

# Appendix 1 – Project Brief

## 3.1 *Objective of the Study*

3.1.1 The objective of this study is to determine that the cumulative costs of policies, site requirements and the accompanying package of necessary infrastructure will not undermine the overall deliverability of the new Local Plan. The assessment should be robust enough to support the Local Plan as part of the evidence base, and be relied upon by developers when submitting subsequent planning applications on allocated Local Plan sites.

3.1.2 The viability assessment for the Local Plan should utilise a typology approach, plus individual assessments for strategic sites. The assessment must be published as a report which forms part of the evidence base for:

- Targeted (Regulation 18) consultation on changes to the proposed strategy of the Local Plan; and
- Publication (Regulation 19) of the Local Plan, taking account of any revisions made since the previous consultation.

## 3.2 *Scope of the Study*

3.2.1 The following sections establish the Council's expectations of the Consultant at key stages of the process. This is provided as a guide, Prospective Consultants may provide an alternative approach where this is justified in the response to the evaluation criteria.

### Pre-commencement

3.2.2 The Consultant should refine and agree a revised brief, including the scope of the viability assessment in writing with the Council prior to the commencement of the assessment, and agree a timescale for delivering the viability assessment with the Council, considering:

- Adequate time for stakeholder engagement;
- Reflection and amendments to the strategy; and
- Representing the Council on viability matters at the Examination in Public, if required.

### Development of Assumptions and Model

3.2.3 The Consultant should propose an appropriate testing approach in line with national policy, taking account of any changes that may occur during plan-preparation, and other relevant guidance and respond to the brief provided by the Council. The approach should be set out in an initial scoping document for approval by the Council.

3.2.4 The Consultant will be expected to clearly define the modeling assumptions used when apportioning appropriate costs to be factored into the viability assessment, including (but not limited to):

- Sales value;
- Build costs;
- Land Values (EUUV);
- Development cost;
- Cumulative policy cost, including:
  - Costs of emerging policies within the Local Plan;

- Costs associated with CIL/S106;
- Costs associated with the Chilterns Beechwoods SAC Mitigation Strategy; and
- Costs associated with any adopted or emerging Supplementary Planning Documents.

3.2.5 The Council also expects the assessment to consider existing and, if relevant, emerging national standards which could affect viability.

Assessment Methodology

3.2.6 This viability assessment will involve the testing of representative typologies of development, and strategic site allocations.

3.2.7 The Council expects that the process to establish development typologies should be led by the assessor, who should apply a logical approach to selection before agreeing these with the Council prior to testing. These typologies should be representative of the development that is proposed in the new Local Plan, and should consider the following:

- Emerging Site Allocations;
- Projected housing supply over the plan period;
- Sale Values Locations; and
- Emerging local policy requirements for:
  - Density and Height;
  - Mix and size of dwellings;
  - Specialist housing requirements; and
  - Non-residential development (for Regulation 19).

3.2.8 The report should also make provision to assess up to 20 strategic sites that are proposed to be allocated through the Local Plan in detail. The exact list of sites will be confirmed by the Council.

Approach to projections, and scenario and sensitivity testing

3.2.9 As part of the viability assessment, the Consultant should undertake sensitivity testing of future viability based on projections. The Council expects this assessment to identify the potential for changing policy requirements, in order to secure maximum public gain within a changing economic context.

3.2.10 The assessment should also include specific sensitivity testing for different mixes of affordable housing types, considering any changes to:

- Market conditions;
- Affordable housing requirement;
- Subsidies; and
- Discount rates.

Consultation and Stakeholder Engagement

3.2.11 The Consultant should agree to the focus and objectives of stakeholder engagement and consultation at an inception meeting with the Council.

- 3.2.12 The Consultant should also identify relevant stakeholders to engage during the viability assessment process and should agree a stakeholder map with the Council.
- 3.2.13 The Council expects the Consultant appointed to facilitate a developer workshop to refine assumptions in advance of, or concurrently with, the Regulation 18 consultation.
- 3.2.14 The Council expects that a working draft of the viability assessment should be prepared to support the Regulation 18 consultation in 2023, to allow key stakeholders to make comments in relation to the methodology, assumptions and initial findings.
- 3.2.15 Following the Regulation 18 consultation, if required, the Consultant should assist the Council in considering more complex representations made regarding the assessment at this stage and would be expected to update the assessment if required prior to the Regulation 19 consultation.

*Process to refine policies during the testing period*

- 3.2.16 Re-drafting of plan policies should be iterative and informed by engagement with stakeholders. The Consultant should ensure that responses made during any engagement or consultation are robust and appropriately evidenced before changes are made to the final report. The Consultant may be required to provide onward support to the Council in explaining the methodology used in and the outputs from the assessment.

*Project Outputs*

- 3.2.17 The final report should:
- Comply with national policy and guidance, and other supporting best practice guidance;
  - Clearly define the ‘testing framework’ / criteria proposed;
  - Set out the national policy and legal requirements for a viability assessment and demonstrate compliance with these;
  - Identify the baseline emerging local plan policies which require testing;
  - Clearly define representative typologies for development;
  - Clearly define the assumptions used when assessing viability of the plan and strategic sites;
  - Provide a flexible viability model allowing for testing of scenarios, including a range of sensitivities; and
  - Include a comprehensive presentation of test results.
- 3.2.18 The report must be compliant with level AA of the Web Content Accessibility Guidelines (WCAG 2.1) as a minimum. The report should be concise and written in a style that is accessible, succinct and easy to read. A non-technical (executive) summary of the assessment’s conclusions would also be required.
- 3.2.19 The use of GIS and other data should be agreed at the inception meeting.

*Examination Support*

- 3.2.20 The Consultant should be confident that they can defend the findings and recommendations of the assessment at the Examination in Public. The Consultant may be required to prepare a written statement to support this topic area, if requested by the Planning Inspectorate. The Consultant may also be required to attend the Examination in Public, representing the Council as an expert witness.



## Appendix 2 – Consultees

### Attendees

Name	Organisation
[REDACTED]	Dacorum Borough Council (Estates)
[REDACTED]	Henry H Bletsoe & Son LLP
[REDACTED]	HCC Environment and Transport
[REDACTED]	Harrow Estates plc
[REDACTED]	HCC Ecology
[REDACTED]	Landowner: Demeath, Shootersway
[REDACTED]	Landowner
[REDACTED]	Dacorum Borough Council (Housing Investment)
[REDACTED]	Hightown Housing Association
[REDACTED]	Dacorum Borough Council (Planning)
[REDACTED]	HCC Education
[REDACTED]	Landowner: Fox Meadow, Bovington
[REDACTED]	HCC Growth and Infrastructure
[REDACTED]	National Highways
[REDACTED]	Hightown Housing Association
[REDACTED]	HCC Growth and Infrastructure
[REDACTED]	HCC Minerals and Waste Planning and Policy
[REDACTED]	Dacorum Borough Council (Infrastructure)
[REDACTED]	Dacorum Borough Council (Planning)
[REDACTED]	Crest Nicholson PLC
[REDACTED]	Vincent & Gorbing
[REDACTED]	Thakeham Ltd
[REDACTED]	Savills
[REDACTED]	Dacorum Borough Council (Housing Delivery)
[REDACTED]	St Albans
[REDACTED]	Landowner: The Lodge, Woodcock Hill
[REDACTED]	Thakeham Ltd
[REDACTED]	Wakelin Associates
[REDACTED]	Squire Estates
[REDACTED]	National Highways
[REDACTED]	Dacorum Borough Council (Development Management)
[REDACTED]	On behalf of Gardener Trustees (Landowner: Fields End Hemel Hempstead)
[REDACTED]	Gleeson Strategic Land
[REDACTED]	DLP Planning Limited
[REDACTED]	Landsdown Land
[REDACTED]	NHS West Essex ICB
[REDACTED]	Dacorum Borough Council (Housing Investment)
[REDACTED]	Three Rivers
[REDACTED]	HCC Education
[REDACTED]	HCC Education
[REDACTED]	The Planning Bureau Ltd
[REDACTED]	BRE
[REDACTED]	Savills
[REDACTED]	PJB Planning
[REDACTED]	Savills
[REDACTED]	HGC
[REDACTED]	Hertfordshire and West Essex ICB
[REDACTED]	Dacorum Borough Council (Planning)
[REDACTED]	HCC Planning Information

	Bidwells
	Webb Developments
	HCC Environment and Transport
	Dacorum Borough Council (Planning)
	Ryan and May
	Savills
	Clarion
	Dacorum Borough Council (Infrastructure)
	Cullercoats Landholdings
	Taylor Wimpey Strategic Land
	Roe Buckland
	Watford Borough Council
	Intangability
	LSH
	Montagu Evans
	Jacobs
	Dacorum Borough Council (Housing Investment)
	St Albans
	AECOM

## Appendix 3 - Consultation Presentation

*The pages in this appendix are not numbered.*







## Local Plan Viability Update Consultation Event

10<sup>th</sup> May 2023



Please use the chat icon to ask questions or leave comments



Please raise a hand to ask a question or to make a comment



To avoid sound interference please mute your microphone

 Planning &  
Development

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## Agenda

2021 NPPF, PPG and Guidance

– Levelling Up Bill and Infrastructure Levy

Methodology

Harman Guidance / RICS Guidance / PPG

Main Assumptions

– Prices

– Costs

– Commercial prices

Modelling

The Viability Test

Moving Forward



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## Local Plan Review

- Development
  - New allocations (including Strategic Sites)
- New policies to
  - respond to climate change
  - respond to updated evidence
- Respond to national changes
  - Future Homes Standard / Future Building Standard
  - First Homes 25% of affordable, AHO 10% of all
  - % Biodiversity Net Gain, EV Charging, Accessible and Adaptable (M4(2))



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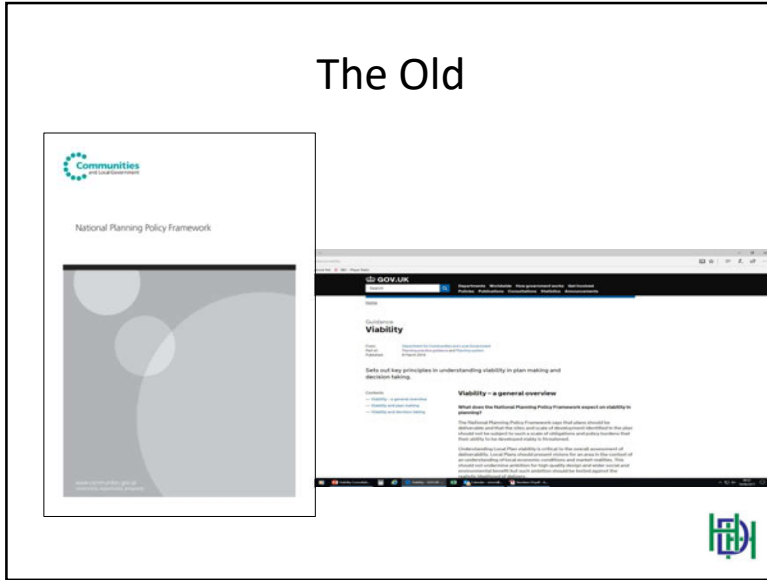
## Key issue

- Delivery of Planned Development
- Reduced scope for viability testing at the Development Management stage.
  - Based on 'changes since the plan was brought into force' and 'should be based upon and refer back to the viability assessment that informed the plan'



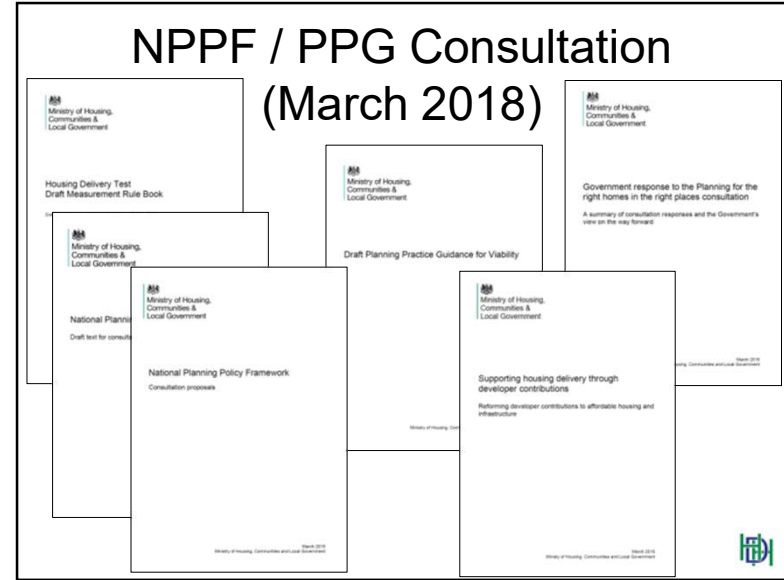
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# The Old



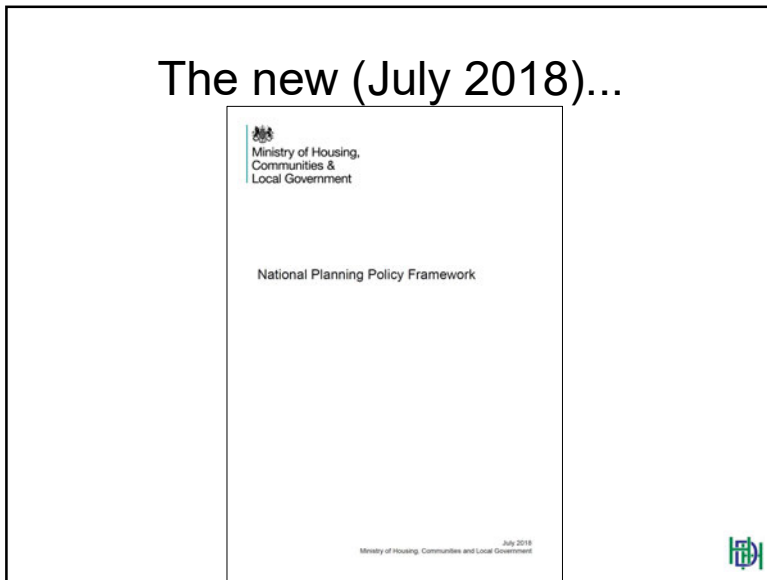
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# NPPF / PPG Consultation (March 2018)



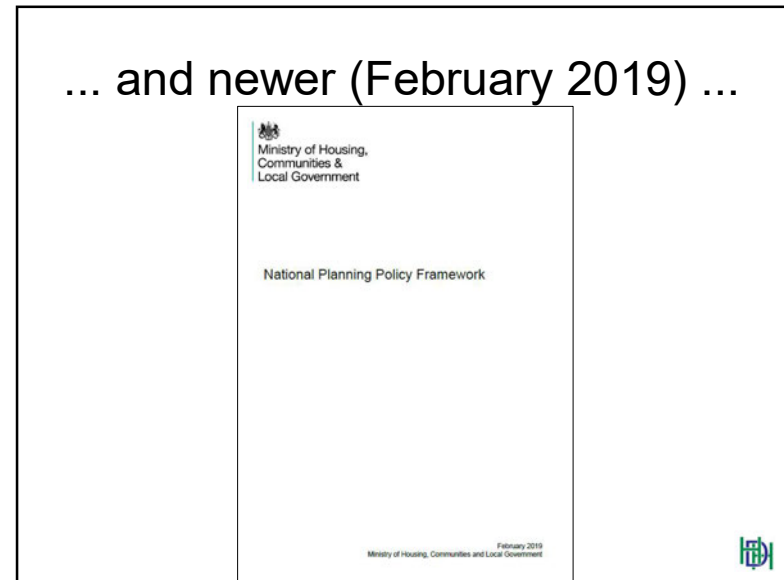
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# The new (July 2018)...



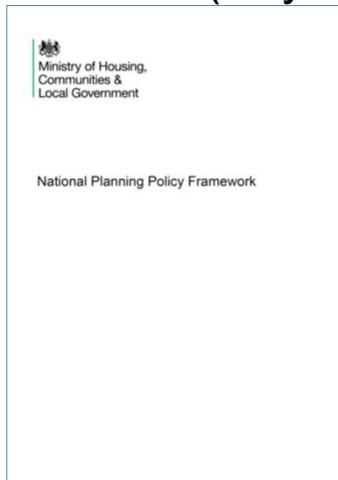
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# ... and newer (February 2019) ...



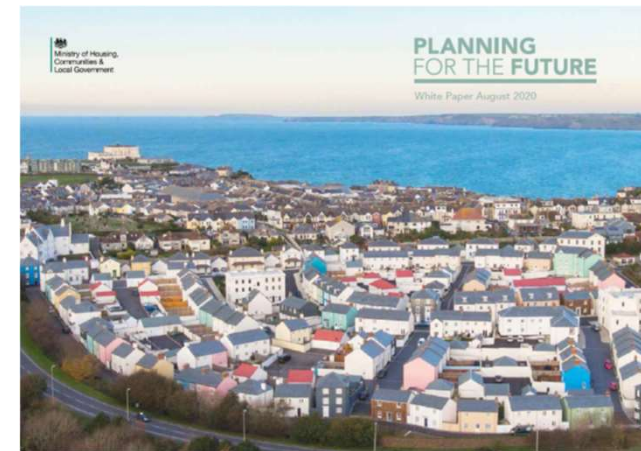
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... and newest (July 2021).



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The Future ..... ?



