	0 0 0	0	0	0	0	0	0	0	0 0 0	0	0	0	0	0	66,
	Interest Profit on Costs Profit on GDV Cash Flow	64,662 -80,435		1,225	<b>75,611</b> 2,547	75,611 3,720	0 4,910	2,093 14,548 4,983	0 0	0	0	0 0	0 0	0	0 0	0 0	0 0	0		0 0	0 0	0	0 0	0	66,
	Interest Profit on Costs Profit on GDV Cash Flow Opening Balans Closing Balans	64,662 -80,435 0 -80,435	-1,207 -81,642	1,225 -88,177	75,611 2,547 -78,158	75,611 3,720 -79,331	0 4,910 -4,910 -332,218	2,093 14,648 4,983 398,869	0 0 0	0	0 0 66,652	0	0	0	0 0 0 66,652	0	0	0	0 0 0 66,652	0	0	0	0 0 0 0 0 66,652	0	-66,
ASH FLOW FOR CIL A	Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	64,662 -80,435 0 -80,435	-1,207	1,225 -88,177	75,611 2,547 -78,158	75,611 3,720 -79,331	0 4,910 -4,910	2,093 14,648 4,983 398,869	0 0 0	0	0 0 0	0	0	0	0	0	0	0	0 0 0	0	0	0	0	0	66,
ASH FLOW FOR CIL A	Interest Profit on Costs Profit on GDV Cash Flow Opening Balans Closing Balans Closing Balans	64,662 -80,435 0 -80,435	-1,207 -81,642 Year 1	1,225 -88,177 -169,819	75,611 2,547 -78,158 -247,977	75,611 3,720 -79,331 -327,308	0 4,910 -4,910 -332,218 Year 2	2,093 14,648 4,983 398,869 66,652	0 0 0 66,652	0 0 0 66,652	0 0 66,652 Year 3	0 0 0 66,652	0 0 0 66,652	0 0 0 0 66,652	0 0 0 66,652 Year 4	0 0 0 66,652	0 0 0 66,652	0 0 66,652	0 0 0 66,652 Year 5	0 0 0 66,652	0 0 0 66,652	0	0 0 0 66,652 Year 6	0 0 0 66,652	<b>66</b> , -66
NSH FLOW FOR CIL A COME INCOME	Interest Profit on Costs Profit on GDV Cash Flow Opening Balans Closing Balans Closing Balans	64,662 -80,435 0 -80,435 FIT Q1 0	-1,207 -81,642 Year 1 Q2	1,225 -88,177 -169,819 Q3	75,611 2,547 -78,158 -247,977 Q4	75,611 3,720 -79,331 -327,308	0 4,910 -4,910 -332,218 Year 2 Q2	2,093 14,648 4,983 398,869 66,652 Q3	0 0 0 66,652 0	0 0 66,652	0 0 66,652 Year 3 Q2	0 0 0 66,652	0 0 0 66,652 Q4	0 0 0 66,652 Q1	0 0 0 66,652 Year 4 02	0 0 0 66,652	0 0 0 66,652 04	0 0 66,652 Q1	0 0 0 66,652 Year 5 Q2	0 0 0 66,652	0 0 0 66,652 Q4	0 0 0 66,652 Q1	0 0 0 66,652 Year 6 02	0 0 0 66,652	-66
SH FLOW FOR CIL A OME INCOME PENDITURE	Interest Profit on Costs Profit on GDV Cash Flow Opening Balans Closing Balans Closing Balans	-80,435 0 -80,435 -80,435 -90 -90,435	-1,207 -81,642 Year 1 Q2	1,225 -88,177 -169,819 Q3	75,611 2,547 -78,158 -247,977 Q4	75,611 3,720 -79,331 -327,308	0 4,910 -4,910 -332,218 Year 2 Q2	2,093 14,648 4,983 398,869 66,652 Q3	0 0 0 66,652 0	0 0 66,652	0 0 66,652 Year 3 Q2	0 0 0 66,652	0 0 0 66,652 Q4	0 0 0 66,652 Q1	0 0 0 66,652 Year 4 02	0 0 0 66,652	0 0 0 66,652 04	0 0 66,652 Q1	0 0 0 66,652 Year 5 Q2	0 0 0 66,652	0 0 0 66,652 Q4	0 0 0 66,652 Q1	0 0 0 66,652 Year 6 02	0 0 0 66,652	-64
SH FLOW FOR CIL A COME INCOME PENDTURE d mp Duty	Interest Profit on Costs Profit on GDV Cash Flow Opening Balans Closing Balans Closing Balans	-80,435 0 -80,435 0 -80,435 0 -80,435 0 20,500 0	-1,207 -81,642 Year 1 Q2 0	1,225 -88,177 -169,819 Q3 0 0	75,611 2,547 -78,158 -247,977 Q4 0	75,611 3,720 -79,331 -327,308	0 4,910 -4,910 -332,218 Year 2 Q2	2,093 14,648 4,983 398,869 66,652 Q3	0 0 0 66,652 04 0	0 0 66,652	0 0 66,652 Year 3 Q2	0 0 0 66,652	0 0 0 66.652 0 0 0 0	0 0 0 66,652 0 0	0 0 0 66,652 Year 4 02	0 0 0 66,652	0 0 0 66,652 0 0	0 0 66,652 Q1	0 0 0 66,652 Year 5 Q2	0 0 0 66,652	0 0 0 66,652 0 4 0	0 0 0 66,652 Q1	0 0 0 66,652 Year 6 02	0 0 0 66,652	-6
SH FLOW FOR CIL A OME INCOME 2ENDITURE d mp Duty menets etc.	Interest Profit on Costs Profit on GDV Cash Flow Opening Balans Closing Balans Closing Balans	-80,435 0 -80,435 0 -80,435 0 0 0 0 0 0	-1,207 -81,642 Year 1 Q2	1,225 -88,177 -169,819 0 0 0	75,611 2,547 -78,158 -247,977 Q4 0	75,611 3,720 -79,331 -327,308	0 4,910 -4,910 -332,218 Year 2 Q2	2,093 14,648 4,983 398,869 66,652 Q3	0 0 0 66,652 0	0 0 66,652	0 0 66,652 Year 3 Q2	0 0 0 66,652	0 0 0 66.652 0 0 0	0 0 0 66,652 Q1	0 0 0 66,652 Year 4 02	0 0 0 66,652	0 0 0 66,652 04	0 0 66,652 Q1	0 0 0 66,652 Year 5 Q2	0 0 0 66,652	0 0 0 66,652 0 0	0 0 0 66,652 Q1	0 0 0 66,652 Year 6 02	0 0 0 66,652	-6
IN FLOW FOR CIL A INCOME VENDITURE 1 np Duty als Acquisition	Interest Profit on Costs Profit on GDV Cash Flow Opening Balans Closing Balans Closing Balans	-80,435 0 -80,435 0 20,435 0 20,500 0 0 308	-1,207 -81,642 Vear 1 Q2 0 0 0 0	1,225 -88,177 -169,819 0 0 0 0 0 0 0	75,611 2,547 -78,158 -247,977 Q4 0 0 0 0	75,611 3,720 -79,331 -327,308 Q1 0 0 0 0 0	0 4,910 -4,910 -332,218 Year 2 Q2	2,093 14,648 4,983 398,869 66,652 Q3	0 0 0 66.652 04 0 0 0 0	0 0 66,652	0 0 66,652 Year 3 Q2	0 0 0 66,652	0 0 0 66,652 0 0 0 0 0 0 0	0 0 0 66.652 0 0 0 0 0 0 0 0	0 0 0 66,652 Year 4 02	0 0 0 66,652	0 0 0 66.652 0 0 0 0	0 0 66,652 Q1	0 0 0 66,652 Year 5 Q2	0 0 0 66,652	0 0 0 66,652 0 0 0	0 0 0 66.662 0 0 0 0 0 0	0 0 0 66,652 Year 6 02	0 0 0 66,652	-6
H FLOW FOR CIL A OME INCOME TO TO TO TO TO TO TO TO TO TO TO TO TO	Interest Profit on Costs Profit on GDV Cash Flow Opening Balans Closing Balans Closing Balans	-80,435 0 -80,435 0 20,435 0 20,435 0 0 308 462 6,805	-1,207 -81,642 Year 1 Q2 0	1,225 -88.177 -169.819 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	75,611 2,547 -78,158 -247,977 Q4 0 0 0 0 0 0	75,611 3,720 -79,331 -327,308	0 4,910 -4,910 -332,218 Year 2 Q2	2,093 14,648 4,983 398,869 66,652 Q3	0 0 0 66,652 04 0	0 0 66,652	0 0 66,652 Year 3 Q2	0 0 0 66,652	0 0 0 66.652 0 0 0	0 0 0 66.652 0 0 0	0 0 0 66,652 Year 4 02	0 0 0 66,652	0 0 0 66.652 0 0 0 0	0 0 66,652 Q1	0 0 0 66,652 Year 5 Q2	0 0 0 66,652	0 0 0 66.652 0 0	0 0 0 66,662 0 0 0	0 0 0 66,652 Year 6 02	0 0 0 66,652	6
SH FLOW FOR CIL A DME INCOME PENDITURE 1 np Duty mments otc. abs Acquisition ning Fee steets	Interest Profit on Costs Profit on GDV Cash Flow Opening Balans Closing Balans Closing Balans	<ul> <li>-€0,435</li> <li>-€0,435</li> <li>-€0,435</li> <li>-€1,435</li> <li>-€1,435</li></ul>	-1,207 -81,642 	1,225 -88,177 -169,819 0 0 0 0 0 0 0 0 0 0 5,805 567	75,611 2,547 -78,158 -247,977 -0 0 0 0 0 0 0 0 0 0 0 0 0	75,611 3,720 -79,331 -327,308 Q1 0 0 0 0 0	0 4,910 -4,910 -332,218 Year 2 Q2	2,093 14,648 4,983 398,869 66,652 Q3	0 0 0 66.652 04 0 0 0 0	0 0 66,652	0 0 66,652 Year 3 Q2	0 0 0 66,652	0 0 0 66.652 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 Year 4 02	0 0 0 66,652	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0 0 0	0 0 66,652 Q1	0 0 0 66,652 Year 5 Q2	0 0 0 66,652	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0	0 0 0 66.662 0 0 0 0 0 0	0 0 0 66,652 Year 6 02	0 0 0 66,652	6
H FLOW FOR CIL A DME INCOME ENDTURE 1 32 Daby monts ofc. dis Acquisition ning Foe leads	Interest Profit on Costs Profit on GDV Cash Flow Opening Balans Closing Balans Closing Balans	-80,435 0 -80,435 0 20,435 0 20,435 0 0 308 462 6,805	-1,207 -81,642 Vear 1 Q2 0 0 0 0	1,225 -88.177 -169.819 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	75,611 2,547 -78,158 -247,977 Q4 0 0 0 0 0 0	75,611 3,720 -79,331 -79,331 -79,331 0 -79,331 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 4,910 -4,910 -332,218 Year 2 Q2	2,093 14,648 4,983 398,869 66,652 Q3	0 0 0 66.652 04 0 0 0 0	0 0 66,652	0 0 66,652 Year 3 Q2	0 0 0 66,652	0 0 66,652 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 666.652 0 0 0 0 0 0 0 0 0	0 0 0 66,652 Year 4 02	0 0 0 66,652	0 0 0 66.652 0 0 0 0	0 0 66,652 Q1	0 0 0 66,652 Year 5 Q2	0 0 0 66,652	0 0 0 66,652 0 0 0 0 0 0	0 0 0 66.662 0 0 0 0 0 0	0 0 0 66,652 Year 6 02	0 0 0 66,652	6
M FLOW FOR CLL A NOME NCOME ENDTURE In p Day to Day to p Day to p Day to Day to p Day to p Day	Interest Profit on Costs Profit on GDV Cash Flow Opening Balans Closing Balans Closing Balans	<ul> <li>-40,435</li> <li>0</li> <li>-80,435</li> <li>71</li> <li>Q1</li> <li>0</li> <li>308</li> <li>462</li> <li>6,805</li> <li>567</li> <li>567</li> <li>1,134</li> </ul>	-1,207 -81,642 	1,225 -88.177 -169.819 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	75,611 2,547 -78,158 -247,977 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	75,611 3,720 -79,331 -327,308 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 4,910 -4,910 -332,218 Year 2 Q2	2,093 14,648 4,983 398,869 66,652 Q3	0 0 0 66.652 04 0 0 0 0	0 0 66,652	0 0 66,652 Year 3 Q2	0 0 0 66,652	0 0 66.652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 Year 4 02	0 0 0 66,652	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0 0 0	0 0 66,652 Q1	0 0 0 66,652 Year 5 Q2	0 0 0 66,652	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0	0 0 0 66.662 0 0 0 0 0 0	0 0 0 66,652 Year 6 02	0 0 0 66,652	6
IN FLOW FOR CL A DOME NCOME FENDTURE J IN D DAY ments 4tc. dds Acquisition ming Fee tects Frofessional J Cost # 0615 Base FUTUL CL	Interest Profit on Costs Profit on GDV Cash Flow Opening Balans Closing Balans Closing Balans	<ul> <li>-40,435</li> <li>0</li> <li>-80,435</li> <li>71</li> <li>Q1</li> <li>0</li> <li>20,500</li> <li>0</li> <li>308</li> <li>462</li> <li>6,805</li> <li>567</li> <li>51,134</li> <li>2,835</li> </ul>	-1,207 -81,642 <u>Year 1</u> 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1.225 -88,177 -160,819 0 0 0 0 0 0 0 0 0 0 0 0 0	75,611 2,547 -78,158 -247,977 Q4 0 0 0 0 0 0 0 0 0 0 0 0	75,611 3,720 -79,331 -337,308 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 4,910 -4,910 -332,218 Year 2 Q2	2,093 14,648 4,983 398,869 66,652 Q3	0 0 0 66.652 0 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 66,652	0 0 66,652 Year 3 Q2	0 0 0 66,652	0 0 0 66.652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 Year 4 02	0 0 0 66,652	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 66,652 Q1	0 0 0 66,652 Year 5 Q2	0 0 0 66,652	0 0 0 66.652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 Year 6 02	0 0 0 66,652	
BH FLOW FOR CLL A OME PROTURE PROTURE Top Day ask Acquisition white fore thetas white Consultants white Consultants are Professional and Cost. BIOIS Based TENTIAL CLL. SIG.	Interest Profit on Costs Profit on GDV Cash Flow Opening Balans Closing Balans Closing Balans	64,662 -00,435 -00,435 -01 0 20,500 0 0 308 -462 -687 51,134 -2,835 0 7,000	-1,207 -81,642 <u>Year 1</u> 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,225 -88.177 -160.819 0 0 0 0 0 0 0 0 0 0 0 0 0	75,611 2,547 -78,158 -247,977 	75,611 3,720 -79,331 -327,308 01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 4,910 -4,910 -332,218 Year 2 Q2	2,093 14,648 4,983 398,869 66,652 Q3	0 0 0 66.652 0 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 66,652	0 0 66,652 Year 3 Q2	0 0 0 66,652	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 Year 4 02	0 0 0 66,652	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 66,652 Q1	0 0 0 66,652 Year 5 Q2	0 0 0 66,652	0 0 66,652 0 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 Year 6 02	0 0 0 66,652	
IN FLOW FOR CLL A DAME ENOTURE 5 pp Day amonts atc. als Acquisition ning Fee Baccis Hortessional 2 Cost: BGIS Base Floridessional 2 Cost: BGIS Base FLOTAL CLL CLL S106 Imponony	Interest Profit on Costs Profit on GDV Cash Flow Opening Balans Closing Balans Closing Balans	-80,435 0 -80,435 0 -80,435 0 -80,435 0 20,500 0 0 0 308 462 6,805 567 1,134 2,835 0	-1,207 -81,642 <u>Year 1</u> 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,225 -88,177 -169,819 0 0 0 0 0 0 0 0 0 0 0 0 0	75,611 2,547 -78,158 -247,977 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	75,611 3,720 -79,331 -337,308 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 4,910 -4,910 -332,218 Year 2 Q2	2,093 14,648 4,983 398,869 66,652 Q3	0 0 0 66.652 0 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 66,652	0 0 66,652 Year 3 Q2	0 0 0 66,652	0 0 0 66.652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 Year 4 02	0 0 0 66,652	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 66,652 Q1	0 0 0 66,652 Year 5 Q2	0 0 0 66,652	0 0 0 66.652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 Year 6 02	0 0 0 66,652	6
SH FLOW FOR CLL A DOME PENDTURE d mp Day mp Case and Acquisition ming Fee marks atto. ait Acquisition ming Fee Professional d Cost - BCIS Base TENTIAL Cl. d Cost - BCIS Base TENTIAL Cl. d Cost - BCIS Base TENTIAL Cl. d Cost - BCIS Base TENTIAL Cl.	Interest Profit on Costs Profit on GDV Cash Flow Opening Balans Closing Balans Closing Balans	-80.435     -80.435     0     -30.435     0     -35     7     0	-1,207 -81,642 <u>Year 1</u> 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,225 -88,177 -169,819 0 0 0 0 0 0 0 0 0 0 0 0 0	75,611 2,547 -78,158 -247,977 -247,977 -247,977 	78,611 3,720 -79,331 -79,331 -327,358 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 4,910 -4,910 -332,218 Year 2 Q2	2,093 14,648 4,983 398,869 66,652 0 3 418,500 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66.652 0 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 66,652	0 0 66,652 Year 3 Q2	0 0 0 666.662 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66.662 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 Year 4 02	0 0 0 66,652	0 0 0 66.652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 66,652 Q1	0 0 0 66,652 Year 5 Q2	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66.652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 Year 6 02	0 0 0 66,652	6
SH FLOW FOR CEL A COME d d mp Duty mp Duty mp Duty monte set. ming Consultants ming Consultants ming Consultants in Frotessional d Cost - Los Base Territor, Cost Horizon,	Interest Profit on Costs Profit on GDV Cash Flow Opening Balans Closing Balans Closing Balans	€4,462 -40,435 0 -40,435 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,207 -81,642 <u>Year 1</u> 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,225 -488.177 -160,819 0 0 0 0 0 0 0 0 0 0 0 0 0	75,611 2,547 -78,158 -247,977 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	-78,811 3,720 -79,331 -70,338 01 0 0 0 0 0 0 0 0 0 0 0 0 0	0 4,910 -4,910 -332,218 Year 2 Q2	2,093 14,648 4,983 308,869 66,652 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 66,652	0 0 66,652 Year 3 Q2	0 0 0 666.662 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 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 66,652 Year 4 02	0 0 0 66,652	0 0 0 66.652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 66,652 Q1	0 0 0 66,652 Year 5 Q2	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 Year 6 02	0 0 0 66,652	6
SH FLOW FOR CLL A COME PEOLOTIVE of rp Duty phi Acquisition rang Fee phi Acquisition rang fee p	Interest Profit on Costs Profit on GDV Cash Flow Opening Balans Closing Balans Closing Balans	44,462     -80,435     0     -80,435     0     -80,435     0     0     0     0     0     0     0     308     462     562     562     562     562     562     562     562     562     562     562     7,134     2,835     0     0     0     3,000	-1,207 -81,642 <u>Year 1</u> 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,225 -88,177 -160,819 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	75,611 2,547 -78,158 -247,977 Q4 0 0 0 0 0 0 0 0 73,117 1,828 0 0	78,611 3,720 -79,331 -77,333 -327,308 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 4,910 -4,910 -332,218 Year 2 Q2	2,093 14,648 4,983 398,869 66,652 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66.652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 66,652	0 0 66,652 Year 3 Q2	0 0 0 666.662 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 66.652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652 Year 4 02	0 0 66,852 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66.652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 66,652 Q1	0 0 0 66,652 Year 5 Q2	0 0 0 66,652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 66.603 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66.652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66.652 0 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652	-66
ASH FLOW FOR CIL A	Interest Profit on Costs Profit on GDV Cash Flow Opening Balans Closing Balans Closing Balans	44,462     -80,435     0     -80,435     0     -80,435     0     0     0     0     0     0     0     308     462     562     562     562     562     562     562     562     562     562     562     7,134     2,835     0     0     0     3,000	-1,207 -81,642 <u>Year 1</u> 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1.225 -88.177 -169.819 0 0 0 0 0 0 0 0 0 0 0 0 0	75,611 2,547 -76,158 -247,977 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	278,811 3,720 -79,331 -79,331 -327,308 0 0 0 0 0 0 0 0 0 0 0 0 0	0 4,910 -4,910 -332,218 Year 2 Q2	2,093 14,648 4,983 396,869 66,662 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66.652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 66,652	0 0 66,652 Year 3 Q2	0 0 0 668.652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 666.652 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 66,652 Year 4 02	0 0 0 66.852 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66.652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 66,652 Q1	0 0 0 66,652 Year 5 Q2	0 0 0 66.652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66.652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66.652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 66.652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 66,652	-66

3,697 4,907 4,980 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

66.849

66.849

66.849

SITE NAME Site 18 Green Plot

or CIL calculation

Interest Profit on cost Profit on GDV Cash Flow Opening Balance 649 2,535

-80,642 -4,907 398,872

639

-639 -125.745

0 0 0

66.849

0 66,849 0 夣

SITE NAME Site	19 Medium Brow	n 70						]																
COME A	v Size %	Number 70		Price £/m2	GDV £	GIA m2		DEVELOPMEN	NT COSTS							Planning fee ca Planning app fe	alic dwns	rate			Build Cost BCIS	/m2 1,255		
irket Housing	80.2 70%			2,540		3,931		LAND	Land		/unit or m2 -19,567	Total	-1.369.667			Planning app fe No dwgs No dwgs under	dwgs 70 50 20	462	23,100		BCIS Over Extra 1 Energy	0	0.00%	
ared Ownership	61.0 10%	7		2,032	868,341	427			Stamp Duty Easements etc.			0				No dwgs over !	20	138 Total	2,760		Design A&Adot	0 22		
fordable Rent	61.0 0%			1.500	0	0			Legals Acquisiti	on	1.50%	-20,545	-20,545						10,000		Design A&Adpt Over-extra 3 Small Sites	0	13%	
ocial Rent	61.0 20%	14		1,050	897,400	855		PLANNING	Planning Fee			25,860				Stamp duty cal	c - Residual				Site Costs	188 1,629	13% 15%	
rant and Subsidy Shared (	wnershin			0	0				Architects QS / PM		6.00% 0.50%	568,758 47 397				Land payment			-1,369,667					
Affordat Social R	le Rent ent			0	0				Planning Consu Other Professio	tants nal	0.50%	94,793 236,983	973,791											
ITE AREA - Not ITE AREA - Gross	1.00 ha 1.25 ha	70 56	/ha /ha		11,750,481	5,213		CONSTRUCT	ION Build Cost - BC s106 / CIL	IS Based	1,629	8,490,278 140.000						Total	0					
ales per Quarter 0 Init Build Time 3	Quarters	]			RUN Residual I	MACRO ctrl+r		FINANCE	Contingency Abnormals		5.00%	424,514 424,514	9,479,305			Stamp duty cal Land payment 125,000 250,000	c - Add Profit 0% 1% 3% 4%	0% 0% 0%	675,000					
tesidual Land Value Itemative Use Value Iplift 20	Whole Site -1,369,667 562,500 6 112,500	Per ha NET -1,369,667	Per ha GROSS -1,095,734 450,000 90,000	l	RUN CIL MACR	sing balance = O ctrl+l sing balance =			Fees Interest Legal and Value	tion	6.00%	45,000	45,000			500,000 1,000,000 above	3% 4% 5%	0% 0% 0% Total						
Pius /ha 0 Viability Thro	shold 675,001		0 540,000		Check on phasing o	tegs nos		SALES	Agents Legals		3.0% 0.5%	352,514 58,752	411 267	9,519,151		Pre CIL s106	2,000	2/ Unit (all) Fotal	140,000		LIT	% GDV 0.00%	0	
dditional Profit	-2,105,29	EJITIZ -536	1					Developers Pr	% of costs (befo	re interest)	20.00%	0	411,26/	1,903,830		Post CIL s106 CIL	2,000 0	£/ Unit (all) £/m2 Total	140,000					
ESIDUAL CASH FLOW FOR IN	EREST	Year 1				Year 2			% of GDV	Year 3	0.00%			0 Year 4				Year 5				Year 6		
COME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	02	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	ġ
JNITS Started Market Housing			10	12 0	12 0	12 0	12 1,426,391	12 1,711,670	1,711,670	1,711,670	1,711,670	1,711,670	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Mfordable Rent				0	0	0	124,049 0	148,859 0	148,859 0	148,859 0	148,859 0	148,859 0	0	0	0	0	0	0	0	0	0	0	0	0
iocial Rent Brant and Subsidy				0	0	0	128,200 0	153,840 0	153,840 0	153,840 0	153,840 0	153,840 0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	0	0	0	0	0	1,678,640	2,014,368	2,014,368	2,014,368	2,014,368	2,014,368	0	0	0	0	0	0	0	0	0	0	0	
XPENDITURE tamp Duty asements etc. egals Acquisition	0 0 -20,545																							
lanning Fee	25,860																							
rchitects IS	284,379 23,698		284,379 23,698																					
lanning Consultants ther Professional	47,397 118,491		47,397																					
uld Cost - BCIS Base		0	404 200	889,458	1,374,616	1,455,476	1,455,476	1,455,476	970,317	485,159	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106/CIL Contingency		0	6,667 20,215	14,667 44,473	22,667 68,731	24,000 72,774	24,000 72,774	24,000 72,774	16,000 48,516	8,000 24,258	0	0	0	0	0	0	0	0	0	0	0	0	0	6
bnormals		0	20,215	44,473	68,731	72,774	72,774	72,774	48,516	24,258	0	0	0	0	0	0	0	0	0	0	0	0	0	a
Finance Fees Legal and Valuation	45,000 0																							
Agents	0	ō	0	ō	0	0	50,359	60,431	60,431	60,431	60,431	60,431	0	0	0	0	0	0	0	ō	0	0	0	0
egals Alsc.	0 PROF 524,280	0	0	0 993,070	0	0	8,393 1,683,776	10,072 1,695,527	10,072	10,072 612,177	10,072 70,503	10,072 70,503	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	PRO8 524,280	0	925,361	993,070	1,534,745	1,625,024	1,683,776	1,695,527	1,153,852	612,177	70,503	70,903	0	0	U	0	0	0	0	0	0	0	0	0
Profit on		•	0	1,200	16,114	39,377	64,343	65,385	61,583	49,599	29,310	592	0	0	0	0	0	0	0	0	0	0	0	1,903
Profit or																								0
Cash Fit Opening	Baland 0	0	-925,361	-994,270	-1,550,858	-1,664,400	-69,479	253,457	798,933	1,352,592	1,914,555	1,943,274	0	0	0	0	0	0	0	0	0	0	0	-1,903
Closing	3alano 845,387	845,387	-79,974	-1,074,244	-2,625,102	-4,289,502	-4,358,981	-4,105,524	-3,306,591	-1,953,999	-39,444	1,903,830	1,903,830	1,903,830	1,903,830	1,903,830	1,903,830	1,903,830	1,903,830	1,903,830	1,903,830	1,903,830	1,903,830	0
CASH FLOW FOR CIL ADDITION		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
NCOME As Abov	e Q1	Q2	Q3	Q4 0	Q1 0	Q2 0	Q3	Q4 2,014,368	Q1 2.014.368	Q2 2,014,368	Q3 2,014,368	Q4 2,014,368	Q1	Q2	Q3	Q4	Q1	Q2	Q3	04	Q1	Q2	Q3	0
EXPENDITURE		U	U	U	3	v	1,078,640	2,014,368	2,014,368	2,014,368	2,014,368	2,014,368	v	v	U	U	v	v	v	a	0	U	v	0
and	675,000																							
Stamp Duty asements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egals Acquisition	10,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	c
Narning Fee Inchitects	25,860 284,379	0	0 284,379	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IS fanning Consultants	23,698 47,397	0	23,698 47,397	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	118,491	0	404 299	0 889.458	0	0	0	0	0 970.317	0 485.159	0	0	0	0	0	0	0	0	0	0	0	0	0	
ulid Cost - BCIS Base OTENTIAL CIL	0	0	404,299 -2,105,299	889,458							U	0	U	U	0	0	U	U	U	0	0	U	U	C
lost CIL s106 contingency	0	0	20,215 20,215	44,473 44,473	20,000 68,731 68,731	24,000 72,774 72,774	24,000 72,774 72,774	24,000 72,774 72,774	24,000 48,516	24,000 24,258 24,258	0	0	0	0	0	0	0	0	0	0	0	0	0	0
bnormals	0 45.000	0	20,215	44,473	68,731	72,774	72,774	72,774	48,516	24,258	0	0	0	0	0	0	0	0	0	0	-	0	0	0
Inance Fees .egal and Valuation	45,000 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	a
lgents	0	0	0	0	0	0	50,359 8,393	60,431 10,072	60,431 10,072	60,431 10,072	60,431 10,072	60,431 10,072	0	0	0	0	0	0	0	0	0	0	0	0
egals lisc.	0 0 PROF 1,229,950	0	0	0 978,403	0 1,532,078	0 1,625,024	8,39/3 0 1,683,776	10,072	0	0 628,177	0	0 70,503	0	0	0	0	0	0	0	ő	0	0	0	
COSTS BEFORE LAND INT AND	PROF 1,229,950	0	-1,186,605	978,403	1,532,078	1,625,024	1,683,776	1,695,527	1,161,852	628,177	70,503	70,503	0	0	0	0	0	0	0	0	0	0	0	
Profit o	terest n cost	18,449	18,726	1,208	15,902	39,122	64,084	65,122	61,316	49,448	29,397	680	0	0	0	0	0	0	0	0	0	0	0	1,897
Profit or	GDV																							
Cas	1,229,950 alance 0	-18,449	1,167,879	-979,611	-1,547,980	-1,664,145	-69,220	253,719	791,200	1,336,742	1,914,468	1,943,185	0	0	0	0	0	0	0	0	0	0	0	-1,89
Opening B																				1.897.838				