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## 2020 White Paper - Viability

**Assessments of housing need, viability and environmental impacts are too complex and opaque:** Land supply decisions are based on projections of household and business 'need' typically over 15- or 20-year periods. These figures are highly contested and do not provide a clear basis for the scale of development to be planned for. **Assessments of environmental impacts and viability add complexity and bureaucracy but do not necessarily lead to environ improvements nor ensure sites are brought forward and delivered;**

**Local Plans should be subject to a single statutory "sustainable development" test, and unnecessary assessments and requirements that cause delay and challenge in the current system should be abolished. This would mean replacing the existing tests of soundness, updating requirements for assessments (including on the environment and viability) and abolishing the Duty to Cooperate.**



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## 2020 White Paper – Pillar Three

- **Proposal 19:** The Community Infrastructure Levy should be reformed to be charged as a fixed proportion of the development value above a threshold, with a mandatory nationally-set rate or rates and the current system of planning obligations abolished.
- **Proposal 21:** The reformed Infrastructure Levy should deliver affordable housing provision



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## 2022 Queen's Speech

*"A bill will be brought forward to drive local growth, empowering local leaders to regenerate their areas, and ensuring everyone can share in the United Kingdom's success. The planning system will be reformed to give residents more involvement in local development."*

The main benefits of the Bill would be:

- ...
- ...
- *Capturing more of the financial value created by development with a locally set, non-negotiable levy to deliver the infrastructure that communities need, such as housing, schools, GPs and new roads.*
- *Simplifying and standardising the process for local plans so that they are produced more quickly and are easier for communities to influence.*



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## Levelling-up and Regeneration Bill

204G (3) For the purposes of subsection (2), IL regulations may make provision about—

- (a) how the level of affordable housing provided in the area is to be measured, and
  - (b) how the level of funding provided by developers is to be measured.
- (4) A charging authority, in setting rates or other criteria, must have regard, to the extent and in the manner specified by IL regulations, to—
- (a) matters specified by IL regulations relating to the economic viability of development (which may include, in particular, actual or potential economic effects of the imposition of IL);
  - (b) matters specified by IL regulations relating to the actual or potential economic effects (including increases in the value of land) of— .....



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## Infrastructure Levy

Technical consultation on the Infrastructure Levy | GOV.UK

Emergency Alerts (alerts) Test on Sunday 23 April, 3pm

Home > Technical consultation on the Infrastructure Levy

Download to Levelling Up  
Documents & Comments

Open consultation  
**Technical consultation on the Infrastructure Levy**  
Published 17 March 2023

Applies to England

Contents

Topic of this consultation  
Privacy Notice  
Executive summary  
Consultation outline  
Introduction  
Chapter 1: Fundamental design choices  
Chapter 2: Levy rates and minimum thresholds  
Chapter 3: Charging and paying the Levy  
Chapter 4: Delivering infrastructure  
Chapter 5: Delivering affordable housing



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## The big change...

### 2012 NPPF

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... To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

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the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle

### PPG 2018 / 2019

10-009-20190509

... ensure policy compliance and optimal public benefits through economic cycles...

10-010-20180724

and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.

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**2012 NPPF – Footnote 11**

11 To be considered deliverable, sites 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 and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

**2021 NPPF – glossary**

*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. In particular:*

- a) *sites which do not involve major development and have planning permission, and all 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 (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

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**2014 PPG 10-001**

... plans should be deliverable and that the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened....

**PPG 10-001-20190509**

...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 10-002-20190509**

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.

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**PPG Viability in plan-making**

- 10-003 – based on ‘Typologies’
- 10-004 – use average costs and values
- 10-005 – strategic sites
- 10-006 – consultation



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**Standard Viability Test - Residual Value**

**STEP 1**

**Gross Development Value**  
(The combined value of the complete development)

LESS

**Cost of creating the asset, including PROFIT**  
(Construction + fees + finance charges)

=


**RESIDUAL VALUE**

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**STEP 2**

**Residual Value v Existing Use Value**

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## PPG Standardised inputs

- 10-010
  - *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*
- 10-011
  - *average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data*



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## PPG Land Value 10-013

Benchmark Land Value (BLV)

=

Existing Use Value (EUV) 'plus a premium for the landowner'



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## PPG BLV – 10-014

- Based on EUV
- Allow for a premium to the landowner
- Reflect abnormal costs, site specific infrastructure and fees
- Be informed by market evidence from policy compliant schemes
  - *In plan making, the landowner premium should be tested and balanced against emerging policies.*



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## PPG Landowners' Premium

10-016

- 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.



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## PPG Developers' Return

- 10-018
  - *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. ... A lower figure may be more appropriate in consideration of delivery of affordable housing ...*



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## Abnormal and IDP Costs

- Normal abnormal v abnormal abnormal
- Site Infrastructure Costs

*'These costs should be taken into account when defining benchmark land value'.*

Are reflected in a lower land price! But when is it too low?



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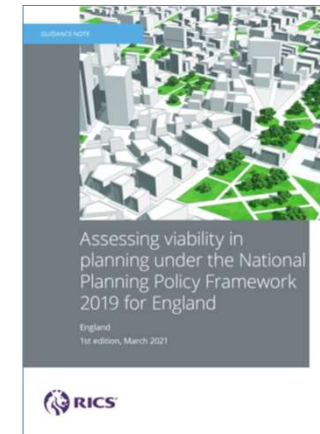
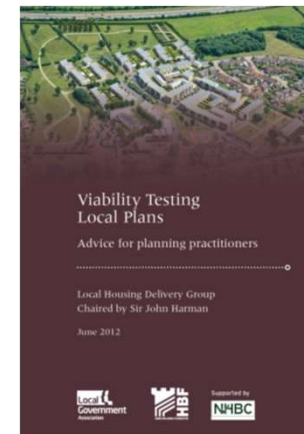
## 'New' / Current issues – for this project

- Cumulative impact of policy
- Greater emphasis on plan making stage – only include deliverable sites
- Reduced scope for viability at application stage
- Greater transparency
- Strategic Sites?



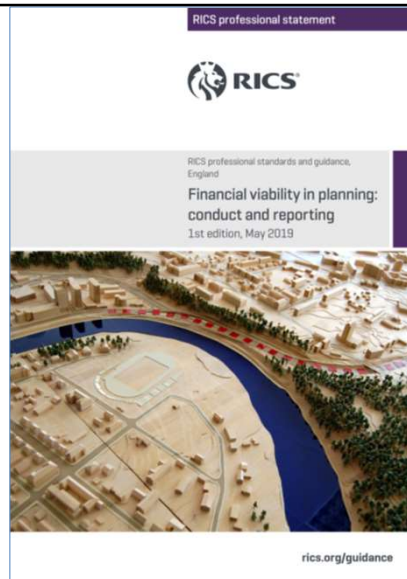
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## Harman / RICS



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## Mandatory RICS Guidance



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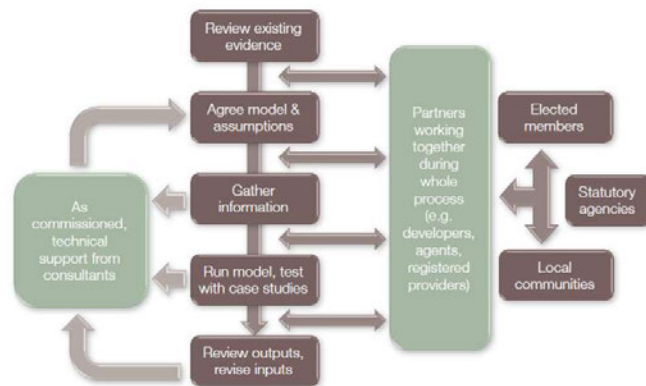
## RICS Guidance – so what?

- mandatory for Chartered Surveyors
- with objectivity, impartially and without interference and with reference to all appropriate available sources of information
- include instructions
- no performance-related or contingent fees
- presumption is that a viability assessment should be published in full
- a non-technical summary
- includes appropriate sensitivity testing
- responsible for sub-contractors / specialists
- (value engineering)



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## Engagement Phases



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## Methodology

- Data Gathering
  - Values
  - Costs
  - Land
- Modelling
  - Typologies
  - Residential, employment, retail
- Appraisals
  - Residual Value v EUV Plus

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## Standard Viability Test - Residual Value

**STEP 1**

**Gross Development Value**  
(The combined value of the complete development)

LESS

**Cost of creating the asset, including PROFIT**  
(Construction + fees + finance charges)

=


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**RESIDUAL VALUE**

**STEP 2**

**Residual Value v Existing Use Value**


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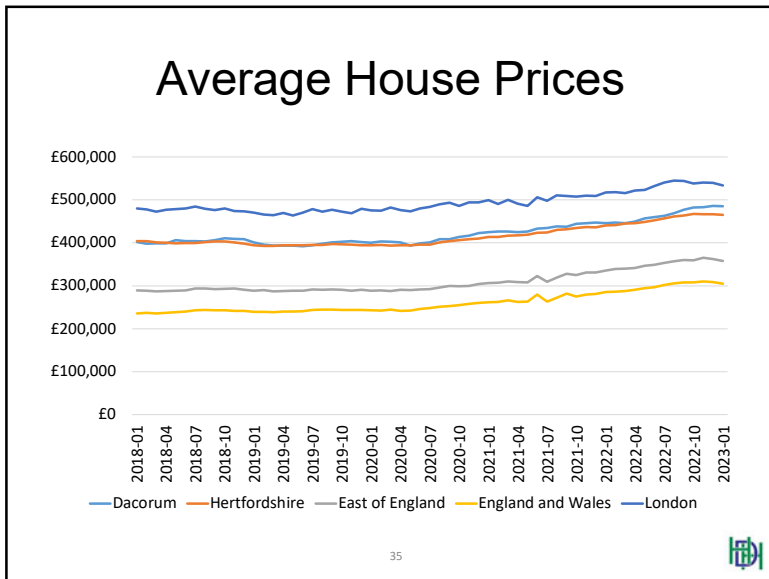
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## Key Assumptions

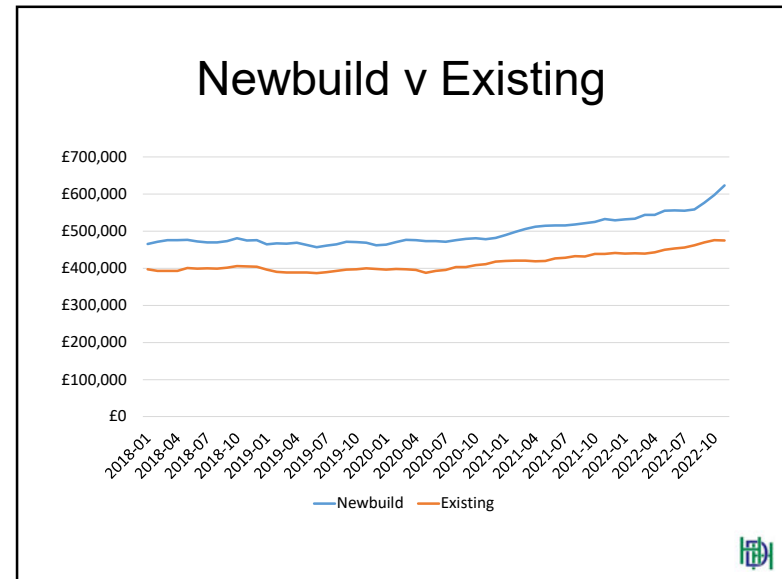
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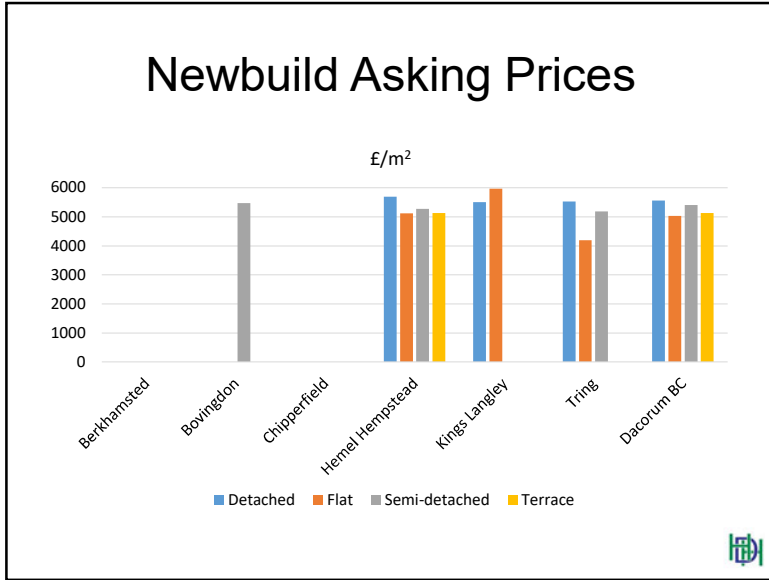


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### Price Assumptions (£/m²)

Description	CIL ZONE 1	CIL ZONE 2	CIL ZONE 3
	Berkhamsted and surrounding area	Elsewhere	Hemel Hempstead and Markyate
Brownfield	6,700	£5,200	£5,400
Flatted Schemes	£6,000	£4,800	£5,000
Greenfield	£6,700	£6,400	£5,400

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### Build to Rent

	1 bed	2 bed	3 bed
Gross Rent (£/month)	£925	£1,198	£1,350
Gross Rent (£/annum)	£11,100	£14,376	£16,200
Net Rent (£/annum)	£8,325	£10,782	£12,150
Value	£222,000	£287,520	£324,000
m²	50	70	84
£/m²	£4,440	£4,107	£3,857

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- ### Affordable Housing
- Social Rent - £1,750/m²
  - Dacorum Affordable Rent - £2,650/m²  
– Capped at 60% market Rent
  - Shared Ownership - 70% OMV  
– 50% Share; Rent 2.75%
  - First Homes - 70% OMV / £250,000 cap

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## Older Peoples Housing

<b>Hemel Hempstead</b>	<b>£/m<sup>2</sup></b>
Sheltered	£7,000
Extra care	£7,500
<b>Elsewhere</b>	
Sheltered	£7,800
Extra care	£8,300



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## Non-Residential Values

	Rent £/m <sup>2</sup>	Yield	Rent free period	Value	Assumption
Offices Large	£275	5.50%	1.0	£4,739	£4,740
Offices Small	£275	6.00%	1.0	£4,324	£4,300
Industrial	£150	5.00%	1.0	£2,857	£2,850
Smaller Industrial	£150	6.50%	1.0	£2,167	£2,170
Logistics	£200	4.25%	1.0	£4,512	£4,500
Retail Central Berkhamsted	£500	6.25%	1.0	£7,529	£7,500
Retail Central Tring	£400	6.25%	1.0	£6,024	£6,000
Retail Central HH	£300	6.25%	1.0	£4,518	£4,500
Retail Elsewhere	£250	8.00%	2.0	£2,679	£2,700
Supermarket	£250	4.50%	1.0	£5,316	£5,300
Retail Warehouse	£200	5.00%	2.0	£3,628	£4,530



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Site	Date approved	ha	Units	Aff Units	Aff %	Price Paid	£/ha	£/unit
Westwick Farm, Westwick Row, Leverstock Green, Hemel Hempstead, Hp2 4ud	11/09/2017	1.02	25	9	36%	£8,650,000	£8,480,392	£339,216
Martindale Jmi School, Boxted Road, Hemel Hempstead, Hp1 2qs	16/10/2017	1.43	65	44	68%	£4,090,000	£2,860,140	£44,002
Convent Of St Francis De Sales Preparatory School, Aylesbury Road, Tring, Hp23 4dl	22/02/2018	1.34	31	12	39%	£5,880,000	£4,388,060	£141,550
Land North East Of 25, Goldcroft, Hemel Hempstead	12/03/2018	0.122	11	11	100%	£850,000	£8,995,885	£335,990
Land At 9.11 & 13 High Street And Swing Gate Lane, Berkhamsted, Hp4	19/04/2018	0.112	12	12	100%	£550,000	£4,910,714	£409,228
Land At Apsley Mills Adj, The Cottage, London Road, Apsley, Hemel Hempstead	15/08/2018	0.33	29	29	100%	No PPD		
Land North Of Harrier Close, Harrier Close, Hemel Hempstead	29/07/2019	0.5	28	10	36%	£2,300,000	£4,600,000	£164,288
Paradise Industrial Estate, Wood Lane, Hemel Hempstead, Hp2 4lp	27/09/2018	0.24	44	44	100%	£2,840,000	£11,833,333	£268,939
Garages At Spring Lane, Hemel Hempstead, Hp1 3qz	15/10/2018	0.106	20	7	35%	£2,250,000	£21,186,441	£1,059,322
Frogmore Road Industrial Estate, Frogmore Road, Hemel Hempstead, Hp3 9rw	31/10/2018	1.32	170	59	35%	£7,750,000	£5,871,212	£34,537
Zoffany House, 74-78 Wood Lane End, Hemel Hempstead, Hp2 4rf	21/12/2018	0.78	95	19	35%	£4,388,980	£5,626,897	£102,307
Button House, Pix Farm Lane, Hemel Hempstead, Hp1 2ry	04/03/2019	2.56	96	23	41%	£6,500,000	£2,539,063	£45,340
Garage Site, Rucklers Lane, Kings Langley Wd4 8ay (Site To Rear Of 97-101 Odd Nos. Rucklers Lane)	11/03/2019	0.11	4	4	100%	£370,000	£3,363,636	£840,909
Spencer's Park Phase 2, Land Between Three Cherry Trees Lane And Cherry Tree Lane,	24/04/2019	18.7	600	210	35%	Incomplete PPD		
Land At Junction Of Durrants Lane & Shootersway, Berkhamsted	31/05/2019	3.96	84	34	40%	£1,000,000	£252,525	£3,006
Rectory Farm, Gade Valley Close, Kings Langley, Wd4 8al	20/06/2019	1.42	55	19	35%	£9,142,000	£6,438,028	£117,055
Garden Scene Chipperfield, Chapel Croft, Chipperfield, Kings Langley, Wd4 9eg	19/07/2019	0.76	15	5	33%	£3,200,000	£4,210,526	£280,702
Hewden Hire Ltd, Two Waters Way, Hemel Hempstead, Hp3 9bx	22/07/2019		39	39	100%	£14,540,000		
Charter Court, Midland Road, Hemel Hempstead, Hp2 5rl	27/08/2019	0.11	33	12	36%	£3,228,356	£29,348,691	£889,354
Land Adjacent 35-36 West Dene, Gaddesden Row, Hemel Hempstead, Hp2 6hu	19/09/2019	0.085	3	3	100%	No PPD		
Land At Icknild Way, Tring, Herts	03/10/2019	18.3	228	90	40%	Incomplete PPD		
Land East Of Hardwick, Barnes Lane, Kings Langley, Hertfordshire	28/02/2020	0.391	10	10	100%	No PPD		
Land At Eastwick Row, Hemel Hempstead, Hp2 4jq	06/05/2020	1.374	34	34	100%	No PPD		
Park House, Park Lane, Hemel Hempstead, Hp1 1aa	03/08/2020	0.177	16	9	58%	£2,850,000	£16,147,309	£1,009,207
66 And 72 Wood Lane End, Maylands Avenue, Hemel Hempstead, Hertfordshire	04/12/2020	1.91	167	167	100%	£8,900,000	£4,659,686	£27,902
Paradise Fields, St Albans Road, Hemel Hempstead, Hertfordshire	12/03/2021	1.04	58	58	100%	£3,970,000	£3,817,308	£65,816
Land Off Tring Road, Wilstone, Hertfordshire	14/06/2021	1.57	28	14	50%	£1,420,539	£904,802	£32,314
Land At Junction Of Durrants Lane & Shootersway, Berkhamsted	04/03/2015	11.14	92	24	26%	£1,000,000	£89,767	£976
LA3, Land At West Hemel Hempstead	02/12/2021	51.8	1100	440	40%	£4,030,000	£77,799	£71
Bushwood Antiques, Stags End Equestrian Centre, Gaddesden Lane, Hemel Hempstead HP2 6HN	10/03/2022	20.5	15	5	33%	No PPD		

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## Existing Use Value £/ha

- Agricultural Land £25,000/ha
- Paddock Land £100,000/ha
- Previously Developed £1,800,000/ha

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## Development Costs 1

- Construction BCIS
  - 200+ units Lower Q
  - Other sites Median
- Site Costs 5% to 15%
- Brownfield +5%
- Fees 8%
- Contingencies 2.5% / 5%

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## Development Costs 2

- Interest 7.5%
- Developer's Return 17.5% Market Housing  
6% Affordable
- Sales 2.5% + 1%



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## Starting Policies

Affordable Housing 40% with 10% of all as AHO / 25% of affordable homes to be First Homes. The balance as Dacorum Affordable Rent set at 60% of market rent.

Design 95% Part M4(2), 5% Part M4(3)a, 2025 Part L, Water Efficiency, 10% Biodiversity Net Gain.

Developer Contributions SAMM and SANG £6000/unit

*LAPs, LEAPs, NEAPs & MUGAs*

CIL as adopted.

S106	1 to 9 units	£0 per unit
	10 to 80 units	£2,500 per unit
	80 plus units	£5,000 per unit.
	Strategic Sites	As estimated.

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## Scenarios to be tested

1. Housing
  - a) Accessible and Adaptable Standards
  - b) Custom and self build
2. Affordable Housing
  - a) Overall requirement (up to 40%)
  - b) Tenure Mix, Social Rent / Affordable Rent / Dacorum Affordable Rent / Shared Ownership / First Homes
  - c) Commuted Sums
3. Biodiversity net gain 20%
4. Water Standards
5. Climate Change
  - a) Towards zero carbon (different steps), district heating
6. Developer Contributions s106, CIL, Open Space Contributions.
7. SAMM and SANG Payments
8. Relationship between developer contributions and affordable housing



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## Modelling – based on HELAA

		Current Use	Units	Area Ha				Density Units/ha		Density m2/ha
				Total	Gross	Net	%	Gross	Net	
1	Flats 250 HD	Brown PDL	250	1.250	1.250	1.250	100.0%	200.00	200.00	15,118
2	Flats 100 HD	Brown PDL	100	0.625	0.625	0.625	100.0%	160.00	160.00	12,157
3	Flats 40 HD	Brown PDL	40	0.250	0.250	0.250	100.0%	160.00	160.00	12,112
4	Flats 100	Brown PDL	100	1.111	1.111	1.111	100.0%	90.00	90.00	6,541
5	Flats 60	Brown PDL	60	0.667	0.667	0.667	100.0%	90.00	90.00	6,499
6	Flats 20	Brown PDL	20	0.333	0.333	0.333	100.0%	60.00	60.00	4,267
7	Flats 12	Brown PDL	12	0.200	0.200	0.200	100.0%	60.00	60.00	4,428
8	Houses & Flats 100	Brown PDL	100	2.646	1.818	1.818	68.7%	55.00	55.00	4,370
9	Houses & Flats 50	Brown PDL	50	1.323	0.909	0.909	68.7%	55.00	55.00	4,435
10	Houses & Flats 25	Brown PDL	25	0.662	0.455	0.455	68.7%	55.00	55.00	4,444
11	Houses & Flats 12	Brown PDL	12	0.218	0.218	0.218	100.0%	55.00	55.00	4,411
12	Brown 20 LD	Brown PDL	20	0.625	0.625	0.500	80.0%	32.00	40.00	3,239
13	Brown 12 LD	Brown PDL	12	0.375	0.375	0.300	80.0%	32.00	40.00	3,356
14	Brown 7 LD	Brown PDL	7	0.219	0.219	0.175	80.0%	32.00	40.00	3,274
15	Brown 4 LD	Brown PDL	4	0.100	0.100	0.100	100.0%	40.00	40.00	3,369
16	Green 100 LD	Green Agricultural	100	3.685	2.857	2.857	77.5%	35.00	35.00	3,071
17	Green 25 LD	Green Agricultural	20	0.737	0.571	0.571	77.5%	35.00	35.00	3,004
18	Green 12 LD	Green Paddock	12	0.343	0.343	0.343	100.0%	35.00	35.00	3,284
19	Green 7 LD	Green Paddock	7	0.200	0.200	0.200	100.0%	35.00	35.00	3,350
20	Green 4 LD	Green Paddock	4	0.114	0.114	0.114	100.0%	35.00	35.00	4,235



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## A Pragmatic Viability Test

We are NOT trying to replicate a particular business model  
Test should be broadly representative

**‘Existing use value plus’**

**– reality checked against market value**

- Will EUV Plus provide landowner’s premiums?
- Land owner’s have expectations (*life changing?*)
- Will land come forward?



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## Benchmark Land Value?

- **Brownfield Site**  
EUV (£1,100,000/ha) + 20%
- **Greenfield Sites**  
Generally                    EUV (£25,000/ha /  
   £100,000/ha) + £600,000/ha  
Strategic Sites            EUV x10



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## Early Results

- Subject to change as a result of this consultation
- Should be given little weight
- For illustrative purposes



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## Very Early Results

- Subject change to reflect the consultation
- For illustrative purposes only



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				Area (ha)		Units	Residual Value (£)		Site	
				Gross	Net		Gross/ha	Net/ha		
Site 1	Flats 250 HD	Berkhamsted, Tring Valley	Brown	PDL	1.25	1.25	250	4,769,762	4,769,762	5,962,203
Site 2	Flats 100 HD	Berkhamsted, Tring Valley	Brown	PDL	0.63	0.63	100	242,423	242,423	151,514
Site 3	Flats 40 HD	Berkhamsted, Tring Valley	Brown	PDL	0.25	0.25	40	330,237	330,237	82,559
Site 4	Flats 100	Berkhamsted, Tring Valley	Brown	PDL	1.11	1.11	100	2,236,458	2,236,458	2,484,953
Site 5	Flats 60	Berkhamsted, Tring Valley	Brown	PDL	0.67	0.67	60	2,652,271	2,652,271	1,768,181
Site 6	Flats 20	Berkhamsted, Tring Valley	Brown	PDL	0.33	0.33	20	1,791,607	1,791,607	597,202
Site 7	Flats 12	Berkhamsted, Tring Valley	Brown	PDL	0.20	0.20	12	1,875,543	1,875,543	375,109
Site 8	Houses & Flats 100	Berkhamsted, Tring Valley	Brown	PDL	1.82	1.82	100	2,733,571	3,978,439	2,233,526
Site 9	Houses & Flats 50	Berkhamsted, Tring Valley	Brown	PDL	0.91	0.91	50	2,852,387	4,151,365	3,773,968
Site 10	Houses & Flats 25	Berkhamsted, Tring Valley	Brown	PDL	0.45	0.45	25	3,186,794	4,638,060	2,108,209
Site 11	Houses & Flats 12	Berkhamsted, Tring Valley	Brown	PDL	0.22	0.22	12	4,448,002	4,448,002	970,473
Site 12	Brown 20 LD	Berkhamsted, Tring Valley	Brown	PDL	0.63	0.50	20	3,003,550	3,754,438	1,877,219
Site 13	Brown 12 LD	Berkhamsted, Tring Valley	Brown	PDL	0.38	0.30	12	3,545,488	4,431,860	1,329,558
Site 14	Brown 7 LD	Berkhamsted, Tring Valley	Brown	PDL	0.22	0.18	7	3,483,565	4,354,456	762,030
Site 15	Brown 4 LD	Berkhamsted, Tring Valley	Brown	PDL	0.10	0.10	4	3,969,047	3,969,047	396,905
Site 16	Green 100 LD	Berkhamsted, Tring Valley	Green		2.86	2.86	100	2,887,689	3,724,542	10,641,547
Site 17	Green 25 LD	Berkhamsted, Tring Valley	Green	Agricultural	0.57	0.57	20	2,973,676	3,835,447	2,191,684
Site 18	Green 12 LD	Berkhamsted, Tring Valley	Green	Paddock	0.34	0.34	12	4,539,055	4,539,055	1,556,248
Site 19	Green 7 LD	Berkhamsted, Tring Valley	Green	Paddock	0.20	0.20	7	4,615,299	4,615,299	923,060
Site 20	Green 4 LD	Berkhamsted, Tring Valley	Green	Paddock	0.11	0.11	4	4,214,683	4,214,683	481,678



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Table 10.2a Residual Value v BLV

Berkhamsted and Tring Valley					
			EUV	BLV	Residual Value
Site 5	Flats 60	Berkhamsted, Tring Valley	1,800,000	2,160,000	2,652,271
Site 6	Flats 20	Berkhamsted, Tring Valley	1,800,000	2,160,000	1,791,607
Site 7	Flats 12	Berkhamsted, Tring Valley	1,800,000	2,160,000	1,875,543
Site 8	Houses & Flats 100	Berkhamsted, Tring Valley	1,800,000	2,160,000	2,733,571
Site 9	Houses & Flats 50	Berkhamsted, Tring Valley	1,800,000	2,160,000	2,852,387
Site 10	Houses & Flats 25	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,186,794
Site 11	Houses & Flats 12	Berkhamsted, Tring Valley	1,800,000	2,160,000	4,448,002
Site 12	Brown 20 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,003,550
Site 13	Brown 12 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,545,488
Site 14	Brown 7 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,483,565
Site 15	Brown 4 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,969,047
Site 16	Green 100 LD	Berkhamsted, Tring Valley	25,000	625,000	2,887,689
Site 17	Green 25 LD	Berkhamsted, Tring Valley	25,000	625,000	2,973,676
Site 18	Green 12 LD	Berkhamsted, Tring Valley	100,000	700,000	4,539,055
Site 19	Green 7 LD	Berkhamsted, Tring Valley	100,000	700,000	4,615,299
Site 20	Green 4 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	4,214,683



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## Moving Forward

- Circulate presentation
- Circulate rough and ready first draft of report
- Comments by midday:

Friday 9<sup>th</sup> June 2023

[keeley.mitchell@dacorum.gov.uk](mailto:keeley.mitchell@dacorum.gov.uk)



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## Appendix 4 – Consultation Questionnaire

*The pages in this appendix are not numbered.*



Name	
Firm / Developer	
On behalf of	
Site	
Date	

## **Dacorum Borough Council**

### **Local Plan Viability Update – 10<sup>th</sup> May 2023 Consultation**

1. Dacorum Borough Council (DBC / the Council) is currently preparing a new Local Plan for the Borough, which will cover the period from 2020-2038. HDH Planning & Development Ltd has been appointed to update the Council's viability evidence as required by the 2021 NPPF and relevant guidance.
2. A pre-consultation draft report has been prepared for comment. It is an early working draft setting out the proposed methodology, modelling and assumptions. It is inevitable that some of these will change as a result of the consultation. This early draft report does not include results or recommendations, these will be included following feedback on the base assumptions – and thus ensure that the analysis is firmly based and robust.
3. This questionnaire is being circulated to landowners, site promoters, developers, housing associations, agents and others involved in the local development markets. Consultees are invited to comment on any aspect of this draft report. This questionnaire has been prepared to facilitate comments, however there is no specific need to use the questionnaire form, or to limit the responses to the particular questions or topics.
4. The pre-consultation draft report sets out the evidence as collated by HDH. It draws on a wide range of sources. It is important that responses submitted through this consultation are supported by evidence. Comments that simply observe a particular assumption is too low or too high are not helpful in establishing the correct assumption. Responses need to be supported by evidence, or alternatively point to sources of evidence that HDH can draw on and use to evidence the changes made in the next iteration of this viability assessment.
5. Please do not feel that you need to comment to all aspects of the report – please comment of those areas where you have expertise. Where there are areas of agreement it is useful for these to be acknowledged.
6. Please return to:  
  

[keeley.mitchell@dacorum.gov.uk](mailto:keeley.mitchell@dacorum.gov.uk) by midday Friday 9<sup>th</sup> June 2023.
7. The pre-consultation report is set out in Chapters as follows:

## Chapter 1

8. This chapter sets out the context to this report.
9. It is important to note that the HDH is a firm of Chartered Surveyors and is therefore regulated by the RICS. The report is prepared in line with the requirements of *Financial viability in planning: conduct and reporting. 1st edition, May 2019*. It is mandatory for Chartered Surveyors to follow this guidance, including surveyors responding to this consultation.
10. Please provide any comments on the context and scope of the project.

Context
Response.

## Chapter 2

11. This chapter sets out the approach to viability testing, including a review of the requirements of the 2021 NPPF and the updated PPG.
12. Please provide any comments on the overall approach taken.

Regulation and Framework.
Response.

## Chapter 3

13. This chapter sets out the methodology used.
14. Please provide any comments with regard to the methodology used, including the use of the 'Existing Use Value Plus' approach.

Methodology
Response.

## Chapter 4

15. This chapter sets out an assessment of the housing market, including market and affordable housing, with the purpose of establishing the worth of different types of housing in different geographical areas. Please provide any comments on the assumptions proposed, providing evidence to support the comments made:
16. The market housing assumptions are set out in Table 4.9.

<b>Market Housing Values - Typologies</b>
Response.

17. The value assumptions for the Build to Rent sector are set out in paragraph 4.51.

<b>Build to Rent Housing Values</b>
Response.

18. The affordable housing assumptions are set out in paragraphs 4.58, 4.67, 4.68 and 4.71.

<b>Affordable Housing Values</b>
Response.

19. The assumptions for specialist older peoples housing are set out in Table 4.22.

<b>Older Peoples Housing Values</b>
Response.

**Chapter 5**

20. This chapter includes an assessment of the non-residential market. The assumptions for non-residential uses are set out in Table 5.2. Are these in line with your understanding of the market?

<b>Non-Residential Values</b>
Response.

**Chapter 6**

21. This chapter includes an assessment of the approach to Existing Use Value and to establishing Benchmark Land Value.
22. The EUV assumptions are set out in Table 6.5. Are these in line with the current market?

<b>EUV Assumptions</b>
Response.

23. The BLV assumptions are set out in Paragraph 6.26. Does the BLV provide an adequate landowner's premium? If not, why not, and what assumption should be used – and why?

<b>BLV Assumptions</b>
Response.

## Chapter 7

24. The cost and general development assumptions to be used in the development appraisals are set out through this chapter. Do the assumptions used reflect current development costs in the Borough?

<b>Construction and Development Costs</b>
Response.

## Chapter 8

25. This chapter includes a summary of a range of policy requirements that the Council is considering, together with our understanding of how they are implemented and whether they add to the costs of development. In addition, details of the emerging policy areas are set out.
26. Does this correspond to the working of the policies on the ground?

<b>Current local policy requirements</b>
Response.

27. Are there other emerging areas of national policy that should be taken into account?

<b>Emerging national policy requirements</b>
Response.

## Chapter 9

28. The modelling will be based on the expected development to come forward under the Local Plan Review.
29. Do the typologies reflect the expected range of residential development?

Typologies
Response.

30. Do the assumptions (such as gross/net and density) reflect local practice?

Modelling Assumptions
Response.

31. Several non-residential uses have been modelled, do others need to be included?

Non-residential development modelling assumptions
Response.

## Chapter 10

32. In due course this chapter will set the results of the appraisals and consideration of residential development.

## Chapter 11

33. In due course this chapter will set the results of the appraisals and consideration of residential development.



## Chapter 12

34. In due course this chapter will set out the findings and recommendations.
35. It is planned to test the following scenarios:
- a. Housing
    - i. Accessible and Adaptable Standards
    - ii. Custom and self-build (5% on sites of 100+)
  - b. Affordable Housing
    - Overall requirement (up to 40%)
    - Tenure Mix, Social Rent / Affordable Rent /Dacorum Affordable Rent / Shared Ownership / First Homes
    - Commuted Sums
  - c. Biodiversity net gain, over national requirements
  - d. Water Standards
  - e. Climate Change
    - Towards zero carbon (different steps), district heating
  - f. Developer Contributions S106, CIL, Open Space Contributions.
  - g. SAMM and SANG Payments
  - h. Relationship between developer contributions and affordable housing.
36. Should further sensitivity testing be carried out?

<b>Development Scenarios and Sensitivity Testing</b>
Response.