Typologies Site 19

ITE NAME Site 20	Medium Brown	25						1																
DME Av Size m2	%	Number 25		Price £/m2	GDV	GIA m2		DEVELOPMEN	NT COSTS							Planning fee ca Planning apo fe No dwgs	la dwas	rate			Build Cost BCIS Over Extra 1	/m2 1,246		
Housing 82.8	70%	18		2.540		1.448		LAND	Land		/unit or m2 -5.100	Total	-127,500					462	11.550		Over Extra 1 Energy	0	0.00%	
Ownership 62.0	10%	3		2,032	2 314,960	155			Stamp Duty Easements etc.			0				No dwgs over f	0	138 Total	0 11,550		Energy Design A&Adpt	0 22		
able Rent 62.0		0		1,500					Legals Acquisit	ion	1.50%	-1,913	-1,913								Over-extra 3 Small Sites	0	0%	
Rent 62.0	20%	5		1,050		310		PLANNING	Planning Fee			11,550				Stamp duty cal	c - Residual			1	Site Costs	0 187 1,455	15%	
nd Subsidy Shared Owners	ship			0					Architects QS / PM		6.00% 0.50%	186,775				Land payment			-127,500					
Affordable Rer Social Rent	*			0	0				Planning Consu Other Professio	itants Inal	1.00% 2.50%	31,129 77,823	322,842											
AREA - Net 0.42 AREA - Gross 0.42	ha ha	60 60	/ha /ha		4,319,351	1,913		CONSTRUCT	Build Cost - BC s106 / CIL Contingency	IS Based	1,455	2,784,472 50,000 139,224				Stamp duty cal		Total	0	]				
i per Quarter 0 Build Time 3	Quarters Whole Site	Per ha NET	Per ha GROSS		RUN Residual I	MACRO ctrl+r		FINANCE	Abnormals		5.00%	139,224				Land payment 125,000 250,000 500,000	0%	0% 0%	225,000					
dual Land Value native Use Value 20%	-127,500 187,500 37,500	-306,000	-306,000 450,000 90,000	l	RUN CIL MACR	nsing balance = 1 RO ctrl+l ssing balance = 1			Interest Legal and Value	tion	6.00%	22,000				1,000,000 above	3% 4% 5%	0% 0% 0% Total	0					
Plus /ha 0 Viability Threshold	225,000	Um2	0 540,000	l	Check on phasing o			SALES	Agents Legals Misc.		3.0% 0.5%	129,581 21,597 0	151,177	3,479,525		Pre CIL s106		£/ Unit (all) Total	50,000	]	LIT	% GDV 0.00%	0	]
itional Profit	-366,368	-253						Developers Pr	ofit % of costs (befo % of GDV	ore interest)	20.00%			695,905		Post CIL s106 CIL	2,000 0	£/Unit (all) £/m2 Total	50,000					
SIDUAL CASH FLOW FOR INTERES	ST Q1	Year 1 Q2	03	04	01	Year 2 Q2	93	04	91	Year 3 Q2	03	Q4	Q1	Year 4	03	Q4	Q1	Year 5 Q2	93	04	01	Year 6 Q2	03	•
OME TS Started			5	5	5	5	5																	
et Housing ed Ownership rdable Rent				0	0	0	735,778 62,992	735,778 62,992	735,778 62,992	735,778 62,992	735,778 62,992	0	0	0	0	0	0	0	0	0	0	0	0	
al Rent				0	0	0	0 65,100	0 65,100	0 65,100	0 65,100	0 65,100	0	0	0	0	0	0	0	0	0	0	0	0	
and Subsidy INCOME	0	0	0	0	0	0	0 863,870	0 863,870	0 863,870	0 863,870	0 863,870	0	0	0	0	0	0	0	0	0	0	0	0	
NDITURE																								_
Duty nents etc.	0				1																			
Acquisition	-1,913				1																			
ng Fee acts	11,550 93,388		93,388		1																			
ng Consultants	7,782		7,782																					
Professional	38,911		38,911		1																			
ost - BCIS Base IL		0	185,631 3,333	371,263 6,667	556,894 10,000	556,894 10,000	556,894 10,000	371,263 6,667	185,631 3,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
gency nais		0	9,282 9,282	18,563 18,563	27,845 27,845	27,845 27,845	27,845 27,845	18,563 18,563	9,282 9,282	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fees	22,000										-							-				-		-
nd Valuation	0																							
	0	0	0	0	0	0	25,916 4,319	25,916 4,319	25,916 4,319	25,916 4,319	25,916 4,319	0	0	0	0	0	0	0	0	0	0	0	0	0
BEFORE LAND INT AND PRO		0	0 363,174	415,056	622,584	622,584	652,819	445,291	237,763	30,235	30,235	0	0	0	0	0	0	0	0	0	0	0	0	
						-																		
sidual Valuation Land Interest	-127,500	897	910	6,371	12,693	22,222	31,894	29,207	23,366	14,325	2,035	0	0	0	0	0	0	0	0	0	0	0	0	
Profit on Costs Profit on GDV														-	-			-		-				695,
Cash Flow	-59,783	-897	-354,084	-421,427	-635,277	-644,806	179,157	389,372	602,741	819,310	831,599	0	0	0	0	0	0	0	0	0	0	0	0	-695
Opening Balan Closing Balanc	0 -59,783	-60,680	-424,764	-846,191	-1,481,468	-2,126,274	-1,947,117	-1,557,745	-955,004	-135,694	695,905	695,905	695,905	695,905	695,905	695,905	695,905	695,905	695,905	695,905	695,905	695,905	695,905	1
FLOW FOR CIL ADDITIONAL PR	OFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
ME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	٩
INCOME	0	0	0	0	•	0	863,870	863,870	863,870	863,870	863,870	0	•	0	0	0	0	0	0	0	•	0	0	
NDITURE	225,000				1																			
Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Acquisition	0 3,375	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
g Fee	11,550 93.388	0	0 93.388	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
cm	7,782	0	93,388 7,782 15,565	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ig Consultants Professional	15,565 38,911	0	15,565 38,911	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ost - BCIS Base	0	•	185,631	371,263	556,894	556,894	556,894	371,263	185,631	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ITIAL CIL L s106		Į	+366,368		10,000	10,000	10,000	10,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
pency hals	0	0	9,282 9,282	18,563 18,563	27,845 27,845	27,845 27,845	27,845 27,845	18,563 18,563	9,282 9,282	°	0	0	0	0	0	0	0	0	0	0	0	0	0	
	22,000	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	
and Valuation	0	0	0	0	0	0	25,916 4,319	25,916 4,319	25,916 4,319	25,916 4,319	25,916 4,319	0	0	0	0	0	0	0	0	0	0	0	0	
and Valuation	0		0	0	0 622,584	0 622,584	0	0 448,625	0 244,430	0 30,235	0 30,235	0	0	0	0	0	0	0	0	0	0	0	0	
and Valuation s	0	0	-6.528								,				-	v				v				
and Valuation s	0	0	-6,528	400,000												1								
and Valuation s : S BEFORE LAND INT AND PROJ IL calculation	0	0			12,576	22,104	31,774	29.085	23,292	14,350	2,061	0	0	0	0	0	0	0	0	0	0	0	0	
and Valuation	0	0 6,264	-6,528 6,358	6,355	12,576	22,104	31,774	29,085	23,292	14,350	2,061	0	0	0	0	D	0	0	0	0	0	0	0	694
Profit on cost	0	6,264 -6,264			12,576	22,104	31,774	29,085	23,292	14,350 819,285	2,061	0	0	0	0	0	0	0	0	0	0	0	0	-694

SITE NAME Site 21	Small Brown 12							]																
INCOME Av Siz		Number		Price £/m2	GDV	GIA m2		DEVELOPME	NT COSTS							Planning fee ca Planning app fe	alic .			1	Build Cost	/m2		
mi tarket Housing 87.1		12		£/m2 2,456		m2 735		LAND	Land		/unit or m2 -8,020	Total	-96,235			Planning app fe No dwgs No dwgs upder	dwgs 12 12	rate	5.544		BCIS Over Extra 1	1,249	0.00%	
		8							Stamp Duty		-8,020	0	-96,235			No dwgs under No dwgs over f	12	462 138	0		Energy Design A&Adpt	0		
ared Ownership 55.		1		1,965	130,856	67			Easements etc. Legals Acquisitio	in	1.50%	0 -1,444	-1,444					Total	5,544	J	A&Adpt Over-extra 3 Small Sites	22 0		
fordable Rent 55.1		0		1,500	0	0		PLANNING													Small Sites Site Costs	0 187	0% 15%	
cial Rent 55.1	5 20%	2		1,050	139,860	133			Planning Fee Architects		6.00%	5,544 91,396				Stamp duty cal Land payment	c - Residual		-96.235			1,458		
rant and Subsidy Shared Owner Affordable Re	rship			0	0				QS / PM Planning Consult	acto	0.50%	7,616 15,233												
Social Rent				0	ō				Other Profession	nal	2.50%	38,082	157,871											
ITE AREA - Net 0.24 ITE AREA - Gross 0.24		50	/ha		2,075,876	935		CONSTRUCT	Build Cost - BCI		1,458	1,362,969												
ITE AREA - Gross 0.24	4 ha	50	/na				1		s106 / CIL	5 Based		24,000						Total	0	-				
ales per Quarter 0									Contingency Abnormals		5.00%	68,148 68,148	1,523,266			Stamp duty cal Land payment			129,600					
Init Build Time 3	Quarters				RUN Residual I	ACR0 ctrl+r		FINANCE								125,000 250,000	0% 1%	0% 0%						
Residual Land Value	Whole Site F -96,235	Per ha NET Per -400,980	400,980		Cio	sing balance =	0		Fees Interest		6.00%	15,000				500,000 1,000,000	3% 4%	0% 0%						
itemative Use Value Iplift 20%	108,000 21,600		450,000 90,000		RUN CIL MACR	O ctrl+l sing balance =	0		Legal and Valuat	ion		0	15,000			above	5%	0% Total						
Plus/ha 0 Viability Threshole	0		0 540,000		Check on phasing a		i i	SALES	Agents		3.0%	62.276				Pre CIL s106	2 000 4	2/ Unit (all)		-	iπ	% GDV		
Theory Theorem	125,000		540,000		concorr				Legals		0.5%	10,379	72,656			The Cite and		Fotal	24,000		en.	0.00%	0	
dditional Profit	-244,112	-332						i				U	72,656	1,671,113		Post CIL s106	2,000	£/ Unit (all)		1				
								Developers P	% of costs (befor	e interest)	20.00%			334,223		CIL	0	£/m2 Total	24,000					
								L	% of GDV		0.00%			0										
ESIDUAL CASH FLOW FOR INTERE	ST Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
VCOME INITS Started			4	4	4																			
larket Housing hared Ownership				0	0	0	601,720 43,619	601,720 43,619	601,720 43,619	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nared Ownership Vfordable Rent Jocial Rent	1			0	0	0	43,619 0 46.620	43,619 0 46,620	43,619 0 46,620	ŏ	0	0	0	ŏ	0	0	ŏ	0	0	0	0	0	0	
irant and Subsidy				ő	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	691,959	691,959	691,959	0	0	0	•	0	0	0	0	0	0	0	0	0	0	
XPENDITURE tamp Duty asements etc.	0																				1			
asements etc. egals Acquisition	0 -1,444								1												1			
larning Fee	5 544								1												1			
rchitects	45,698		45,698						1												1			
IS fanning Consultants	3,808 7,616		3,808 7,616						1												1			
ther Professional	19,041		19,041						1												1			
ulid Cost - BCIS Base 106/CIL	1	0	151,441 2,667	302,882 5,333	454,323 8,000	302,882 5,333	151,441 2,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ontingency	1	0	7.572	15.144	22,716 22,716	15.144	7,572	0	0	0	0	0	0	0	ŏ	0	ŏ	0	0	0	0	ő	0	
bnormals	1	U	7,572	15,144	22,716	15,144	1,572	0	0	U	U	0	0	U	0	0	U	U	U	0	0	0	U	
Inance Fees legal and Valuation	15,000 0																							
Igents	0	0	0	0	0	0	20,759	20,759	20,759	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
.egals Misc.	0	0	0		0	0	3,460	3,460	3,460	0	0	0	0	0	0		0	0	0	0	0	0	0	
COSTS BEFORE LAND INT AND PRO	95,264	0	245,415	338,504	507,755	338,504	193,470	24,219	24,219	Ö	Ö	0	0	Ö	0	0	0	0	0	0	0	Ö	0	
For Residual Valuation Lan	d -96,235																							
Interes Profit on Cost	at a	0	0	3,667	8,799	16,548	21,873	14,724	4,929	0	0	0	0	0	0	0	0	0	0	0	0	0	0	334
Profit on GD/	7																							
Cash Flow	971	0	-245,415	-342,170	-516,554	-355,051	476,615	653,016	662,811	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-33
Opening Balan Closing Balan	nt 0 o 971	971	-244,444	-586,614	-1,103,168	-1,458,219	-981,604	-328,588	334,223	334,223	334,223	334,223	334,223	334,223	334,223	334,223	334,223	334,223	334,223	334,223	334,223	334,223	334,223	
ASH FLOW FOR CIL ADDITIONAL P	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
COME As Above INCOME	0	0	0	0	0	0	691,959	691,959	691,959	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
XPENDITURE																								
and	129,600								1												1			
amp Duty asements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Arean and GIC.	1,944	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
agals Acquisition	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
egals Acquisition lanning Fee	5,544	0	45,698 3,808	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
igals Acquisition anning Fee ichitects S	45,698	0		ō	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
igals Acquisition anning Fee chitects S anning Consultants	45,698 3,808 7,616	0	7,616					0		0		0			- -		č	ő	5			0		
gals Acquisition anning Fee chitects S anning Consultants ther Professional	45,698	0 0 0	19,041	0	0	302.000	151 ***	~	0			J	U	U	U	U	v	0						
gals Acquisition anning Fee chitects S anning Consultants her Professional aild Cost - BCIS Base DTENTUL CIL	45,698 3,808 7,616 19,041	0	7,616 19,041 151,441 -29,264		454,323	0 302,882 -29,264	151,441 -29,264	0 -29,264	-29,264	-29,264	-								0	0				
gals Acquisition anning Fee childeots 3 moning Consultants her Professional ild Cost - BCIS Base JTENTUAL CIL at CIL s106	45,698 3,808 7,616 19,041 0 -10,000	0	19,041 151,441 -29,264 7.572	0 302,882 -29,264 15,144	454,323 -29,264 8,000 22,716	-29,264 8,000	-29,264 8,000 7.572	0	-29,264 0	-29,264 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	
gals Acquisition anning Fee childeots 3 moning Consultants her Professional ild Cost - BCIS Base JTENTUAL CIL at CIL s106	45,698 3,808 7,616 19,041 0 -10,000	0	19,041 151,441 -29,264	0 302,882 -29,264	454,323 -29,264 8,000	-29,264	-29,264 8,000	0 -29,264 0 0 0	-29,264 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	
agas Acquision anning Fee chinects S S Croundants har Professional and Cost - 80:05 Base DTENTIAL CIL. soft Cost - 80:05 DTENTIAL CIL. soft Cll. s106 ontingency soormals annote Fees	45,698 3,808 7,616 19,041 0 -10,000 0 0	0	19,041 151,441 -29,264 7,572 7,572 0	0 302,882 -29,264 15,144 15,144 0	454,323 -29,264 8,000 22,716 22,716 0	-29,264 8,000 15,144 15,144 0	-29,264 8,000 7,572 7,572 0	0 0 0	-29,264 0 0 0	-29,264 0 0 0	0	0	0	0	0	0	0	0 0 0	0	0	0	0	0	
ageal Acquisition anning Fee chinects S anning Consultants anning Consultants and Cost - 80:05 Base DTENTIAL CEL sati Cost - 80:05 Base DTENTIAL CEL sati Cost - 80:05 DTENTIAL CEL sati C	45,698 3,808 7,615 19,041 0 -10,000 0 0 15,000 0	0	19,041 151,441 -29,264 7,572 7,572 0 0	0 302,882 -29,264 15,144 15,144 0 0	454,323 -29,264 8,000 22,716 22,716 0 0	-29,264 8,000 15,144 15,144 0 0	-29,264 8,000 7,572 7,572 0 0	0 0 0 0	-29,264 0 0 0 0	-29,264 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	
gala Anguaton chinactos chinactos a anring Groundants a maring Concultants a maring Concultants atil Cost - BCIS Base 3 STENTIAL CIL set CIL: 1106 5 TENTIAL CIL set CIL: 1106 5 STENTIAL CIL set CIL: 1107 5 STENTIAL CIL	45,698 3,808 7,616 19,041 0 -10,000 0 0	0	19,041 151,441 -29,264 7,572 7,572 0	0 302,882 -29,264 15,144 15,144 0	454,323 -29,264 8,000 22,716 22,716 0	-29,264 8,000 15,144 15,144 0	-29,264 8,000 7,572 7,572 0	0 0 0	-29,264 0 0 0	-29,264 0 0 0			0 0 0 0			0	0 0 0 0			0 0 0 0	0 0 0 0		0 0 0 0	
gala Anguaton anno fas chlacts anning Consultars anning Consultars and Freesestional dd Cost - BCIS Base set CIL : 106 dr Cast - BCIS Base set	45,698 3,808 7,616 19,041 0 -10,000 0 15,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		19,041 151,441 -29,264 7,572 7,572 0 0	0 302,882 -29,264 15,144 15,144 0 0 0 0 0 0	454,323 -29,284 8,000 22,716 22,716 0 0 0 0	-29,264 8,000 15,144 15,144 0 0	-29,264 8,000 7,572 7,572 0 0 20,759 3,460 0	0 0 0 20.759	-29,264 0 0 0 0 20,759	-29,264 0 0 0 0	000000000000000000000000000000000000000		000000000000000000000000000000000000000	0 0 0 0 0	0	0	0	000000000000000000000000000000000000000	0 0 0 0 0	0	0	000000000000000000000000000000000000000	0	
egals Acquisition	45,698 3,808 7,616 19,041 0 -10,000 0 15,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		19,041 151,441 -29,264 7,572 7,572 0 0 0 0 0	0 302,882 -29,264 15,144 15,144 0 0 0	454,323 -29,264 8,000 22,716 22,716 0 0	-29,264 8,000 15,144 15,144 0 0 0 0 0	-29,264 8,000 7,572 7,572 0 0 20,759 3,460	0 0 0 20,759 3,460 0	-29,264 0 0 0 0 20,759 3,460 0	-29,264 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 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	
legis Acquision arrights a second totalest	45,698 3,808 7,616 19,041 0 -10,000 0 15,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		19,041 151,441 -29,264 7,572 7,572 0 0 0 0 0 213,484	0 302,882 -29,264 15,144 15,144 0 0 0 0 0 303,906	454,323 -29,284 8,000 22,716 22,716 0 0 0 0 0 478,491	-29,264 8,000 15,144 15,144 0 0 0 0 0 311,906	-29,264 8,000 7,572 7,572 0 0 20,759 3,460 0 169,540	0 0 0 20,759 3,460 0 -5,045	29,264 0 0 0 20,759 3,460 0 	-29,264 0 0 0 0 0 0 0 0 0 -29,264	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 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	
ομά Ασχαρίατοι ομά Ασχαρία ολόκοι ο κατός Οκταμάτοι ο κατός Οκταμάτοι ομά Οκταιο ομά Οκταμάτοι ομά οπός Οκταμάτοι ομά στο Καλού Ρεκός στο Εκτός στο Εκτός ομά στο Καλού Ρεκός στο Εκτός ομά στο Καλού Ρεκός στο Εκτός Ο Καλού Ρεκός Ο Καλού Ρεκός	45,698 3,808 7,616 19,041 0 -10,000 0 15,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		19,041 151,441 -29,264 7,572 7,572 0 0 0 0 0	0 302,882 -29,264 15,144 15,144 0 0 0 0 0 0	454,323 -29,284 8,000 22,716 22,716 0 0 0 0	-29,264 8,000 15,144 15,144 0 0 0 0 0	-29,264 8,000 7,572 7,572 0 0 20,759 3,460 0	0 0 0 20,759 3,460 0	-29,264 0 0 0 0 20,759 3,460 0	-29,264 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 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	33
spik Acquisition service Face scheduces for the constraints from 90 Consultants from 90 Consultants from 90 Constraints for 90 Constraints Constraints Constraints (Constraints) (Constraints	46,698 3,808 7,616 19,041 0 -10,000 0 15,000 0 15,000 0 0 218,251	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	19,041 151,441 -29,264 7,572 7,572 0 0 0 0 213,484 3,323	0 302,882 -29,264 15,144 15,144 0 0 0 0 0 303,906 6,575	454.323 -29,264 8,000 22,716 22,716 0 0 0 0 478,491 11,232	-29,264 8,000 15,144 15,144 0 0 0 0 0 311,906	-29,264 8,000 7,572 7,572 0 0 20,759 3,460 0 169,540 23,535	0 0 0 20,759 3,460 0 -5,045	-39,254 0 0 0 20,759 3,460 -5,838	-29,264 0 0 0 0 0 0 -29,264		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		33
γράλ Αξαμάτοι νατός Fas κατός Τοτο κατός Οσταμάτοι κατός Οσταμάτοι αξ Ο Δ. 2018 Base στο Ο Δ. 300 αξ Ο Δ. 300 κατός Γλοματικός στο στο Βετρατεί Απός Ρετορ στο Γα Δετολομίου ποτο Γραφικός στο Γα Δετολομίου Γραφικός ποτο Γραφικός	46,698 3,808 7,616 19,041 0 -10,000 0 15,000 0 15,000 0 0 218,251	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	19,041 151,441 -29,264 7,572 7,572 0 0 0 0 0 213,484	0 302,882 -29,264 15,144 15,144 0 0 0 0 0 303,906	454,323 -29,284 8,000 22,716 22,716 0 0 0 0 0 478,491	-29,264 8,000 15,144 15,144 0 0 0 0 0 311,906	-29,264 8,000 7,572 7,572 0 0 20,759 3,460 0 169,540	0 0 0 20,759 3,460 0 -5,045	29,264 0 0 0 20,759 3,460 0 	-29,264 0 0 0 0 0 0 0 0 0 -29,264	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 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	33

Typologies Site 22

夣

COME	Site 22		Mound						DEVELOPME	NT COSTS							Disasian (				T	Duild Cast	I		
COME	Av Size m2	%	Number 7		Price £/m2	GDV £	GIA m2			NI COSTS							Planning fee ca Planning apo fe No dwgs	anc dwgs	rate			Build Cost BCIS Over Extra 1	/m2 1,171		
rket Housing	91.4	100%	7		2,456		640		LAND	Land		/unit or m2 8,219	Total	57,530			No dwgs under	7	462	3,234			0	0.00%	6
ared Ownership	91.4	0%			1,965	. 0	0			Stamp Duty Easements etc.			0				No dwgs over f	0	138 Total	0 3.234		Design A&Adpt	0 22		
ostable Rest	91.4	0%	-		1,500		-			Legals Acquisiti	on	1.50%	863	863									0	6%	×.
icial Rent	91.4	0%			1,000				PLANNING	Planning Fee			3.234				Stamp duty cal				г	Small Sites Site Costs	70 176 1,439	15%	њ.
			0		1,050	0	0			Architects QS / PM		6.00% 0.50%	3,234 61,620 5,135				Land payment	ic - Residual		57,530			1,439		
ant and Subsidy	Shared Ownersh Affordable Rent Social Rent	ip			0 0 0	0				QS / PM Planning Consu Other Professio	tants nal	0.50% 1.00% 2.50%	5,135 10,270 25,675												
TE AREA - Not TE AREA - Gross	0.16 0.16	ha ha	45 45	/ha /ha		1,571,840	640			Build Cost - BC s106 / Cil	IS Based	1,439	920,902 14,000						Total	0					
ales per Quarter alt Build Time	0 3	Quarters				RUN Residual	MACRO ctrl+r		FINANCE	Contingency Abnormals		5.00%	46,045 46,045	1,026,993			Stamp duty cal Land payment 125,000 250,000	Ic - Add Profit 0% 1% 3%	0% 0%	84,000	l.				
esidual Land Value emative Use Value sitt	20%	Whole Site 57,530 70,000 14,000	Per ha NET 369,834	Per ha GROSS 369,834 450,000 90,000	l	RUN CIL MACI	nsing balance = RO ctrl+l osing balance =			Fees Interest Legal and Valua	tion	6.00%	12,000	12,000			500,000 1,000,000 above	3% 4% 5%	0%	0					
Plus /ha Via	a 0 ability Threshold	0 84,000	čim2	0 540,000	l	Check on phasing	r degs nos rrect		SALES	Agents Legals Misc.		3.0% 0.5%	47,155 7,859 0	55,014	1,258,333		Pre CIL s106		£/ Unit (all) Total	14,000	]	LIT	% GDV 0.00%	0	0
iditional Profit		-28,464	-44	l					Developers Pr	rofit % of costs (befo	re interest)	20.00%	-		251,667		Post CIL s106 CIL	2,000 0	£/ Unit (all) £/m2 Total	14,000					
ESIDUAL CASH FLOW	W FOR INTERES	r Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
COME ITS Started arket Housing				3	4																				
hared Ownership					0	0	0	673,646 0	898,194 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ordable Rent cial Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ant and Subsidy INCOME	E	0	ō		0	0	0	0 673,646	0 898,194	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PENDITUPE																									
mp Duty sements etc. gals Acquisition		0 0 863																							
nning Fee		3,234																							
hitects				30,810 2,567																					
nning Consultants er Professional		2,567 5,135 12,837		2,567 5,135 12,837																					
		12,637	c .	12,837	306,967	205.007	175 440	~	~	~	c	c			0	~		<i>c</i>		<i>.</i>			c .	c	
ild Cost - BCIS Base 06/CIL			0	2 000	4,667	306,967 4,667	175,410 2,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ntingency normals			0	6,578 6,578	15,348 15,348	15,348 15,348	8,770 8,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ance Fees gal and Valuation		12,000 0																							
jents gals		0	0	0	0	0	0	20,209 3,368	26,946 4,491	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
SC. DSTS BEFORE LAND	D INT AND PROP	67,447	0	0 198,063	342,331	342,331	195,618	23,578	31,437	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
r Residual Valuation	Land Interest Profit on Costs	57,530	1,875	1,903	4,902	10,111	15,397	18,563	9,090	o	0	0	0	0	0	0	0	0	0	0	0	o	0	0	
	Profit on GDV																								
	Cash Flow Opening Baland Closing Balano	-124,976 0 -124,976	-1,875 -126.851	-199,966 -326.817	-347,233 -674.050	-352,442 -1.026.491	-211,015 -1,237,506	631,506	857,667	0 251.667	0 251.667	0 251.667	0 251.667	0 251.667	0 251,667	0 251.667	0 251.667	0 251.667	0 251.667	0 251.667	0 251.667	0 251.667	0 251.667	0 251.667	
SH FLOW FOR CIL A	ADDITIONAL PRO	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
INCOME	As Above	0	0	0	0		0	673,646	898,194	0		0	0	0	0	0	0	0	0	0	0	0	0	0	
PENDITURE				·	Ċ			10.00									-								
nd		84,000																							
mp Duty sements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
gals Acquisition		1,260	0	ō	0	ō	ō	0	ō	ō	ó	o	0	ó	0	0	0	ō	ó	0	0	ō	0	ó	
inning Fee chitects		3,234 30.810	0	0 30.810	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		2,567 5,135	0	2,567 5,135	0	0	0	0	0	0	0	0	0	0	ő	0	0	0	0	0	0	0	0	0	
nning Consultants		5,135 12,837	0	5,135 12,837	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
er Professional		0	0	131,557	306,967	306,967	175,410	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ld Cost - BCIS Base				-3,558	-3,558	-3,558 6,000	-3,558 8,000	-3,558 0	-3,558 0	-3,558 0	-3,558 0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ld Cost - BCIS Base TENTIAL CIL st CIL s105		0	0	6,578 6,578	15,348 15,348	15,348 15,348	8,770 8,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ld Cost - BCIS Base TENTIAL CIL st CIL s105		-	0	0	0	0	0	0	0	0			0	0	0	-	0			-	0		0	,	
lid Cost - BCIS Base ITENTIAL CIL st CIL s106 ntingency normals		12,000	5	0	0	o	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
lid Cost - BCIS Base ITENTIAL CIL st CIL s106 ntingency normals ance Fees		12,000 0	0			1		20.209	26.946	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Id Cost - BCIS Base TENTIAL CIL at CIL s106 ntingency normals ance Fees gal and Valuation ants		0	0	0	0	0	0	20,209						0	0	0	0	0	0	0	0			0	
her Professional ild Cost - BCIS Base DTENTIAL CIL ist CIL s106 intringency normals ance Fees gal and Valuation ents gals 50.		0 0 0	0	0	0	0	0	3,368 0	4,491 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
III Cost - BCIS Base DTENTIAL CIL st CIL s106 intingency normals ance Fees gal and Valuation sents	D INT AND PROF	0	0 0 0	0 0 0 192,505	0 0 0 334,105	0 0 340,106	0 0 197,393	3,368 0 20,020	4,491 0 27,879	0 0 -3,558	0 0 -3,558	0 0	0 0 0	0	0	0	0	0	0	0	0	0	0	0	_
Id Cost - BCIS Base TENTIAL CIL et CIL s106 rtingency sommals ance Fees gal and Valuation ants gals ic. STS BEFORE LAND	Interest	0 0 0	0 0 0 2,278	0	0	0 0 340,106 10,324	0	3,368 0	0	0 0 -3,558 0	0 0 -3,558 0	0 0 0	0 0 0	0	0	0	0 0 0	0	0	0 0	0	0 0	0	0	
Id Cost - BCIS Base TENTIAL CILL at CIL s106 ntingency normals ance Fees agas and Valaction ents agas cc. SSTS BEFORE LAND r CIL calculation		0 0 0	0 0 0 2,278 -2,278	0 0 192,505	0 0 334,105		0 0 197,393	3,368 0 20,020	0 27,879			0	-	0	0	0	0	0	0	0	0	0	0	0	