**Thank you for your assistance with this consultation. Please return this questionnaire (or other response as per the instructions on Page 1.**



## Appendix 5 – Landmark Price Paid Data

2020 – 2023

Newbuild

Row Labels	Count of Sale Value				Average of £			
	Detached	Flat	Semi-detached	Terraced	Detached	Flat	Semi-detached	Terraced
Adeyfield East	1	16	15	8	£405,000	£296,022	£493,133	£480,000
Adeyfield West		5				£232,900		
Aldbury and Wigginton	1		6		£755,000		£687,542	
Apsley and Corner Hall	8	87	13		£683,748	£311,641	£469,949	
Berkhamsted West		12				£380,092		
Bovingdon, Flaunden and Chipperfield	3	3	15	9	£591,667	£464,333	£549,163	£576,056
Boxmoor	1	8		6	£750,000	£350,000		£723,333
Chaulden and Warners End			5	20			£383,000	£439,125
Hemel Hempstead Town		85				£297,709		
Highfield			2	5			£360,000	£375,000
Kings Langley		1				£300,000		
Northchurch	16		7		£723,375		£563,464	
Tring West and Rural	32		28	10	£779,844		£606,411	£456,030
Woodhall Farm		6				£250,417		
<b>Grand Total</b>	<b>62</b>	<b>223</b>	<b>91</b>	<b>58</b>	<b>£736,838</b>	<b>£308,859</b>	<b>£543,162</b>	<b>£492,798</b>

Row Labels	Count of Price per sq/m				Average of £/m2			
	Detached	Flat	Semi-deta	Terraced	Detached	Flat	Semi-detach	Terraced
Adeyfield East	1	16	15	8	£5,704	£4,888	£4,648	£4,645
Adeyfield West		5				£4,799		
Aldbury and Wigginton	1		6		£4,809		£4,291	
Apsley and Corner Hall	8	87	13		£4,248	£5,011	£5,046	
Berkhamsted West		12				£6,748		
Bovingdon, Flaunden and Chipperfield	3	3	15	9	£4,791	£4,515	£4,934	£4,628
Boxmoor	1	8		6	£5,814	£4,997		£5,897
Chaulden and Warners End			5	20			£4,660	£4,714
Hemel Hempstead Town		85				£4,927		
Highfield			2	5			£4,286	£4,167
Kings Langley		1				£4,167		
Northchurch	16		7		£6,121		£6,446	
Tring West and Rural	32		28	10	£5,043		£5,100	£5,568
Woodhall Farm		6				£3,975		
<b>Grand Total</b>	<b>62</b>	<b>223</b>	<b>91</b>	<b>58</b>	<b>£5,226</b>	<b>£5,020</b>	<b>£4,999</b>	<b>£4,913</b>

*Existing*

Row Labels	Count of Sale Value				Average of £			
	Detached	Flat	Semi-detached	Terraced	Detached	Flat	Semi-detached	Terraced
Adeyfield East	27	35	49	73	£597,870	£210,286	£464,693	£355,347
Adeyfield West	12	26	33	99	£563,417	£212,769	£449,110	£373,196
Aldbury and Wigginton	23	2	30	18	£1,028,026	£270,500	£665,547	£551,306
Apsley and Corner Hall	58	132	94	123	£602,716	£261,870	£451,829	£407,221
Ashridge	52	4	20	15	£1,470,897	£298,750	£823,900	£784,933
Bennetts End	23	23	56	68	£554,457	£225,804	£434,775	£374,221
Berkhamsted Castle	78	60	60	104	£1,154,466	£414,239	£640,192	£525,288
Berkhamsted East	73	66	52	111	£1,092,729	£356,347	£788,459	£677,498
Berkhamsted West	94	53	88	50	£1,179,081	£312,519	£622,366	£630,630
Bovingdon, Flaunden and Chipperfield	136	42	72	84	£1,063,737	£269,763	£569,306	£446,446
Boxmoor	78	66	98	130	£704,026	£241,492	£499,210	£421,771
Chaulden and Warners End	28	31	70	153	£598,932	£255,147	£462,664	£362,889
Gadebridge	33	24	16	118	£586,091	£232,229	£441,938	£357,136
Grovehill	21	25	16	114	£531,238	£180,560	£348,531	£341,971
Hemel Hempstead Town	20	110	47	76	£602,573	£210,562	£444,002	£359,846
Highfield	9	33	14	70	£477,278	£218,220	£374,318	£321,378
Kings Langley	72	21	78	36	£896,486	£259,690	£570,247	£516,028
Leverstock Green	89	37	62	94	£720,699	£228,315	£522,105	£349,100
Nash Mills	20	66	24	40	£947,750	£279,165	£488,365	£414,856
Northchurch	44	6	38	49	£847,616	£264,417	£608,848	£408,847
Tring Central	44	5	81	108	£676,024	£233,100	£454,320	£374,352
Tring East	60	25	22	21	£872,254	£316,210	£594,318	£389,071
Tring West and Rural	60	38	73	146	£756,943	£237,599	£606,314	£425,016
Watling	40	31	67	127	£870,375	£229,103	£466,611	£400,574
Woodhall Farm	27	77	56	75	£490,315	£183,960	£388,634	£367,555
<b>Grand Total</b>	<b>1221</b>	<b>1038</b>	<b>1316</b>	<b>2102</b>	<b>£880,493</b>	<b>£258,413</b>	<b>£528,084</b>	<b>£417,422</b>

Row Labels	Count of Price per sq/m				Average of £/m2			
	Detached	Flat	Semi-deta	Terraced	Detached	Flat	Semi-detach	Terraced
Adeyfield East	26	30	44	66	£5,078	£3,972	£4,725	£4,645
Adeyfield West	11	24	33	90	£4,324	£4,119	£4,440	£4,359
Aldbury and Wigginton	19	2	30	16	£6,556	£5,679	£5,829	£6,197
Apsley and Corner Hall	53	120	83	114	£4,737	£4,183	£4,818	£4,610
Ashridge	42	4	20	13	£6,931	£4,958	£6,967	£7,845
Bennetts End	17	23	47	64	£4,653	£3,993	£4,677	£4,277
Berkhamsted Castle	71	54	56	88	£6,747	£5,144	£6,399	£7,246
Berkhamsted East	67	61	49	99	£6,701	£5,251	£6,282	£6,322
Berkhamsted West	92	49	83	43	£6,462	£4,736	£6,039	£6,118
Bovingdon, Flaunden and Chipperfield	125	39	65	77	£5,431	£4,527	£5,119	£5,112
Boxmoor	76	56	89	119	£5,274	£4,381	£4,982	£5,011
Chaulden and Warners End	27	23	62	143	£4,940	£3,802	£4,736	£4,640
Gadebridge	30	21	14	111	£5,372	£3,971	£4,776	£4,471
Grovehill	19	22	13	108	£4,166	£3,784	£4,025	£3,767
Hemel Hempstead Town	17	96	43	69	£4,541	£4,002	£4,595	£4,465
Highfield	9	27	12	66	£4,126	£3,787	£4,136	£4,037
Kings Langley	65	20	71	31	£5,706	£4,549	£5,624	£5,651
Leverstock Green	82	32	60	90	£5,063	£3,763	£5,172	£4,056
Nash Mills	17	64	22	36	£5,150	£4,853	£4,745	£4,653
Northchurch	38	6	37	44	£6,081	£4,785	£6,020	£5,871
Tring Central	41	5	69	96	£5,185	£3,813	£5,078	£4,853
Tring East	53	25	21	19	£5,614	£4,505	£4,956	£5,378
Tring West and Rural	50	33	63	132	£5,801	£4,402	£5,471	£5,328
Watling	33	27	60	114	£5,244	£4,278	£4,787	£4,410
Woodhall Farm	27	66	52	71	£4,450	£3,685	£4,691	£4,649
<b>Grand Total</b>	<b>1107</b>	<b>929</b>	<b>1198</b>	<b>1919</b>	<b>£5,613</b>	<b>£4,329</b>	<b>£5,225</b>	<b>£4,913</b>



**2020**

*Newbuild*

Row Labels	Count of Sale Value				Average of £			
	Detached	Flat	Semi-detached	Terraced	Detached	Flat	Semi-detached	Terraced
Adeyfield East		5	7	2		£297,470	£495,000	£530,000
Adeyfield West		5				£232,900		
Aldbury and Wigginton			3				£699,250	
Apsley and Corner Hall	6	29	8		£703,332	£290,386	£439,917	
Berkhamsted West		3				£395,633		
Bovingdon, Flaunden and Chipperfield	1	3	7	3	£560,000	£464,333	£534,642	£415,000
Boxmoor	1	4		2	£750,000	£333,750		£705,000
Chaulden and Warners End				2			£470,000	£463,750
Highfield			1				£345,000	
Tring West and Rural	2		12	1	£830,000		£622,958	£395,000
Woodhall Farm		4				£250,625		
<b>Grand Total</b>	<b>10</b>	<b>53</b>	<b>40</b>	<b>20</b>	<b>£718,999</b>	<b>£301,706</b>	<b>£539,627</b>	<b>£483,750</b>

Row Labels	Count of Price per sq/m				Average of £/m2			
	Detached	Flat	Semi-deta	Terraced	Detached	Flat	Semi-detach	Terraced
Adeyfield East			5	7	2	£4,925	£4,655	£4,609
Adeyfield West			5			£4,799		
Aldbury and Wigginton				3			£4,365	
Apsley and Corner Hall	6	29	8		£4,256	£4,912	£5,201	
Berkhamsted West			3			£6,637		
Bovingdon, Flaunden and Chipperfield	1	3	7	3	£4,786	£4,515	£4,845	£5,390
Boxmoor	1	4		2	£5,814	£5,212		£5,779
Chaulden and Warners End				2			£4,785	£4,711
Highfield				1			£4,107	
Tring West and Rural	2			12	£4,762		£4,982	£4,938
Woodhall Farm			4			£3,978		
<b>Grand Total</b>	<b>10</b>	<b>53</b>	<b>40</b>	<b>20</b>	<b>£4,566</b>	<b>£4,930</b>	<b>£4,867</b>	<b>£4,921</b>

*Existing*

Row Labels	Count of Sale Value				Average of £			
	Detached	Flat	Semi-detached	Terraced	Detached	Flat	Semi-detached	Terraced
Adeyfield East	6	7	11	18	£570,000	£220,857	£431,450	£317,694
Adeyfield West	2	6	13	28	£425,500	£185,833	£461,962	£345,302
Aldbury and Wigginton	7	1	9	4	£845,814	£202,000	£676,550	£412,250
Apsley and Corner Hall	14	35	28	42	£588,757	£242,497	£416,838	£392,173
Ashridge	20	1	9	4	£1,457,009	£250,000	£710,889	£546,250
Bennetts End	10	8	19	24	£550,750	£218,125	£429,997	£358,773
Berkhamsted Castle	28	20	23	24	£898,027	£416,725	£607,228	£512,717
Berkhamsted East	22	20	14	30	£1,004,068	£333,290	£742,117	£650,427
Berkhamsted West	29	8	25	13	£1,133,060	£265,938	£600,622	£621,192
Bovingdon, Flaunden and Chipperfield	47	15	28	30	£947,443	£237,663	£556,429	£422,632
Boxmoor	27	21	33	34	£705,130	£234,607	£466,500	£400,676
Chaulden and Warners End	10	6	18	50	£610,000	£242,083	£403,861	£328,780
Gadebridge	8	10	4	34	£570,938	£203,300	£433,750	£330,279
Grovehill	5	5	9	31	£553,500	£180,800	£352,111	£343,645
Hemel Hempstead Town	5	29	13	23	£524,900	£195,793	£445,846	£323,174
Highfield	5	5	3	22	£495,700	£198,800	£293,983	£294,545
Kings Langley	20	6	25	9	£853,025	£249,667	£526,528	£452,500
Leverstock Green	19	9	12	31	£622,184	£225,528	£483,208	£329,500
Nash Mills	5	21	7	17	£812,500	£272,238	£476,143	£417,074
Northchurch	11	2	7	13	£986,864	£314,000	£572,571	£377,962
Tring Central	17	2	32	26	£675,356	£172,750	£422,922	£335,288
Tring East	25	9	10	4	£860,380	£297,278	£639,600	£368,750
Tring West and Rural	23	9	21	47	£674,644	£223,528	£551,982	£434,080
Watling	16	3	19	41	£683,594	£204,500	£440,658	£427,544
Woodhall Farm	10	22	14	14	£442,200	£179,432	£352,143	£349,357
<b>Grand Total</b>	<b>391</b>	<b>280</b>	<b>406</b>	<b>613</b>	<b>£825,954</b>	<b>£248,189</b>	<b>£500,994</b>	<b>£396,163</b>

Row Labels	Count of Price per sq/m				Average of £/m2			
	Detached	Flat	Semi-deta	Terraced	Detached	Flat	Semi-detach	Terraced
Adeyfield East	5	5	10	16	£4,668	£4,161	£4,069	£4,059
Adeyfield West	2	5	13	24	£3,798	£3,551	£4,197	£3,978
Aldbury and Wigginton	4	1	9	4	£6,007	£6,516	£6,029	£6,088
Apsley and Corner Hall	12	34	24	38	£4,166	£4,137	£4,348	£4,472
Ashridge	16	1	9	4	£6,479	£5,682	£5,820	£6,568
Bennetts End	6	8	13	22	£4,602	£3,876	£4,172	£4,162
Berkhamsted Castle	27	18	22	20	£6,095	£5,007	£6,098	£7,132
Berkhamsted East	18	17	13	27	£6,428	£5,158	£5,607	£6,128
Berkhamsted West	29	6	24	12	£6,278	£4,394	£6,065	£6,013
Bovingdon, Flaunden and Chipperfield	39	13	26	28	£5,381	£4,373	£4,714	£4,895
Boxmoor	26	16	29	32	£5,004	£4,489	£4,907	£4,644
Chaulden and Warners End	9	4	15	48	£4,602	£3,777	£4,485	£4,270
Gadebridge	7	8	3	32	£5,051	£3,441	£4,880	£4,311
Grovehill	4	4	8	29	£3,874	£3,137	£4,059	£3,534
Hemel Hempstead Town	5	23	13	20	£4,014	£4,010	£4,332	£4,247
Highfield	5	4	3	20	£3,903	£3,939	£3,583	£3,664
Kings Langley	15	5	23	6	£5,132	£4,246	£5,385	£4,971
Leverstock Green	18	6	10	30	£4,658	£3,913	£5,032	£3,951
Nash Mills	3	20	6	14	£4,685	£4,928	£4,604	£4,682
Northchurch	9	2	7	12	£5,427	£5,224	£5,393	£6,147
Tring Central	15	2	28	26	£4,707	£4,219	£4,519	£4,430
Tring East	22	9	10	4	£5,322	£4,721	£4,614	£5,000
Tring West and Rural	21	7	17	44	£6,039	£4,348	£4,649	£4,953
Watling	14	2	17	38	£4,865	£4,083	£4,371	£4,117
Woodhall Farm	10	19	12	13	£4,210	£3,737	£4,354	£4,461
<b>Grand Total</b>	<b>341</b>	<b>239</b>	<b>364</b>	<b>563</b>	<b>£5,334</b>	<b>£4,321</b>	<b>£4,882</b>	<b>£4,613</b>



**2021**

*Newbuild*

Row Labels	Count of Sale Value				Average of £			
	Detached	Flat	Semi-detached	Terraced	Detached	Flat	Semi-detached	Terraced
Adeyfield East	1	11	8	6	£405,000	£295,364	£491,500	£463,333
Aldbury and Wigginton	1		3		£755,000		£675,833	
Apsley and Corner Hall	2	54	5		£624,998	£327,543	£518,000	
Berkhamsted West		7				£382,043		
Bovingdon, Flaunden and Chipperfield	2		8	4	£607,500		£561,869	£633,625
Boxmoor		3		4		£388,333		£732,500
Chaulden and Warners End			3	8			£325,000	£402,188
Hemel Hempstead Town		45				£283,185		
Highfield			1	5			£375,000	£375,000
Kings Langley		1				£300,000		
Northchurch	15		7		£723,933		£563,464	
Tring West and Rural	24		10	4	£756,875		£574,900	£449,500
Woodhall Farm		2				£250,000		
<b>Grand Total</b>	<b>45</b>	<b>123</b>	<b>45</b>	<b>31</b>	<b>£725,533</b>	<b>£311,536</b>	<b>£535,282</b>	<b>£488,226</b>

Row Labels	Count of Price per sq/m				Average of £/m2			
	Detached	Flat	Semi-deta	Terraced	Detached	Flat	Semi-detach	Terraced
Adeyfield East	1	11	8	6	£5,704	£4,871	£4,641	£4,657
Aldbury and Wigginton	1		3		£4,809		£4,217	
Apsley and Corner Hall	2	54	5		£4,225	£5,083	£4,798	
Berkhamsted West		7				£6,597		
Bovingdon, Flaunden and Chipperfield	2		8	4	£4,794		£5,012	£4,067
Boxmoor		3		4		£5,125		£5,956
Chaulden and Warners End			3	8			£4,577	£4,717
Hemel Hempstead Town		45				£4,905		
Highfield			1	5			£4,464	£4,167
Kings Langley		1				£4,167		
Northchurch	15		7		£6,110		£6,446	
Tring West and Rural	24		10	4	£5,040		£5,221	£5,674
Woodhall Farm		2				£3,968		
<b>Grand Total</b>	<b>45</b>	<b>123</b>	<b>45</b>	<b>31</b>	<b>£5,359</b>	<b>£5,061</b>	<b>£5,098</b>	<b>£4,816</b>

*Existing*

Row Labels	Count of Sale Value				Average of £			
	Detached	Flat	Semi-detached	Terraced	Detached	Flat	Semi-detached	Terraced
Adeyfield East	11	16	23	36	£580,591	£201,375	£447,696	£370,356
Adeyfield West	6	15	14	44	£571,667	£219,733	£445,438	£372,347
Aldbury and Wigginton	10		16	9	£974,090		£576,247	£587,000
Apsley and Corner Hall	33	46	46	57	£601,771	£249,738	£441,445	£413,122
Ashridge	19	1	7	5	£1,443,261	£240,000	£793,929	£864,000
Bennetts End	10	10	19	21	£576,900	£228,650	£393,945	£368,619
Berkhamsted Castle	26	28	23	43	£1,246,577	£427,929	£647,228	£518,402
Berkhamsted East	35	27	20	58	£1,198,067	£379,653	£725,213	£665,403
Berkhamsted West	43	25	41	22	£1,172,752	£318,380	£613,251	£631,545
Bovingdon, Flaunden and Chipperfield	56	17	29	35	£1,039,767	£275,706	£555,655	£455,717
Boxmoor	31	21	47	65	£660,920	£243,488	£509,213	£421,200
Chaulden and Warners End	11	16	37	58	£566,818	£255,128	£463,527	£368,233
Gadebridge	12	6	7	51	£543,667	£210,583	£406,571	£354,402
Grovehill	14	14	5	61	£521,321	£173,286	£354,500	£333,471
Hemel Hempstead Town	8	48	21	32	£580,375	£223,560	£427,767	£372,056
Highfield	2	14	6	32	£403,500	£242,161	£393,750	£323,139
Kings Langley	42	9	37	16	£930,393	£269,278	£560,651	£508,531
Leverstock Green	45	10	34	40	£741,468	£226,800	£523,588	£353,335
Nash Mills	12	28	14	16	£1,078,125	£276,772	£491,054	£401,719
Northchurch	15	2	23	20	£821,967	£246,250	£604,770	£398,800
Tring Central	22	2	32	54	£650,432	£325,000	£448,319	£382,834
Tring East	24	10	10	10	£865,104	£370,525	£546,400	£335,750
Tring West and Rural	23	19	37	67	£814,880	£237,421	£625,518	£406,714
Watling	15	13	32	52	£933,333	£220,708	£482,701	£379,240
Woodhall Farm	9	30	28	35	£502,944	£186,082	£389,750	£352,117
<b>Grand Total</b>	<b>534</b>	<b>427</b>	<b>608</b>	<b>939</b>	<b>£883,243</b>	<b>£263,862</b>	<b>£518,819</b>	<b>£416,116</b>

Row Labels	Count of Price per sq/m				Average of £/m2			
	Detached	Flat	Semi-deta	Terraced	Detached	Flat	Semi-detach	Terraced
Adeyfield East	11	15	21	32	£5,260	£3,850	£4,599	£4,576
Adeyfield West	5	14	14	41	£4,462	£4,052	£4,458	£4,350
Aldbury and Wigginton	9		16	7	£5,793		£5,434	£6,164
Apsley and Corner Hall	30	40	43	55	£4,597	£4,264	£4,757	£4,560
Ashridge	14	1	7	4	£6,638	£3,478	£8,484	£6,995
Bennetts End	9	10	16	19	£4,448	£4,129	£4,472	£4,041
Berkhamsted Castle	21	25	21	35	£6,674	£5,130	£6,115	£7,023
Berkhamsted East	33	27	20	50	£6,477	£5,321	£6,111	£6,201
Berkhamsted West	42	24	38	16	£6,424	£4,838	£5,925	£5,841
Bovingdon, Flaunden and Chipperfield	54	16	26	32	£5,511	£4,480	£5,196	£5,088
Boxmoor	31	17	42	60	£5,349	£4,190	£4,978	£4,979
Chaulden and Warners End	11	12	34	53	£5,030	£3,911	£4,765	£4,560
Gadebridge	12	6	7	46	£4,815	£4,666	£4,489	£4,435
Grovehill	13	12	3	58	£4,133	£3,875	£3,608	£3,726
Hemel Hempstead Town	6	43	19	31	£4,322	£3,948	£4,673	£4,255
Highfield	2	9	5	32	£3,761	£3,979	£3,991	£4,073
Kings Langley	41	9	33	15	£5,774	£4,620	£5,610	£5,847
Leverstock Green	41	10	34	37	£4,882	£3,664	£4,969	£3,978
Nash Mills	11	27	13	16	£4,993	£4,743	£4,775	£4,366
Northchurch	14	2	22	19	£5,783	£4,674	£6,124	£5,549
Tring Central	21	2	29	45	£5,307	£3,578	£5,325	£4,632
Tring East	21	10	10	9	£5,780	£4,613	£5,273	£5,258
Tring West and Rural	17	16	32	56	£5,124	£4,220	£5,534	£5,437
Watling	11	11	28	47	£5,130	£4,335	£4,566	£4,276
Woodhall Farm	9	24	27	32	£4,408	£3,642	£4,674	£4,478
<b>Grand Total</b>	<b>489</b>	<b>382</b>	<b>560</b>	<b>847</b>	<b>£5,479</b>	<b>£4,344</b>	<b>£5,185</b>	<b>£4,809</b>





2022

Newbuild

Row Labels	Count of Sale Value				Average of £			
	Detached	Flat	Semi-detached	Terraced	Detached	Flat	Semi-detached	Terraced
Apsley and Corner Hall		4				£251,063		
Berkhamsted West		2				£349,950		
Bovingdon, Flaunden and Chipperfield				2				£702,500
Boxmoor		1				£300,000		
Hemel Hempstead Town		40				£314,049		
Northchurch	1				£715,000			
Tring West and Rural	6		6	5	£855,000		£625,833	£473,460
<b>Grand Total</b>	<b>7</b>	<b>47</b>	<b>6</b>	<b>7</b>	<b>£835,000</b>	<b>£309,917</b>	<b>£625,833</b>	<b>£538,900</b>

Row Labels	Count of Price per sq/m				Average of £/m2			
	Detached	Flat	Semi-deta	Terraced	Detached	Flat	Semi-detach	Terraced
Apsley and Corner Hall		4				£4,756		
Berkhamsted West		2				£7,446		
Bovingdon, Flaunden and Chipperfield				2				£4,608
Boxmoor		1				£3,750		
Hemel Hempstead Town		40				£4,952		
Northchurch	1				£6,272			
Tring West and Rural	6		6	5	£5,151		£5,134	£5,610
<b>Grand Total</b>	<b>7</b>	<b>47</b>	<b>6</b>	<b>7</b>	<b>£5,311</b>	<b>£5,016</b>	<b>£5,134</b>	<b>£5,323</b>

Existing

Row Labels	Count of Sale Value				Average of £			
	Detached	Flat	Semi-detached	Terraced	Detached	Flat	Semi-detached	Terraced
Adeyfield East	10	12	15	19	£633,600	£216,000	£515,133	£362,579
Adeyfield West	4	5	6	27	£620,000	£224,200	£429,833	£403,507
Aldbury and Wigginton	6	1	5	5	£1,330,500	£339,000	£931,500	£598,300
Apsley and Corner Hall	11	51	20	24	£623,318	£286,108	£524,700	£419,540
Ashridge	13	2	4	6	£1,532,654	£352,500	£1,130,625	£878,167
Bennetts End	3	5	18	23	£492,000	£232,400	£482,917	£395,457
Berkhamsted Castle	24	12	14	37	£1,353,857	£378,153	£682,786	£541,446
Berkhamsted East	16	19	18	23	£984,210	£347,500	£894,778	£743,308
Berkhamsted West	22	20	22	15	£1,252,114	£323,825	£664,063	£637,467
Bovingdon, Flaunden and Chipperfield	33	10	14	19	£1,270,045	£307,810	£625,786	£466,968
Boxmoor	20	24	18	31	£769,350	£245,771	£533,061	£446,104
Chaulden and Warners End	7	9	15	45	£633,586	£263,889	£531,100	£393,899
Gadebridge	13	8	5	33	£634,577	£284,625	£498,000	£389,030
Grovehill	2	6	2	21	£545,000	£197,333	£317,500	£363,571
Hemel Hempstead Town	7	33	13	21	£683,421	£204,636	£468,385	£381,405
Highfield	2	14	5	16	£505,000	£201,214	£399,200	£354,750
Kings Langley	10	6	16	11	£841,000	£255,333	£660,750	£505,273
Leverstock Green	25	18	16	23	£758,186	£230,550	£548,125	£368,150
Nash Mills	3	17	3	7	£651,667	£291,662	£504,333	£439,501
Northchurch	18	2	8	16	£783,896	£233,000	£652,313	£446,500
Tring Central	5	1	17	27	£790,900	£170,000	£524,718	£394,611
Tring East	11	6	2	7	£914,841	£254,083	£607,500	£476,857
Tring West and Rural	14	10	15	32	£796,964	£250,600	£635,010	£450,023
Watling	9	15	16	34	£1,097,500	£241,300	£465,250	£400,679
Woodhall Farm	8	24	14	25	£536,250	£187,646	£422,893	£393,460
<b>Grand Total</b>	<b>296</b>	<b>330</b>	<b>301</b>	<b>547</b>	<b>£947,574</b>	<b>£260,423</b>	<b>£583,315</b>	<b>£443,482</b>

Row Labels	Count of Price per sq/m				Average of £/m2			
	Detached	Flat	Semi-deta	Terraced	Detached	Flat	Semi-detach	Terraced
Adeyfield East	10	10	13	18	£5,084	£4,060	£5,434	£5,287
Adeyfield West	4	5	6	25	£4,415	£4,874	£4,926	£4,741
Aldbury and Wigginton	6	1	5	5	£8,068	£4,843	£6,736	£6,330
Apsley and Corner Hall	11	46	16	21	£5,744	£4,148	£5,690	£4,989
Ashridge	12	2	4	5	£7,875	£5,337	£6,892	£9,546
Bennetts End	2	5	18	23	£5,725	£3,906	£5,223	£4,582
Berkhamsted Castle	23	11	13	33	£7,579	£5,399	£7,368	£7,553
Berkhamsted East	16	17	16	22	£7,470	£5,233	£7,045	£6,834
Berkhamsted West	21	19	21	15	£6,790	£4,716	£6,216	£6,498
Bovingdon, Flaunden and Chipperfield	32	10	12	17	£5,359	£4,801	£5,693	£5,515
Boxmoor	19	23	18	27	£5,521	£4,447	£5,112	£5,516
Chaulden and Warners End	7	7	13	42	£5,233	£3,629	£4,948	£5,164
Gadebridge	11	7	4	33	£6,183	£3,982	£5,202	£4,677
Grovehill	2	6	2	20	£4,965	£4,032	£4,515	£4,197
Hemel Hempstead Town	6	30	11	18	£5,200	£4,073	£4,770	£5,070
Highfield	2	14	4	14	£5,051	£3,620	£4,731	£4,491
Kings Langley	9	6	15	10	£6,354	£4,694	£6,019	£5,764
Leverstock Green	23	16	16	23	£5,702	£3,769	£5,690	£4,318
Nash Mills	3	17	3	6	£6,193	£4,940	£4,899	£5,351
Northchurch	15	2	8	13	£6,751	£4,457	£6,283	£6,087
Tring Central	5	1	12	24	£6,105	£3,469	£5,785	£5,667
Tring East	10	6	1	6	£5,908	£3,999	£5,194	£5,809
Tring West and Rural	12	10	14	32	£6,346	£4,731	£6,324	£5,652
Watling	8	14	15	29	£6,065	£4,261	£5,672	£5,012
Woodhall Farm	8	22	13	25	£4,797	£3,732	£5,038	£4,974
<b>Grand Total</b>	<b>277</b>	<b>307</b>	<b>273</b>	<b>506</b>	<b>£6,193</b>	<b>£4,323</b>	<b>£5,756</b>	<b>£5,419</b>

## 2023

*Newbuild*

No Data

*Existing*

Row Labels	Count of Sale Value			Average of £		
	Flat	Semi-detached	Terraced	Flat	Semi-detached	Terraced
Bovingdon, Flaunden and Chipperfield		1			£535,000	
Grovehill			1			£355,000
Tring Central			1			£385,000
Woodhall Farm	1		1	£131,500		£515,000
<b>Grand Total</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>£131,500</b>	<b>£535,000</b>	<b>£418,333</b>

Row Labels	Count of Price per sq/m			Average of £/m2		
	Flat	Semi-deta	Terraced	Flat	Semi-detach	Terraced
Bovingdon, Flaunden and Chipperfield		1			£6,794	
Grovehill			1			£4,329
Tring Central			1			£6,311
Woodhall Farm	1		1	2683.67		£4,440
<b>Grand Total</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>2683.67</b>	<b>£6,794</b>	<b>£5,027</b>

## Appendix 6 – Newbuild Asking Prices.

Agent	Development	Address	Address 2	Postcode	Name	Bedrooms	Type	GIA	Price	£ per sqm
Cala Homes	Roman Park	Sears Drive	Tring	HP23 4GY	Kiswick	3	D	128	£599,950	£4,687
Cala Homes	Roman Park	Sears Drive	Tring	HP23 4GY	Osmore	4	D	151	£849,950	£5,629
Cala Homes	Roman Park	Sears Drive	Tring	HP23 4GY	Nessvale	4	D	136	£830,000	£6,103
Cala Homes	Roman Park	Sears Drive	Tring	HP23 4GY	Jayfield	4	S	104	£599,950	£5,769
Cala Homes	Roman Park	Sears Drive	Tring	HP23 4GY	Madeley	4	S	155	£715,000	£4,613
L&G	Icknield Way	Stubbings Close	Tring	HP23 4JY	plot 47	2	F	73	£305,000	£4,178
L&G	Icknield Way	Stubbings Close	Tring	HP23 4JY	plot 49	2	F	71	£300,000	£4,225
Solo	Maylands Plaza	Juniper Square	Hemel Hempstead	HP2 4GB		1	F	50	£240,000	£4,800
Solo	Maylands Plaza	Juniper Square	Hemel Hempstead	HP2 4GB		1	F	50	£240,000	£4,800
Solo	Maylands Plaza	Juniper Square	Hemel Hempstead	HP2 4GB		2	F		£320,000	
Solo	Maylands Plaza	Juniper Square	Hemel Hempstead	HP2 4GB		2	F		£320,000	
Solo	Maylands Plaza	Juniper Square	Hemel Hempstead	HP2 4GB		3	T	93	£460,000	£4,946
Solo	Maylands Plaza	Juniper Square	Hemel Hempstead	HP2 4GB		3	T	93	£460,000	£4,946
Oakmont Homes	Aspire at The Exchange	Marlows	Hemel Hempstead			1	F	40	£222,500	£5,563
Oakmont Homes	Aspire at The Exchange	Marlows	Hemel Hempstead			1	F	42	£230,000	£5,476
Oakmont Homes	Aspire at The Exchange	Marlows	Hemel Hempstead			1	F	42	£230,000	£5,476
Oakmont Homes	The Exchange	Marlows	Hemel Hempstead			2	F	72	£320,000	£4,444
Oakmont Homes	The Exchange	Marlows	Hemel Hempstead			2	F	48	£262,500	£5,469
Hill Group	The Gade	Marlows	Hemel Hempstead	HP1 1LE		1	F	52	£259,950	£4,999
Bellway	Westbrook Moorings	Bourne End	Hemel Hempstead	HP1 2RX	Mason	3	T	104	£565,000	£5,433
Bellway	Westbrook Moorings	Bourne End	Hemel Hempstead	HP1 2RX	Piper	4	T	120	£625,000	£5,208
Bellway	Millworks	Kings Langley	Kings Langley	WD4 8FW						
Brown & Merry	Centurion Heights	Boxmoor	Hemel Hempstead	HP3 0DH	x2	2	F		£475,000	
Brown & Merry	Centurion Heights	Boxmoor	Hemel Hempstead	HP3 0DH		2	F		£485,000	
Brown & Merry	Centurion Heights	Boxmoor	Hemel Hempstead	HP3 0DH		3	F		£700,000	
Just New Homes	Elsie Collection	Bovingdon	Bovingdon	HP3 0EA	Mackay	2	S	80	£500,000	£6,250
Just New Homes	Elsie Collection	Bovingdon	Bovingdon	HP3 0EA	Lancaster	2	S	125	£650,000	£5,200
Just New Homes	Elsie Collection	Bovingdon	Bovingdon	HP3 0EA	Haines	3	S	141	£760,000	£5,390
Just New Homes	Elsie Collection	Bovingdon	Bovingdon	HP3 0EA	Baldwin	2	S	111	£550,000	£4,955
Just New Homes	Elsie Collection	Bovingdon	Bovingdon	HP3 0EA	Cecil	4	S	154	£810,000	£5,260



Just New Homes	Elsie Collection	Bovingdon	Bovingdon	HP3 0EA	Hicks	3	S	128	£740,000	£5,781
Just New Homes	Elsie Collection	Bovingdon	Bovingdon	HP3 0EA	Hampton	3	S	128	£740,000	£5,781
Just New Homes	Elsie Collection	Bovingdon	Bovingdon	HP3 0EA	Collins	4	S	154	£810,000	£5,260
ExpUK	Friarswood	Chipperfield Road	Kings Langley	WD4 9JB		2	F	92	£550,000	£5,978
Savoy Estates	Savoy Close	Hemel Hempstead	Hemel Hempstead		x3	4	S	106	£560,000	£5,283
Bulbourne Yard	Bulbourne Yard	Bulbourne Road	Tring	HP23 5FU	plot 10	3	T		£570,000	
Bulbourne Yard	Bulbourne Yard	Bulbourne Road	Tring	HP23 5FU	plot 3	3	T			
David Doyle	Mayo Gardens	Boxmoor	Hemel Hempstead			3	D	111	£599,500	£5,401
Just New Homes	Rosecroft Close	Bovingdon	Bovingdon	HP3	Lilliana x2	3	S	116		
Just New Homes	Rosecroft Close	Bovingdon	Bovingdon	HP3	Elina x2	2	S	77		
Just New Homes	Rosecroft Close	Bovingdon	Bovingdon	HP3	Gloriana x2	4	S	153		
Just New Homes	El Noveno Castano	Langley Road	Chipperfield	WD4 9IS	Woodman x2	3	S			
Just New Homes	El Noveno Castano	Langley Road	Chipperfield	WD4 9IS	Grove x2	3	S	96		
Just New Homes	El Noveno Castano	Langley Road	Chipperfield	WD4 9IS	Rookery	3	S	120		
Just New Homes	El Noveno Castano	Langley Road	Chipperfield	WD4 9IS	Croft	3	S	116		
Just New Homes	El Noveno Castano	Langley Road	Chipperfield	WD4 9IS	Badgerdell	4	D			
Just New Homes	El Noveno Castano	Langley Road	Chipperfield	WD4 9IS	Scatterdell	4	D			
Just New Homes	El Noveno Castano	Langley Road	Chipperfield	WD4 9IS	Cottingham	4	D			
Brown & Merry	Longfield Road	Longfield Road	Tring	HP23 4DE	x4	4	T		£700,000	
Laxton Properties	Glebe Meadow	Long Marston	Tring	HP23	plot 5 and 6	4	D	163	£895,000	£5,491
Laxton Properties	Glebe Meadow	Long Marston	Tring	HP23	plot 9	4	D	163	£965,000	£5,920
Laxton Properties	Glebe Meadow	Long Marston	Tring	HP23	plot 1 and 2	3	S	96		
Laxton Properties	Glebe Meadow	Long Marston	Tring	HP23	plot 7 and 8	4	D	174	£935,000	£5,374
Laxton Properties	Glebe Meadow	Long Marston	Tring	HP23	plot 3 and 4	3	S	96		
David Doyle	Eleanor Close	South Park Gardens	Berkhamsted	HP4 1HZ		4	D		£925,000	
David Doyle	Eleanor Close	South Park Gardens	Berkhamsted	HP4 1HZ		4	D		£975,000	
Savills	Redling Drive	Bovingdon	Hemel Hempstead	HP3		3	D	225	£1,350,000	£6,000
Sterling		Rucklers Lane	Kings Langley	WD4		5	D	295	£1,625,000	£5,508