one name								-																
INCOME Av Siz	e % 2	Number 4		Price £/m2	GDV £	GIA m2		DEVELOPMEN	NT COSTS							Planning fee ca Planning app fe	lla dwgs	rate			Build Cost BCIS	/m2 1,171		
Market Housing 95.	0 100%	4		2,456	933,280	380		LAND	Land		/unit or m2 -188	Total	-752			No dwgs No dwgs under	4	462	1,848		Over Extra 1 Energy	0	0.00%	
Shared Ownership 95.	0 0%	0		1,965	0	0			Stamp Duty Easements etc.			0				No dwgs over f	0	138 Total	0 1,848		Design A&Adpt	0 22		
Affordable Rent 95.	0 0%	0		1,500	0	0			Legals Acquisitio	on	1.50%	-11	-11								Over-extra 3 Small Sites	0 152	13%	
Social Rent 95.	0 0%	0		1,050	0	0		PLANNING	Planning Fee			1,848				Stamp duty cal	c - Residual		.752		Site Costs	176 1,521	15%	
Grant and Subsidy Shared Owne				0	0				Architects QS / PM		6.00% 0.50%	38,624 3,219				Land payment			-752					
Affordable Re Social Rent	ant			0	0				Planning Consult Other Profession	nal	1.00%	6,437 16,093	66,221											
SITE AREA - Not 0.0	8 ha	50 50	/ha /ha		933,280	380		CONSTRUCT	ION															
SITE AREA - Gross 0.0	8 ha	50	/ha						Build Cost - BCI s106 / CIL	S Based	1,521	577,934 8,000						Total	0					
Sales per Quarter 0 Unit Bulid Time 3	Quarters								Contingency Abnormals		5.00%	28,897 28,897	643,728			Stamp duty cal Land payment 125.000	c - Add Profit	0%	43,200					
Unit Buid Time 3		Per ha NET	Darks CROCK		RUN Residual N	ACRO ctrl+r		FINANCE	Fees			7,000				125,000 250,000 500,000	1%	0%						
Residual Land Value Alternative Use Value	-752 36,000	-9,397	-9,397 450,000		RUN CIL MACR		0		Interest Legal and Valuat		6.00%	7,000	7,000			1,000,000 above	4% 5%	0%						
Uplit 20% Plus /ba 0	36,000		90,000		Clos	ing balance =	0	SALES	Legal and Valuat	bon		0	7,000			above	5%	Total	0					
Viability Threshol	d 43,200		540,000		Check on phasing d			SALES	Agents		3.0%	27,998				Pre CIL s106		E/ Unit (all)			LIT	% GDV	_	
		£/m2			com	ect			Legals Misc.		0.5%	4,666 0	32,665	748,850				Total	8,000			0.00%	0	
Additional Profit	-47,456	-125						Developers Pr	ofit							Post CIL s106 CIL	2,000 0	£/ Unit (all) £/m2						
									% of costs (befor % of GDV	re interest)	20.00% 0.00%			149,770		L		Total	8,000					
RESIDUAL CASH FLOW FOR INTER	EST Q1	Year 1				Year 2				Year 3		Q4		Year 4				Year 5		Q4		Year 6		
INCOME	Q1	92	Q3	Q4 2	Q1	Q2	Q3	Q4	Q1	92	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started Market Housing			2	0	0	0	466,640	466,640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME	0			0	0	0	466,640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE	0	0	0	0	0	0	466,640	465,640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty Easements etc.	0																							
Legals Acquisition	-11																							
Planning Fee Architects	1,848 19,312		19.312																					
QS Planning Consultants	1,609		1,609																					
Other Professional	8,047		8,047																					
Build Cost - BCIS Base s106/CIL		0	96,322 1,333	192,645 2,667	192,645 2,667	96,322 1,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	4,816	9,632	9,632	4,816	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	ő	0	0
Finance Fees	7.000	0	4,010	3,032	2,002	4,010	0	0	Ū	0	0	5	0	0	0	Ŭ	0	0	0	0	Ū	0	0	0
Legal and Valuation	0																							
Agents Legals	0	0	0	0	0	0	13,999 2.333	13,999 2,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PRO		0	0	214,576	214,576	107,288	16,332	16,332	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COLORE DATA INT AND PRO		v	100,414	219,010	214,570	.01,200	10,002	10,002	Ŭ	v	v		Ť	v	v	Ŭ	v	Ť	v	v	Ŭ	v	•	v
For Residual Valuation Lan		604	613	2,714	5,974	9,282	11,031	4,441	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Cost Profit on GD	5	004	613	2,714	5,974	9,202	11,031	4,441	0	0	0	0	0	0	0	0	0	0	0	0	0	0		149,770
Cash Flow	-40.271	-604	-140.087	-217.290	-220.550	-116.570	439.277	445.866	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-149,770
Opening Bala Closing Bala	n 0 no -40,271	-40,875	-180,963	-398,253	-618,803	-735,373	-296,096	149,770	149,770	149,770	149,770	149,770	149,770	149,770	149,770	149,770	149,770	149,770	149,770	149,770	149,770	149,770	149,770	0
		19191 8																						
CASH FLOW FOR CIL ADDITIONAL P	ROFIT	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME As Above INCOME	0	0	0	0	0	0	466,640	466,640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE			-			-											-		-			-		
Land	43,200																							
Stamp Duty Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	648	0	0	0	0	0	0	0	ō	ō	0	0	0	0	0	0	ō	ō	0	0	ō	0	0	ō
Planning Fee Architects	1,848 19,312	0	0 19,312	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants	1,609	0	1,609	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	8,047	0	8,047	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	o	0	0
Build Cost - BCIS Base POTENTIAL CIL	0	° .	96,322	192,645 -5,932	192,645 -5,932	96,322 -5,932	0 -5,932	0 -5,932	0	0 -5,932	0	0	0	0	0	0	0	0	Ö	0	0	0	0	0
Post CIL s106 Contingency	0	•	4.816	9.632	4,000 9.632	4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	ő	ō	4,816	9,632	9,632	4,816	ő	ō	ō	ō	ō	ō	ō	ō	ō	ō	ō	ō	ō	ō	ō	ō	ō	ō

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

ITE NAME Site 23 Small Brown 4

7,000 0 0 0 0 0 0 0

0 0 0

-84,882 0

inance Fees egal and Value

For CIL calculation

COSTS REFORE LAND INT AND PROF 84.8

Interest Profit on cost Profit on GDV

Cash Flow Opening Balance

gents egals lisc. 0 0 0 0 0 0 0 0

6,434 9,680 11,386 4,713

444,854 451,527 5,932 5,932

0

0

0

3,295

-209,272

1,273 1,292

13,999 13,999 2,333 2,333 0 0 0

0 0 149,201

0 0

0

0

SITE NAME Site 24	Urban Flats 24	Number		Price G		1	]													Build Cost	/m2		
COME Av Size m2	%	Number 24		Price G £/m2	DV GIA £ m2		DEVELOPMEN	NT COSTS		/unit or m2	Total				Planning fee co Planning app fe No dwgs	dwgs 24	rate			Build Cost BCIS Over Extra 1	/m2 1,494	0.00%	
inket Housing 72.2	70%	17		2,430 2,948,9	934 1,214		LAND	Land		/unit or m2 -20,635	Total	495,237					462 138	11,088			0	0.00%	
ared Ownership 54.7	10%	2		1,944 255,2	275 131			Stamp Duty Easements etc.			0				No dwgs over 5	0	138 Total	0 11,088		Design A&Adpt	0 22		
ordable Rent 54.7	0%	0		1,500	o 0			Legals Acquisiti	ion	1.50%	-7,429	-7,429								Over-extra 3 Small Sites	0 0 75	0% 5%	
cial Rent 54.7	20%	5		1,050 275,7	760 263		PLANNING	Planning Fee Architects			11,088				Stamp duty ca Land payment	c - Residual		495 237		Site Costs	1,590	5%	
ant and Subsidy Shared Owner Affordable Ret Social Rent	ship 1			0 0 0	0 0 0			QS / PM Planning Consu Other Professio	utants onal	6.00% 0.50% 1.00% 2.50%	171,623 14,302 28,604 71,509	297,126			Land payment			-495,237					
ITE AREA - Not 0.32 ITE AREA - Gross 0.32	ha ha	75 75	/ha /ha	3,479,5	969 1,607	J	CONSTRUCT	Build Cost - BC s106 / CIL	IS Based	1,590	2,556,706 48,000						Total	0					
ales per Quarter 0 nit Build Time 3	Quarters	rrha NFT Perho	GROSS	RUN Resid	lual MACRO ctrl+r Closing balance =		FINANCE	Contingency Abnormals		5.00%	127,835 127,835 28,000	2,860,377			Stamp duty ca Land payment 125,000 250,000 500,000	0%	0% 0%	172,800					
esidual Land Value temative Use Value plit: 20% Plus/ha 0	-495,237 144,000 28,800 0	-1,547,615 -1	547,615 450,000 90,000 0	RUN CIL M	ACRO ctrl+I Closing balance =		SALES	Fees Interest Legal and Valua	ation	6.00%	0	28,000			1,000,000 above	3% 4% 5%	0% 0% 0% Total	0					
Viability Threshold	172,800 £/m -713,734	-588	540,000		uing degs nos correct	]		Agents Legals Misc.		3.0% 0.5%	104,399 17,400 0	121,799	2,804,636		Pre CIL s106 Post CIL s106		£/ Unit (all) Total £/ Unit (all)	48,000		LIT	% GDV 0.00%	0	]
							Developers Pr	rofit % of costs (befa % of GDV	are interest)	20.00% 0.00%			560,927 0		CIL	0	£/m2 Total	48,000					
ESIDUAL CASH FLOW FOR INTERE	Q1	Year 1 Q2	Q3 Q4		Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
JNITS Started Aarket Housing			12 12	0	0	1,474,467	1,474,467	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
Shared Ownership Affordable Rent			0	0	0	127,637 0	127,637 0	0	0	0	0	0	0	0	0	0	0 0 0	0	0	0	0	0	
ocial Rent rant and Subsidy			0	0	0	137,880 0	137,880 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	0	0 0	0	0	1,739,984	1,739,984	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
XPENDITURE tamp Duty asements etc. egals Acquisition	0 0 -7,429																						
anning Fee	11,088																						
rchitects G	85,811 7,151 14,302	85	5,811 ,151 1,302																				
anning Consultants ther Professional	14,302 35,755	14	4,302 5,755																				
ulid Cost - BCIS Base			6,118 852,2 ,000 16,0	235 852,235	426,118	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
106/CIL ontingency		0 21	1.306 42.6	12 42.612	8,000 21,306	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
bnormals		0 21	1,306 42,6	12 42,612	21,306	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Inance Fees .egal and Valuation	28,000 0																						
gents	0	0	o 0	0	0	52,200	52,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ngals Ilso.	0	0	0 0		0	8,700	8,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
OSTS BEFORE LAND INT AND PRO	174,678	0 61	9,748 953,4	159 953,459	476,729	60,899	60,899	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
or Residual Valuation Land Interest Profit on Costs	-495,237	0	0 4,4	38 18,857	33,442	41,094	16,524	o	0	0	0	0	0	0	0	0	0	0	0	o	0	0	5
Profit on GDV																							
Cash Flow Opening Balan	320,558	0 -61	9,748 -957,	947 -972,316	5 -510,171	1,637,991	1,662,560	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-6
Closing Balance	320,558	320,558 -25	19,190 -1,257	,137 -2,229,45	2 -2,739,624	-1,101,633	560,927	560,927	560,927	560,927	560,927	560,927	560,927	560,927	560,927	560,927	560,927	560,927	560,927	560,927	560,927	560,927	
ASH FLOW FOR CIL ADDITIONAL PF	OFIT	Year 1			Year 2				Year 3				Year 4				Year 5				Year 6		
COME As Above	Q1	Q2	Q3 Q4		Q2	Q3	Q4	Q1	92	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
INCOME	0	0	0 0	•	0	1,739,984	1,739,984	°	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
XPENDITURE	172,800																						
tamp Duty asements etc.	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
asements etc. egals Acquisition	2,592	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
anning Fee rchitects	11,088 85,811	0 0 87	0 0 5.811 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6 Ianning Consultants	7,151 14,302	0 7	,151 0 1,302 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ther Professional	35,755	0 35	6,755 0		0	0	ō	ō	ō	0	0	0	0	0	ō	ó	0	0	0	0	0	0	
uld Cost - BCIS Base DTENTIAL CIL	0		6,118 852,2 9,217 -89,2	-89.217	-89.217	0 -89,217	0 -89,217	0 -89,217	0 -89,217	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0 21	,306 42,6	24,000	24,000 21,306	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ost CIL s106 ontingency	0	0 21	1,306 42,6	12 42,612	21,306	0	ō	0	0	o	0	0	ō	o	ō	o	o	o	ō	o	0	ō	
ontingency		0	0 0 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ost CIL s106 ontingency bnormals inance Fees agal and Valuation	28,000 0				0	52,200	52,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nringency normals hance Fees gal and Valuation pents	28,000 0 0	0	0 0	0			8.700	0	0	0	0	0	0	0	0	0	0	0	0	0			
ordingency enormals nance Fees hegal and Valuation gents legals lise.	0	0	0 0 0 0 0 0	ō	0	8,700 0	0	ō	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
ontingency onormals nance Fees gal and Valuation gents	0	0 0 0 0 52	0 0 0 0 2,531 848,3	ō	0 0 2 403,513	8,700 0 -28,317	0 -28,317	0-89,217	0 -89,217	0	0	0	0	0	0	0	0	0	0	0	0	0	
rifingency normals gal and Valuation set set ST 5 BEFORE LAND INT AND PRO r CIL calculation	0		0 0	0 242 872,242	0 0 2 403,513 39,765	0	0	0 -89,217 0	0 -89,217 0	0 0	0 0	0	0 0	0 0	0 0	0	0	0 0	0 0	0 0	0	0	
oritingency snormals anarce Rees gait and Valuation gaits gaits <u>CSTS BEFORE LAND INT AND PRO</u> ST CIL calculation	0		0 0	0 242 872,242		0 -28,317	0 -28,317			0			0	0		0	0	0 0	0 0		0	0	5

COME Av Size	%	Number	Price	e GDV	GIA m2		DEVELOPME	NT COSTS							Planning fee ca	lic .				Build Cost	/m2		
m2 rket Housing 72.6	70%	40 28	£/m2		m2 2,032		LAND	Land		/unit or m2 -20,622	Total	-824,887			Planning fee ca Planning app fe No dwgs No dwgs under	dwgs 40 40	rate 462	18,480		BCIS Over Extra 1 Energy	1,494	0.00%	
red Ownership 54.6		28	2,43		2,032			Easements etc.		-20,622		-824,887			No dwgs under No dwgs over f	40	462 138 Total	18,480		Energy Design A&Adpt	0 22		
rdable Rent 54.6	0%	•	1,94		218			Legals Acquisiti	ion	1.50%	-12,373	-12,373			۱ <u>ـــــ</u>		1 deal	10,400		Over-extra 3 Small Sites	0	0%	
ial Rent 54.6	20%	8	1,050		437		PLANNING	Planning Fee			18,480				Stamp duty cal	- Residual				Site Costs	75 1,590	0% 5%	
nt and Subsidy Shared Owners	hip							Architects QS / PM		6.00% 0.50% 1.00%	286,861 23,905				Land payment			-824,887					
Attordable Rent Social Rent E AREA - Net 0.40	1	100	/ha	0 0 0 0 5,820,700	2,687		CONSTRUCT	Planning Consu Other Professio	itants Inal	1.00% 2.50%	47,810 119,525	496,581											
TE AREA - Gross 0.40	ha	100	/ha			_		Build Cost - BC s106 / CIL Contingency Abnormals	IS Based	1,590 5.00%	4,273,647 80,000 213,682 213,682	4.781.011			Stamp duty cal	c - Add Profit	Total	0					
is per ocaliter 0 tBuild Time 3 skdual Land Value	Quarters Whole Site Pr	r ha NET Per ha GR(	255	RUN Residual Cit	MACRO ctrl+r Ising balance =	0	FINANCE	Fees		6.00%	47,000	4,761,011			125,000 250,000 500,000 1,000,000	0% 1% 3% 4%	0% 0% 0%	216,000					
mative Use Value Ift 20% Plus /ha 0 Viability Threshold	180,000 36,000 0 216,000	450, 90, <b>540</b> ,	000	RUN CIL MACE	ising balance =	0	SALES	Legal and Valua	ition	3.0%	0	47,000			above Pre CIL s106	5%	0% Total	0		ιπ	% GDV		1
ditional Profit	£/m	2-547		cor			Development	Legals Misc.		0.5%	29,104 0	203,725	4,691,056		Post CIL s106		E/ Unit (all)	80,000			0.00%	0	I
							Developers P	% of costs (befo % of GDV	ore interest)	20.00% 0.00%			938,211 0		CIL	0	£/m2 Total	80,000					
SIDUAL CASH FLOW FOR INTERES	T Q1	Q2 Q3	Q4	Q1	Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Q2	Q3	
UTS Started Irket Housing		20	20		0	2,458,880	2,468,880	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ared Ownership fordable Rent			0	0	0	212,220	212,220 0	0	0	0	0	0	0	0	0	0	0	0	0	0	ő	o o	
ordable Kent cial Rent ant and Subsidy			0	0	0	229,250 0	229,250 0	0	ő	0 0	0	0	0	0	0	o o	0	0	0	0	ő	0	
INCOME	0	0 0	0	0	0	2,910,350	2,910,350	o	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
PENDITURE mp Duty sements etc.	0																						
gals Acquisition	-12,373			1																			
ming Fee hitects	143,430	143,430 11,953	,	1																			
ming Consultants	11,953 23,905 59,752	23.905		1																			
er Professional Id Cost - BCIS Base	59,763	59,763 0 712,274		1,424,549	712,274		0			0					0								
06/CIL		0 712,274 0 13,333 0 35,614	1,424,549 26,667 71,227	00.007	712,274 13,333 35,614	0	0 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ntingency normals		0 35,614 0 35,614	71,227	71,227 71,227	35,614 35,614	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ance Fees gal and Valuation	47,000 0			1																			
per en la vertalitati	0	0 0			0	87 311	87,311			0	0		0	0	0	0	0	0		0	0	0	
antes galts an	0	0 0	0	0	0	87,311 14,552	87,311 14,552	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ISTS BEFORE LAND INT AND PROF	292,157	0 1,035,88	1,593,670	1,593,670	796,835	101,862	101,862	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual Valuation Land	-824,887																						
Profit on GDV	-624,007	0 0	7,547	31,566	55,944	68,736	27,640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	93
Cash Flow	532,730	0 -1.035.88	36 -1,601,218	-1,625,236	-852.779	2.739.752	2.780.848	0	0	0	0	0	0	0	0	0	0	0	Ó	0	0	0	-9
Opening Balans Closing Balano	0	532,730 -503,15		-3,729,609	-4,582,389	-1,842,637	938,211	938,211	938,211	938,211	938,211	938,211	938,211	938,211	938,211	938,211	938,211	938,211	938,211	938,211	938,211	938,211	-
SH FLOW FOR CIL ADDITIONAL PR	Q1	Year 1 Q2 Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
OME As Above INCOME	0	0 0	0	0	Ö	2,910,350	2,910,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
PENDITURE	216,000			1																			
d	216,000	0	0	_	c	~						0		~			0	0			0	0	
mp Duty ements etc. jats Acquisition	0 0 3,240	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
als Acquisition	3,240	0 0	-		0	0		0		0	0	0	0	0	0	0	0	0	0	0	0	0	
hitects	18,480 143,430 11,953	0 143,430 0 11,953	. 0	0	0	0	0	0	ő	0 0	0	0	0 0	0	0	ŏ	0	0	0	0	ő	0	
nning Consultants er Professional	23,905	0 23,905 0 59,763	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	ő	0	0	0	
	0	0 712,274		1,424,549	712,274	0	0	0	0	0	0	-	0	0	0	0	-	0	0	0	0	0	
d Cost - BCIS Base		-138,89	-138,893	-138,893 40,000	-138,893 40,000	-138,893 0	-138,893 0	-138,893 0	-138,893	0	0		0	0	0	0	0	0	P	0	0	0	
TENTIAL CIL	0	0 35,614 0 35,614	71,227 71,227	71,227	35,614 35,614	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TENTIAL CIL at CIL s106 ttingency		0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TENTIAL CIL tt CIL s106 tringency iormals arce Fees	47,000		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TENTIAL CIL et CIL s106 tringency normals ance Fees al and Valuation	47,000 0	0 0				87,311	87,311	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TENTIAL CIL et CIL s106 tingency normals ance Fees jal and Valuation ants	47,000 0 0	0 0 0 0	0	0	0	14,552	14,552	0							0						0	0	
TENTIAL CIL tel CIL stoß rkingency ance Fees al and Valuation ants pals c.	0 0 0		0 0 1.428.111	0 0 0 1.468.111	0 0 0 684.609	14,552 0	0	-138.893	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
III Cost - BECIS Base TENTIAL CIL LI CIL 1016 Irrigency normals ance Faes and Valuation ants path c. ST S BEFORE LAND INT AND PROS	0	0 0 0 0 0 0 0 883,660	0 0 0 1,428,111	0 0 1,468,111	0 0 0 684,609	14,552 0 -37,031	14,552 0 -37,031	0 -138,893	0 -138,893	0	0	0	0	0	0	0	0	0	0	0	0	0	
TENTIAL CIL at CL 5106 tingency ormats at and Valuation at and Valuation at 5 STS BEFORE LAND INT AND PROF CL calculation	0 0 0			0 0 1,468,111 43,091	0 0 684,609 65,759	14,552 0	0	0 -138,893 0	0	0	0	0 0	0	0	0 0	0	0	0 0	0	0	0 0	0 0	9
TENTIAL CILL CULL 3106 dingency omnats al and Valuation al and Valuation at a c STS BEFORE LAND INT AND PROF CIL calculation	0 0 0 523,771	0 0 0 0 0 0 0 883,660	21,349			14,552 0 -37,031	0 -37,031	0 -138,893 0 138,893	- 138,893	0	0 0 0	0	0	0	0	0	0	0		0	0	0	9

Typologies Site 25

12/10/201818:01

	Madium	Site 1 n Green Mediu	Site 2	Site 3 adium Green M	Site 4 edium Green M	Site 5 Aedium Green M	Site 6 Medium Green	Site 7 Small Green	Site 8 Small Green	Site 9	Site 10	Site 11	Site 12	Site 13 Small Green	Site 14 Small Green	Site 15	Site 16	Site 17	Site 18	Site 19 edium Brown Me	Site 20	Site 21 Small Brown	Site 22	Site 23	Site 24	Site 25
	Medium	75	40	25	75	40	25	3mail Green 15	11 Sinai Green S	mall Green 9 S	mall Green 7 S	mall Green 4	Green Plot	15	11	Small Green 9 S	mall Green 7 S	mall Green 4	Green Plot	70	25	12 Sr	nall Brown 7 Sr	nall Brown 4 U	rban Flats 24 U	Irban Flats 40
Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown							
Use	Agri	icultural Ag	gricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Paddock	Paddock	Paddock	Paddock	Paddock	Agricultural	Paddock	Paddock	Paddock	Paddock	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial
	ha	4.17	2.22	1.04	4.17	2.22	1.04	0.63	0.37	0.36	0.28	0.20	0.05	0.63	0.37	0.36	0.28	0.20	0.05	1.25	0.42	0.24	0.16	0.08	0.32	0.40
	ha	2.50	1.33	0.83 25	2.50 75	1.33	0.83	0.50 15	0.37	0.36	0.28	0.20	0.05	0.50	0.37	0.36	0.28	0.20	0.05	1.00	0.42 25	0.24	0.16	0.08	0.32	0.40 40
Units		/5	40	25	/5	40	25	15	11	9	/	4	1	15	11	9		4	1	70	25	12	/	4	24	40
Mix Market Intermediate to Buy Affordable Rent Social Rent		70.00% 10.00% 0.00% 20.00%	100.00% 0.00% 0.00% 0.00%	100.00% 0.00% 0.00% 0.00%	100.00% 0.00% 0.00% 0.00%	100.00% 0.00% 0.00% 0.00%	70.00% 10.00% 0.00% 20.00%	70.00% 10.00% 0.00% 20.00%	100.00% 0.00% 0.00% 0.00%	100.00% 0.00% 0.00% 0.00%	100.00% 0.00% 0.00% 0.00%	100.00% 0.00% 0.00% 0.00%	70.00% 10.00% 0.00% 20.00%	70.00% 10.00% 0.00% 20.00%	70.00% 10.00% 0.00% 20.00%	100.00% 0.00% 0.00% 0.00%	100.00% 0.00% 0.00% 0.00%	70.00% 10.00% 0.00% 20.00%	70.00% 10.00% 0.00% 20.00%							
		20,000 83,333	20,000 44,444	20,000 20,833	20,000 83,333	20,000 44,444	20,000 20,833	20,000 12,500	50,000 18,333	50,000 18,000	50,000 14,000	50,000 10,000	50,000 2,500	20,000 12,500	50,000 18,333	50,000 18,000	50,000 14,000	50,000 10,000	50,000 2,500	450,000 562,500	450,000 187,500	450,000 108,000	450,000 70,000	450,000 36,000	450,000 144,000	450,000 180,000
		354,000 475,000	354,000 786,667	354,000 368,750	354,000 1,475,000	354,000 786,667	354,000 368,750	354,000 221,250	360,000 132,000	360,000 129,600	360,000 100,800	360,000 72,000	360,000 18,000	354,000 221,250	360,000 132,000	360,000 129,600	360,000 100,800	360,000 72,000	360,000 18,000	90,000 112,500	90,000 37,500	90,000 21,600	90,000 14,000	90,000 7,200	90,000 28,800	90,000 36,000
		374,000 558,333	374,000 831,111	374,000 389,583	374,000 1,558,333	374,000 831,111	374,000 389,583	374,000 233,750	410,000 150,333	410,000 147,600	410,000 114,800	410,000 82,000	410,000 20,500	374,000 233,750	410,000 150,333	410,000 147,600	410,000 114,800	410,000 82,000	410,000 20,500	540,000 675,000	540,000 225,000	540,000 129,600	540,000 84,000	540,000 43,200	540,000 172,800	540,000 216,000
Net £	E/ha 5	346,196 576,993 442,482	368,120 613,533 818,045	448,963 561,203 467,669	298,984 498,307 1,245,767	318,885 531,475 708,633	385,455 481,818 401,515	1,049,067 1,311,334 655,667	1,369,727 1,369,727 502,233	1,795,713 1,795,713 646,457	1,774,712 1,774,712 496,919	1,315,117 1,315,117 263,023	1,667,571 1,667,571 83,379	808,112 1,010,139 505,070	1,057,347 1,057,347 387,694	1,441,767 1,441,767 519,036	1,423,336 1,423,336 398,534	1,009,425 1,009,425 201,885	1,293,231 1,293,231 64,662	-1,095,734 -1,369,667 -1,369,667	-306,000 -306,000 -127,500	-400,980 -400,980 -96,235	369,834 369,834 57,530	-9,397 -9,397 -752	-1,547,615 -1,547,615 -495,237	-2,062,218 -2,062,218 -824,887
	E site -2 E/m2	255,812 -46	-27,655 -9	82,059 45	-359,340 -65	-136,258 -45	10,928 6	452,841 387	375,410 424	536,034 511	409,112 508	189,900 396	65,879 439	288,482 247	257,612 291	400,739 382	305,451 379	125,891 262	45,811 305	-2,105,299 -536	-366,368 -253	-244,112 -332	-28,464 -44	-47,456 -125	-713,734 -588	-1,111,143 -547

## 2018 Sites A Cover



### Sites - Summer 2018 v3

12/10/2018 18:04

#### 2018 Sites A Site make up

乬

Number	1	Units	NET Area		ge Unit Size	Developed	Density		Total Cost	Ra
and at Stone Hi	ill North	900	25.71	Units/ha <b>35.00</b>	m2 <b>92</b>	m2 <b>83,104</b>	m2/ha <b>3,232</b>		101,219,373	£/m <b>1,217</b> .9
		Beds	No		m2	Total		BCIS	COST	
	Market								0	
	Flat	1	29		50.0	1,450.00	10%	1,358	2,166,010	
		2	32		61.0	1,952.00	10%	1,358	2,915,898	
	Terrace	2	32		75.0	2,400.00		1,171	2,810,400	
		3	126		95.0	11,970.00		1,171	14,016,870	
	Semi	2	0		85.0	0.00		1,171	0	
		3	158		100.0	15,800.00		1,171	18,501,800	
	Det	3	63		120.0	7,560.00		1,171	8,852,760	
		4	158		130.0	20,540.00		1,171	24,052,340	
		5	32		150.0	4,800.00		1,171	5,620,800	
	Flat 1 High*	1	0		50.0	0.00	10%	1,358	0	
	Flat 2 High*	2	0		61.0	0.00	10%	1,358	0	
	Flat 3 High*	3	0		74.0	0.00	10%	1,358	0	
	Affordable									
	Flat	1	108		50.0	5,400.00	10%	1,358	8,066,520	
		2	54		61.0	3,294.00	10%	1,358	4,920,577	
	Terrace	2	81		70.0	5,670.00		1,171	6,639,570	
		3	27		84.0	2,268.00		1,171	2,655,828	
	Semi	2	0		79.0	0.00		1,171	0	
		3	0		84.0	0.00		1,171	0	
	Det	3	0		93.0	0.00		1,171	0	
		4	0		106.0	0.00		1,171	0	
		5	0		119.0	0.00		1,171	0	
	Flat 1 High*	1	0		50.0	0.00	10%	1,358	0	
	Flat 2 High*	2	0		61.0	0.00	10%	1,358	0	
	Flat 3 High*	3	0		74.0	0.00	10%	1,358	0	
	That 5 High	5	0		74.0	0.00	10/0	1,550	0	
ımber	2	Units	Area		ge Unit Size	Developed	Density		Total Cost	Ra
			ha	Units/ha	m2	m2	m2/ha			£/r
O Offmore		300	8.57	35.00	93	27,790	3,242		33,823,283	1,217.
		Beds	No		m2	Total		BCIS	COST	
	Market								0	
	Flat	1	8		50.00	400.00	10%	1,358	597,520	
		2								
	Terrer	2	11		61.00	671.00	10%	1,358	1,002,340	
	Terrace	2	11		61.00 75.00	671.00 825.00	10%	1,358 1,171	1,002,340 966,075	
	Terrace						10%			
	Semi	2	11		75.00	825.00	10%	1,171	966,075	
		2 3 2	11 42 0		75.00 95.00 85.00	825.00 3,990.00 0.00	10%	1,171 1,171 1,171	966,075 4,672,290 0	
	Semi	2	11 42		75.00 95.00	825.00 3,990.00 0.00 5,300.00	10%	1,171 1,171 1,171 1,171 1,171	966,075 4,672,290	
		2 3 2 3	11 42 0 53		75.00 95.00 85.00 100.00	825.00 3,990.00 0.00		1,171 1,171 1,171	966,075 4,672,290 0 6,206,300	
	Semi	2 3 2 3 3 3 4	11 42 0 53 21		75.00 95.00 85.00 100.00 120.00 130.00	825.00 3,990.00 5,300.00 2,520.00 6,890.00		1,171 1,171 1,171 1,171 1,171 1,171 1,171	966,075 4,672,290 0 6,206,300 2,950,920 8,068,190	
	Semi Det	2 3 2 3 3	11 42 0 53 21 53 11		75.00 95.00 85.00 100.00 120.00 130.00 150.00	825.00 3,990.00 5,300.00 2,520.00 6,890.00 1,650.00	10%	1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171	966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 1,932,150	
	Semi Det Flat 1 High*	2 3 2 3 3 4 5 1	11 42 0 53 21 53 11 0		75.00 95.00 85.00 100.00 120.00 130.00 150.00 58.00	825.00 3,990.00 5,300.00 2,520.00 6,890.00 1,650.00 0.00	10%	1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358	966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 1,932,150 0	
	Semi Det Flat 1 High* Flat 2 High*	2 3 2 3 4 5 1 2	11 42 0 53 21 53 11 0 0		75.00 95.00 85.00 100.00 120.00 130.00 150.00 58.00 70.00	825.00 3,990.00 5,300.00 2,520.00 6,890.00 1,650.00 0.00 0.00	10% 10%	1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358	966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 1,932,150 0 0	
	Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	2 3 2 3 3 4 5 1	11 42 0 53 21 53 11 0		75.00 95.00 85.00 100.00 120.00 130.00 150.00 58.00	825.00 3,990.00 5,300.00 2,520.00 6,890.00 1,650.00 0.00	10%	1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358	966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 1,932,150 0	
	Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	2 3 3 3 4 5 1 2 3 3	11 42 0 53 21 53 11 0 0 0		75.00 95.00 85.00 100.00 120.00 130.00 58.00 70.00 84.00	825.00 3,990.00 0.00 5,300.00 2,520.00 6,890.00 1,650.00 0.00 0.00 0.00	10% 10%	1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358	966,075 4,672,290 6,206,300 2,950,920 8,068,190 1,932,150 0 0 0 0	
	Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	2 3 2 3 3 4 5 1 2 2 3 4 5 1 2 2 3 1	11 42 0 53 21 53 11 0 0 0 0 36		75.00 95.00 85.00 100.00 120.00 130.00 58.00 70.00 84.00 50.00	825.00 3,990.00 0.00 5,300.00 2,520.00 6,890.00 1,650.00 0.00 0.00 1,600.00 1,800.00	10% 10% 10%	1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358	966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 1,932,150 0 0 0 0 0 2,688,840	
	Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	2 3 2 3 3 4 5 5 1 2 2 3 3 1 2 2 3 2	11 42 0 53 21 53 11 0 0 0 0 36 18		75.00 95.00 85.00 120.00 130.00 58.00 70.00 84.00 50.00 61.00	825.00 3,990.00 0.00 5,300.00 2,520.00 6,890.00 0.00 0.00 0.00 1,800.00 1,800.00 1,098.00	10% 10%	1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358	966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 1,932,150 0 0 0 0 0 0 0 2,688,840 1,640,192	
	Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	2 3 2 3 4 5 1 2 3 3 2 2 2 2	11 42 0 53 21 53 11 0 0 0 0 36 18 27		75.00 95.00 85.00 100.00 130.00 150.00 58.00 70.00 84.00 50.00 61.00 70.00	825.00 3,990.00 0.00 2,520.00 6,890.00 1,650.00 0.00 0.00 1,800.00 1,098.00 1,890.00	10% 10% 10%	1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358	966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 1,932,150 0 0 0 0 2,688,840 1,640,192 2,213,190	
	Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	2 3 2 3 3 4 5 1 2 2 3 1 2 2 3 3	11 42 0 53 21 53 11 0 0 0 0 0 36 18 27 9		75.00 95.00 85.00 100.00 120.00 130.00 58.00 70.00 84.00 61.00 70.00 84.00	825.00 3.990.00 0.00 2,520.00 1,650.00 0.00 0.00 1,650.00 1,800.00 1,800.00 1,890.00 1,890.00 1,890.00	10% 10% 10%	1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 1,932,150 0 0 0 2,688,840 1,640,192 2,213,190 885,276	
	Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	2 3 2 3 3 4 5 1 2 2 3 1 2 2 3 2 2 3 2 2 3 2 2	111 42 0 53 21 53 11 0 0 0 0 0 0 36 36 18 27 9 0 0		75.00 95.00 100.00 120.00 150.00 58.00 70.00 84.00 50.00 61.00 70.00 84.00 79.00	825.00 3,990.00 0.00 5,300.00 2,520.00 1,650.00 0.00 0.00 1,800.00 1,098.00 1,098.00 1,998.00 1,998.00 0,00	10% 10% 10%	1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 0 1,932,150 0 0 0 0 2,688,840 1,640,192 2,213,190 885,276 0	
	Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 Flat Terrace Semi	2 3 2 3 3 4 5 1 2 2 3 1 2 2 3 2 2 3 3 2 2 3 3 3 2 2 3	11 42 0 53 21 53 11 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		75.00 95.00 85.00 100.00 120.00 130.00 58.00 70.00 84.00 55.00 61.00 70.00 84.00	825.00 3,990.00 0.00 5,300.00 2,520.00 1,650.00 0.00 0.00 1,890.00 1,890.00 1,890.00 1,890.00 756.00 0.00 0.00	10% 10% 10%	1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171	966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 1,932,150 0 0 0 2,688,840 1,640,192 2,213,190 885,276 0 0 0	
	Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	2 3 2 3 3 4 5 1 1 2 3 1 2 2 2 3 2 3 3 3 3 3	111 42 0 53 53 111 0 0 0 0 36 18 27 9 9 0 0 0 0		75.00 95.00 85.00 100.00 120.00 150.00 58.00 70.00 84.00 70.00 84.00 79.00 84.00 93.00	825.00 3.990.00 5.300.00 2.520.00 0.6890.00 1.650.00 0.00 1.098.00 1.098.00 1.098.00 1.098.00 0.00 0.00 0.00 0.00 0.00	10% 10% 10%	1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171	966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 1,932,150 0 0 0 0 2,688,840 1,640,192 2,213,190 885,276 0 0 0 0 0	
	Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 Flat Terrace Semi	2 3 2 3 3 4 5 1 2 3 1 2 2 3 2 3 2 3 3 4	11 42 0 53 21 53 11 0 0 0 0 0 36 36 36 36 27 9 0 0 0 0 0 0 0 0		75.00 95.00 85.00 120.00 120.00 130.00 150.00 58.00 70.00 84.00 70.00 61.00 70.00 84.00 79.00 84.00 79.00 84.00 79.00	825.00 3,990.00 0.00 5,300.00 2,520.00 6,890.00 1,650.00 0.00 0.00 1,890.00 1,898.00 1,898.00 1,898.00 0,00	10% 10% 10%	1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 0 0 0 0 2,688,840 1,640,192 2,213,190 885,276 0 0 0 0 0 0	
	Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat Terrace Semi Det	2 3 2 3 3 4 5 1 2 3 1 2 2 3 2 2 3 3 2 2 3 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	111 42 0 53 21 53 11 0 0 0 0 0 36 18 27 9 9 0 0 0 0 0 0 0 0 0 0		75.00 95.00 85.00 120.00 120.00 130.00 58.00 70.00 84.00 70.00 84.00 79.00 84.00 93.00 106.00 01.00 0.00 119.00	825.00 3,990.00 0.00 5,300.00 2,520.00 1,650.00 0.00 0.00 1,890.00 1,890.00 1,890.00 1,890.00 1,890.00 0.00 0.00 0.00 0.00 0.00 0.00	10% 10% 10% 10%	1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 0 0 0 0 0 0 2,688,840 1,640,192 2,213,190 885,276 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
	Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 Flat Terrace Semi	2 3 2 3 3 4 5 1 2 3 1 2 2 3 2 3 2 3 3 4	11 42 0 53 21 53 11 0 0 0 0 0 36 36 36 36 27 9 0 0 0 0 0 0 0 0		75.00 95.00 85.00 120.00 120.00 130.00 150.00 58.00 70.00 84.00 70.00 61.00 70.00 84.00 79.00 84.00 79.00 84.00 79.00	825.00 3,990.00 0.00 5,300.00 2,520.00 6,890.00 1,650.00 0.00 0.00 1,890.00 1,898.00 1,898.00 1,898.00 0,00	10% 10% 10%	1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 0 0 0 0 2,688,840 1,640,192 2,213,190 885,276 0 0 0 0 0 0	

0

3

0.00

0.00

61.00

74.00

10% 10% 10%

1,358

1,358

Flat 1 High\* Flat 2 High\* Flat 3 High\*

Locality een,	Brown	lternative Use	
---------------	-------	----------------	--

Kidderm	inst Green	Agricultural
Area	Gross	42.86
	Net	25.71

Locality reen/Brown Iternative Use

Kidderminst Green Agricultural

Area	Gross	14.29
	Net	8.57

#### 2018 Sites A Site make up

1,358

1,358

1,358

10%

10% 10%

•	Ы
Ľ	H
_	

Number	3	Units	Area ha	Density erage Unit Size Units/ha mi				Total Cost	R: £/
ea Castle Hosp	iital	600	17.14	35.00 9		3,227		67,396,090	1,218
		Beds	No	m	2 Total		BCIS	COST	
	Market							0	
	Flat	1	21	50.0		10%	1,358	1,568,490	
		2	21	61.0		10%	1,358	1,913,558	
	Terrace	2	21	75.0	1,575.00		1,171	1,844,325	
		3	84	95.0	7,980.00		1,171	9,344,580	
	Semi	2	0	85.0	0.00		1,171	0	
		3	105	100.0	10,500.00		1,171	12,295,500	
	Det	3	42	120.0	5,040.00		1,171	5,901,840	
		4	105	130.0	13,650.00		1,171	15,984,150	
		5	21	150.0	3,150.00		1,171	3,688,650	
	Flat 1 High*	1	0	58.0	0.00	10%	1,358	0	
	Flat 2 High*	2	0	70.0	0.00	10%	1,358	0	
	Flat 3 High*	3	0	84.0		10%	1,358	0	
	Affordable		-		1		,,,,,,	-	
	Flat	1	72	50.0	3,600.00	10%	1,358	5,377,680	
		2	36	61.0		10%	1,358	3,280,385	
	Terrace	2	54	70.0		10/0	1,171	4,426,380	
		3	18	84.0			1,171	1,770,552	
	Semi	2	10	79.0			1,171	1,770,552	
	Seriii	3	0	84.0			1,171	0	
	Det	3	0	93.0			1,171	0	
	Det	4	0	106.0			1,171	0	
		5	0	108.0			1,171	0	
	Charles and the first state	5	0			100/		0	
	Flat 1 High*			50.0		10%	1,358		
	Flat 2 High*	2	0	61.0		10%	1,358	0	
	Flat 3 High*	3	0	74.0		10%	1,358	0	
umber	4	Units	Area	Density erage Unit Size		Density		Total Cost	R £/
ea Castle East		360	ha <b>10.29</b>	Units/ha m. 35.00 93		m2/ha <b>3,229</b>		40,470,472	1,218
		Beds	No	m	2 Total		BCIS	COST	
	Market							0	
	Flat	1	12	50.0	600.00	10%	1,358	896,280	
		2	13	61.0		10%	1,358	1,184,583	
	Terrace	2	13	75.0			1,171	1,141,725	
		3	50	95.0		i i	1,171	5,562,250	
	Semi	2	0	85.0		1 1	1,171	5,502,250	
		3	63	100.0			1,171	7,377,300	
	Det	3	25	120.0			1,171	3,513,000	
	Jet	4	63	120.0			1,171	9,590,490	
		5	13	150.0			1,171	2,283,450	
	Flat 1 High*	1	0	58.0		10%	1,171	2,283,430	
	Flat 2 High*	2	0	70.0		10%		0	
							1,358		
	Flat 3 High*	3	0	84.0	0.00	10%	1,358	0	
	Affordable								
	-			50.0		10%	1,358	3,211,670	
	Flat	1	43			10%	1,358		
		2	22	61.0		1076		2,004,680	
	Flat Terrace	2	22 32	61.0 70.0	2,240.00	10%	1,171	2,623,040	
	Terrace	2 2 3	22 32 11	61.0 70.0 84.0	2,240.00 924.00	10%	1,171 1,171	2,623,040 1,082,004	
		2	22 32	61.0 70.0	2,240.00 924.00	10%	1,171	2,623,040	
	Terrace	2 2 3	22 32 11	61.0 70.0 84.0	2,240.00 924.00 0 0.00		1,171 1,171	2,623,040 1,082,004	
	Terrace	2 2 3 2	22 32 11 0	61.0 70.0 84.0 79.0	0         2,240.00           0         924.00           0         0.00           0         0.00		1,171 1,171 1,171	2,623,040 1,082,004 0	
	Terrace Semi	2 2 3 2 3	22 32 11 0 0	61.0 70.0 84.0 79.0 84.0	2,240.00           924.00           0         0.00           0         0.00           0         0.00           0         0.00		1,171 1,171 1,171 1,171	2,623,040 1,082,004 0 0	
	Terrace Semi	2 2 3 2 3 3 3	22 32 11 0 0 0	61.0 70.0 84.0 79.0 84.0 93.0	2,240.00           924.00           0         0.00           0         0.00           0         0.00           0         0.00           0         0.00		1,171 1,171 1,171 1,171 1,171 1,171	2,623,040 1,082,004 0 0	

50.00

61.00

74.00

0.00

0.00

0.00

Flat 1 High\* Flat 2 High\* Flat 3 High\*

2

3

0

0

0

Locality een/Brown Iternative Use

Locality reen/Brown Iternative Use

17.14 10.29

Kidderminst Green Agricultural

Gross Net

Area

Kidderm	ins Mixed	Mixed
Area	Gross	28.5
	Net	17.1

S:\HDH PLANNING\Clients\SDH Clients\Wyre Forest\Apps\V3 - 2018\2018 Sites A	
12/10/2018	

#### 2018 Sites A

Number	5	5 Units	Area	Density erage Unit Size		Density		Total Cost	Rate
Lea Castle West	t	470	ha <b>13.43</b>	Units/ha m2 35.00 92		m2/ha <b>3,235</b>		52,912,855	£/m2 <b>1,218.07</b>
		Beds	No	m2	Total		BCIS	COST	
	Market							0	
	Flat	1	16	50.00	800.00	10%	1,358	1,195,040	
		2	16	61.00	976.00	10%	1,358	1,457,949	
	Terrace	2	16	75.00			1,171	1,405,200	
		3	66	95.00			1,171	7,342,170	
	Semi	2	0	85.00	0.00		1,171	0	
	2.1	3	82	100.00	8,200.00		1,171	9,602,200	
	Det	3	33 82	120.00	3,960.00 10,660.00		1,171 1,171	4,637,160 12,482,860	
		5	18	150.00			1,171	3,161,700	
	Flat 1 High*	1	0	58.00		10%	1,358	0,101,700	
	Flat 2 High*	2	0	70.00	0.00	10%	1,358	0	
	Flat 3 High*	3	0	84.00	0.00	10%	1,358	0	
	Affordable								
	Flat	1	57	50.00		10%	1,358	4,257,330	
		2	28	61.00	1,708.00	10%	1,358	2,551,410	
	Terrace	2	42	70.00	2,940.00		1,171	3,442,740	
	6 t	3	14	84.00			1,171	1,377,096	
	Semi	3	0	79.00 84.00	0.00		1,171 1,171	0	
	Det	3	0	93.00			1,171	0	
	Det	4	0	106.00			1,171	0	
		5	0	119.00			1,171	0	
	Flat 1 High*	1	0	50.00		10%	1,358	0	
	Flat 2 High*	2	0	61.00	0.00	10%	1,358	0	
	Flat 3 High*	3	0	74.00	0.00	10%	1,358	0	
Number		6 Units	Area	Density erage Unit Size	Developed	Density		Total Cost	Rate
			ha	Units/ha m2	m2	m2/ha			£/m2
Number Churchfields		6 Units <b>300</b>			m2			Total Cost 33,823,283	
			ha	Units/ha m2	m2	m2/ha	BCIS		£/m2
	Market	300 Beds	ha 8.57 No	Units/ha m2 35.00 93 m2	m2 27,790 Total	m2/ha <b>3,242</b>		<b>33,823,283</b> COST 0	£/m2
		300 Beds 1	ha 8.57 No 8	Units/ha m2 35.00 93 m2 50.00	m2 27,790 Total 400.00	m2/ha 3,242	1,358	<b>33,823,283</b> <b>COST</b> 0 597,520	£/m2
	Market Flat	300 Beds 1 2	ha 8.57 No 8 11	Units/ha m2 35.00 93 m2 50.00 61.00	m2 27,790 Total 400.00 671.00	m2/ha <b>3,242</b>	1,358 1,358	<b>33,823,283</b> COST 0 597,520 1,002,340	£/m2
	Market	300 Beds 1 2 2 2	ha 8.57 No 8 11 11	Units/ha m2 35.00 93 m2 50.00 61.00 75.00	m2 27,790 Total 400.00 671.00 825.00	m2/ha 3,242	1,358 1,358 1,171	33,823,283 COST 0 597,520 1,002,340 966,075	£/m2
	Market Flat Terrace	300 Beds 1 1 2 2 3	ha 8.57 No 8 11 11 42	Units/ha m2 35.00 93 000 000 000 000 000 000 000 000 000 0	m2 27,790 Total 400.00 671.00 825.00 3,990.00	m2/ha 3,242	1,358 1,358 1,171 1,171	33,823,283 COST 0 597,520 1,002,340 966,075 4,672,290	£/m2
	Market Flat	300 Beds 1 2 2 2 3 3 2	ha 8.57 No 8 11 11 42 0	Units/ha m2 35.00 93 mm2 50.00 61.00 75.00 95.00 95.00 85.00	m2 27,790 Total 400.00 671.00 825.00 3,990.00 0.00	m2/ha 3,242	1,358 1,358 1,171 1,171 1,171	33,823,283 COST 0 597,520 1,002,340 966,075 4,672,290 0	£/m2
	Market Flat Terrace Semi	300 Beds 1 1 2 2 3	ha 8.57 No 8 11 11 42 0 53	Units/ha m2 35.00 93 50.00 50.00 61.00 75.00 95.00 85.00 100.00	m2 27,790 400.00 671.00 825.00 3,990.00 0.00 5,300.00	m2/ha 3,242	1,358 1,358 1,171 1,171 1,171 1,171 1,171	33,823,283 COST 0 597,520 1,002,340 966,075 4,672,290 0 6,206,300	£/m2
	Market Flat Terrace	300 Beds 1 2 2 3 3 2 3 3	ha 8.57 No 8 11 11 42 0	Units/ha m2 35.00 93 mm2 50.00 61.00 75.00 95.00 95.00 85.00	m2 27,790 Total 400.00 671.00 825.00 3,990.00 0.00	m2/ha 3,242	1,358 1,358 1,171 1,171 1,171	33,823,283 COST 0 597,520 1,002,340 966,075 4,672,290 0	£/m2
	Market Flat Terrace Semi	300 Beds 1 2 2 2 3 3 2 3 3 3 3 3	ha 8.57 No 8 11 11 11 42 0 53 21	Units/ha m2 35.00 93 50.00 50.00 61.00 75.00 95.00 85.00 85.00 100.00 120.00	m2 27,790 Total 400.00 671.00 825.00 3,990.00 0.000 5,300.00 2,520.00 6,890.00	m2/ha 3,242	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171	33,823,283 COST 0 597,520 1,002,340 966,075 4,672,290 0 6,206,300 2,950,920	£/m2
	Market Flat Terrace Semi Det Flat 1 High*	300 Beds 2 2 3 3 3 3 3 4 5 1	ha 8.57 No 8 8 11 11 11 42 0 53 21 53 21 53 11 0	Units/ha m2 35.00 93 50.00 61.00 95.00 95.00 95.00 100.00 120.00 130.00 150.00 58.00	m2 27,790 Total 400.00 671.00 825.00 3,990.00 0.00 5,300.00 2,520.00 6,890.00 1,650.00 0.00	m2/ha 3,242	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358	33,823,283 COST 0 597,520 1,002,340 966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 1,932,150 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	300 Beds 2 2 3 3 2 3 3 3 3 4 4 5 5 1 2	ha 8.57 No 8 11 11 11 42 0 53 21 53 21 53 11 0 0 0	Units/ha m2 35.00 93 50.00 61.00 61.00 75.00 95.00 85.00 100.00 120.00 120.00 130.00 150.00 58.00 70.00	m2 27,790 Total 400.00 671.00 825.00 3,990.00 0,00 0,5,300.00 2,520.00 6,890.00 1,650.00 0,000 0,000	m2/ha 3,242 10% 10% 10% 10%	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358	33,823,283 COST 0 597,520 1,002,340 966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 1,932,150 0 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	300 Beds 2 2 3 3 3 3 3 4 5 1	ha 8.57 No 8 8 11 11 11 42 0 53 21 53 21 53 11 0	Units/ha m2 35.00 93 50.00 61.00 95.00 95.00 95.00 100.00 120.00 130.00 150.00 58.00	m2 27,790 Total 400.00 671.00 825.00 3,990.00 0,00 0,5,300.00 2,520.00 6,890.00 1,650.00 0,000 0,000	m2/ha 3,242	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358	33,823,283 COST 0 597,520 1,002,340 966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 1,932,150 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	300 Beds 1 2 2 3 3 2 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 4 4 5 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 8.57 No 8 8 11 11 12 42 0 53 21 53 21 53 53 11 1 0 0 0 0	Units/ha m2 35.00 93 50.00 50.00 61.00 95.00 95.00 100.00 120.00 130.00 130.00 58.00 58.00 135.00 85.00 100.00 130.00 85	m2 27,790 Total 400.00 671.00 825.00 3,990.00 0,000 5,300.00 2,520.00 6,890.00 0,650.00 0,000 0,000	m2/ha 3,242	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358	33,823,283 COST 0 597,520 1,002,340 966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 1,932,150 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	300 Beds 2 2 3 3 3 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 1 2 1 1	ha 8.57 No 8 11 11 11 42 0 53 21 53 21 53 21 53 11 0 0 0 0 0 36	Units/ha m2 35.00 93 50.00 61.00 50.00 61.00 75.00 95.00 85.00 100.00 120.00 120.00 130.00 58.00 70.00 84.00 55.00	m2 27,790 Total 400.00 671.00 825.00 3,990.00 0.00 2,520.00 6,890.00 1,650.00 0.00 0.00 0.00 0.00 0.00	m2/ha 3,242	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358	33,823,283 COST 0 597,520 1,002,340 966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 1,932,150 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat	300 Beds 2 2 3 3 2 3 3 3 3 4 4 5 5 1 1 2 2 3 3 1 2 2 1 2 2 1 2 2 2 3 3 3 3	ha 8.57 No 8 11 11 42 0 53 21 53 21 53 11 0 0 0 0 0 0 0 18	Units/ha m2 35.00 93 50.00 50.00 61.00 75.00 95.00 85.00 100.00 120.00 130.00 120.00 130.00 58.00 0 130.00 120.00 130.00 120.00 130.00 120.00 130.00 100.00 120.00 100.000	m2 27,790 Total 400.00 671.00 825.00 3,990.00 0,00 0,00 0,5,300.00 0,2,520.00 6,890.00 1,650.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	m2/ha 3,242	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358	33,823,283 COST 0 597,520 1,002,340 966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 1,932,150 0 0 0 2,688,840 1,640,192	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	300 Beds 1 2 2 3 3 2 3 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 1 2 2 3 2 2 3 3 1 2 2 3 3 3 3	ha 8.57 No 8 8 11 11 11 42 0 0 53 21 53 21 53 11 0 0 0 0 0 0 11 8 36 18 27	Units/ha m2 35.00 93 50.00 50.00 61.00 95.00 95.00 95.00 100.00 120.00 130.00 130.00 150.00 58.00 00 150.00 58.00 00 150.00 58.00 00 150.00 00 150.00 00 150.00 00 150.00 00 10.00 00 00 00 00 00 00 00 00 00 00 00 00	m2 27,790 Total 400.00 671.00 825.00 3,990.00 0,5,300.00 2,520.00 6,890.00 0,6,890.00 0,000000	m2/ha 3,242	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358	33,823,283 COST 0 597,520 1,002,340 966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 1,932,150 0 0 0 0 2,688,840 1,640,192 2,213,190	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	300 Beds 2 2 3 3 2 3 3 3 3 4 4 5 5 1 1 2 2 3 3 1 2 2 1 2 2 1 2 2 2 3 3 3 3	ha 8.57 No 8 11 11 11 42 0 53 21 53 21 53 21 53 21 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha m2 35.00 93 50.00 50.00 61.00 95.00 95.00 100.00 120.00 120.00 120.00 120.00 120.00 120.00 120.00 150.00 58.00 77.00 84.00 61.00 61.00 70.00 84.00	m2 27,790 Total 400.00 671.00 825.00 3,990.00 0.00 2,520.00 6,890.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	m2/ha 3,242	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358	33,823,283 COST 0 597,520 1,002,340 966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 1,932,150 0 0 0 2,688,840 1,640,192 2,213,190 885,276	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat	300 Beds 1 2 2 3 3 2 2 3 3 3 4 4 5 1 1 2 2 3 3 1 2 2 3 1 2 2 3 3 2 2 3 3 3 3	ha 8.57 No 8 8 11 11 11 42 0 0 53 21 53 21 53 11 0 0 0 0 0 0 11 8 36 18 27	Units/ha m2 35.00 93 50.00 50.00 61.00 95.00 95.00 95.00 100.00 120.00 130.00 130.00 150.00 58.00 00 150.00 58.00 00 150.00 58.00 00 150.00 00 150.00 00 150.00 00 150.00 00 10.00 00 00 00 00 00 00 00 00 00 00 00 00	m2 27,790 Total 400.00 671.00 825.00 3,990.00 0,000 2,520.00 6,890.00 1,650.00 0.0000 0.000 0.000 0.000 0.000 0.00000 0.00000 0.00000 0.00000 0.00000 0.00000 0.000000 0.00000000	m2/ha 3,242	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358	33,823,283 COST 0 597,520 1,002,340 966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 1,932,150 0 0 0 0 2,688,840 1,640,192 2,213,190	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	300 Beds 2 2 3 3 2 2 3 3 4 4 5 5 1 1 2 2 3 3 1 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 3	ha 8.57 No 8 11 11 11 42 0 0 53 21 53 21 53 21 53 21 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha m2 35.00 93 50.00 61.00 75.00 95.00 85.00 100.00 120.00 120.00 130.00 150.00 58.00 58.00 58.00 61.00 61.00 61.00 77.00 84.00 95.00 84.00 77.00 84.00 77.00 84.00 77.00	m2 27,790 Total 400.00 671.00 825.00 3,990.00 0,000 5,300.00 2,520.00 0,000 0,000 0,000 0,000 1,800.00 1,809.000 1,809.000 1,809.000 0,0000 0,000 0,000 0,000 0,000 0,000 0,000 0,000	m2/ha 3,242	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	33,823,283 COST 0 597,520 1,002,340 966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 1,932,150 0 0 0 0 0 2,688,840 1,640,192 2,213,190 885,276 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat Terrace Semi	300 Beds 2 2 3 3 2 2 3 3 3 4 4 5 1 1 2 2 3 3 1 2 2 3 3 2 2 3 3 3 3 3 3 3	ha 8.57 No 8 11 11 11 42 0 53 21 53 21 53 21 53 21 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha m2 35.00 93 50.00 93 50.00 50.00 75.00 95.00 85.00 100.00 120.00 120.00 130.00 120.00 130.00 58.00 58.00 58.00 50.00 61.00 59.00 61.00 70.00 84.00 79.00 84.00 70.00 84.00 70.00 84.00 70.00 84.00 70.00	m2 27,790 70tal 400.00 671.00 825.00 3,990.00 0.00 2,520.00 6,890.00 1,650.00 0.00 0.00 0.00 1,650.00 1,650.00 1,098.00 1,890.00 1,890.00 755.60 0.000 0.000 0.000	m2/ha 3,242	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	33,823,283 COST 0 597,520 1,002,340 966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 1,932,150 0 0 0 2,688,840 1,640,192 2,213,190 885,276 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det	300 Beds 2 2 3 3 2 2 3 3 3 4 4 5 1 1 2 2 3 3 1 2 2 3 3 2 2 3 3 2 2 3 3 3 3	ha 8.57 No 8 11 11 11 42 0 53 21 53 21 53 21 53 21 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha m2 35.00 93 50.00 93 50.00 61.00 75.00 95.00 885.00 100.00 120.00 120.00 130.00 120.00 130.00 120.00 61.00 61.00 70.00 84.00 00 61.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 106.00 119.00	m2 27,790 Total 400.00 671.00 825.00 3,990.00 0,000 2,520.00 6,890.00 1,650.00 0.000 0.000 1,098.00 1,890.00 1,890.00 0,000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.00000 0.00000 0.00000 0.00000 0.00000 0.000000 0.00000000	m2/ha 3,242	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171	33,823,283 COST 0 597,520 1,002,340 966,075 4,672,290 0 6,206,300 2,950,920 3,968,190 1,932,150 0 0 0 0 2,688,840 1,640,192 2,213,190 885,276 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat 3 High* Affordable Flat 1 Terrace Semi Det Flat 1 Flat 2 Flat 2 Flat 1 Flat 2 Flat 2 Flat 2 Flat 1 Flat 2 Flat 2 Flat 2 Flat 3 Flat 3 Fla	300 Beds 1 2 2 3 2 3 3 4 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 3 4 4 5 1 2 3 3 3 4 4 5 5 1 1 2 3 3 3 3 3 4 4 5 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 8.57 No 8 8 11 11 11 42 0 53 21 53 21 53 21 53 11 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha m2 35.00 93 50.00 50.00 61.00 95.00 95.00 100.00 120.00 130.00 130.00 130.00 130.00 130.00 150.00 58.00 0 58.00 0 58.00 0 58.00 0 70.00 84.00 79.00 84.00 93.00 93.00 93.00 119.00 55.00	m2 27,790 Total 400.00 671.00 825.00 3,990.00 5,300.00 2,520.00 0,000 0,000 0,000 1,650.00 1,880.00 1,880.00 1,880.00 0,000 0,	m2/ha 3,242	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358	33,823,283 COST 0 597,520 1,002,340 966,075 4,672,290 0 6,206,300 2,950,920 8,068,190 1,932,150 0 0 0 2,688,840 1,640,192 2,213,190 885,276 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det	300 Beds 2 2 3 3 2 2 3 3 3 4 4 5 1 1 2 2 3 3 1 2 2 3 3 2 2 3 3 2 2 3 3 3 3	ha 8.57 No 8 11 11 11 42 0 53 21 53 21 53 21 53 21 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha m2 35.00 93 50.00 93 50.00 61.00 75.00 95.00 885.00 100.00 120.00 120.00 130.00 120.00 130.00 120.00 61.00 61.00 70.00 84.00 00 61.00 79.00 84.00 79.00 84.00 79.00 84.00 79.00 84.00 106.00 119.00	m2 27,790 Total 400.00 671.00 825.00 3,990.00 0,000 2,520.00 6,890.00 0,000 0,000 0,000 1,890.00 1,890.00 1,890.00 0,000	m2/ha 3,242	1,358 1,358 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,171 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,358 1,171 1,171 1,171 1,171 1,171	33,823,283 COST 0 597,520 1,002,340 966,075 4,672,290 0 6,206,300 2,950,920 3,968,190 1,932,150 0 0 0 0 2,688,840 1,640,192 2,213,190 885,276 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2