## Appendix 7 - CoStar Non-Residential Data

*The pages in this appendix are not numbered.*



Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

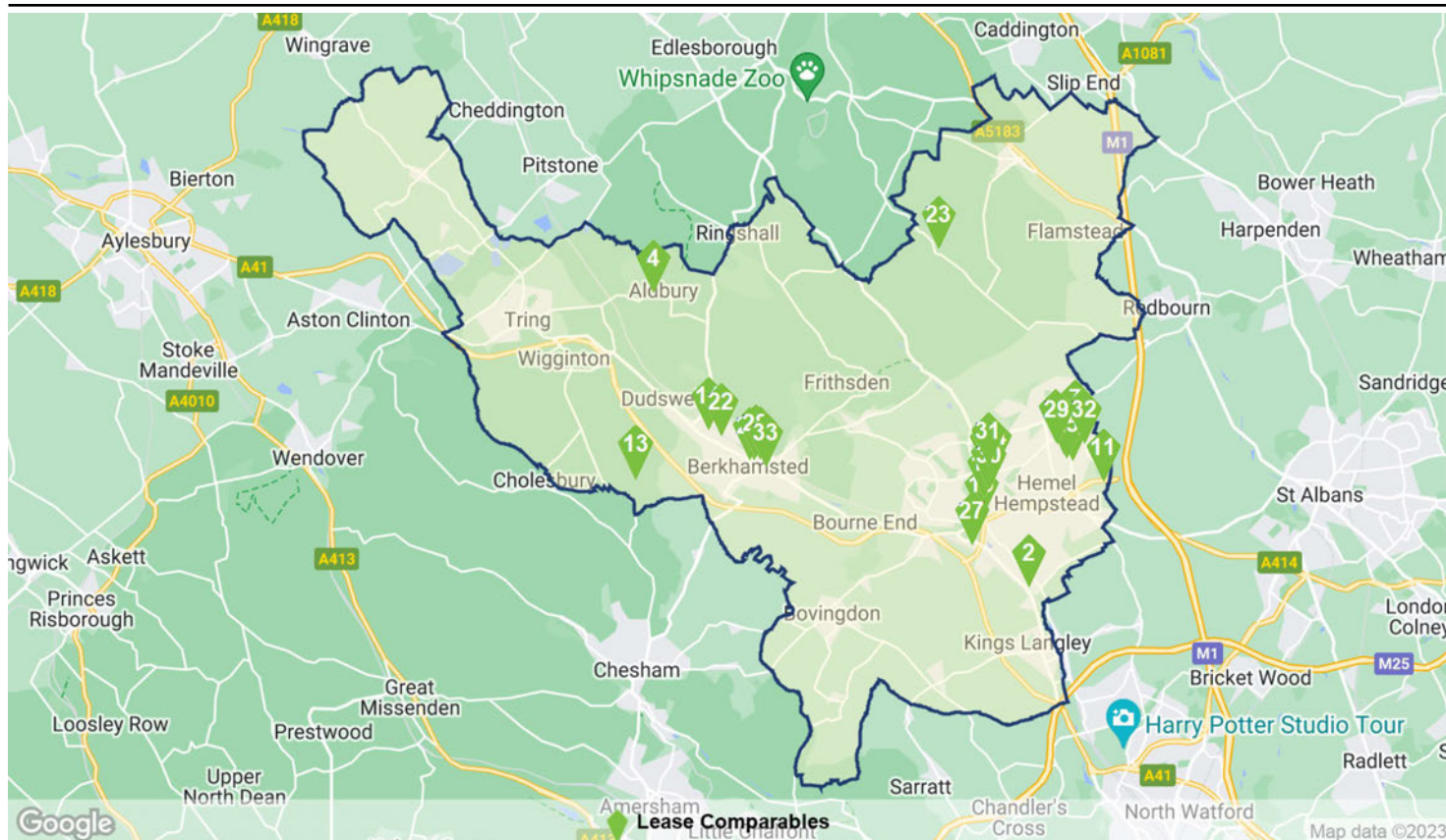
# 72

# £22.28

# £21.51

# 18

### TOP 50 LEASE COMPARABLES



### SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	67	£11.84	£22.28	£20.04	£33.00
Achieved Rent Per SF	23	£12.70	£21.51	£21.00	£27.50
Net Effective Rent Per SF	10	£14.50	£22.99	£21.99	£27.50
Asking Rent Discount	23	-4.4%	0.9%	0.1%	20.1%
TI Allowance	-	-	-	-	-
Rent Free Months	4	2	6	3	16

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	71	1	18	8	94
Deal Size	72	100	2,218	1,078	15,783
Lease Deal in Months	35	12.0	50.0	60.0	120.0
Floor Number	72	BSMT	1	1	4

06/04/2023

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 <b>Enterprise House</b> Maxted Rd	★★★★★	717	GRND	03/04/2023	New	£16.80	Achieved
2 <b>Westside</b> London Rd	★★★★★	6,923	2nd	29/03/2023	New	£28.00	Asking
3 <b>Aston House</b> Queensway Ct	★★★★★	584	1-2	15/02/2023	New	£21.60	Asking
4 <b>Station Rd</b>	★★★★★	3,271	GRND	08/02/2023	New	£20.00	Asking
5 <b>Mark Rd</b>	★★★★★	998	GRND	13/01/2023	New	£17.00	Asking
6 <b>Kings Chambers</b> Lower Kings Rd	★★★★★	483	1st	06/12/2022	New	-	-
7 <b>IMEX</b> 575-599 Maxted Rd	★★★★★	7,130	1st	06/12/2022	New	-	-
7 <b>IMEX</b> 575-599 Maxted Rd	★★★★★	664	GRND	09/11/2022	New	£33.00	Asking
7 <b>IMEX</b> 575-599 Maxted Rd	★★★★★	100	GRND	09/11/2022	New	£33.00	Asking
7 <b>IMEX</b> 575-599 Maxted Rd	★★★★★	100	GRND	09/11/2022	New	£33.00	Asking
7 <b>IMEX</b> 575-599 Maxted Rd	★★★★★	239	GRND	09/11/2022	New	£33.00	Asking
7 <b>IMEX</b> 575-599 Maxted Rd	★★★★★	126	GRND	09/11/2022	New	£33.00	Asking
8 <b>Chalfont House</b> Boundary Way	★★★★★	5,102	GRND,1	02/11/2022	New	£14.70	Asking
9 <b>The Tudor Barns</b> Rossway	★★★★★	750	GRND	20/10/2022	New	£22.58	Asking
10 <b>The Rearing Shed</b>	★★★★★	760	GRND	21/09/2022	New	£11.84	Asking
11 <b>Breakspear Park</b> Breakspear Way	★★★★★	5,589	GRND	16/09/2022	New	£27.50	Asking
11 <b>Breakspear Park</b> Breakspear Pl	★★★★★	8,744	1st	16/09/2022	New	£21.50	Asking
12 <b>Focus 31</b> Mark Rd	★★★★★	1,422	1st	31/08/2022	New	£16.00	Asking
12 <b>Focus 31</b> Mark Rd	★★★★★	1,057	1st	31/08/2022	New	£16.00	Asking
13 <b>The Old Dairy</b> Rossway	★★★★★	760	GRND	24/08/2022	New	-	-
14 <b>Hardy House</b> Northbridge Rd	★★★★★	624	GRND	05/08/2022	New	£22.03/fri	Effective

06/04/2023



# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
15 <b>K D Tower</b> Cotterells	★★★★★	1,433	2nd	22/07/2022	New	£20.00/fri	Asking
6 <b>Kings Chambers</b> 208 High St	★★★★★	483	1st	22/07/2022	New	£21.01/fri	Asking
16 <b>33 High St</b>	★★★★★	1,450	BSMT,G...	11/07/2022	New	£17.24	Asking
17 <b>3 Marlowes Ct</b>	★★★★★	495	GRND	11/07/2022	New	£19.19	Asking
18 <b>Amersham House</b> Mill St	★★★★★	1,412	1st	09/06/2022	New	£21.00	Achieved
19 <b>Waterhouse</b> Waterhouse St	★★★★★	1,453	1st	26/05/2022	New	£16.17	Asking
12 <b>Focus 31</b> Mark Rd	★★★★★	3,307	1st	11/05/2022	New	£16.00	Asking
12 <b>Focus 31</b> Mark Rd	★★★★★	1,440	1st	11/05/2022	New	£16.00	Asking
20 <b>Cleveland House</b> Cleveland Way	★★★★★	798	1st	05/05/2022	New	-	-
14 <b>Hardy House</b> Northbridge Rd	★★★★★	370	1st	25/03/2022	New	£21.95/fri	Effective
21 <b>The Maylands Building</b> Maylands Ave	★★★★★	15,783	3rd	14/03/2022	New	£29.00	Asking
22 <b>Oxford House</b> Northbridge Rd @ Billet La...	★★★★★	1,265	GRND,1	09/03/2022	New	£18.97/fri	Effective
11 <b>Breakspear Park</b> Breakspear Way	★★★★★	3,128	GRND	17/02/2022	New	£27.50	Effective
11 <b>Breakspear Park</b> Breakspear Way	★★★★★	3,120	GRND	11/02/2022	New	£27.50	Effective
23 <b>Orchard House</b> Gaddesden Rd	★★★★★	550	GRND	01/02/2022	New	£25.10	Asking
24 <b>Old Town Court</b> 70 Queensway	★★★★★	2,062	GRND	31/01/2022	New	£13.24/fri	Achieved
25 <b>Cleveland Way</b>	★★★★★	800	GRND	30/01/2022	New	£16.87/fri	Asking
26 <b>211 High St</b>	★★★★★	4,838	1st	28/01/2022	New	£15.04/fri	Asking
27 <b>Whiteleaf Rd</b>	★★★★★	1,268	1st	14/01/2022	New	£15.77	Asking
14 <b>Hardy House</b> Northbridge Rd	★★★★★	382	1st	12/01/2022	New	£22.00/fri	Asking
28 <b>29-31 Lower Kings Rd</b>	★★★★★	384	1st	06/01/2022	New	£24.00	Asking

06/04/2023

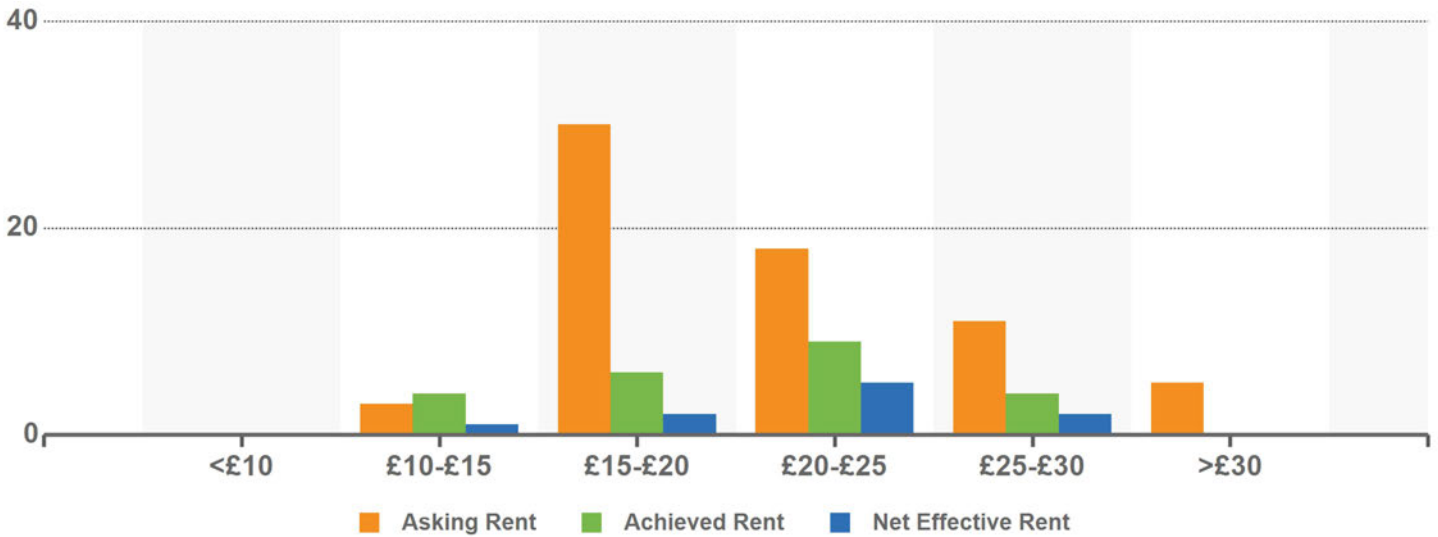
# Lease Comps Summary

## Lease Comps Report

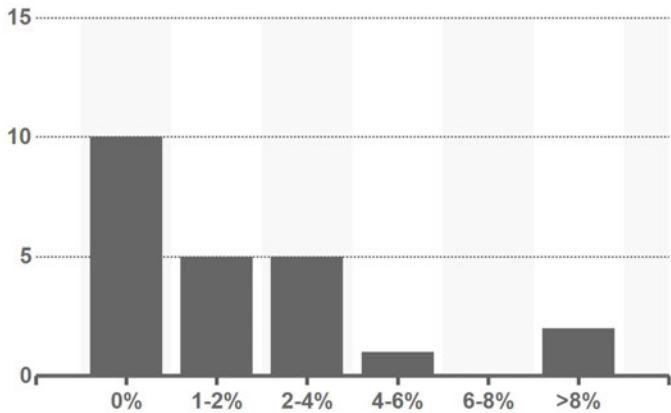
Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
28 29-31 Lower Kings Rd	★★★★★	915	1st	06/01/2022	New	£24.00	Asking
28 29-31 Lower Kings Rd	★★★★★	329	1st	06/01/2022	New	£24.00	Asking
29 Crest House Mark Rd	★★★★★	5,420	1st	16/12/2021	New	-	-
30 The Courtyard 77-79 Marlowes	★★★★★	1,513	GRND,1	16/12/2021	New	£19.82	Asking
1 Enterprise House Maxted Rd	★★★★★	717	GRND	16/12/2021	New	£16.74	Asking
31 High St	★★★★★	741	GRND,1	15/12/2021	New	£16.19	Asking
32 Boundary Way	★★★★★	4,244	GRND,1	30/11/2021	New	£18.00	Asking
33 The Dower House 108 High St	★★★★★	1,862	GRND,1-2	16/11/2021	New	£20.95	Achieved

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
<b>£22.28</b>	<b>£21.51</b>	<b>£22.99</b>	<b>6.0</b>

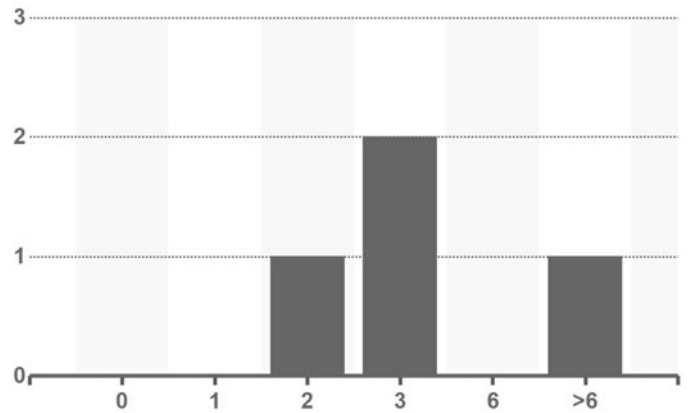
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



# Lease Comps Search Criteria

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## Basic Criteria

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Space Use  
Sign Date

Office  
06/04/2021 - 06/04/2023

## Geography Criteria

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Submarket

Dacorum (Hertfordshire)



## Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
<b>Price</b>					
For Sale & UC/Pending	£500,000	£630,000	£640,000	£750,000	3
Sold Transactions	£525,000	£2,250,778	£1,342,500	£8,500,000	18
<b>NIA</b>					
For Sale & UC/Pending	2,195 SF	2,940 SF	2,195 SF	4,431 SF	3
Sold Transactions	1,236 SF	13,427 SF	5,074 SF	69,468 SF	19
<b>Price per SF</b>					
For Sale & UC/Pending	£169.26	£214.26	£227.79	£291.57	3
Sold Transactions	£90.69	£171.23	£266.37	£467.64	18
<b>Net Initial Yield</b>					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	6.18%	6.18%	6.18%	6.18%	1
<b>Days on Market</b>					
For Sale & UC/Pending	213	520	674	674	3
Sold Transactions	115	371	374	660	6
<b>Sale Price to Asking Price Ratio</b>					
Sold Transactions	88.57%	98.37%	97.17%	113.33%	6
<b>Totals</b>					
For Sale & UC/Pending	Asking Price Total:	£1,890,000	Total For Sale Transactions:		3
Sold Transactions	Total Sales Volume:	£40,514,000	Total Sales Transactions:		19
	Total Included in Analysis:	£42,404,000	Total Included in Analysis:		22
<b>Survey Criteria</b>					
<p>basic criteria: Type of Property - Office; Sale Date - from 06/04/2020; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes</p> <p>geography criteria: Submarket - Dacorum (Hertfordshire)</p>					



	Address	City	Property Info	Sale Info
1	Network House, 2 Apsley	Hemel Hempstead	69,468 SF Office	Sold: £6,300,000 (£90.69/SF)
2	Boundary Way	Hemel Hempstead	2,195 SF Office	Pending: w/Asking Price of £640,000 (£291.57/SF)
3	Boundary Way	Hemel Hempstead	2,195 SF Office	Pending: w/Asking Price of £500,000 (£227.79/SF)
4	I E T House, Chestnut	Berkhamsted	7,545 SF Office	Sold: £1,275,000 (£168.99/SF)
5	Blue Court, Church Ln	Kings Langley	5,074 SF Office/Office Building	Sold: £1,415,000 (£278.87/SF)
6	126 Hempstead Rd	Kings Langley	4,533 SF Office	Sold: £1,920,000 (£423.56/SF)
7	126 Hempstead Rd	Kings Langley	4,533 SF Office	Sold: £1,881,000 (£414.96/SF)
8	23 High St	Tring	3,533 SF Office	Sold: £850,000 (£240.59/SF)
9	34 High St	Kings Langley	2,154 SF Office/Medical	Sold: £700,000 (£324.98/SF)
10	The Dower House, 108 High St	Berkhamsted	1,862 SF Office	Sold: £635,000 (£341.03/SF)
11	Nash House, 12 London Rd	Hemel Hempstead	5,353 SF Office	Sold: £900,000 (£168.13/SF)
12	Nash House, 12 London Rd	Hemel Hempstead	5,353 SF Office	Sold: £2,300,000 (£429.67/SF)
13	Lower Kings Rd	Berkhamsted	1,693 SF Office/Office Building	Sold: £600,000 (£354.40/SF)
14	40 Lower Kings Rd	Berkhamsted	2,328 SF Office/Office Building	Sold: £775,000 (£332.90/SF)

15	Vantage Point, 23 Mark Rd	Hemel Hempstead	18,513 SF Office	Sold: -
16	Masterson House, 30-31 Mark Rd	Hemel Hempstead	7,567 SF Office	Sold: £1,410,000 (£186.34/SF)
17	Technology House, Maylands Ave	Hemel Hempstead	50,590 SF Office	Sold: £6,950,000 (£137.38/SF)
18	55 Maylands Ave	Hemel Hempstead	49,540 SF Office	Sold: £8,500,000 (£171.58/SF)
19	Park House, Park Ln	Hemel Hempstead	11,817 SF Office	Sold: £3,000,000 (£253.87/SF)
20	Queen St	Tring	4,431 SF Office	Pending: w/Asking Price of £750,000 (£169.26/SF)
21	2-4 Risedale Rd	Hemel Hempstead	2,423 SF Office	Sold: £525,000 (£216.67/SF)
22	64 Western Rd	Tring	1,236 SF Office	Sold: £578,000 (£467.64/SF)



# Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

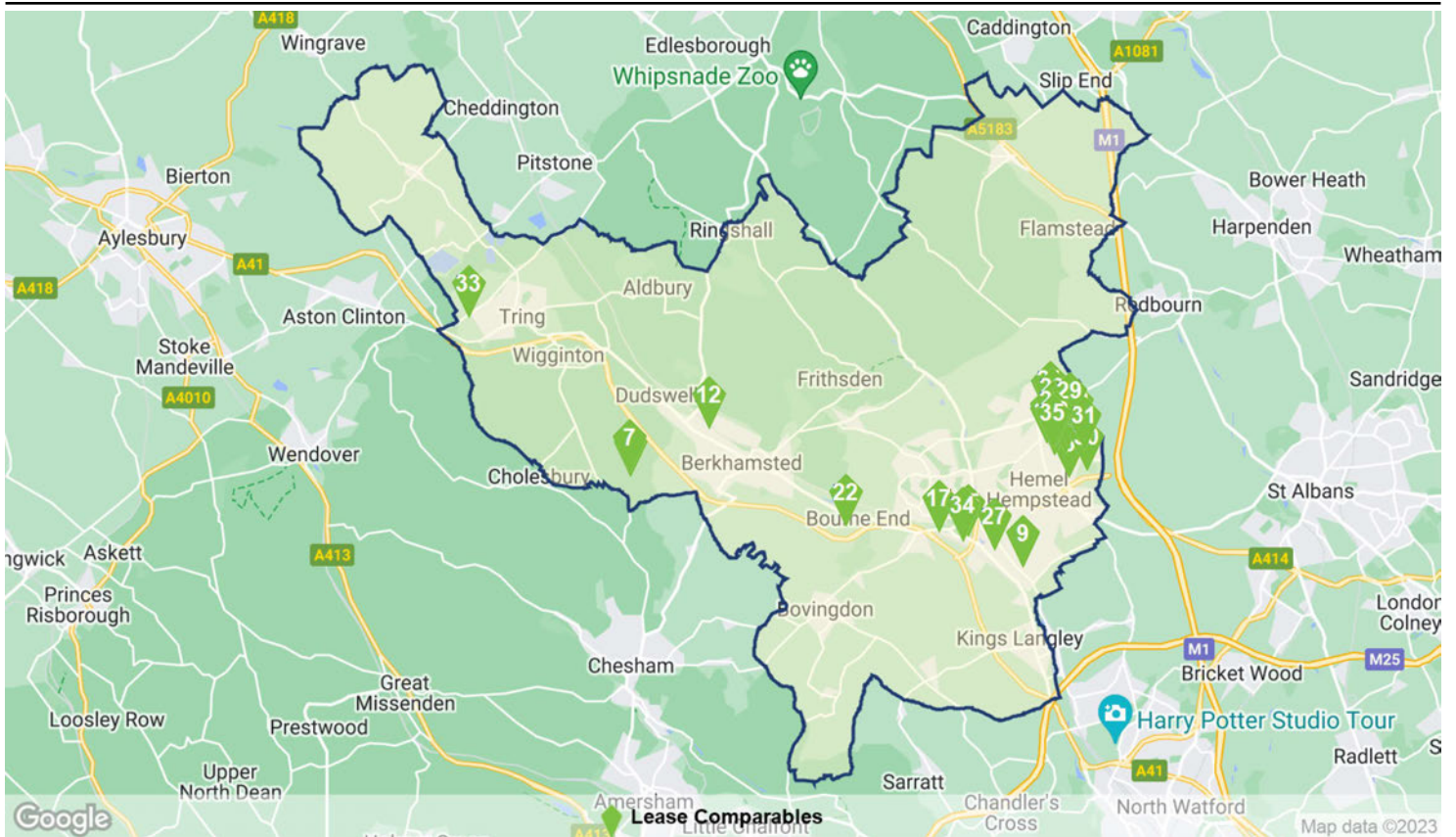
52

£11.30

£10.74

15

## TOP 50 LEASE COMPARABLES



## SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	39	£3.27	£11.30	£13.00	£16.50
Achieved Rent Per SF	21	£6.84	£10.74	£12.20	£13.54
Net Effective Rent Per SF	13	£6.84	£9.77	£10.59	£13.50
Asking Rent Discount	16	-8.3%	3.3%	0.0%	42.1%
TI Allowance	-	-	-	-	-
Rent Free Months	14	0	6	3	36

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	47	1	15	8	98
Deal Size	52	392	16,175	7,637	233,720
Lease Deal in Months	28	12.0	80.0	60.0	360.0
Floor Number	52	GRND	GRND	GRND	MEZZ

06/04/2023



# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Mark Rd	★★★★★	2,379	GRND,1	21/03/2023	New	£13.50	Asking
2 Boundary Way	★★★★★	16,444	GRND,1	15/03/2023	New	-	-
3 The Studios	★★★★★	3,145	GRND	21/11/2022	New	£12.20	Asking
4 Enterprise Way	★★★★★	2,753	GRND	17/11/2022	New	£16.50	Asking
4 Enterprise Way	★★★★★	677	1st	17/11/2022	New	£16.50	Asking
5 Cleveland Way	★★★★★	2,470	GRND,1	31/10/2022	New	£15.00	Asking
6 Prologis Park Marylands Ave	★★★★★	233,720	GRND,1	28/10/2022	New	-	-
7 The Piggery	★★★★★	500	GRND	20/10/2022	New	£7.08/iri	Asking
8 Heron Business Park, Ea...	★★★★★	6,866	GRND,1-2	02/10/2022	New	£13.50	Asking
9 The Denes	★★★★★	24,457	GRND	12/09/2022	New	£3.27	Asking
10 Whiteleaf Rd	★★★★★	3,685	GRND,1...	11/07/2022	New	£12.20	Achieved
4 Enterprise Way	★★★★★	12,491	GRND,1	30/06/2022	New	£12.50	Asking
11 Units 6 - 12 Mark Rd	★★★★★	1,798	GRND	30/06/2022	New	-	-
12 Northbridge Rd	★★★★★	9,382	GRND	07/06/2022	New	£11.59/fri	Achieved
9 The Denes	★★★★★	24,457	GRND	21/05/2022	New	-	-
13 27 Mark Rd	★★★★★	21,004	GRND,1	01/02/2022	New	-	-
14 Swallowdale Ln	★★★★★	5,794	GRND,1	04/01/2022	New	£13.74	Asking
15 Mark House 36 Mark Rd	★★★★★	14,776	GRND,1	23/12/2021	New	£13.50/fri	Effective
16 3-4 Maxted Rd	★★★★★	10,336	GRND	16/12/2021	New	£12.56	Asking
17 London Rd	★★★★★	8,886	GRND	08/12/2021	New	-	-
18 Spring Park Marylands Ave	★★★★★	7,100	GRND,1	26/11/2021	New	-	-

06/04/2023

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
8 Eastman Way	★★★★★	6,790	GRND	01/11/2021	New	£12.75	Asking
19 2 Maxted Rd	★★★★★	11,962	GRND,1	01/10/2021	New	£13.50	Asking
20 Maxted Rd	★★★★★	15,412	GRND	15/09/2021	New	£13.50/fri	Asking
21 Eastman Way	★★★★★	13,466	GRND,1...	13/09/2021	New	£12.61/fri	Achieved
4 Enterprise Way	★★★★★	3,394	GRND,1	13/09/2021	New	£15.09	Asking
22 Bourne End	★★★★★	1,930	1st	02/09/2021	New	£6.84	Effective
1 Mark Rd	★★★★★	4,092	GRND,1	02/09/2021	New	£10.59/fri	Effective
23 Units 4-6 Cubic Eastman Way	★★★★★	13,066	GRND,1	23/07/2021	New	£13.25/fri	Asking
14 McDonald Way	★★★★★	4,340	GRND	01/07/2021	New	£13.50/fri	Achieved
24 Maylands Ave	★★★★★	3,519	GRND,1	03/06/2021	New	£12.00	Asking
25 Hss Hire Sops 329 London Rd	★★★★★	1,845	GRND,...	01/06/2021	New	£13.28	Asking
26 Maylands Ave	★★★★★	5,893	GRND,1...	01/04/2021	New	£13.00	Asking
27 17 Frogmore Rd	★★★★★	11,900	GRND	22/03/2021	Renewal	£7.10/fri	Effective
28 ATA House Boundary Way	★★★★★	12,356	GRND,1	01/03/2021	New	£8.09/fri	Effective
29 Maxted Rd	★★★★★	27,266	GRND,...	02/02/2021	New	£12.12/fri	Effective
30 Prologis Park Breakspear Way	★★★★★	149,263	GRND,1	01/02/2021	New	£9.12/fri	Effective
18 Spring Park Marylands Ave	★★★★★	5,006	GRND,1	20/01/2021	New	£13.50/fri	Asking
31 Boundary Way	★★★★★	33,549	GRND,...	01/01/2021	New	£9.11	Asking
23 Units 4-6 Cubic Eastman Way	★★★★★	8,595	GRND,1	17/12/2020	New	£11.29/fri	Asking
18 Spring Park Marylands Ave	★★★★★	11,126	GRND,1	17/11/2020	New	£13.50/fri	Achieved
18 Spring Park Marylands Ave	★★★★★	8,175	GRND,1	27/10/2020	New	£13.50/fri	Achieved

06/04/2023

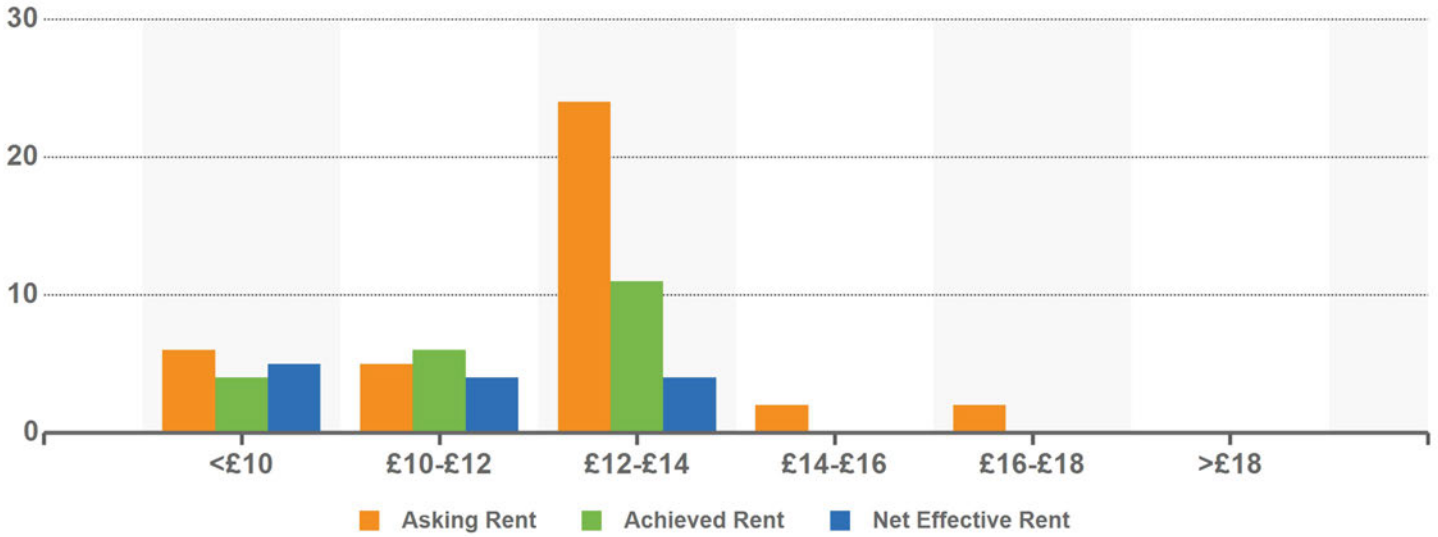
# Lease Comps Summary

## Lease Comps Report

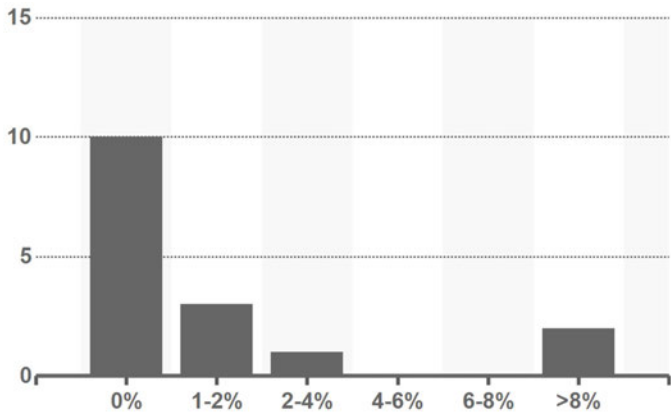
Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
32 222 Maylands	★★★★★	22,408	GRND,1	12/10/2020	New	£9.95/fri	Effective
23 Units 4-6 Cubic Eastman Way	★★★★★	13,065	GRND,1	01/10/2020	New	£12.75/fri	Achieved
33 Bridgeway House Ickniel Way	★★★★★	8,832	GRND	01/10/2020	New	£7.05	Asking
11 Units 6 - 12 Mark Rd	★★★★★	3,483	GRND,1	18/09/2020	New	£12.73/fri	Effective
34 Whiteleaf Rd	★★★★★	3,691	GRND,...	07/09/2020	New	£11.65/fri	Effective
18 Spring Park Marylands Ave	★★★★★	5,272	GRND,1	17/07/2020	New	£11.35/fri	Effective
35 Hall Rd	★★★★★	2,215	GRND	10/07/2020	New	£10.34/fri	Effective
11 Units 6 - 12 Mark Rd	★★★★★	392	1st	01/07/2020	New	£12.19/fri	Effective

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
<b>£11.30</b>	<b>£10.74</b>	<b>£9.77</b>	<b>6.3</b>

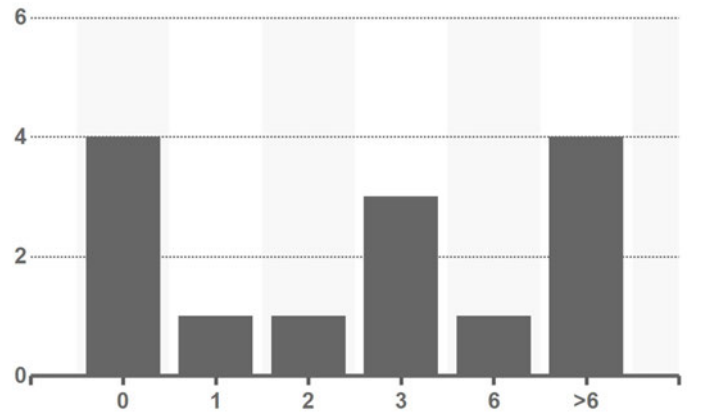
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



# Lease Comps Search Criteria

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## Basic Criteria

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Space Use  
Sign Date

Industrial, Light Industrial  
06/04/2020 - 06/04/2023

## Geography Criteria

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Submarket

Dacorum (Hertfordshire)