Locality reen/Brown Iternative Use	9
Locality reen/Brown liternative Use	3

Locality reen/Brown Iternative Use

11.39 8.57

Kidderminst Brown PDL

Gross

Net

Area

Kidderminsl Green	ins! Green	Agricultural
Area	Gross	22.
	Net	13.



For Ap

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
			Land at Stone Hill North	R/O Offmore	Lea Castle Hospital	Lea Castle East	Lea Castle West	Churchfields
	Green/brown field		Green	Green	Mixed	Green	Green	Brown
	Use		Agricultural	Agricultural	Mixed	Agricultural	Agricultural	PDL
	Locality		Kidderminster	Kidderminster	Kidderminster	Kidderminster	Kidderminster	Kidderminster
			East	East	North	North	North	Town
Site Area	Gross Net	ha ha	42.86 25.71	14.29 8.57	28.57 17.14	17.14 10.29	22.38 13.43	11.39 8.57
Units	Net	na	900	300	600	360	13.43	300
Average Unit S	iize	m2	92.34	92.63	92.19	92.26	92.43	92.63
Mix	Intermediate to Buy	,	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
	Affordable Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Social Rent		20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Price	Market	£/m2	2,650	2,650	2,650	2,650	2,650	2,540
	Intermediate to Buy	/ £/m2	2,120	2,120	2,120	2,120	2,120	2,032
	Affordable Rent	£/m2	1,500	1,500	1,500	1,500	1,500	1,500
	Social Rent	£/m2	1,050	1,050	1,050	1,050	1,050	1,050
Grant and Subs	i Intermediate to Buy Affordable Rent	/ £/unit £/unit						
	Social Rent	£/unit						
Sales per Quart Unit Build Time			3	3	3	3	3	3
	2		3	3	3	3	3	3
Alternative Use	e Value	£/ha	20,000	20,000	350,000	20,000	20,000	450,000
Up Lift %		%	20%	20%	20%	20%	20%	20%
Additional Upli	π	£/ha	350,000	350,000		350,000	350,000	
Easements etc		£	0	0	0	0	0	0
Legals / Acquis	ition	% land	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Planning Fee	<50	£/unit	462	462	462	462	462	462
	>50	£/unit	138	138	138	138	138	138
Architects		%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
QS / PM		%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Planning Consu		%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Other Professio	onal	%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Build Cost - BC	S Based	£/m2	1,218	1,217	1,218	1,218	1,218	1,217
Over Extra 1 Energy		% £/m2						
Design		£/m2						
A&Adpt		£/m2	22.0	22.0	22.0	22.0	22.0	22.0
Over-extra 3		£/m2						
Small Sites		%						
Site Costs		%	20.0%	15.0%	20.0%	15.0%	20.0%	15.0%
Pre CIL s106		£/Unit £/Unit		0	0	0	0	0
Post CIL s106		£/Unit £/m2	0	0.00	0 0.00	0 0.00	0 0.00	0 0.00
LIT		%		0.00%	0.00%	0.00%	0.00%	0.00%
Contingency		%	2.50%	2.50%	5.00%	2.50%	2.50%	5.00%
Abnormals		% £/site	13 534 704	4 000 5 00	2.50%	4 936 535	6 136 083	5.00%
			12,534,791	4,996,562	7,075,751	4,836,575	6,126,982	2,501,266
FINANCE	Fees	£	120,000	51,000	99,000	95,000	101,000	50,000
	Interest Legal and Valuation	% £	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
JALEJ	Legals	%	0.50%	0.50%	0.50%	3.00%	3.00%	3.00%
	Misc.	£	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Developers Pro	fi % of costs (before in	terect)	20%	20%	20%	20%	20%	20%
Severopers Plu	% of GDV		20%	20%	20%	20%	20%	20%
				070	070	070	070	070

INCOME	Av Size	Land at Stone	Number		Price	GDV	GIA	1	DEVELOPME	NT COSTS							Planning fee c	ale			1	Build Cost		m2	
	Av Size m2	%	Number 900		Price £/m2	GDV £	GIA m2					6- <b>-</b>	T-/ -				Planning app fe		rate			Build Cost BCIS Over Extra 1	/ 1,2	218	~~
Market Housing	105.5	70%	630		2,650	176,150,800	66,472		LAND	Land		/unit or m2 3,628	Total	3,264,933			No dwgs No dwgs under	50	462	23,100		Energy		0 0.0	0%
Shared Ownership	61.6	10%	90		2,120	11,753,280	5,544			Stamp Duty Easements etc			152,747 0				No dwgs over 5	850	138 Total	117,300 140,400		Design A&Adpt		0 22	
Affordable Rent	61.6	0%			1,500					Legals Acquisi	tion	1.50%	48,974	201,721								Over-extra 3 Small Sites		0	0%
			0				0		PLANNING												,	Site Costs		344 2	0%
Social Rent	61.6		180		1,050		11,088			Planning Fee Architects		6.00%	140,400 8,334,517				Stamp duty ca Land payment	ic - Residual		3,264,933			1,4	184	
Grant and Subsidy	Shared Owners Affordable Ren				0	0				QS / PM Planning Consi	utants	0.50%	694,543 1,389,086												
	Social Rent				0	0				Other Professi	onal	2.50%	3,472,715	14,031,261											
SITE AREA - Net	25.71		35	/ha		199,546,480	83,104		CONSTRUCT																
SITE AREA - Gross	42.86	ha	21	/ha				1		Build Cost - BO s106 / CIL	CIS Based		123,291,535 0						Total	152,747	1				
Sales per Quarter	0		l .							Contingency Abnormals		2.50%	3,082,288 12,534,791	138 908 615			Stamp duty ca	ic - Add Profit		16 028 571					
Unit Build Time	3	Quarters				RUN Residual			FINANCE								125,000 250,000	0%	1% 3%						
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual Cic	macko diri+r osing balance =	0	FINANCE	Fees			120,000				500,000	1% 3% 4%	4%						
Residual Land Value Alternative Use Value		3,264,933	126,970	76,182	1	RUN CIL MACE	RO ctrial			Interest Legal and Valu	ation	6.00%		120.000			1,000,000 above	4% 5%	5%						
Uplift Plus /ha	20% a 350.000	171,429		20,000 4,000 350,000		Cit	osing balance =	0	SALES										Total	801,429	l				
Pius /ie Via	ability Threshold	16,028,571		374,000	1	Check on phasing		1	OALES	Agents		3.0%	5,986,394				Pre CIL s106	0	£/ Unit (all)		1	LIT	% GDV		
			£/m2			cor	rect			Legals Misc.		0.5%	997,732 0	6.984.127	163,510,656				Total	0	1		0.0	0%	0
Additional Profit		-15,829,821	-238						Developers P								Post CIL s106 CIL	0	£/ Unit (all) £/m2		1				
									Developers P	% of costs (bef % of GDV	ore interest)	20.00% 0.00%			32,702,131 0		UL	0	Total	0					
RESIDUAL CASH FLOV	W FOR INTERES	T Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 2	Year 2
UNITS Started		50	50	100	150	150	150	150	100																
Market Housing Shared Ownership		[	9,786,156 652,960	9,786,156 652,960	19,572,311 1,305,920	29,358,467 1,958,880	29,358,467 1,958,880	29,358,467 1,958,880	29,358,467 1,958,880	19,572,311 1,305,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent			0 646,800	0 646,800	0 1,293,600	0 1,940,400	0 1,940,400	0 1,940,400	0 1,940,400	0 1,293,600	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	ő	0	ō	ő	0	0	ō	ő	ő	0	ő	o	ő	0	0
INCOME		0	11,085,916	11,085,916	22,171,831	33,257,747	33,257,747	33,257,747	33,257,747	22,171,831	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty		152,747																				1			
Easements etc. Legals Acquisition		0 48.974								1												1			
Planning Fee		140,400																				1			
Architects		8.334.517		0																					
QS Planning Consultants		694,543 1,389,086		0																					
Other Professional		3,472,715		0						1												1			
Build Cost - BCIS Base		[	6,849,530	6,849,530	13,699,059		20,548,589			13,699,059	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency Abnormals		[			0 342,476		0 513,715			0 342,476	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		[	696,377	696,377	1,392,755	2,089,132	2,089,132	2,089,132	2,089,132	1,392,755	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		120,000 0																				1			
Agents			332,577	332,577	665,155	997,732	997,732	997,732	997,732	665,155		0					ō			0	0				0
Legals		0	332,577	55,430	110,859	166,289	166,289	166,289	166,289	110,859	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	55,430																						
Misc.	D INT AND PROP	0 14,352,982	55,430 8,105,152	0 8,105,152	16,210,305	24,315,457	24,315,457	24,315,457	24,315,457	16,210,305	0	0	0	0	0	0	0	0	0	ō	0	0	0	0	0
Misc.	D INT AND PROP			0 8,105,152	16,210,305	24,315,457	24,315,457	24,315,457	24,315,457	16,210,305	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	Land		8,105,152								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LANE	Land Interest Profit on Costs	14,352,982	8,105,152	0 8,105,152 941,654		24,315,457 510,774		24,315,457 0	24,315,457	16,210,305 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LANE	Land	14,352,982	8,105,152								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0 32,702,1 0
Misc. COSTS BEFORE LANE	Land Interest Profit on Costs Profit on GDV Cash Flow	14,352,982 3,264,933	8,105,152 1,057,075		819,307	510,774		0	0		0	0	0 0 0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LANE	Land Interest Profit on Costs Profit on GDV	14,352,982 3,264,933	8,105,152 1,057,075	941,654	819,307	510,774	4,883	0	0	0	0 0 32,702,131			0								0		0	-32,702,
Misc. COSTS BEFORE LANC	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	14,352,982 3,264,933 -17,617,915 0 -17,617,915	8,105,152 1,057,075 1,923,688	941,654 2,039,110	819,307 5,142,219	510,774 8,431,516	4,883 8,937,407	0 8,942,290	0 8,942,290	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-32,702,7
Mec. COSTS BEFORE LANC For Residual Valuation CASH FLOW FOR CIL J	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	14,352,982 3,264,933 -17,617,915 0 -17,617,915 OFIT Year 1	8,105,152 1,057,075 1,923,688 -15,694,227 Year 2	941,654 2,039,110 -13,655,117 Year 3	819,307 5,142,219 -8,512,897 Year 4	510,774 8,431,516 -81,382 Year 5	4,883 8,937,407 8,856,025 Year 6	0 8,942,290 17,798,315 Year 7	0 8,942,290 26,740,605 Year 8	0 5.961,526 32,702,131 Year 9	0	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0	0 32,702,131	0	0 32,702,131	0 32,702,131	0	0	0 81 32,702,1	-32,702,*
Mac COSTS BEFORE LANE For Residual Valuation CASH FLOW FOR CIL J INCOME INCOME	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balane Closing Balane ADDITIONAL PR	14,352,982 3,264,933 -17,617,915 0 -17,617,915 OFIT	8,105,152 1,057,075 1,923,688 -15,694,227 Year 2	941,654 2,039,110 -13,655,117	819,307 5,142,219 -8,512,897 Year 4	510,774 8,431,516 -81,382	4,883 8,937,407 8,856,025 Year 6	0 8,942,290 17,798,315	0 8,942,290 26,740,605	0 5.961,526 32,702,131 Year 9	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0	0 32,702,13	0 81 32,702,1	-32,702,*
Misc COSTS BEFORE LAND For Residual Valuation CASH FLOW FOR CIL J INCOME	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balane Closing Balane ADDITIONAL PR	14,352,982 3,264,933 -17,617,915 0 -17,617,915 OFIT Year 1	8,105,152 1,057,075 1,923,688 -15,694,227 Year 2	941,654 2,039,110 -13,655,117 Year 3	819,307 5,142,219 -8,512,897 Year 4	510,774 8,431,516 -81,382 Year 5	4,883 8,937,407 8,856,025 Year 6	0 8,942,290 17,798,315 Year 7	0 8,942,290 26,740,605 Year 8	0 5.961,526 32,702,131 Year 9	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0	0 32,702,13	0 81 32,702,1	-32,702,*
Micc. COSTS BEFORE LANC For Residual Valuation CASH FLOW FOR CIL J INCOME INCOME EXPENDITURE Land Samo Duky	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balane Closing Balane ADDITIONAL PR	14,352,982 3,264,933 -17,617,915 0 -17,617,915 0 FIT Year1 0 16,028,571 801,429	8,105,152 1,057,075 1,923,688 -15,694,227 Year 2	941,654 2,039,110 -13,855,117 Year 3 11,085,916	819,307 5,142,219 -8,512,897 Year 4	510,774 8,431,516 -81,382 Year 5	4,883 8,937,407 8,856,025 Year 6	0 8,942,290 17,798,315 Year 7	0 8,942,290 26,740,605 Year 8	0 5.961,526 32,702,131 Year 9	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131 Year 16 0	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131 Year 20 0	0	0 32,702,13	0 81 32,702,1	-32,702,*
Micic COSTS BEFORE LANC COSTS BEFORE LANC For Residual Valuation CASH FLOW FOR CIL / INCOME EXPENDIVAR Land Stamp Day Esciences de.	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balane Closing Balane ADDITIONAL PR	14,352,982 3,264,933 -17,617,915 0 -17,617,915 OFIT Year 1 0 16,028,571 801,629 0 -16,028,571	8,105,152 1,057,075 1,923,688 -15,694,227 Year 2	941,654 2,039,110 -13,655,117 Year 3 11,085,916	819,307 5,142,219 -8,512,897 Year 4	510,774 8,431,516 -81,382 Year 5	4,883 8,937,407 8,856,025 Year 6	0 8,942,290 17,798,315 Year 7	0 8,942,290 26,740,605 Year 8	0 5.961,526 32,702,131 Year 9	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32.702,131 Year 16 0	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131 Year 20 0	0	0 32,702,13	0 81 32,702,1	-32,702,*
Micic COSTS BEFORE LANC COSTS BEFORE LANC For Residual Valuation CASH FLOW FOR CIL / NCOME EXPENDIV EXPENDIV Land Samp Duty Easternets ref. Legala Acquisition	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balane Closing Balane ADDITIONAL PR	14,352,982 3,264,933 -17,617,915 0 FIT Year 1 0 16,028,571 801,429 0,240,429	8,105,152 1,057,075 1,923,688 -15,694,227 Year 2 11,085,916 0 0	941,654 2,039,110 -13,665,117 Year 3 11,085,916 0 0	819,307 5,142,219 -8,512,897 Year 4	510,774 8,431,516 -81,382 Year 5	4,883 8,937,407 8,856,025 Year 6	0 8,942,290 17,798,315 Year 7	0 8,942,290 26,740,605 Year 8	0 5.961,526 32,702,131 Year 9	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131 Year 16 0	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131 Year 20 0	0	0 32,702,13	0 81 32,702,1	-32,702,*
Mác. COSTS BEFORE LANC COSTS BEFORE LANC For Residual Valuation CASH FLOW FOR CL. / NCOME EXPENDENT Exementa da. Land Samp Day Exementa da. Land Samp Day Exementa da. Land Acabiación Pacinita Fea	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balane Closing Balane ADDITIONAL PR	14,352,982 14,352,982 17,617,915 0 17,617,915 0 0 16,028,571 16,028,571 0 16,028,571 0 240,429 140,402 140,405 140	8,105,152 1,057,075 1,923,688 -15,694,227 Year 2	941,854 2,039,110 -13,855,117 Year 3 11,045,916 0 0 0 0 0	819,307 5,142,219 -8,512,897 Year 4	510,774 8,431,516 -81,382 <b>Year 5</b> 33,257,747 0 0 0 0 0 0	4,883 8,937,407 8,856,025 Year 6	0 8,942,290 17,798,315 Year 7	0 8,942,290 26,740,605 Year 8	0 5.961,526 32,702,131 Year 9	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131 Year 16 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131 Year 20 0	0	0 32,702,13	0 81 32,702,1	-32,702,*
Main COSTS BEFORE LANC COSTS BEFORE LANC For Residual Valuation CASH FLOW FOR CIL J NCOME INCOME EXPENDITURE Expendition Samo Day Essements etc. Legata Acquisition Parsing Fee Annexes	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balane Closing Balane ADDITIONAL PR	14,352,982 3,264,933 -17,617,915 0 -17,617,915 OFIT Year1 0 16,028,571 801,429 0 240,429 140,400 8,334,617 64,543 1,389,068	8,105,152 1,057,075 1,923,688 -15,694,227 Year 2 11,085,916 0 0	941,654 2,039,110 -13,665,117 Year 3 11,085,916 0 0	819,307 5,142,219 -8,512,897 Year 4	510,774 8,431,516 -81,382 Year 5	4,883 8,937,407 8,856,025 Year 6	0 8,942,290 17,798,315 Year 7	0 8,942,290 26,740,605 Year 8	0 5.961,526 32,702,131 Year 9	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131 Year 16 0	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131 Year 20 0	0	0 32,702,13	0 81 32,702,1	-32,702,*
LAGE CODETS BEFORE LANC CODETS BEFORE LANC CODETS BEFORE LANC CODE CODETS CODE CODETS CODE CODE CODE CODE CODE CODE CODE CODE	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balane Closing Balane ADDITIONAL PR	14,352,982 3,254,933 -17,517,915 0 -17,617,915 0 FIT Year 1 0 16,028,571 801,429 0 240,429 140,400 8,334,517 694,543	8,105,152 1,057,075 1,923,688 -15,694,227 Year 2 11,085,916 0 0	941,854 2,039,110 -13,855,117 Year 3 11,045,916 0 0 0 0 0	819,307 5,142,219 -8,512,897 Year 4	510,774 8,431,516 -81,382 <b>Year 5</b> 33,257,747 0 0 0 0 0 0	4,883 8,937,407 8,856,025 Year 6	0 8,942,290 17,798,315 Year 7	0 8,942,290 26,740,605 Year 8	0 5.961,526 32,702,131 Year 9	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131 Year 16 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131 Year 20 0	0	0 32,702,13	0 81 32,702,1	-32,702,*
LAGE COSTS BEFORE LANC COSTS BEFORE LANC COSTS BEFORE LANC RECOME	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balane Closing Balane ADDITIONAL PR	14,352,982 3,264,933 -17,617,915 0 -17,617,915 -17,617	8,105,152 1,057,075 1,523,688 -15,694,227 Year 2 11,085,916 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	941,654 2,039,110 -13,655,117 Year 3 11,085,916 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	819,307 5,142,219 -8,512,897 Year 4 22,171,831 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	510,774 8,431,516 41,382 Year 5 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,883 8,937,407 8,856,025 Year 6 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 8,942,290 17,798,315 Year 7 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 26,740,605 Year 8 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5.961,526 32,702,131 Year 9	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131 Year 16 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131 Year 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	0 32,702,13	0 81 32,702,1	-32,702,*
USE COST BEFORE LAKE For Residual Valuation CASH FLOW FOR CL. ROOM EXCEMPTOR EXCEMPTOR EXCEMPTOR EXCEMPTOR Barnots Action Cost Provide Fundamental Actions One Procession One Procession	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balane Closing Balane ADDITIONAL PR	14,352,982 3,264,933 -17,617,915 0 17,617,915 0 16,028,571 801,429 0,240,429 140,400 8,334,517 64,543 1,389,668 3,472,715 0 -1,397,8728	8,105,152 1,057,075 1,523,688 -15,694,227 Year 2 11,085,916 0 0 0 0 0 0 0 0 0 0 0 0 0	941,654 2,039,110 -13,665,117 Year 3 11,085,916 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	819,307 5,142,219 8,512,897 Year 4 22,171,831 0 0 0 0 0 0 0 1,1569,059 1,978,728 0	510,774 8,431,516 -61,382 <b>Year 5</b> 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,883 8,537,407 8,856,025 Year 6 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 8,942,230 17,798,315 <b>Year 7</b> 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 8,942,290 26,740,605 7 Year 8 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5.961.526 32.702.131 Year 9 22,171,831 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131 Year 16 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131	0 32,702,131	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	0 32,702,13	0 81 32,702,1	-32,702,*
Utic COST BEFORE LAK FOR Residual Valuation CASH FLOW FOR CL. I RCOME RC	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balane Closing Balane ADDITIONAL PR	14,352,982 3,264,933 -17,617,915 0 -17,617,915 -17,617	8,105,152 1,057,075 1,523,688 -15,694,227 Year 2 11,085,916 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	941,654 2,039,110 -13,655,117 Year 3 11,085,916 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	819,307 5,142,219 -8,512,897 Year 4 22,171,831 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	510,774 8,431,516 41,382 Year 5 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,883 8,937,407 8,856,025 Year 6 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 8,942,290 17,798,315 Year 7 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 26,740,605 Year 8 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5.961.526 32.702.131 22.171.831 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131 Year 13 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131	0 32,702,131 <b>Year 20</b> 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	0 32,702,13	0 81 32,702,1	-32,702,*
Utic COST BEFORE LAKE For Residual Valuation For Residual Valuation CASH FLOW FOR CL. NOVE EXCEMPTOR FOR CL. Based States Based States Cost of Cost of Cost of Cost Actives Cost of Cost Actives Cost of Cost Actives Cost Ac	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balane Closing Balane ADDITIONAL PR	14,352,982 3,264,933 -17,517,915 0 17,517,915 0 FIT Vear 1 0 16,028,571 80,429 140,429 140,429 140,429 140,429 140,429 140,429 140,429 0 0 140,429 0 0 140,429 0 0 140,429 0 0 0 0 0 0 0 0 0 0 0 0 0	8,105,152 1,057,075 1,923,688 -15,694,227 Year 2 11,045,916 0 0 0 0 0 0 0 0 0 0 0 0 0	941,654 2,039,110 -13,855,117 Year 3 11,045,916 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	819,307 5,142,219 -8,512,897 Year 4 22,171,831 0 0 0 0 0 0 0 0 0 0 0 0 0	510,774 8,431,516 41,382 7 Year 5 33,287,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,883 8,937,407 8,856,025 Year 6 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0	0 8,942,290 17,798,315 Year 7 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0	0 26,740,605 26,740,605 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5.961.526 32.702.131 22.171.831 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131 Year 13 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131	0 32,702,131 Year 16 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	0 32,702,13	0 81 32,702,1	-32,702,*
Utic COST BEFORE LAK FOR Residual Valuation CASH FLOW FOR CL. I RCOME RC	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balane Closing Balane ADDITIONAL PR	14,352,882 3,264,933 -17,617,915 0 -17,715 0 -17,715 0 -17,715 0 -17,715 0 -17,715 0 -17,715 0 -17,715 0 -17,715 0 -17,715 0 -17,715 0 -17,715 0 -17,715 0 -17,715 0 -17,715 0 -17,715 0 -17,715 -1,715 -1,	8,105,152 1,057,075 1,923,688 -15,694,227 Year 2 11,085,916 0 0 0 0 0 0 0 0 0 0 0 0 0	941,654 2,039,110 -13,865,117 Year 3 11,045,916 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	819,307 5,142,219 -8,512,897 Year 4 22,171,831 0 0 0 0 0 0 0 0 0 0 0 0 0	510,774 8,431,516 41,382 7 Year 5 33,287,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,883 8,937,407 8,856,025 Year 6 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 8.942.230 17.798.315 Year 7 33.257.747 0 0 0 0 0 0 0 0 0 0 0 0 0	0 8,942,290 26,740,605 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5.961.526 32.702.131 22.171.831 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131 Year 13 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131	0 32,702,131 Year 16 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	0 32,702,13	0 81 32,702,1	-32,702,*
Utic COST BEFORE LACK For Residual Valuation CASH FLOW FOR CL J RCOME EXPENDITURE EXPENDITURE EXPENDITURE Examination of the CL State Stang Angulation Parang Consultant One Protession Andreas David Consultant One Protession Andreas David Consultant One Protession	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balane Closing Balane ADDITIONAL PR	14.352,982 3.254,933 -17,617,915 0 -17,617,915 -17,617,915 0 -17,617,915 -17,617,915 0 -17,617,915 -17,617,915 -17,617,915 -17,617,915 -17,617,915 -17,617,915 -17,617,915 -17,617,915 -17,617,915 -17,617,915 -17,617,915 -17,617,915 -17,617,915 -17,715 -1,139,006 -1,139,007	8,105,152 1,057,075 1,923,688 -15,694,227 Year 2 11,085,916 0 0 0 0 0 0 0 0 0 0 0 0 0	941,654 2,038,110 -13,655,117 Year 3 11,085,916 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	819.307 5.142.219 -8.512.897 Year 4 22.171.831 0 0 0 0 0 13.699.059 -1.978.728 0 342.476 1.302.756 0 0 0 0 0 0 0 0 0 0 0 0 0	510,774 8,431,516 81,382 93,287,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,883 8,837,407 8,856,025 7 ear 6 33,267,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 8,942,290 17,798,315 Year 7 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0	0 8,942,290 26,740,605 <b>Year 8</b> <b>33,257,747</b> 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5.961,526 32.702,131 Year 9 22,171,831 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131	0 32,702,131 Year 16 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 Year 17 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 Year 18 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702 131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	0 32,702,13	0 81 32,702,1	-32,702,*
VICE COST BITCHE LAKE For Residual Valuation Residual Valuation RCOME EXPENDENT BUTCHE EXPENDENT BUTCHE BUT	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balane Closing Balane ADDITIONAL PR	14.352,982 3.254,933 -17,617,915 0 -17,617,915 -17,617,915 0 -17,617,915 -17,617,915 0 -17,617,915 -17,617,915 -17,617,915 -17,617,915 -17,617,915 -17,617,915 -17,617,915 -17,617,915 -17,617,915 -17,617,915 -17,617,915 -17,617,915 -17,617,915 -17,617,915 -1,917,	8,105,152 1,067,075 1,923,688 -15,694,227 Year 2 11,085,916 0 0 0 0 0 0 0 0 0 0 0 0 0	941,654 2,039,110 -13,865,117 Year 3 11,045,916 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	819,307 5.142,219 -5.512,897 Year 4 22.171,831 0 0 0 0 0 0 0 0 0 0 0 0 0	510,774 8,431,516 41,382 7487 5 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,883 8,937,407 8,856,025 Year 6 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 8,942,290 17,798,316 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 26,740,605 26,740,605 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5.961,526 32,702,131 Year 9 22,171,831 0 0 0 0 0 13,699,059 0 0 13,699,059 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131	0 22,702,131 Year 16 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 Year 17 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 Year 18 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702 131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	0 32,702,13	0 81 32,702,1	0 -32,702, 31 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
VICE COST BEFORM LIAK For Residual Valuation RCOME RCOME RCOME EXPENDIVE Barnorst ac Actions Sump Day Barnorst ac Actions Barnorst ac Actions Barnorst ac Actions Barnorst ac Actions District Action Barnorst Ac Actions District Action Barnorst Ac Actions District Action District Action	Land It is Costs Profit on GDV Cash Pow Covern Balance AbortionAL PR As Above	14.352,982 1.17,617,915 0 0 0 0 0 0 0 0 0 0 0 0 0	8,105,152 1,057,075 1,923,688 -15,694,227 Year 2 11,085,916 0 0 0 0 0 0 0 0 0 0 0 0 0	941,654 2,038,110 -13,655,117 Year 3 11,085,916 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	819.307 5.142.219 -8.512.897 Year 4 22.171.831 0 0 0 0 0 13.699.059 -1.978.728 0 342.476 1.302.756 0 0 0 0 0 0 0 0 0 0 0 0 0	510,774 8,431,516 81,382 93,287,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,883 8,837,407 8,856,025 7 ear 6 33,267,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 8,942,290 17,798,315 Year 7 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0	0 8,942,290 26,740,605 <b>Year 8</b> <b>33,257,747</b> 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5.961,526 32.702,131 Year 9 22,171,831 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131	0 32,702,131 Year 16 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 Year 17 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 Year 18 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702 131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	0 32,702,13	0 81 32,702,1	0 -32,702, 31 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
NELL COST BEFORE LAK For Residual Valuation RECOME RECOME RECOME DESCRIPTION BUTCH States of the Cost Butch of the Cost	Land It is Costs Profit on GDV Cash Pow Covern Balance AbortionAL PR As Above	14.352,082 3.264,033 -17,617,015 0 0 146,028,571 801,429 0 240,429 140,400 8.33,4517 6.04,533 1.380,686 3.3472,715 0 1.1978,728 0 0 1.20,000 0 0 0 0 0 0 0 0 0 0 0 0	8.165,152 1.657,075 1.523,688 1.523,688 1.523,684,227 Year 2 1.626,576 0 0 0 0 0 0 0 0 0 0 0 0 0	941,654 2,039,110 -13,655,117 Year 3 11,085,916 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	819,307 5,142,219 -8,512,897 Year 4 22,171,831 0 0 0 0 0 0 0 0 0 0 0 0 0	510,774 8,431,516 -81,382 Year 5 33,287,747 0 0 0 0 0 0 0 0 0 0 0 0 0	4,883 8,537,407 8,856,025 7ear 6 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 8,942,250 17,798,315 Year 7 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0	0 8.942.290 26.740,605 <b>Year 8</b> <b>33.257,747</b> 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5.961,526 32.702,131 7427 9 22,171,831 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 Year 17 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 Year 18 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702 131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	0 32,702,13	0 81 32,702,1	0 -32,702, 31 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
VICE COST BEFORM LIAK For Residual Valuation RCOME RCOME RCOME EXPENDIVE Barnorst ac Actions Sump Day Barnorst ac Actions Barnorst ac Actions Barnorst ac Actions Barnorst ac Actions District Action Barnorst Ac Actions District Action Barnorst Ac Actions District Action District Action	Land It is Costs Profit on GDV Cash Pow Covern Balance AbortionAL PR As Above	14.352,082 3.264,033 -17,617,015 0 0 146,028,571 801,429 0 240,429 140,400 8.33,4517 6.04,533 1.380,686 3.3472,715 0 1.1978,728 0 0 1.20,000 0 0 0 0 0 0 0 0 0 0 0 0	8.185.152 1.057.076 1.921.868 1.95.854.227 Year 2 11.085.916 0 0 0 0 0 0 0 0 0 0 0 0 0	941,854 2,039,110 11,085,916 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	819.307 5,142,219 4,512,877 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	510,774 8,431,516 41,382 7 Ger 5 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,883 8,897,407 9,866,025 9,866,025 9,866,025 9,867,407 9,967,027 9,967,929 9,978,760 9,978,760 9,978,760 9,978,776 9,978,776 9,978,776 9,978,776 9,978,776 9,978,776 9,978,777 9,977,7777 9,977,7777 9,977,7777 9,9777,7777 9,9777,7777 9,9777,77777 9,9777,77777 9,977777777	0 8.942.200 17.788.315 17.788.315 13.3297.447 0 0 0 0 0 0 0 0 0 0 0 0 0	0 8,942,290 93,243,247 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5.961,526 32,702,131 22,171,831 0 0 0 0 13,829,555 1,382,755 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 22,762,131 Year 15 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 Vear 18 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 32,700,11 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 81 32,702,1	0 -32,702, 31 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
NELL COST BEFORE LAK For Residual Valuation RECOME RECOME RECOME DESCRIPTION BUTCH State Cost Cost Recome Description Cost Rec	Land Interest Profit on GBV Coarright Coarright Charge Balance Charge Balance Charge Balance A Adorece D D MT AND PROF Porti on coarright Profit on coarright	14.352,082 3.264,033 -17,617,015 0 0 146,028,571 801,429 0 240,429 140,400 8.33,4517 6.04,533 1.380,686 3.3472,715 0 1.1978,728 0 0 1.20,000 0 0 0 0 0 0 0 0 0 0 0 0	8.165,152 1.67,075 1.52,088 1.52,	941,654 2,039,110 -13,655,117 Year 3 11,085,916 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	819,307 5,142,219 -8,512,897 Year 4 22,171,831 0 0 0 0 0 0 0 0 0 0 0 0 0	510,774 8,431,516 -81,382 Year 5 33,287,747 0 0 0 0 0 0 0 0 0 0 0 0 0	4,883 8,537,407 8,856,025 7ear 6 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 8,942,250 17,798,315 Year 7 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0	0 8.942.290 26.740,605 <b>Year 8</b> <b>33.257,747</b> 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5.961,526 32.702,131 7427 9 22,171,831 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32.702,131 Vear 11 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 Year 17 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 Year 18 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702 131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	0 32,702,13	0 81 32,702,1	0 -32.702; -31 0 - 0 0 0 0 0 0 0 0 0 0 0 0 0
tuic, COTT BEFORE LANK For Residual Valuation ROOME ROOME BOOME BOOME BOOME BOOME BOOME BOOME BOOME BOOME BOOME BOOME BOOME COME BOO	Land Interest Profit on OEV Course Balance Course Balance As Above	14.352,082 3.264,033 -17,617,015 0 0 146,028,571 801,429 0 240,429 140,400 8.33,4517 6.04,533 1.380,686 3.3472,715 0 1.1978,728 0 0 1.20,000 0 0 0 0 0 0 0 0 0 0 0 0	8.185.152 1.057.076 1.921.868 1.95.854.227 Year 2 11.085.916 0 0 0 0 0 0 0 0 0 0 0 0 0	941,854 2,039,110 11,085,916 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	819.307 5,142,219 4,512,877 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	510,774 8,431,516 41,382 <b>Year 5</b> 33,257,747 0 0 0 0 0 0 0 0 0 0 0 0 0	4,883 8,897,407 9,866,025 9,866,025 9,866,025 9,867,407 9,967,027 9,967,929 9,978,760 9,978,760 9,978,760 9,978,776 9,978,776 9,978,776 9,978,776 9,978,776 9,978,776 9,978,777 9,977,7777 9,977,7777 9,977,7777 9,9777,7777 9,9777,7777 9,9777,77777 9,9777,77777 9,977777777	0 8.942.200 17.788.315 17.788.315 13.3297.447 0 0 0 0 0 0 0 0 0 0 0 0 0	0 8,942,290 93,243,247 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5.961,526 32,702,131 22,171,831 0 0 0 0 13,829,555 1,382,755 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32.702,131 Vear 11 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 22,762,131 Year 15 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131 Vear 18 0 0 0 0 0 0 0 0 0 0 0 0 0	0 32,702,131	0 32,702,131 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 32,700,11 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 81 32,702,1	-32,702,1 -32,702,1 1 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0

受

																						1			n	
Number Note	INCOME		%	Number 300				GIA m2			ENT COSTS							Planning app fe	dwgs	rate			BCIS	/m2 1,217		
			_							LAND				Total					300					0	0.00	6
	Market Housing	105.9	70%	210		2,650	58,951,900	22,246					7,361	99,918	2,208,362									0		
$ \begin{tabular}{ c c c c c } & 1 & 2 & 3 & 3 & 3 & 3 & 3 & 3 & 3 & 3 & 3$	Shared Ownership	61.6	10%	30		2,120	3,917,760	1,848												Total	57,600			22		
	Affordable Rent	61.6	0%	0		1.500	0	0			Legals Acquisit	ion	1.50%	33,125	133,044									0	0	6
								-		PLANNING								-								6
	Social Rent	61.6	20%	60		1,050	3,880,800	3,696					6.00%						c - Residual		2 200 202			1,422	1	
	Grant and Subsidy		ip								QS / PM		0.50%	227,462				Land payment			2,200,502					
						0	-					inai	2.50%	1,137,311	4,606,842											
							66,750,460	27,790		CONSTRUCT																
	SITE AREA - Gross	14.29	19	21	/na							IS Based	1,422							i otai	99,918	1				
			1								Contingency		2.50%						c - Add Profit			]				
Part of the second			Dupter								Abnormals			4,996,562	45,492,422					10						
Rander lyter         Interest or         Rander lyter         Rander lyter </td <td>On Dub Tine</td> <td>ý .</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>FINANCE</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>250,000</td> <td>1%</td> <td>3%</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	On Dub Tine	ý .								FINANCE								250,000	1%	3%						
American Series         Strate         Strate <t< td=""><td>Peridual Land V-to-</td><td></td><td>Whole Site</td><td></td><td>Per ha GROSS</td><td></td><td>Clo</td><td>sing balance =</td><td>0</td><td></td><td></td><td></td><td>6.00**</td><td>51,000</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	Peridual Land V-to-		Whole Site		Per ha GROSS		Clo	sing balance =	0				6.00**	51,000												
			285,714	201,042	20,000		RUN CIL MACR	O ctrl+l				ation	0.00%	0	51,000											
	Uplift		57,143		4,000		Clo	sing balance =	0													1				
							Check on phaning a	teas nos		SALES	Agents		3.0%	2.002.514				Pre CIL s106	0	£/ Unit (all)		1	LIT	% GDV		٦
		.,				· .					Legals			333,752							0	1				0
Decision of the state of t											Misc.			0	2,336,266	54,827,935										
Norm         Norm <th< td=""><td>Additional Profit</td><td></td><td>-3,793,495</td><td>-171</td><td></td><td></td><td></td><td></td><td></td><td>Developers P</td><td>Profit</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>	Additional Profit		-3,793,495	-171						Developers P	Profit															
Note:											% of costs (befi	ore interest)				10,965,587					0					
Score Houring         1000         000000000000000000000000000000000000	Market Housing Shared Ownership			4,912,658 326,480	9,825,317 652,960	9,825,317 652,960	9,825,317 652,960	9,825,317 652,960	9,825,317 652,960	326,480	0	0	0		0	0	0	0		0		0	0		0	
Same and solution       O																					0					
Support Langebrase Support Supp	Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	ō	0		0	0	ō	0	v	ō	0	ō	0	0
Samp Condense       9.71       Visual	INCON	ME.	0	5,562,538	11,125,077	11,125,077	11,125,077	11,125,077	11,125,077	5,562,538	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Status       0       1 <th1< th=""> <th1< th=""></th1<></th1<>																										
Lipite Applic Prime Prima Prime Prima Prime Prima Prime Prime Prima Prima Prima Prima Pri																										
Andmain Andmai Andmain Andmain Andmain Andmain Andmain Andmain Andmain Andmain																										
Andmain Andmai Andmain Andmain Andmain Andmain Andmain Andmain Andmain Andmain	Disasting Free		F7 000																							
Participation         1000					0																					
One-Pace/Pace/Pace/Pace/Pace/Pace/Pace/Pace/	Architects													1									1			
Statistics       Statistics <td>QS</td> <td></td>	QS																									
1400CL Corregrey Accompan	QS Planning Consultants		454,924		0																					
Configure       148.07       160.07       100.07       100.07 <td>QS Planning Consultants Other Professional</td> <td></td> <td>454,924</td> <td>2 202 245</td> <td>0</td> <td>0.504.007</td> <td>0.004.005</td> <td>0.504.005</td> <td>0.004.007</td> <td>0.000.017</td> <td></td> <td></td> <td>0</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0</td> <td></td> <td></td> <td></td>	QS Planning Consultants Other Professional		454,924	2 202 245	0	0.504.007	0.004.005	0.504.005	0.004.007	0.000.017			0										0			
Upper         0         156,257         333,75	QS Planning Consultants Other Professional Build Cost - BCIS Base	•	454,924	0	0 0 6,584,693 0	0																				0
Upper         0         156,257         333,75	QS Planning Consultants Other Professional Build Cost - BCIS Base \$106/CIL Contingency	0	454,924	0 82,309	0 0 6,584,693 0 164,617	0 164,617	0 164,617	0 164,617	0 164,617	0 82,309	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0
Lugais 0 2783 5.055 50.5	QS Planning Consultants Other Professional Build Cost - BCIS Base s106/CIL Contingency Abnormals	e.	454,924 1,137,311	0 82,309	0 0 6,584,693 0 164,617	0 164,617	0 164,617	0 164,617	0 164,617	0 82,309	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0
Lugais 0 2783 5.055 50.5	QS Planning Consultants Other Professional Build Cost - BCIS Base s106/CIL Contingency Abnormals Finance Fees	¢	454,924 1,137,311 51,000	0 82,309	0 0 6,584,693 0 164,617	0 164,617	0 164,617	0 164,617	0 164,617	0 82,309	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0
Mag.         0	QS Planning Consultants Other Professional Build Cost - BCIS Base s106/CIL Contingency Abnormals Finance Fees Legal and Valuation	e	454,924 1,137,311 51,000 0	0 82,309 416,380	0 0 6,584,693 0 164,617 832,760	0 164,617 832,760	0 164,617 832,760	0 164,617 832,760	0 164,617 832,760	0 82,309 416,380	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
For Residual Yalando Lar For Residual Yalando Lar Protectionad 113.055 305,44 112,358 4,042 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	QS Planning Consultants Other Professional Build Cost + BCIS Base s106/CIL Contingency Abnormals Finance Rees Legal and Valuation	6	454,924 1,137,311 51,000 0	0 82,309 416,380 166,876	0 0 6,584,693 0 164,617 832,760 333,752	0 164,617 832,760 333,752	0 164,617 832,760 333,752	0 164,617 832,760 333,752	0 164,617 832,760 333,752	0 82,309 416,380 166,876	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
Interest 419,955 350,543 112,358 4,082 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	OS Planning Consultants Other Professional Build Cost - BCIS Base s106/CIL Contingency Abnormals Finance Ress Legal and Valuation Agents Legals Misc.	_	454,924 1,137,311 51,000 0 0	0 82,309 416,380 166,876 27,813	0 0 6,584,693 0 164,617 832,760 333,752 55,625 0	0 164,617 832,760 333,752 55,625	0 164,617 832,760 333,752 55,625	0 164,617 832,760 333,752 55,625	0 164,617 832,760 333,752 55,625	0 82,309 416,380 166,876 27,813	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
Interest 419,955 350,543 112,358 4,082 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	OS Planning Consultants Other Professional Build Cost - BCIS Base s106/CIL Contingency Abnormals Finance Ress Legal and Valuation Agents Legals Misc.	_	454,924 1,137,311 51,000 0 0	0 82,309 416,380 166,876 27,813	0 0 6,584,693 0 164,617 832,760 333,752 55,625 0	0 164,617 832,760 333,752 55,625	0 164,617 832,760 333,752 55,625	0 164,617 832,760 333,752 55,625	0 164,617 832,760 333,752 55,625	0 82,309 416,380 166,876 27,813	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
Profit on Costs	OS Parning Consultants Other Professional Build Cost - BCIS Base stoBiCIL Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Mac. COSTS BEFORE LAN	ND INT AND PROF	454,924 1,137,311 51,000 0 0 4,790,886	0 82,309 416,380 166,876 27,813	0 0 6,584,693 0 164,617 832,760 333,752 55,625 0	0 164,617 832,760 333,752 55,625	0 164,617 832,760 333,752 55,625	0 164,617 832,760 333,752 55,625	0 164,617 832,760 333,752 55,625	0 82,309 416,380 166,876 27,813	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
	OS Parning Consultants Other Professional Build Cost - BCIS Base stoBiCIL Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Mac. COSTS BEFORE LAN	ND INT AND PROF	454,924 1,137,311 51,000 0 0 4,790,886	0 82,309 416,380 166,876 27,813 3,985,724	0 0 6,584,693 164,617 832,760 333,752 55,625 0 7,971,448	0 164,617 832,760 333,752 55,525 7,971,448	0 164,617 832,760 333,752 55,625 7,971,448	0 164,617 832,760 333,752 55,625 7,971,448	0 164,617 832,760 333,752 55,625 <b>7,971,448</b>	0 82,309 416,380 166,876 27,813 3,985,724	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								
	CS Planning Consultants Other Professional Build Cost - BCIS Base s106/CIL Cortingency Abnormals Finance Fees Legal and Valuation Agents Legals Mac. COSTS BEFORE LAN	ND INT AND PROF	454,924 1,137,311 51,000 0 0 4,790,886	0 82,309 416,380 166,876 27,813 3,985,724	0 0 6,584,693 164,617 832,760 333,752 55,625 0 7,971,448	0 164,617 832,760 333,752 55,525 7,971,448	0 164,617 832,760 333,752 55,625 7,971,448	0 164,617 832,760 333,752 55,625 <b>7,971,448</b>	0 164,617 832,760 333,752 55,625 <b>7,971,448</b>	0 82,309 416,380 166,876 27,813 3,985,724	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								

 Court Prov
 4,990.247
 1/56.460
 2,800.247
 1/56.460
 2,800.247
 1/56.460
 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
 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

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
ICOME As Above																								
INCOME	0	5,562,538	11,125,077	11,125,077	11,125,077	11,125,077	11,125,077	5,562,538	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
XPENDITURE																								
and	5,342,857																							
amp Duty	267,143	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
isements etc.	0	0	0	o	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egals Acquisition	80,143	0	ō	ō	0	ō	0	ō	ō	ō	0	0	ō	ō	0	ō	0	ō	0	0	ō	0	ō	0
anning Fee	57,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
rchitects	2,729,545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s	227,462	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lanning Consultants	454,924	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ther Professional	1,137,311	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	3.292.346	6.584.693	6.584.693	6.584.693	6.584.693	6.584.693	3.292.346			0	0	0		0				0	0		0		0
ild Cost - BCIS Base	-541.928	-541.928	-541.928	-541.928	-541.928	-541,928	-541.928	3,292,340	0	0	U	0	0	0	0	U	0	0	0	0	0	0		0
DTENTIAL CIL	-541,9/28	-541,928	+541,928		-541,9228	-541,928	-541,928	0				0			0					0				0
ost CIL s106		82,309	0	0	164.617		164.617		0	0	0		0	0		0	0	0	0		0	0	0	0
ontingency	0		164,617	164,617		164,617		82,309	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
bnormals	0	416,380	832,760	832,760	832,760	832,760	832,760	416,380	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nance Fees	51,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	o
gents	0	166,876	333,752	333,752	333,752	333,752	333,752	166,876	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ogals	0	27,813	55,625	55,625	55,625	55,625	55,625	27,813	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
sc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OSTS BEFORE LAND INT AND PR	9,806,057	3,443,796	7,429,520	7,429,520	7,429,520	7,429,520	7,429,520	3,985,724	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1																							
or CIL calculation	1																							
	1							0				0												-
Intere		588,363	496,541	304,600	101,142	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on co																								10,876,636
Profit on GD	v																				1			0
Cash Flow	-9,806,057	1,530,379	3,199,016	3,390,957	3,594,414	3,695,557	3,695,557	1,576,814	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-10,876,63
Opening Bala																					1			
Closing Bala	-9.806.057	-8.275.678	-5.076.663	-1.685.706	1.908.708	5.604.265	9.299.821	10.876.636	10.876.636	10.876.636	10.876.636	10.876.636	10.876.636	10.876.636	10.876.636	10.876.636	10.876.636	10.876.636	10.876.636	10.876.636	10.876.636	10.876.636	10.876.636	0

-21,503,738

INCOME	Av Size	~	Number		Price	GDV	GIA	1	DEVELOPME	NT COSTS							Planning fee c	de .				Build Cost	im2		
income.	m2	~	600		£/m2	£	m2		LAND	11 00010		/unit or m2	Total				Plannino apo fe No dwgs	dwgs 600 50	rate			BCIS Over Extra 1	1,218	0.00%	
Market Housing	105.3	70%	420		2,650	117,198,900	44,226		LAND	Land Stamp Duty		-533		-319,543			No dwgs under No dwgs over 5	50 550	462 138	23,100		Energy	0	0.00 /	
Shared Ownership	61.6	10%	60		2,120	7,835,520	3,696			Easements etc.		1.50%	0 -4.793	-4.793			NO DWgs OVER 5	550	Total	99,000		Design A&Adpt Over-extra 3	22		
Affordable Rent	61.6	0%	0		1,500	0	0			Legals Acquisit	on	1.50%	-4,793	-4,793								Small Sites	0	0%	
Social Rent	61.6	20%	120		1,050	7,761,600	7,392		PLANNING	Planning Fee			99,000				Stamp duty ca	c - Residual				Site Costs	244 1,484	20%	
Grant and Subsidy	Shared Owners	hip			0					Architects QS / PM		6.00% 0.50%	5,719,493 476,624				Land payment			-319,543					
	Affordable Rent Social Rent	t i			0	0				Planning Consu Other Professio	itants Inal	1.00%	953,249 2,383,122	9,631,488											
SITE AREA - Not	17.14	ha	35	/ha		132,796,020	55,314		CONSTRUCT	ION															
SITE AREA - Gross	28.57	ha	21	/ha						Build Cost - BC s106 / CIL Contingency	IS Based	1,484	82,092,216 0 4.104.611				Stamp duty ca	c - Add Profit	Total	0					
Sales per Quarter Unit Build Time	0 3	Quarters								Abnormals			9,128,056	95,324,883			Land payment 125,000	0%	0%	12,000,000					
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual Cit	MACRO ctrl+r ising balance =	0	FINANCE	Fees			99,000				250,000 500,000	1% 3%	0% 0%						
Residual Land Value Alternative Use Value		-319,543 10,000,000	-18,640	-11,184 350,000	I	RUN CIL MACE	RO ctrl+l			Interest Legal and Valua	tion	6.00%	0	99,000			1,000,000 above	4% 5%	0%						
Uplift Plus /t	20%	2,000,000		70,000		Cit	ising balance =	0	SALES										Total	0					
V	ability Threshold	12,000,000		420,000	l	Check on phasing				Agents Legals		3.0% 0.5%	3,983,881 663,980				Pre CIL s106		2/ Unit (all) Fotal			LIT	% GDV 0.00%		]
			£/m2			COF	rect			Misc.		0.5%	663,980	4,647,861	109,378,896								0.00%		4
Additional Profit		-14,364,541	-325						Developers P	rofit % of costs (befo	re interest)	20.00%		-	21,875,779		Post CIL s106 CIL	0	£/ Unit (all) £/m2 Total						
		_								% of GDV		0.00%		_	0										
RESIDUAL CASH FLO	on miched	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year
UNITS Started Market Housing		25	50 4,883,288	100 9,766,575	100 19,533,150	100 19,533,150	100 19,533,150	100 19,533,150	25 19,533,150	4,883,288	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent			326,480	652,960	1,305,920	1,305,920	1,305,920	1,305,920	1,305,920	326,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			323,400	646,800	1,293,600	1,293,600	1,293,600	1,293,600	1,293,600	323,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOM	E	0	5,533,168	11,066,335	22,132,670	22,132,670	22,132,670	22,132,670	22,132,670	5,533,168	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty Easements etc.		0																							
Legals Acquisition		-4,793																							
Planning Fee Architects		99,000 5,719,493																							
QS		476,624		0																					
Planning Consultants Other Professional		953,249 2,383,122		0																					
Build Cost - BCIS Base			3,420,509	6,841,018	13,682,036	13,682,036	13,682,036	13,682,036	13,682,036	3,420,509	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency			0	0 342,051	0 684.102	0 684.102	0 684.102	0 684.102	0 684.102	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			380,336		1,521,343	1,521,343	1,521,343	1,521,343	1,521,343	380,336	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		99,000																							
-																									
Agents Legals		0	165,995 27,666	331,990 55,332	663,980 110,663	663,980 110,663	663,980 110,663	663,980 110,663	663,980 110,663	165,995 27,666	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAN	ID INT AND PROP	9,725,695	4,165,531	0 8,331,062	16,662,124	16,662,124	16,662,124	16,662,124	16,662,124	4,165,531	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	h Land Interest	-319,543	564,369	516,173	383.027	77,776	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs Profit on GDV		304,303	510,175	000,021	11,110	Ū	0	0	Ĭ	0	Ū	5		0	0	0	0	0	0	0		0	0	0 21,875 0
	Cash Flow	9 406 152	803 267	2 219 100	5 087 519	5 392 770	5 470 546	5 470 546	5 470 546	1 367 637	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21.875
	Opening Baland	0									-	-	-	-	-	-	-	-	-	-	-		-	-	-21,875
	Closing Balano	-9,406,152	-8,602,885	6,383,785	-1,296,266	4,096,504	9,567,050	15,037,596	20,508,143	21,875,779	21,875,779	21,875,779	21,875,779	21,875,779	21,875,779	21,875,779	21,875,779	21,875,779	21,875,779	21,875,779	21,875,779	21,875,779	21,875,779	21,875,779	0
CASH FLOW FOR CIL	ADDITIONAL PR	OFIT																							
INCOME	As Above	Year1	Year 2			Year 5 22.132.670	Year 6				Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year
EXPENDITURE	-		5,555,108	,000,035		24,134,070	11,152,070		28,798,070	5,555,105	•	v	v	ľ	v	v	v	Ŭ	•	v	v	Ĭ	0	v	0
Land		12,000,000																							
Stamp Duty Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition		0 180,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		99,000	0	0	0	0	0	0	0	0	0	0	ō	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS		5,719,493 476,624	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional		953,249 2,383,122	ő	0	0	ő	0	ő	0	0	0	ő	0	0	0	0	0	0	0	0	0	0	ő	ő	0
Build Cost - BCIS Base		2,383,122	3 420 509	6 841 018	13 682 036	13,682,035	13,682,036	13 682 036	13 682 036	3 420 509		0	0		0	0	0	0		0	0	~	0		0
POTENTIAL CIL	2	0	3,420,509	6,841,018	13,682,036	-1,795,568	13,682,036	13,682,036	13,682,036	3,420,509	U	U	U		U	0	0	U	0	U	0	U	0	U	-
Post CIL s106 Contingency		0	0 171,025	0 342,051	0 684,102	0 684,102	0 684,102	0 684,102	0 684,102	0 171,025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	380,336	760,671	1,521,343	1,521,343	1,521,343	1,521,343	1,521,343	380,336	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		99,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	165.995	331 990	663.980	653 980	663.980	663.980	663.980	165 995	0	0	0	0	0	0	0	0	0	0	0		0	č	0
Agents Legals		0	165,995	55,332	663,980 110,663	110,663	663,980 110,663	663,980 110,663	663,980 110,663	165,995	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAN	ID INT AND PROP	0 20,114,921	0 2,369,963	0 6,535,494	0 14,866,556	0 14,866,556	0 14,866,556	0 14,866,556	0 14,866,556	0 4,165,531	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
									-		-							-		-					
For CIL calculation	Internet		1,206,895	1,089,517	883,037	500,053	94,089	0	ō	0	0	0	ō	0	ō	0	0	0	0	0	0	0	0	ō	ō
			1,400,000	1,0003,017	000,037		,000	0	0		0	3	9	- ×	~	-	0	5	-	~	9		5	9	0
	Profit on cost																								21,503,
	Profit on cost Profit on GDV																								21,50

Cash Flow Opening Balans

-20,114,921 0 1,956,309 3,441,324 6,383,076 6,766,061 7,266,11

1,367,63

夣

INCOME	Av Size	~			Price	GDV	GIA	1	DEVELOPME	NT COSTS					1		Planning fee o	alc			1	Build Cost	/m2	
1	m2		360		£/m2	. E	m2		LAND			/unit or m2	Total				Planning app fo No dwgs	dwgs 360 50	rate			BCIS Over Extra 1	1,218	0.00
Market Housing	105.4	70%	252		2,650					Land Stamp Duty		9,538	161,178	3,433,559			No dwgs under No dwgs over !	50	462 138	23,100 42,780		Energy Design A&Adpt	0	
Shared Ownership	61.6	10%	36		2,120		2,219		1	Easements etc. Legals Acquisition		1.50%	0 51,503	212,681					Total	65,880	J	A&Adpt Over-extra 3 Small Sites	22 0	
Affordable Rent	61.6	0%	0		1,500		-		PLANNING												_	Small Sites Site Costs	0 183	0 15
Social Rent	61.6	20%	72		1,050	4,659,200	4,437			Planning Fee Architects		6.00%	65,880 3,197,407				Stamp duty ca Land payment	ic - Residual		3,433,559			1,423	
Grant and Subsidy	Shared Owners Affordable Rent Social Rent	qir			0 0 0					QS / PM Planning Consultar Other Professiona	nts I	0.50% 1.00% 2.50%	266,451 532,901 1,332,253											
SITE AREA - Net SITE AREA - Gross	10.29 17.14	ha ha	35 21	/ha /ha		79,741,473	33,214		CONSTRUCT	Build Cost - BCIS	Based	1,423	47,271,751 0 1 181 794				Channe data an		Total	161,178	]			
Sales per Quarter Unit Build Time	0 3	Quarters Whole Site	]	Per ha GROSS		RUN Residual			FINANCE	Contingency Abnormals		2.50%	4,836,575				Stamp duty ca Land payment 125,000 250,000 500,000	0% 1% 3%	1% 3% 4%	6,411,429				
Residual Land Value		3,433,559	333,818	200,291	1		osing balance =	0		Interest		6.00%	95,000				1,000,000	4%	5%					
Alternative Use Value Uplift Plus /ha Via	20% ha 350,000 lability Threshold	342,857 68,571 6,000,000 6,411,429		20,000 4,000 350,000 <b>374,000</b>	_	Check on phasing	degs nos	•	SALES	Legal and Valuatio	n	3.0%	0 2,392,244	95,000			above Pre CIL s106		Total £/ Unit (all)	320,571	] 1	LIT	% GDV	
			£/m2	_		cor	rect	1		Legals Misc.		0.5%	398,707 0	2,790,952	65,217,204				Total	0	1		0.00%	
Additional Profit		-3,662,452	-138	I					Developers P	ofit						1	Post CIL s106 CIL	0	£/ Unit (all) £/m2					
										% of costs (before % of GDV	interest)	20.00% 0.00%			13,043,441		l		Total	•	1			
RESIDUAL CASH FLOW	OW FOR INTERES	т																						
INCOME		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8 35	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
UNITS Started Market Housing		25	4,887,410	9,774,819	9,774,819	9,774,819	9,774,819	9,774,819	9,774,819	6,842,374	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent			326,637 0	653,274 0	653,274 0	653,274 0	653,274 0	653,274 0	653,274 0	457,292 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Grant and Subsidy			323,556 0	647,111 0	647,111 0	647,111 0	647,111 0	647,111 0	647,111 0	452,978 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	1E	0	5,537,602	11,075,205	11,075,205	11,075,205	11,075,205	11,075,205	11,075,205	7,752,643	0	0	0	0	0	0	0	0	0	0	0	•	0	0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition		161,178 0 51,503																						
Planning Fee		65,880																						
Architects QS		3,197,407 266,451		0																				
Planning Consultants Other Professional		532,901 1,332,253	3 202 750	0 0 6,565,521	6.555.534	0.000 004	6.555.534	0.000.004	6,565,521	4,595,865					0					0			0	
Build Cost - BCIS Base s106/CIL	2									4,595,665 0 114,897	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals Finance Fees		95,000	82,069 335,873	164,138 671,747	164,138 671,747	164,138 671,747	164,138 671,747	164,138 671,747	164,138 671,747	470,223	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0																						
Agents Legals		0	166,128 27,688	332,256 55,376	332,256 55,376	332,256 55,376	332,256 55,376	332,256 55,376	332,256 55,376	232,579 38,763	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LANE	ID INT AND PROP	5,702,573	3,894,519	0 7,789,038	7,789,038	7,789,038	7,789,038	7,789,038	7,789,038	5,452,326	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	n Land Interest Profit on Costs	3,433,559	548,168	482,473	314,251	135,936	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs Profit on GDV Cash Flow	-9,136,133	1.094.916	2,803,694	2,971,916	3,150,231	3.286.167	3.286.167	3,286,167	2.300.317	0	0	0	0	0	0	0	0	0	0	0	0	0	0
L	Opening Balans Closing Balano	0 -9,136,133	-8,041,217	-5,237,523	-2,265,608	884,623	4,170,790	7,456,957	10,743,124	13,043,441	13,043,441	13,043,441	13,043,441	13,043,441	13,043,441	13,043,441	13,043,441	13,043,441	13,043,441	13,043,441	13,043,441	13,043,441	13,043,441	13,043,441
1																								
CASH FLOW FOR CIL		Vear 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
INCOME	As Above	0							11,075,205		0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE		6,411,429																						
Stamp Duty Easements etc. Legals Acquisition		320,571 0 96,171	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects		65,880 3.197,407	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants		266,451 532,901	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		1,332,253	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL	•	0	3,282,760 -457,807	6,565,521 -457,807	6,565,521 -457,807	6,565,521 -457,807	6,565,521 -457,807	6,565,521 -457,807	6,565,521 -457,807	4,595,865	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0 82,069	0 164,138	0 164,138	0 164,138	0 164,138	0 164,138	0 164,138	0 114,897	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency		o	335,873	671,747	671,747	671,747	671,747	671,747	671,747	470,223	0	0	0	0	0	0	0	0	0	0	ō	0	0	0
Contingency Abnormals		95,000 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation			166,128	332,256	332,256	332,256	332,256	332,256	332,256	232,579	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals Finance Fees Legal and Valuation Agents		0	100,120	55.376	55.376	55,376	55,376	55,376	55,376	38,763	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Milac.		0	27,688 0	0	0	0	0	0	0															
Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Milsc.	ID INT AND PROF	0	27,688 0	0 7,331,231	0 7,331,231	0 7,331,231	0 7,331,231	0 7,331,231	0 7,331,231	5,452,326	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Milsc.	Interest	0	27,688 0	0	0	0 7,331,231 243,157	0 7,331,231 33,108	0 7,331,231 0	0 7,331,231 0	5,452,326 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LANE	ID INT AND PROF Interest Profit on cost Profit on GDV	0	27,688 0 3,436,712	0 7,331,231	0 7,331,231						0	0			0	0		0		0			0	

受

	Av Size	%	Number		Price	GDV	GIA		DEVELOPMEN	T COSTS							Planning fee c	alic				Build Cost	/m2	2
1	m2		470		£/m2	٤	m2		LAND			/unit or m2	Total				Planning fee of Planning app fe No dwgs	dwgs 470 50	rate			BCIS Over Extra 1	1,218	0.00
Market Housing	105.7	70%	329		2,650		34,766			Land Stamp Duty		4,529	95,930	2,128,610			No dwgs under No dwgs over 5	50 420	462 138	23,100 57,960		Energy Design A&Adpt	0	0
Shared Ownership	61.5	10%	47		2,120		2,891			Easements etc. Legals Acquisiti	ion	1.50%	0 31,929	127,860					Total	81,060		Over-extra 3	22	0
Affordable Rent	61.5	0%	0		1,500	0	0		PLANNING													Small Sites Site Costs	0 244	0 0 1 20
Social Rent	61.5	20%	94		1,050		5,783			Planning Fee Architects		6.00%	81,060 4,331,362				Stamp duty ca Land payment	c - Residual		2,128,610			1,484	1
	Shared Ownersh Affordable Rent Social Rent				0	0 0 0				QS / PM Planning Consu Other Professio	itants unal	0.50% 1.00% 2.50%	360,947 721,894 1,804,734	7,299,997										
SITE AREA - Net SITE AREA - Gross	13.43 22.38	ha ha	35 21	/ha /ha		104,331,327	43,440			ON Build Cost - BC s106 / CIL Contingency	IS Based	1,484	64,451,106 0 1.611.278				Stamp duty ca		Total	95,930				
Sales per Quarter Unit Build Time	0 3	Quarters	Bar to NET	Ducks CDOCC		RUN Residual I	MACRO ctrl+r sing balance =		FINANCE	Abnormals		2.50%	6,126,982	72,189,366			Land payment 125,000 250,000 500,000	0%	1% 3%	8,370,476				
Residual Land Value Alternative Use Value Uplift Plus /ha	20% 350.000	2,128,610 447,619 89,524 7,833,333	158,513	95,108 20,000 4,000 350,000		RUN CIL MACE				Interest Legal and Valua	ition	6.00%	0	101,000			1,000,000 above	3% 4% 5%	4% 5% 5% Total	418,524				
Viab	bility Threshold	8,370,476	£/m2	374,000		Check on phasing CON				Agents Legals Misc.		3.0% 0.5%	3,129,940 521,657 0	3,651,596	85,498,428		Pre CIL s106		£/ Unit (all) Total	0		LIT	% GDV 0.00%	
Additional Profit		-7,944,954	-229						Developers Pr	ofit % of costs (befo % of GDV	ire interest)	20.00%			17,099,685		Post CIL s106 CIL	0	£/Unit (all) £/m2 Total	0				
RESIDUAL CASH FLOW	V FOR INTERES	T Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
INCOME UNITS Started	j j	25	50	50	50	50	50	50	50	50	45													
Market Housing Shared Ownership			4,900,527 326,044	9,801,053 652,088	9,801,053 652,088	9,801,053 652,088	9,801,053 652,088	9,801,053 652,088	9,801,053 652,088	9,801,053 652,088	9,801,053 652,088	8,820,948 586,879	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent			0 322,968	0 645,936	0 645,936	0 645,936	0 645,936	0 645,936	0 645,936	0 645,936	0 645,936	0 581,343	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME		0	0 5,549,539	0 11,099,077	0 11,099,077	0 11,099,077	0 11,099,077	0 11,099,077	0 11,099,077	0 11,099,077	0 11,099,077	0 9,989,170	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE	Т																							
Stamp Duty Easements etc. Legals Acquisition		95,930 0 31,929																						
Planning Fee Architects		81,060 4,331,362		0																				
QS Planning Consultants		4,331,362 360,947 721,894		0																				
Other Professional		1,804,734		0																				
Build Cost - BCIS Base s105/CII				6,856,501			6,856,501				6,856,501		0	0	0	0	0	0	0	0	0	0	0	0
Contingency			85,706 325,903	171,413 651,807	171,413 651,807	171,413 651,807	171,413 651,807	171,413 651,807	171,413 651,807	171,413 651,807	171,413 651,807	154,271 588,626	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		101,000	323,803	031,007	001,001	001,001	001,007	001,001	031,007	001,001	001,001	500,020	5	0	0	0	0	0	0	Ū	0	Ū	0	0
Legal and Valuation		0																						
Agents Legals		0	166,486 27,748	332,972 55,495	332,972 55,495	332,972 55,495	332,972 55,495	332,972 55,495	332,972 55,495	332,972 55,495	332,972 55,495	299,675 49,946	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND I	INT AND PROP	7,528,856	4,034,094	0 8,068,187	8,068,187	8,068,187	8,068,187	8,068,187	8,068,187	8,068,187	8,068,187	7,261,369	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land Interest Profit on Costs	2,128,610	579,448	523,288	372,832	213,349	44,295	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on GDV																							
ļ																								
	Cash Flow Opening Balans	-9,657,466 0	935,997	2,507,602	2,658,058	2,817,541	2,986,594	3,030,890	3,030,890	3,030,890	3,030,890	2,727,801	0	0	0	0	0	0	0	0	0	0	0	0
			935,997 -8,721,469	2,507,602 -6,213,867	2,658,058	2,817,541 -738,268	2,986,594 2,248,326	3,030,890 5,279,215	3,030,890 8,310,105	3,030,890 11,340,995	3,030,890 14,371,885	2,727,801	0 17,099,686	0 17,099,686	0 17,099,686	0	-	0 17,099,686	0 17,099,685	0 17,099,686	0 17,099,686	0 17,099,686	0 17,099,686	0 17,099,688
CASH FLOW FOR CIL AD	Opening Balans Closing Balano	0 -9,657,466	-8,721,469	-6,213,867									17,099,686	-	17,099,686		17,099,686		17,099,686		-		17,099,686	-
CASH FLOW FOR CIL AD	Opening Balans Closing Balano	0 -9,657,466 DFIT	-8,721,469 Year 2	-6,213,867 Year 3		-738,268 Year 5	2,248,325 Year 6	5,279,215 Year 7	8,310,105	11,340,995 Year 9		17,099,686	17,099,686	17,099,686	17,099,686		17,099,686	17,099,686	17,099,686		17,099,686	17,099,686	17,099,686	17,099,689
CASH FLOW FOR CIL AE	Opening Balans Closing Balano	0 -9,657,466 DFIT	-8,721,469 Year 2	-6,213,867 Year 3	-3,555,809 Year 4	-738,268 Year 5	2,248,325 Year 6	5,279,215 Year 7	8,310,105 Year 8	11,340,995 Year 9	14,371,885 Year 10	17,099,585 Year 11	17,099,686	17,099,686	17,099,686		17,099,686	17,099,686	17,099,686		17,099,686	17,099,686	17,099,686	17,099,689
CASH FLOW FOR CIL AE INCOME INCOME EXPENDITURE Land Stamp Duty	Opening Balans Closing Balano	0 -9,657,466 OFIT Year 1 0 8,370,476 418,524	-8,721,469 Year 2 5,549,539	-6,213,867 Year 3	-3,555,809 Year 4	-738,268 Year 5	2,248,325 Year 6	5,279,215 Year 7	8,310,105 Year 8	11,340,995 Year 9 11,099,077	14,371,885 Year 10	17,099,696 Year 11 9,989,170	17,099,686	17,099,686	17,099,686		17,099,686 Year16 0	17,099,686	17,099,686		17,099,686 Year 20 0	17,099,686	17,099,686	17,099,689
CASH FLOW FOR CIL AD INCOME INCOME EXPENDITURE Land	Opening Balans Closing Balano	0 -9,657,466 DFIT Year 1 0 8,370,476	-8,721,469 Year 2	-6,213,867 Year 3	-3,555,809 Year 4	-738,268 Year 5	2,248,325 Year 6	5,279,215 Year 7	8,310,105 Year 8	11,340,995 Year 9	14,371,885 Year 10	17,099,585 Year 11	17,099,686	17,099,686	17,099,686		17,099,686	17,099,686	17,099,686		17,099,686	17,099,686	17,099,686	17,099,689
CASH FLOW FOR CE AE NCOME INCOME EXPENDITURE Land Stamp Day Easements etc. Legals Acquisition Planning Fee	Opening Balans Closing Balano	0 -9,657,466 DFIT Year 1 0 8,370,476 418,524 0 125,557 81,060	-8,721,469 Year 2 5,549,539	-6,213,867 Year 3	-3,555,809 Year 4	-738,268 Year 5 11,099,077	2,248,325 Year 6	5,279,215 Year 7	8,310,105 Year 8	11,340,995 Year 9 11,099,077	14,371,885 Year 10	17,099,696 Year 11 9,989,170	17,099,686	17,099,686	17,099,686		17,099,686 Year16 0	17,099,686	17,099,686		17,099,686 Year 20 0	17,099,686	17,099,686	17,099,689
CASH FLOW FOR CIL AL INCOME INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition	Opening Balans Closing Balano	0 -9,657,466 DFIT Year 1 0 8,370,476 418,524 0 125,567 81,060 4,331,352	-8,721,469 Year 2 5,549,539 0 0	-6,213,867 Year 3 11,099,077 0 0 0	-3,555,809 Year 4 11,099,077 0 0 0	-738,268 Year 5 11,099,077 0 0 0	2.248,326 Year 6 11,099,077	5,279,215 Year 7 11,099,077 0 0	8,310,105 Year 8 11,099,077 0 0	11,340,995 Year 9 11,099,077 0 0 0	14,371,885 Year 10 11,099,077 0 0 0	17.099,695 Year 11 9,389,170 0 0	17,099,686 Year 12 0 0 0 0	17,099,686 Year 13 0 0 0 0	17.099,686 Year 14 0 0 0 0	Year 15 0 0 0 0	Vear 16 0 0 0 0	17,099,686	17,099,686 Year 18 0 0 0 0		17,099,686 Year 20 0 0 0	17,099,686	17,099,686 Year 22 0 0	17,099,689
CASH FLOW FOR CIL AL NCOME EXPENDITURE Land Stamp Duly Essements dc. Lagita Acquisiton Planning Fee Architects	Opening Balans Closing Balano	0 -9,657,466 DFIT Year 1 0 8,370,476 418,524 0 125,557 81,060	-8,721,469 Year 2 5,549,539 0 0	-6,213,867 Year 3 11,099,077 0 0 0	-3,555,809 Year 4 11,099,077 0 0 0	-738,268 Year 5 11,099,077 0 0 0	2.248,326 Year 6 11,099,077	5,279,215 Year 7 11,099,077 0 0	8,310,105 Year 8 11,099,077 0 0	11,340,995 Year 9 11,099,077 0 0 0	14,371,885 Year 10 11,099,077 0 0 0	17.099,695 Year 11 9,389,170 0 0	17,099,686 Year 12 0 0 0 0	17,099,686 Year 13 0 0 0 0	17.099,686 Year 14 0 0 0 0	Year 15 0 0 0 0	Vear 16 0 0 0 0	17,099,686	17,099,686 Year 18 0 0 0 0		17,099,686 Year 20 0 0 0	17,099,686	17,099,686 Year 22 0 0	17,099,689
CASH FLOW FOR CE. AC NCOME REPENDITURE Land Stamp Day Essements ac. Lagita Aquistion Parning Fae Architects Dis Parning Consultants Oner Professional Build Coat: - BCS Base	Opening Balans Closing Balano	0 -9,657,466 DFIT Year1 0 8,370,476 418,54 0 125,557 81,060 4,380,947 721,884 1,804,721,894 1,804,721,894 0	-8,721,469 Year 2 5,549,539 0 0 0 0 0 0 0 0 0 0 0 0 0	6,213,867 Year 3 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,555,809 Year 4 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	-738,268 Year 5 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	2,248,325 Year 6 11,098,077 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5,278,215 Year 7 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8,310,105 Year 8 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	11.340,995 Year 9 11.099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	14,371,885 Year 10 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,686 Year11 9,989,170 0 0 0 0 0	17,099,686 Year 12 0 0 0 0	17,099,686 Year 13 0 0 0 0	17.099,686 Year 14 0 0 0 0	Year 15 0 0 0 0	9 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,686	17,099,686 Year 18 0 0 0 0		17.099.686 Year 20 0 0 0 0 0 0 0 0 0 0 0 0	17,099,686	17,099,686 Year 22 0 0	17,099,689
CASH FLOW FOR CL AC NCOME NCOME EXPENDITURE Land Stamp Day Easements action Lagis Anguston Parsing Fee Architects GS Parsing Consultants Onther Professional Build Cont. HCS Base POTENTIAL CL	Opening Balans Closing Balano	0 -9,657,466 DFIT Year 1 0 8,370,476 418,524 0 125,554 0 81,060 4,331,382 360,947 721,834	-8,721,469 Year 2 5,549,539 0 0 0 0 0 0 0 0 0 0 0 0 0	6,213,867 Year 3 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,555,809 Year 4 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	-738,268 Year 5 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	2,248,325 Year 6 11,099,677 0 0 0 0 0 0 0 0 0 0 0 0 0	5,279,215 Year 7 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8,310,105 Year 8 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	11.340,995 Year 9 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	14,371,885 Year 10 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	17,009,686 17,009,686 Year 11 9,989,170 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,686 Year 12 0 0 0 0	17,099,686 Year 13 0 0 0 0	17.099,686 Year 14 0 0 0 0	Year 15 0 0 0 0	i 17,099.686 Year 16 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,686	17,099,686 Year 18 0 0 0 0		17.099.686 Year 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,686	17,099,686 Year 22 0 0	17,099,689
CASH FLOW FOR CE. AC NCOME REPENDITURE Land Stamp Day Essements ac. Lagita Aquistion Parning Fae Architects Dis Parning Consultants Oner Professional Build Coat: - BCS Base	Opening Balans Closing Balano	0 -9,657,466 DFIT Year1 0 8,370,476 418,54 0 125,557 81,060 4,380,947 721,884 1,804,721,894 1,804,721,894 0	-8,721,469 Year 2 5,549,539 0 0 0 0 0 0 0 0 0 0 0 0 0	6,213,867 Year 3 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,555,809 Year 4 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	-738,268 Year 5 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	2,248,325 Year 6 11,098,077 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5,278,215 Year 7 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8,310,105 Year 8 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	11.340,995 Year 9 11.099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	14,371,885 Year 10 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,686 Year 11 9,989,170 0 0 0 0 0 0 0 0 0	17,099,686 Year 12 0 0 0 0	17,099,686 Year 13 0 0 0 0	17.099,686 Year 14 0 0 0 0	Year 15 0 0 0 0	• 17,099,685 • 17,099,685 • 0 • 0 • 0 • 0 • 0 • 0 • 0 • 0	17,099,686	17,099,686 Year 18 0 0 0 0		17.099.686 Year 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,686	17,099,686 Year 22 0 0	17,099,689
CASH FLOW FOR CL AD NCOME EXPENDITURE Land Bang Duty Eaglist Acquisition Parring Fee Accleants Parring Consultants Parring Con	Opening Balans Closing Balano	0 -9,657,466 DFIT Year 1 0 8,370,476 418,524 0 125,557 81,060 4,331,362 360,947 721,894 1,804,734 0 0 0	-8,721,469 Year 2 5,549,539 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,213,867 Year 3 11,999,077 0 0 0 0 0 0 0 0 0 0 0 0 0	-3.555,809 Year 4 11.099,077 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-738,268 Year 5 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	2,248,326 Year 6 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	5,279,215 Year 7 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	8,310,105 Year 8 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	11.340,995           Year 9           11.099,877           0           0           0           0           0           0           0           0           0           0           0           0           0           0           0           0           0           0           0           171,413           651,807           0	14.371,885 Year 10 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,696 Year 11 9,969,170 0 0 0 0 0 0 0 0 0 0 0 0 0	17.099.686 Year 12 0 0 0 0 0 0 0 0 0 0 0 0 0	17.099.686 Year 13 0 0 0 0 0 0 0 0 0 0 0 0 0	17.099,686 Year 14 0 0 0 0	Year 15 0 0 0 0	i 17,099,686 Year 16 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,686 Year 17 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,686 Year 18 0 0 0 0		Year 20 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,686	17.099.686 17.099.686 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,689
CASH FLOW FOR CL AD NCOME EXPENDITURE Land Bamp Day Essements de. Lagis Adquistion Parming Fea Architects Cis Dard Full-ation Parming Consultants One Protessional Build Cost ICS Base POTENTIAL CL Post ClL 106 Contingency Anomatis	Opening Balans Closing Balano	0 -9,657,466 DFIT Year 1 0 8,370,476 418,524 0 125,557 81,060 4,331,362 360,947 721,894 1,804,734 0 0 7794,495 0 0	-8,721,469 Year 2 5,549,539 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,213,867 Year 3 11,099,677 0 0 0 0 0 0 0 0 0 0 0 0 0	-3.555,809 Year 4 11,098,877 0 0 0 0 0 0 0 0 0 0 0 0 0	-738,268 -738,268 <b>Year 5</b> 0 0 0 0 0 0 0 0 0 0 0 0 0	2,248,326 Year 6 11,099,677 0 0 0 0 0 0 0 0 0 0 0 0 0	5,279,215 Year 7 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	8,310,105  Year 8  11,099,077  0  0  0  0  0  0  0  0  0  0  0  0	11.340,095           Year 9           11.098,677           0           0           0           0           0           0           0           0           0           0           0           0           0           0           0           0           171,413           651,807           0	14.371.885 Year 10 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,686 17,099,686 9,989,170 0 0 0 0 0 0 0 0 0 0 0 0 0	17.099.686 17.099.686 0 0 0 0 0 0 0 0 0 0 0 0 0	17.099.686 Year 13 0 0 0 0 0 0 0 0 0 0 0 0 0	17.099,686 Year 14 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 15 0 0 0 0	i 17.099.686 Year 16 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,686 Year 17 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 18         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		17.099.686 Vear 20 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 21           0	17.099.686 17.099.686 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,689
CASH FLOW FOR CLA LA BCOME EXPENDIVE Land Same Day de Lagist Acquision Activation Cast Activation Cast Cost and Cost and Cost Back Cost - BCC Base POTENTIA CLA Parring Consultants Oner Protestion Activation Ac	Opening Balans Closing Balano	0 -9,657,466 -9,657,466 -9 -9 -9 -9 -9 -9 -9 -9 -9 -9 -9 -9 -9	-8,721,469 Year 2 5,549,539 0 0 0 0 0 0 0 0 0 0 0 0 0	6,213,867 Year 3 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,555,809 Year 4 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	738,268 76ar 5 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	2,248,326 Year 6 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 7           11,099,077           0           332,972	8,310,105 Year 8 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 9           11.340,995           Year 9           11.099,077           0           332,972	14.371,885 Year 10 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,686 Year 11 9,989,170 0 0 0 0 0 0 0 0 0 0 0 0 0	17.099.686 17.099.686 0 0 0 0 0 0 0 0 0 0 0 0 0	17.099,686 Year 13 0 0 0 0 0 0 0 0 0 0 0 0 0	17.099,686 Year 14 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 15 0 0 0 0	↓ 17,099,686 ↓ Year 16 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,686 Year 17 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 18         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		Year 20 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 21           0	17.099.686 Year 22 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,689
CASH FLOW FOR CR. AC NCOME NCOME EXPENDITURE Lod Samp Day Escenarias Company Deving Tese Academic Day Tese Academic Day Tese Porting Tese Academic Day	Openine Balane	0 -9.657.466 DFT Year1 0 0 418.524 0 125.557 81.060 4.331.382 81.060 4.331.382 81.060 4.331.382 9 -7394.495 0 0 101.000 0 0 0 0 0 0 0 0	-8,721,469 Year 2 5,549,539 0 0 0 0 0 0 0 0 0 0 0 0 0	6,213,867 Year 3 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,555,809 Year 4 11,099,877 0 0 0 0 0 0 0 0 0 0 0 0 0	-738,268 -738,268 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	2,246,326 Year 6 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	5,279,215 5,279,215 11,099,077 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	8,310,105  Year 8  11,099,077  0  0  0  0  0  0  0  0  0  0  0  0	Year 9 Year 9 11.099,877 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	14,371,885 Year 10 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,686 17,099,686 17,099,686 0 0 0 0 0 0 0 0 0 0 0 0 0	17.099.686 17.099.686 0 0 0 0 0 0 0 0 0 0 0 0 0	17.099,686 Year 13 0 0 0 0 0 0 0 0 0 0 0 0 0	17.099,686 Year 14 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 15 0 0 0 0	↓ 17,099,686 ↓ Year 16 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,686 Year 17 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 18         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		17.099.686 Vear 20 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 21           0	17.099.686 Year 22 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,689
CASH FLOW FOR CLA LA BCOME EXPENDIVE Land Same Day de Lagist Acquision Activation Cast Activation Cast Cost and Cost and Cost Back Cost - BCC Base POTENTIA CLA Parring Consultants Oner Protestion Activation Ac	Openine Balane	0 -9,657,466 -9,657,466 -9 -9 -9 -9 -9 -9 -9 -9 -9 -9 -9 -9 -9	-8,721,469 Year 2 5,549,539 0 0 0 0 0 0 0 0 0 0 0 0 0	6,213,867 Year 3 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,555,809 Year 4 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	738,268 76ar 5 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	2,248,326 Year 6 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 7           11,099,077           0           332,972	8,310,105  Year 8  11,099,077  0  0  0  0  0  0  0  0  0  0  0  0	Year 9           11.340,995           Year 9           11.099,077           0           332,972	14.371,885 Year 10 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,686 Year 11 9,989,170 0 0 0 0 0 0 0 0 0 0 0 0 0	17.099.686 17.099.686 0 0 0 0 0 0 0 0 0 0 0 0 0	17.099,686 Year 13 0 0 0 0 0 0 0 0 0 0 0 0 0	17.099,686 Year 14 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 15 0 0 0 0	↓ 17,099,686 ↓ Year 16 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,686 Year 17 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 18         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		17.099.686 Vear 20 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 21           0	17.099.686 Year 22 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,689
CASH FLOW FOR CR. AC NCOME NCOME EXPENDITURE Lod Samp Day Escenarias Company Deving Tese Academic Day Tese Academic Day Tese Porting Tese Academic Day	Dooring Balang Choing Balang MDDTIONAL PRO As Above	0 -9.657.466 DFT Year1 0 0 418.524 0 125.557 81.060 4.331.382 81.060 4.331.383 81.060 4.331.384 1.804.758 4.380.387 7754.495 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,721,469 Year 2 5,548,539 0 0 0 0 0 0 0 0 0 0 0 0 0	6,213,867  46,213,867  11,699,677  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3.555,809 Year 4 11,999,977 0 0 0 0 0 0 0 0 0 0 0 0 0	738,268 738,268 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	2,246,326 Year 6 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	5,279,215 Year 7 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 8           11.099.077           0	11.340,095           Year 9           11.099,077           0 <tr< td=""><td>14,371,885 Year 10 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0</td><td>17,099,686 17,099,686 17,099,686 0 0 0 0 0 0 0 0 0 0 0 0 0</td><td>17.099.686 17.099.686 0 0 0 0 0 0 0 0 0 0 0 0 0</td><td>17.099,686 Year 13 0 0 0 0 0 0 0 0 0 0 0 0 0</td><td>17.099,686 Year 14 0 0 0 0 0 0 0 0 0 0 0 0 0</td><td>Year 15 0 0 0 0</td><td>17,099,686</td><td>17,099,686 Year 17 0 0 0 0 0 0 0 0 0 0 0 0 0</td><td>Year 18         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</td><td></td><td>17.099.686 Year 20 0 0 0 0 0 0 0 0 0 0 0 0 0</td><td>Year 21           0</td><td>17.099.686 Year 22 0 0 0 0 0 0 0 0 0 0 0 0 0</td><td>17,099,689</td></tr<>	14,371,885 Year 10 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,686 17,099,686 17,099,686 0 0 0 0 0 0 0 0 0 0 0 0 0	17.099.686 17.099.686 0 0 0 0 0 0 0 0 0 0 0 0 0	17.099,686 Year 13 0 0 0 0 0 0 0 0 0 0 0 0 0	17.099,686 Year 14 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 15 0 0 0 0	17,099,686	17,099,686 Year 17 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 18         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		17.099.686 Year 20 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 21           0	17.099.686 Year 22 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,689
CASH FLOW FOR CLAW	Openine Balane	0 -9.657.466 DFT Year1 0 0 418.524 0 125.557 81.060 4.331.382 81.060 4.331.383 81.060 4.331.384 1.804.758 4.380.387 7754.495 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,721,469 Year 2 5,549,539 0 0 0 0 0 0 0 0 0 0 0 0 0	6,213,867 Year 3 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,555,809 Year 4 11,099,877 0 0 0 0 0 0 0 0 0 0 0 0 0	-738,268 -738,268 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	2,248,326 Year 6 11,699,077 0 0 0 0 0 0 0 0 0 0 0 0 0	5,279,215 5,279,215 11,099,077 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	8,310,105  Year 8  11,099,077  0  0  0  0  0  0  0  0  0  0  0  0	Year 9 Year 9 11.099,877 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	14,371,885 Year 10 11,099,077 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,686 17,099,686 17,099,686 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,686 17,099,686 0 0 0 0 0 0 0 0 0 0 0 0 0	17.099.686 Year 13 0 0 0 0 0 0 0 0 0 0 0 0 0	17.099.686	Year 15 0 0 0 0	↓ 17,099,686 ↓ Year 16 0 0 0 0 0 0 0 0 0 0 0 0 0	17.099.686	17,009,688		17.099.686 Vear 20 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 21           0	17.099.666 17.099.666 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	17,099,689

	Av Size	~	Number		Price	GDV	GIA	1	DEVELOPME	NT COSTS							Planning fee	salo			7	Build Cost	/m2	1	
and on the	m2		300		£/m2	£	m2		LAND			/unit or m2	Total				Planning app 1 No dwgs	a dwg 30	a rate			BCIS Over Extra 1	1,217	0.009	
Market Housing	105.9	70%	210		2,540	56,504,840	22,246		LAND	Land		178	Total	53,302	1		No dwas unde	r 5	) 462	23,100	o	Energy	0	0.005	•
Shared Ownership	61.6	10%	30		2,032	3,755,136	1,848			Stamp Duty Easements etc			0	800			No dwgs over	! 25	J 138 Tota	34,500 57,600	5	Design A&Adpt	22		
Affordable Rent	61.6	0%	0		1,500	0	0			Legals Acquisi	ion	1.50%	800	800								Over-extra 3 Small Sites	0	05	6
Social Rent	61.6	20%	60		1,050	3,880,800	3,696		PLANNING	Planning Fee			57,600				Stamp duty ca	alc - Residual			٦	Site Costs	183	159	6
Grant and Subsidy	Shared Owners				.,	0,000,000				Architects OS / PM		6.00%	2,757,614 229,801				Land payment			53,302	2				
ones and outsidy	Affordable Rent Social Rent				0	0				Planning Consi Other Professi	itants onal	1.00%	459,602	4,653,624											
SITE AREA - Not SITE AREA - Gross	8.57 11.39		35 26	/ha /ha	-	64,140,776	27,790		CONSTRUCT	Build Cost - BO	IS Based	1,422	39,508,156						Tota		1				
Sales per Quarter Unit Build Time	0	Quarters	1							s105 / CIL Contingency Abnormals		5.00%	0 1,975,408 4,476,674	45,960,237			Stamp duty ca Land payment 125,000	alc - Add Profit 09	. 09	6,150,600					
	-	Whole Site	Per ha NET	Per ha GROSS		RUN Residual	MACRO ctrl+r osing balance =	0	FINANCE	Fees			50.000				250,000	19	0%						
Residual Land Value Alternative Use Value		53,302 5.125.500		4,680	l	RUN CIL MACE				Interest Legal and Valu	ation	6.00%		50.000			1,000,000 above	39 49 59	09						
Uplift Plus /ha	20%	1,025,100		90,000		Cit	osing balance =	0	SALES										Tota		0				
Via	bility Threshold	6,150,600		540,000	1	Check on phasing	degs nos	1	UNLLU	Agents Legals		3.0%	1,924,223 320,704				Pre CIL s106		£/ Unit (all) Total		]	LIT	% GDV		]
			£/m2			cor	rect			Logais Misc.		0.5%	320,704	2,244,927	52,962,889						4	I	0.00%		0
Additional Profit		-6,950,438	-312	1					Developers P								Post CIL s106 CIL		0 £/ Unit (all 0 £/m2						
										% of costs (bef % of GDV	ore interest)	20.00% 0.00%			10,592,578		I		Tota		1				
RESIDUAL CASH FLOV	V FOR INTERES	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
UNITS Started Market Housing		25	50 4,708,737	50 9,417,473	50 9,417,473	50 9,417,473	50 9,417,473	25 9,417,473	4,708,737	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent			312,928 0	625,856 0	625,856 0	625,856 0	625,856 0	625,856 0	312,928 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Grant and Subsidy			323,400 0	646,800 0	646,800 0	646,800 0	646,800 0	646,800 0	323,400 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	_	Ó	5,345,065	10,690,129	10,690,129	10,690,129	10,690,129	10,690,129	5,345,065	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty		0																							
Easements etc. .egals Acquisition		0 800																							
Planning Fee		57,600																							
Architects		2.757.614		0																					
2S Planning Consultants Other Professional		229,801 459,602 1,149,006		0																					
			2 202 245	0 6,584,693	6 59+ 000	6 591 000	6,584,693	6 59 4 69 7	2 200 040		0	6	0	-	0	0	0				0	0			0
Build Cost - BCIS Base 106/CIL				6,584,693 0 329,235			6,584,693 0 329,235		3,292,346 0 164,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			164,617 373,056	329,235 746,112	329,235 746,112	329,235 746,112	329,235 746,112	329,235 746,112	164,617 373,056	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		50,000																							
Legal and Valuation		0																							
Agents Legals		0	160,352 26,725	320,704 53,451	320,704 53,451	320,704 53,451	320,704 53,451	320,704 53,451	160,352 26,725	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND	INT AND PROP	4,704,423	4,017,097	0 8,034,194	8,034,194	8,034,194	8,034,194	8,034,194	4,017,097	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			_																						
For Residual Valuation	Interest	53,302	285.464	222,913	76.932	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs Profit on GDV																								10,592,578
	Cash Flow	-4.757.725	1 042 504	2.433.022	2 579 003	2.655.935	2.655.935	2 655 935	1.327.968	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-10.592.578
	Opening Balano Closing Balano	0	-3.715.221	-1.282.199	1.296.804	3.952.740	6.608.675	9,264,610	10,592,578	10,592,578	10,592,578	10,592,578	10,592,578	10,592,578	10,592,578	10,592,578		10,592,578	10,592,578	10,592,578	10,592,578	10,592,578	10,592,578	10.592.578	-10,532,570
ASH FLOW FOR CIL A	As Above	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME		0	5,345,065	10,690,129	10,690,129	10,690,129	10,690,129	10,690,129	5,345,065	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE and		6,150,600																							
Stamp Duty		0		0	0	0	0	0	0		0	0	0	0	0	0	0		0	0	0	0	0	0	0
Easements etc. .egals Acquisition		0 92,259	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
legals Acquisition		92,259	-		0	0	5				0	5		~	0			0			0		0		
Architects		2,757,614	0	0	0	ő	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26 Planning Consultants		229,801 459,602	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		1,149,006	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0 -992,920	3,292,346	6,584,693 -992,920	6,584,693 -992,920	6,584,693 -992,920	6,584,693 -992,920	6,584,693 -992,920	3,292,346	0	0	0	0	0	0	0	0	0	0	0	0	0	0	°	0
POTENTIAL CIL		0	0 164,617	0 329,235	0 329,235	0 329,235	0 329,235	0 329,235	0 164,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency		0	373,056	746,112	746,112	746,112	746,112	746,112	373,056	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency Abnormals		50,000 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency Abnormals Finance Fees			160,352	320,704	320,704	320,704	320,704	320,704	160,352	Ĩ		0		Š	0	ŏ	0	Š		0		Ĩ	0		0
Post CIL s106 Contingency Abnormails Finance Fees Legal and Valuation			160,352 26,725	320,704 53,451	320,704 53,451	320,704 53,451	320,704 53,451	320,704 53,451	160,352 26,725	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency Abnormals Finance Fees		0		0	0 7,041,274	0 7,041,274	0 7,041,274	0 7,041,274	0 4,017,097	0	0	0 0	0 0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents	INT AND PROF	0 0 9,953,563	0 3,024,177	7,041,274														1							
Post CL ± 106 Contingency Nanormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND	INT AND PROF	0 0 9,953,563	0 3,024,177	7,041,274																					
Post CL ± 106 Contingency Nanormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND	Interest	0 9,953,563	0 3,024,177 597,214	493,793	304,490	103,828	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CL ± 106 Contingency Nanormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND	Interest Profit on cost	0 9,953,563				103,828	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	o	0	0	0 10,440,242 0
Finance Fees Legal and Valuation Agents Legals Misc.	Interest	0 0 9,953,563				103,828	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 10,440,242 0 -10,440,242

受

			Site 1 Land at Stone	Site 2	Site 3 Lea Castle	Site 4 Lea Castle	Site 5 Lea Castle	Site 6	
			Hill North	R/O Offmore	Hospital	East	West	Churchfields	
	Green/brown fie	ld	Green	Green	Mixed	Green	Green	Brown	
		Use	Agricultural	Agricultural	Mixed	Agricultural	Agricultural	PDL	
Site Area	Gross	ha	42.86	14.29	28.57	17.14	22.38	11.39	
	Net	ha	25.71	8.57	17.14	10.29	13.43	8.57	
Units			900	300	600	360	470	300	
Mix	Market		70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	
	Intermediate to	Buy	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	
	Affordable Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	Social Rent		20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	
Alternativ	ve Land Value	£/ha	20,000	20,000	350,000	20,000	20,000	450,000	
		£ site	857,143	285,714	10,000,000	342,857	447,619	5,125,500	
Uplift		£/ha	354,000	354,000	70.000	354,000	354,000	90,000	
		£ site	15,171,429	5,057,143	2,000,000	6,068,571	7,922,857	1,025,100	
Viability 1	Threshold	£/ha	374,000	374,000	420,000	374,000	374,000	540,000	
vicionity		£ site	16,028,571	5,342,857	12,000,000	6,411,429	8,370,476	6,150,600	
		2 0110	10,020,011	0,012,001	12,000,000	0,111,120	0,010,110	0,100,000	
Residual	Val Gross	£/ha	76,182	154,585	-11,184	200,291	95,108	4,680	
	Net	£/ha	126,970	257,642	-18,640	333,818	158,513	6,219	
		£ site	3,264,933	2,208,362	-319,543	3,433,559	2,128,610	53,302	
Additiona	al Profit	£ site	-15,829,821	-3,793,495	-14,364,541	-3,662,452	-7,944,954	-6,950,438	
		£/m2	-238	-171	-325	-138	-229	-312	

# Appendix 7 – Development Appraisals, Older People's Housing

6 15%	20%	25%	30%	35%	40
20	20	20	20		2
5 25	25	25	25		2
5 2,875 9 719	2,875	2,875	2,875		2,87
9 719 4 3,594	719 3,594	719 3,594	719 3,594		71 3,59
+ 3,334	3,334	3,334	3,334	3,334	3,35
2,800	2,800	2,800	2,800	2,800	2,80
B 2,444	2,300	2,156	2,013	1,869	1,72
6,842,500	6,440,000	6,037,500	5,635,000	5,232,500	4,830,00
0 1,050	1,050	1,050	1,050	1,050	1,05
8 431	575	719	863	1,006	1,15
5 452,813	603,750	754,688	905,625	1,056,563	1,207,50
173,250	173,250	173,250	173,250	173,250	173,25
5 7,468,563	7,217,000	6,965,438	6,713,875	6,462,313	6,210,75
0.50	0.50	0.50	0.50	0.50	0.5
20,000	20,000	20,000	20,000		20,00
0 350,000	350,000	350,000	350,000		350,00
0 4,000	4.000	4,000	4,000	4,000	4,00
0 187,000	187,000	187,000	187,000	187,000	187,00
0 7,480	7,480	7,480	7,480		7,48
5 2,805	2,805	2,805	2,805	2,805	2,80
0 0	0	0	0	0	
25,000	25,000	25,000	25,000	25,000	25,00
3 1,433	1,433	1,433	1,433	1,433	1,43
4 5,149,844	5,149,844	5,149,844	5,149,844	5,149,844	5,149,84
7 772,477	772,477	772,477	772,477	772,477	772,47
0 0	0	0	0	0	
6 473,786	473,786	473,786	473,786	473,786	473,78
0 25,000 0 0	25,000	25,000	25,000		25,00
B 148,058	148,058	148,058	148,058	148,058	148,05
0 70,000	70,000	70,000	70,000	70.000	70,00
4 261,400		243,790	234,986		217,37
10,000	10,000	10,000	10,000		10,00
		,			,
3 6,945,849	6,937,044	6,928,239	6,919,435	6,910,630	6,901,82
208,375	208,111	207,847	207,583	207,319	207,05
1 1,389,170	1,387,409	1,385,648	1,383,887	1,382,126	1,380,36
4 8,543,394	8,532,564	8,521,734	8,510,905	8,500,075	8,489,24
9 -1,074,831	-1,315,564	-1,556,297	-1,797,030	1,869 5,232,500 1,050 1,056,563 173,250 6,462,313 0.50 20,000 350,000 4,000 7,480 2,805 0 0 25,000 1,433 5,149,844 772,477 0 148,058 70,000 226,181 10,000 6,910,630 207,319 1,382,126	-2,278,49
	00.655	00.077	00.055	00.057	00
20,000	20,000	20,000	20,000	20,000	20,00
374,000	374,000	374,000	374,000	374,000	374,00 -4,556,99
	-2,149,663				

Shelt	tered Brown			SHELTERED								
				Brownfield								
	AFFORDABLE %			0%	5%	10%	15%	20%	25%	30%	35%	40%
		CIL	£/m2	0	0	0	0	0	0	0	0	(
			-									
Units			m2 m2	20 25	20							
	2 bed	/5	m2									2
	Saleble Area		20%	2,875	2,875 719	2,875	2,875	2,875	2,875	2,875 719	2,875 719	2,87
	Non-saleable GIA		20%	719 3,594	3,594	719 3,594	719 3,594	719 3,594	719 3,594	3,594	3,594	719
	GIA			3,394	3,594	3,394	3,394	3,394	3,594	3,394	3,394	3,09
	£/m2	Market £/	m2	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,80
		Market ma	2	2,875	2,731	2,588	2,444	2,300	2,156	2,013	1,869	1,72
		Market £		8,050,000	7,647,500	7,245,000	6,842,500	6,440,000	6,037,500	5,635,000	5,232,500	4,830,000
		Affordable	£/m2	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050
		Affordable	m2	0	144	288	431	575	719	863	1,006	1,150
		Affordable	£	0	150,938	301,875	452,813	603,750	754,688	905,625	1,056,563	1,207,500
		Ground Re	£3,850	173,250	173,250	173,250	173,250	173,250	173,250	173,250	173,250	173,250
	Capital Value			8,223,250	7,971,688	7,720,125	7,468,563	7,217,000	6,965,438	6,713,875	6,462,313	6,210,75
				0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.5
Costs	Land Used	ha £/ha		0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
		£/na Uplift £/ha		400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
		20%		80,000	80,000	80,000	80,000	80,000	80,000	80.000	80,000	80,000
		Cost		240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000
		COSL		240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000
	Costs on Viability Thresh	SDLT	4.0%	9.600	9.600	9.600	9,600	9,600	9,600	9,600	9,600	9,60
	,,	Costs	1.5%	3.600	3,600	3.600	3,600	3,600	3,600	3,600	3,600	3,600
	Strategic Promotion			0	0	0	0	0	0	0	0	(
	Planning			25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
	Construction	/m2		1,433	1,433	1,433	1,433	1,433	1,433	1,433	1,433	1,433
	Construction	£		5,149,844	5,149,844	5,149,844	5,149,844	5,149,844	5,149,844	5,149,844	5,149,844	5,149,844
	Infrastructure	15.00%		772,477	772,477	772,477	772,477	772,477	772,477	772,477	772,477	772,477
	Abnormals	5.00%		257.492	257,492	257,492	257,492	257,492	257,492	257,492	257.492	257.492
	Fees	8.00%		494,385	494,385	494,385	494,385	494,385	494,385	494,385	494,385	494,385
	s106	25,000		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
	CIL	20,000		0	0	0	20,000	0	0	0	0	20,000
	Contingency	5.00%		308,991	308,991	308,991	308,991	308,991	308,991	308,991	308,991	308,991
	Finance Costs			70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000
	Sales	3.50%		287,814	279,009	270,204	261,400	252,595	243,790	234,986	226,181	217,376
	Misc			10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Subtotal			7,414,202	7,405,397	7,396,593	7,387,788	7,378,983	7,370,178	7,361,374	7,352,569	7,343,764
	Interest	6.00%		222,426	222,162	221,898	221,634	221,369	221,105	220,841	220,577	220,313
	Profit % GDC	20.00%		1,482,840	1,481,079	1,479,319	1,477,558	1,475,797	1,474,036	1,472,275	1,470,514	1,468,753
	FIGHT % GDC	20.00%		1,402,040	1,461,079	1,479,319	1,477,556	1,475,797	1,474,030	1,472,275	1,470,514	1,400,753
	COSTS			9,359,468	9,348,639	9,337,809	9,326,979	9,316,149	9,305,319	9,294,490	9,283,660	9,272,830
Residua	I Land Worth			-1,136,218	-1,376,951	-1,617,684	-1,858,417	-2,099,149	-2,339,882	-2,580,615	-2,821,347	-3,062,08
	Existing Use Value		£/ha	400.000	400.000	400.000	400.000	400.000	400.000	400.000	400.000	400.000
	Viability Threshold		£/ha	480,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000
	Residual Value		£/ha	-2,272,437	-2,753,902	-3,235,368	-3,716,833	-4,198,298	-4,679,764	-5,161,229	-5,642,695	-6,124,160

Extra	acare Green			Extracare								
				Greenfield								
	AFFORDABLE %			0%	5%	10%	15%	20%	25%	30%	35%	409
		CIL	£/m2	0	0	0	0	0	0	0	0	
												-
Units			m2	24	24	24	24	24	24	24	24	2
	2 bed	80	m2	16	16	16	16	16	16	16	16	1
	Saleble Area		35%	2,840	2,840	2,840	2,840	2,840	2,840	2,840	2,840	2,84
	Non-saleable GIA		35%	1,529 4,369	1,529 4,369	1,529 4,369	1,529 4,369	1,529 4,369	1,529 4,369	1,529 4,369	1,529 4,369	1,52
	GIA			4,369	4,369	4,369	4,369	4,369	4,369	4,369	4,369	4,30
	£/m2	Market £/	m2	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,00
		Market ma	2	2,840	2,698	2,556	2,414	2,272	2,130	1,988	1,846	1,70
		Market £		8,520,000	8,094,000	7,668,000	7,242,000	6,816,000	6,390,000	5,964,000	5,538,000	5,112,00
		Affordable		1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,05
		Affordable	m2	0	142	284	426	568	710	852	994	1,13
		Affordable	£	0	149,100	298,200	447,300	596,400	745,500	894,600	1,043,700	1,192,80
		Ground Re	£3,850	154,000	154,000	154,000	154,000	154,000	154,000	154,000	154,000	154,00
	Capital Value			8,674,000	8,397,100	8,120,200	7,843,300	7,566,400	7,289,500	7,012,600	6,735,700	6,458,80
Costs	Land Used	ha		0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.5
00313	Lanu Oseu	£/ha		20.000	20,000	20,000	20,000	20,000	20,000	20.000	20.000	20,00
		Uplift £/ha		350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,00
		20%		4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,00
		Cost		187,000	187,000	187,000	187,000	187,000	187,000	187,000	187,000	187,00
	Costs on Viability Thresh	SDLT	4.0%		7,480	7,480	7,480	7,480	7,480	7,480	7,480	7,48
		Costs	1.5%	2,805	2,805	2,805	2,805	2,805	2,805	2,805	2,805	2,80
	Strategic Promotion			0	0	0	0	0	0	0	0	
	Planning			25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,00
	0 1 1	1.0		1.501	4 504	4 5 6 4	4 504	1 501	4 504		4 504	1.56
	Construction	/m2 £		1,561	1,561	1,561	1,561	1,561	1,561 6,820,369	1,561	1,561	
	Infrastructure	15.00%		6,820,369 1.023.055	6,820,369 1.023.055	6,820,369 1.023.055	6,820,369 1.023.055	6,820,369 1.023.055	1.023.055	6,820,369 1.023.055	6,820,369 1,023,055	6,820,36
	Abnormals	0.00%		1,023,055	1,023,033	1,023,035	1,023,035	1,023,033	1,023,035	1,023,055	1,023,033	1,023,05
	Fees	8.00%		627,474	627,474	627,474	627,474	627,474	627,474	627,474	627,474	627,47
	s106	25,000		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,00
	CIL	20,000		25,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,00
	Contingency	2.50%		196,086	196,086	196,086	196,086	196,086	196,086	196,086	196,086	196,08
			[									
	Finance Costs			90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,00
	Sales	3.50%		303,590	293,899	284,207	274,516	264,824	255,133	245,441	235,750	226,05
	Misc			10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,00
	Subtotal			9,130,859	9,121,168	9,111,476	9,101,785	9,092,093	9,082,402	9,072,710	9,063,019	9,053,32
	Internet	0.0001		070.000	070.005	070.011	070.051	070 700	070 470	070 464	074.001	074 00
	Interest Profit % GDC	6.00% 20.00%		273,926 1,826,172	273,635 1.824,234	273,344 1.822,295	273,054 1.820.357	272,763 1,818,419	272,472 1.816.480	272,181 1,814,542	271,891 1.812.604	271,60
	Prolit % GDC	20.00%		1,820,172	1,824,234	1,822,295	1,820,357	1,818,419	1,816,480	1,814,542	1,812,604	1,810,66
	COSTS			11,230,957	11,219,036	11,207,116	11,195,195	11,183,275	11,171,354	11,159,434	11,147,513	11,135,59
Residua	I Land Worth			-2,556,957	-2,821,936	-3,086,916	-3,351,895	-3,616,875	-3,881,854	-4,146,834	-4,411,813	-4,676,79
	Existing Use Value		£/ha	20.000	20.000	20.000	20.000	20.000	20.000	20.000	20.000	20.00
	Viability Threshold		£/ha	374.000	374,000	374,000	374,000	374.000	374,000	374.000	374.000	374.00
	Residual Value	-	£/ha	-5,113,914	-5,643,873	-6,173,831	-6,703,790	-7,233,749	-7,763,708	-8,293,667	-8,823,626	-9,353,58

Extra	acare Brown			Extracare						
				Brownfield						
	AFFORDABLE %			0%	5%	10%	15%	20%	25%	30'
		CIL	£/m2	0	0	0	0	0	0	
Units	s 1 bed	65	m2	24	24	24	24	24	24	2
	2 bed	80	m2	16	16	16	16	16	16	1
	Saleble Area			2,840	2,840	2,840	2,840	2,840	2,840	2,84
	Non-saleable		35%	1,529	1,529	1,529	1,529	1,529	1,529	1,52
	GIA			4,369	4,369	4,369	4,369	4,369	4,369	4,36
	£/m2	Market £/r	- 0	3.000	2.000	2 000	2 000	2 000	2,000	2.00
	£/m2	Market £/		2.840	3,000 2,698	3,000 2,556	3,000 2,414	3,000 2,272	3,000 2,130	3,00
		Market fl	2	8,520,000	8,094,000	7,668,000	7,242,000	6,816,000	6,390,000	5,964,00
		Affordable	C/m2	1,050	1,050	1,050	1,050	1,050	1,050	5,964,00
		Affordable		1,050	142	284	426	568	710	85
		Affordable		0	149,100	298,200	447,300	596,400	745,500	894,60
		Ground Re		154,000	154,000	154,000	154,000	154,000	154,000	154,00
	Capital Value	Ground Re	£3,850							
	Capital value			8,674,000	8,397,100	8,120,200	7,843,300	7,566,400	7,289,500	7,012,60
Costs	Land Used	ha		0.50	0.50	0.50	0.50	0.50	0.50	0.5
		£/ha		400,000	400.000	400.000	400.000	400.000	400.000	400.00
		Uplift £/ha		,	0	0	0	0	0	100,00
		20%		80,000	80.000	80,000	80.000	80,000	80.000	80.00
		Cost		240,000	240,000	240,000	240,000	240,000	240,000	240,00
				,	,			,	,	,
	Costs on Viability Thresh	SDLT	4.0%	9,600	9,600	9,600	9,600	9,600	9,600	9,60
		Costs	1.5%	3,600	3,600	3,600	3,600	3,600	3,600	3,60
	Strategic Promotion			0	0	0	0	0	0	
	Planning			25,000	25,000	25,000	25,000	25,000	25,000	25,00
	Construction	/m2		1,561	1,561	1,561	1,561	1,561	1,561	1,56
	Construction	£							6,820,369	
	Infrastructure	15.00%		6,820,369	6,820,369	6,820,369	6,820,369	6,820,369		6,820,36
	Abnormals	5.00%		1,023,055 341,018	1,023,055 341,018	1,023,055 341,018	1,023,055 341,018	1,023,055 341,018	1,023,055 341,018	1,023,05
	Fees	8.00%		654,755	654,755	654,755	654,755	654,755	654,755	654,75
	s106	25,000		25,000	25,000	25,000	25,000	25,000	25,000	25,00
	CIL	25,000		25,000	25,000	25,000	25,000	25,000	25,000	25,00
	Contingency	5.00%		409,222	409,222	409,222	409,222	409,222	409,222	409,22
	Contingency	5.00%		409,222	409,222	409,222	409,222	409,222	409,222	409,22
	Finance Costs			90,000	90,000	90,000	90,000	90,000	90,000	90,00
	Sales	3.50%		303,590	293,899	284,207	274,516	264,824	255,133	245,44
	Misc	0.0070		10,000	10,000	10,000	10,000	10,000	10,000	10,00
	<b>A</b> 14 4 1									
	Subtotal			9,715,211	9,705,519	9,695,828	9,686,136	9,676,445	9,666,753	9,657,06
	Interest	6.00%		291,456	291,166	290,875	290,584	290,293	290,003	289,71
	Profit % GDC	20.00%		1,943,042	1,941,104	1,939,166	1,937,227	1,935,289	1,933,351	1,931,41
	COSTS			11,949,709	11,937,789	11,925,868	11,913,947	11,902,027	11,890,106	11,878,18
Poeidu	al Land Worth			-3,275,709	-3,540,689	-3,805,668	-4,070,647	-4,335,627	-4,600,606	-4,865,58
ເອລເບເຊ				-3,273,709	-3,340,009	-3,003,000	-4,070,047	-4,000,027	-4,000,000	-4,000,08
	Existing Use Value		£/ha	400,000	400,000	400,000	400,000	400,000	400,000	400,00
	Viability Threshold		£/ha	480,000	480.000	480.000	480.000	480,000	480,000	480.00
	Residual Value		£/ha	-6,551,418	-7,081,377	-7,611,336	-8,141,295	-8,671,254	-9,201,213	-9,731,17



**HDH Planning and Development Ltd** is a specialist planning consultancy providing evidence to support planning authorities, land owners and developers. The firm is regulated by the RICS.

The main areas of expertise are:

- Community Infrastructure Levy (CIL)
- District wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments
- Future Housing Numbers Analysis (post RSS target setting)

HDH Planning and Development have clients throughout England and Wales.

HDH Planning and Development Ltd Registered in England Company Number 08555548

Clapham Woods Farm, Keasden, Nr Clapham, Lancaster. LA2 8ET simon@hdhplanning.co.uk 015242 51831