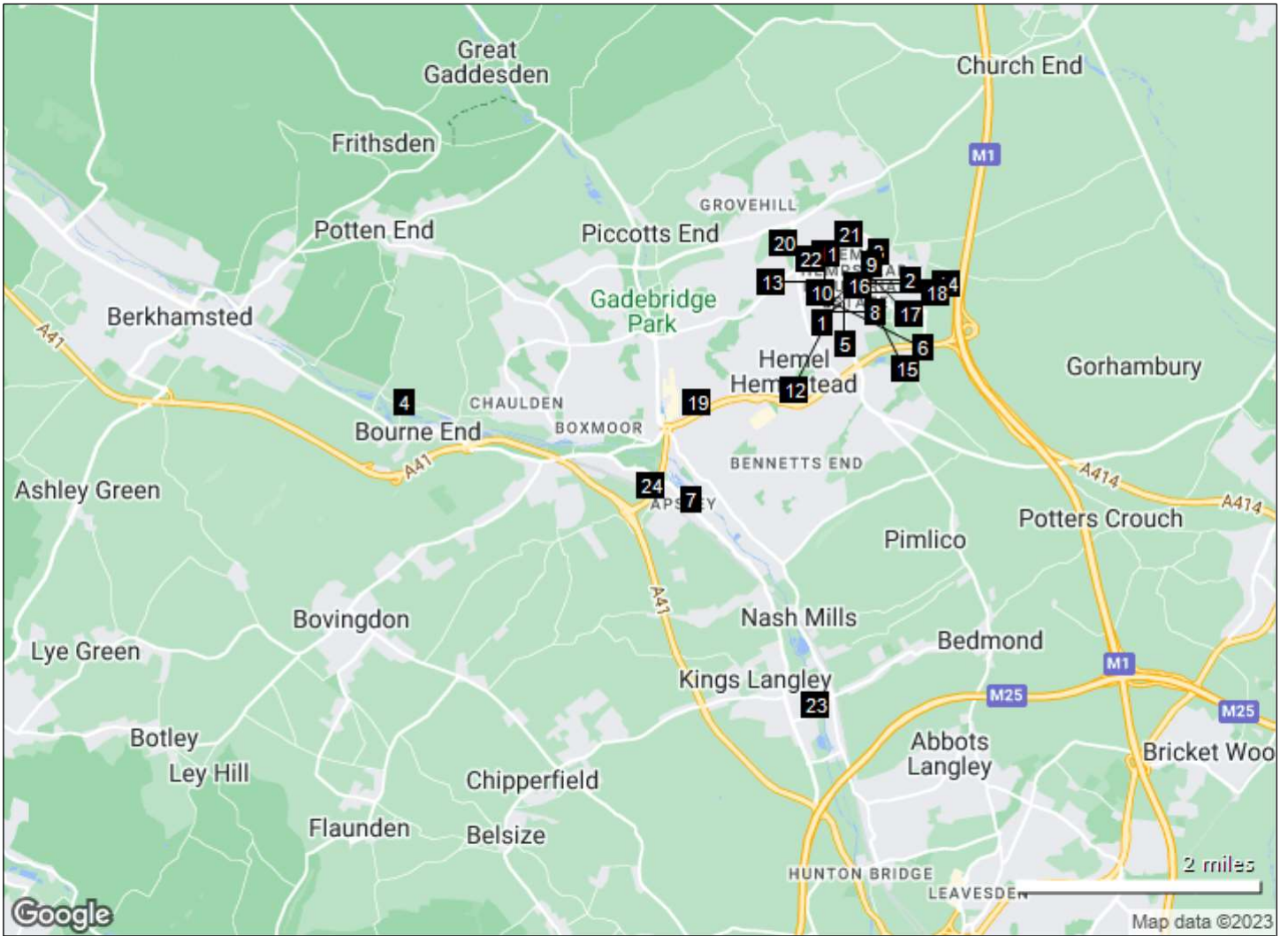


## Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
<b>Light Industrial</b>					
Price					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£4,500,000	£4,500,000	£4,500,000	£4,500,000	1
NIA					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	29,613 SF	29,613 SF	29,613 SF	29,613 SF	1
Price per SF					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£151.96	£151.96	£151.96	£151.96	1
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	7.00%	7.00%	7.00%	7.00%	1
Days on Market					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	108	108	108	108	1
Sale Price to Asking Price Ratio					
Sold Transactions	100.00%	100.00%	100.00%	100.00%	1
<b>Industrial</b>					
Price					
For Sale & UC/Pending	£1,200,000	£1,200,000	£1,200,000	£1,200,000	1
Sold Transactions	£620,000	£6,690,469	£5,000,000	£26,029,665	19
NIA					
For Sale & UC/Pending	9,077 SF	9,077 SF	9,077 SF	9,077 SF	1
Sold Transactions	1,000 SF	30,847 SF	16,919 SF	125,797 SF	22
Price per SF					
For Sale & UC/Pending	£132.20	£132.20	£132.20	£132.20	1
Sold Transactions	£152.35	£242.98	£236.97	£1,900.00	19
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	2.47%	2.53%	2.53%	2.58%	2
Days on Market					
For Sale & UC/Pending	216	216	216	216	1
Sold Transactions	57	214	214	370	2
Sale Price to Asking Price Ratio					
Sold Transactions	103.33%	103.33%	103.33%	103.33%	1

## Quick Stats Report

	Low	Average	Median	High	Count
<b>Totals</b>					
For Sale & UC/Pending		Asking Price Total: £1,200,000		Total For Sale Transactions:	1
Sold Transactions		Total Sales Volume: £131,618,916		Total Sales Transactions:	23
		<hr/> Total Included in Analysis: £132,818,916		<hr/> Total Included in Analysis:	24
<b>Survey Criteria</b>					
<p>basic criteria: Type of Property - Industrial, Light industrial; Sale Date - from 06/04/2020; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes</p> <p>geography criteria: Submarket - Dacorum (Hertfordshire)</p>					



	Address	City	Property Info	Sale Info
1	Boundary Way (Part of Portfolio)	Hemel Hempstead	16,444 SF Industrial/Warehouse	Sold: £5,641,495 (£343.07/SF)
2	Boundary Way (Part of Portfolio)	Hemel Hempstead	25,235 SF Industrial/Telecom Hotel/Data Hosting	Sold: £5,218,492 (£206.80/SF)
3	Portakabin Ltd, Boundary Way	Hemel Hempstead	30,000 SF Industrial/Manufacturing	Sold: £14,000,000 (£466.67/SF)
4	Buttons Yard, Bourne End Ln	Hemel Hempstead	8,404 SF Industrial/Service	Sold: £5,000,000 (£594.95/SF)
5	Blue Box Warehouse, Cleveland Way	Hemel Hempstead	6,399 SF Industrial/Service	Sold: £3,000,000 (£468.82/SF)
6	Cleveland Way	Hemel Hempstead	2,470 SF Industrial/Service	Sold: £620,000 (£251.01/SF)
7	36-38 London Rd	Hemel Hempstead	1,238 SF Industrial	Sold: -
8	Mark Rd (Part of Multi-Property Sale)	Hemel Hempstead	23,500 SF Industrial/Warehouse	Sold: £5,266,587 (£224.11/SF)
9	Units 6 - 12, Mark Rd (Part of Multi-Property Sale)	Hemel Hempstead	20,860 SF Industrial/Warehouse	Sold: £5,733,413 (£274.85/SF)
10	24 Mark Rd	Hemel Hempstead	16,738 SF Industrial/Warehouse	Sold: £2,550,000 (£152.35/SF)
11	27 Mark Rd	Hemel Hempstead	21,004 SF Industrial/Warehouse	Sold: £3,550,000 (£169.02/SF)
12	33 Mark Rd	Hemel Hempstead	9,077 SF Industrial/Service	Pending: w/Asking Price of £1,200,000 (£132.20/SF)



13	Mark House, 36 Mark Rd	Hemel Hempstead	29,613 SF Flex	Sold: £4,500,000 (£151.96/SF)
14	Maxted Rd (Part of Portfolio)	Hemel Hempstead	10,776 SF Industrial/Warehouse	Sold: £1,898,844 (£176.21/SF)
15	Maxted Rd (Part of Portfolio)	Hemel Hempstead	11,146 SF Industrial/Warehouse	Sold: £2,141,168 (£192.10/SF)
16	1-4 Maxted Rd (Part of Portfolio)	Hemel Hempstead	50,400 SF Industrial/Warehouse	Sold: -
17	3-4 Maxted Rd	Hemel Hempstead	1,000 SF Industrial/Warehouse	Sold: £1,900,000 (£1,900/SF)
18	Century House, Maylands Ave (Part of Portfolio)	Hemel Hempstead	103,838 SF Industrial/Warehouse	Sold: -
19	Park Works, Paradise	Hemel Hempstead	4,722 SF Industrial/Service	Sold: £2,800,000 (£592.97/SF)
20	Iron Mountain, Pennine Way (Part of Portfolio)	Hemel Hempstead	125,797 SF Industrial/Warehouse	Sold: £26,029,665 (£206.92/SF)
21	ITAB House, Swallowdale Ln (Part of Portfolio)	Hemel Hempstead	89,247 SF Industrial/Warehouse	Sold: £13,720,000 (£153.73/SF)
22	Atlas Copco, Swallowdale Ln	Hemel Hempstead	88,618 SF Industrial/Warehouse	Sold: £21,000,000 (£236.97/SF)
23	34 Waterside (Part of Multi-Property Sale)	Kings Langley	3,698 SF Industrial/Service	Sold: £649,252 (£175.57/SF)
24	Arriva, Whiteleaf Rd	Hemel Hempstead	17,100 SF Industrial/Warehouse	Sold: £6,400,000 (£374.27/SF)

# Lease Comps Summary

## Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

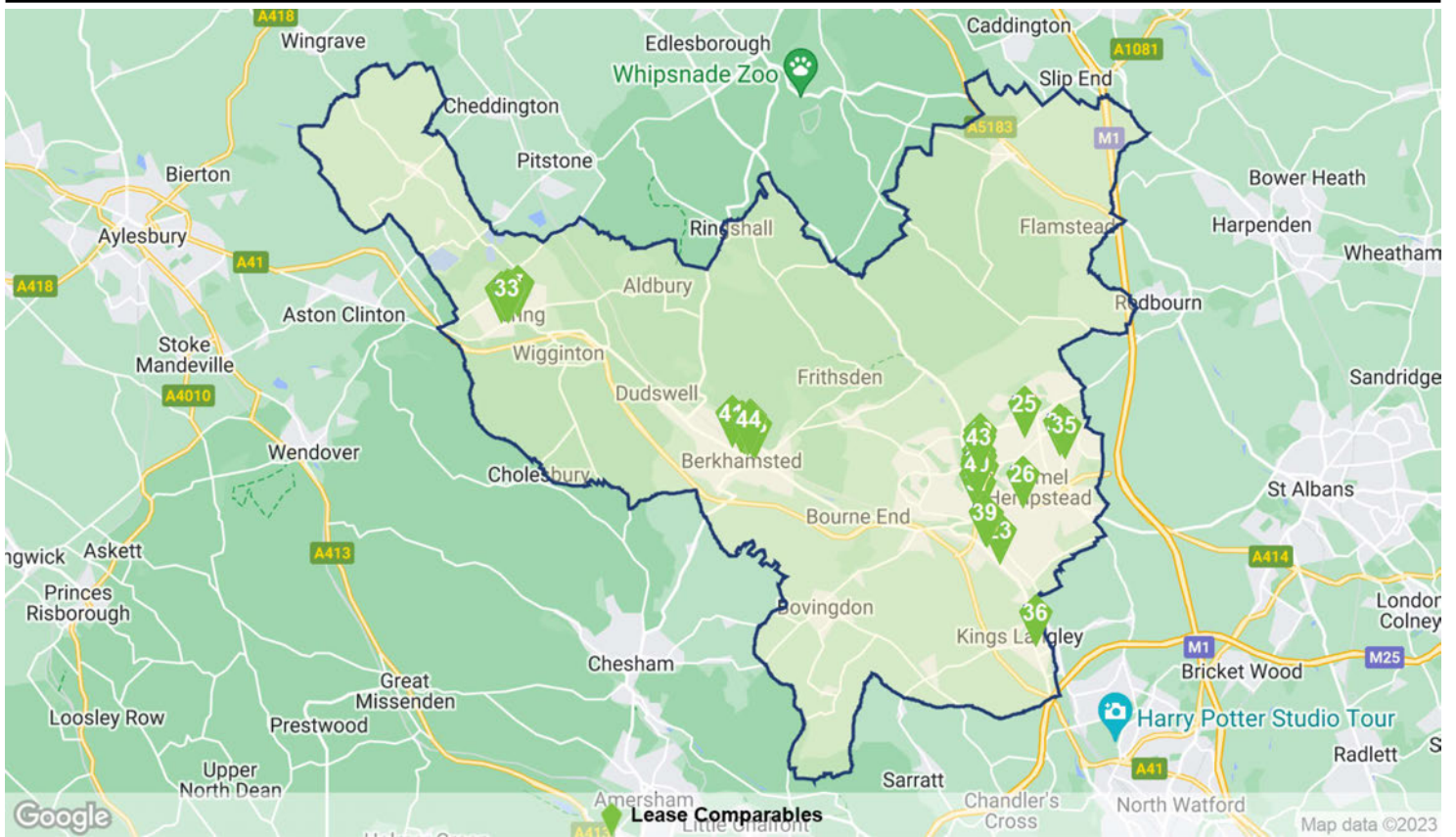
49

£23.20

£18.33

18

### LEASE COMPARABLES



### SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	35	£8.00	£23.20	£32.67	£75.97
Achieved Rent Per SF	23	£7.18	£18.33	£28.76	£75.97
Net Effective Rent Per SF	11	£13.03	£17.15	£22.39	£75.97
Asking Rent Discount	11	-15.1%	2.0%	0.0%	31.0%
TI Allowance	-	-	-	-	-
Rent Free Months	10	0	9	0	84

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	40	2	18	11	118
Deal Size	49	189	2,191	885	16,983
Lease Deal in Months	28	12.0	136.0	120.0	264.0
Floor Number	49	GRND	GRND	GRND	2

06/04/2023

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 212-220 High St	★★★★★	1,745	GRND	03/03/2023	New	£41.55	Achieved
2 90 High St	★★★★★	483	GRND	02/01/2023	New	£41.41	Asking
3 31 High St	★★★★★	610	GRND	25/11/2022	New	£0.00/iri	Effective
4 148A Marlowes	★★★★★	802	GRND	15/11/2022	New	£40.52	Asking
1 212-220 High St	★★★★★	1,660	GRND	04/10/2022	New	£45.18	Asking
5 42 Frogmore St	★★★★★	678	GRND	22/07/2022	New	£28.69/fri	Effective
6 39-43 Lower Kings Rd	★★★★★	365	GRND	12/07/2022	New	£50.68	Achieved
7 Petrol Station London Rd	★★★★★	3,611	GRND	13/06/2022	New	£17.31	Achieved
8 160 Marlowes	★★★★★	1,186	GRND	08/06/2022	New	£25.30	Asking
9 Norman House 207-209 High St	★★★★★	697	GRND	31/05/2022	New	£53.80/fri	Achieved
10 Bank Court Marlowes	★★★★★	1,251	GRND	31/05/2022	New	£21.58	Achieved
11 225 High St	★★★★★	672	GRND	30/05/2022	New	£40.08/fri	Effective
12 230 Marlowes	★★★★★	2,069	GRND	04/04/2022	New	£15.47	Asking
13 189 High St	★★★★★	2,449	GRND	11/03/2022	New	£32.67	Asking
14 142 Marlowes	★★★★★	680	GRND	01/03/2022	New	£40.35	Effective
15 142 Marlowes	★★★★★	763	GRND	01/03/2022	New	£32.77	Asking
16 313 High St	★★★★★	461	GRND	23/02/2022	New	£43.38	Asking
17 154-158 High	★★★★★	548	GRND	14/12/2021	New	£51.09	Asking
18 The Riverside Shopping... Riverside	★★★★★	10,005	GRND	22/11/2021	New	£8.00	Asking
19 1B Lower Kings Rd	★★★★★	189	GRND	16/11/2021	New	£66.14/fri	Achieved
20 25-25A High St	★★★★★	507	GRND	01/11/2021	New	£41.42/fri	Achieved

06/04/2023

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
21 17 Mark Rd	★★★★★	2,066	GRND,1	23/09/2021	New	£14.52	Asking
18 The Riverside Shopping... Riverside	★★★★★	2,838	GRND	10/09/2021	New	£17.62	Asking
22 5-7 Lower Kings Rd	★★★★★	503	GRND	01/09/2021	New	£49.70	Asking
23 Mercedes-Benz Direct London Rd	★★★★★	16,983	GRND,1	31/08/2021	Renewal	£13.14	Effective
24 Coral 10 Bank Ct	★★★★★	1,530	GRND	18/08/2021	New	£19.72/fri	Effective
25 105 Jupiter Dr	★★★★★	580	GRND	28/07/2021	New	£14.22/fri	Effective
26 Jarman Way	★★★★★	14,807	GRND	22/06/2021	New	-	-
27 39-39A High St	★★★★★	1,595	GRND	27/04/2021	New	£16.30	Asking
17 154-158 High	★★★★★	688	GRND,1	23/04/2021	Renewal	£44.91	Effective
28 Riverside Shopping Centre Unit B9 Riverside	★★★★★	8,354	GRND	20/04/2021	New	£7.18/fri	Achieved
29 40 London Rd	★★★★★	1,689	GRND,1	26/03/2021	Renewal	£13.03/fri	Effective
29 40 London Rd	★★★★★	1,689	1st	26/03/2021	New	-	-
30 21 High St	★★★★★	1,437	GRND	19/03/2021	New	£27.49	Asking
31 247-249 High St	★★★★★	2,695	GRND	05/02/2021	New	£29.68	Achieved
32 Marlowes Shopping Centre Marlowes	★★★★★	5,649	GRND	01/02/2021	New	£15.93	Asking
33 27-28 High St	★★★★★	747	GRND	28/01/2021	New	£33.47	Asking
34 7 Bridge St	★★★★★	883	GRND	14/01/2021	New	£22.65/fri	Asking
35 Maylands Plaza Maylands Ave	★★★★★	462	GRND	01/01/2021	New	£27.06	Asking
36 37 High St	★★★★★	283	GRND	12/12/2020	New	£75.97/fri	Effective
37 10-12 Lawn Ln	★★★★★	1,007	GRND	08/10/2020	New	£23.83	Asking
38 126 High St	★★★★★	885	GRND,1-2	10/09/2020	New	£26.55/fri	Achieved

06/04/2023

# Lease Comps Summary

## Lease Comps Report

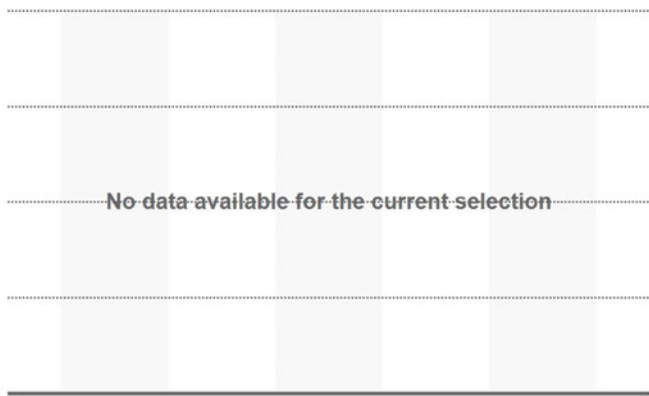
Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
39 54 London Rd	★★★★★	440	GRND	07/09/2020	New	£19.32	Asking
40 206 Marlowes	★★★★★	3,139	GRND,1	01/09/2020	Renewal	£8.76/fri	Achieved
41 315 High St	★★★★★	1,539	GRND	28/08/2020	New	£13.58	Effective
42 18 High St	★★★★★	765	GRND	20/08/2020	New	£20.92	Asking
14 145 Marlowes	★★★★★	1,713	GRND	20/08/2020	New	£14.01	Asking
43 23-25 Marlowes	★★★★★	670	GRND	14/08/2020	New	£22.39	Effective
44 2-4 Lower Kings Rd	★★★★★	326	GRND	27/04/2020	New	£50.61/fri	Asking

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£23.20	£18.33	£17.15	9.4

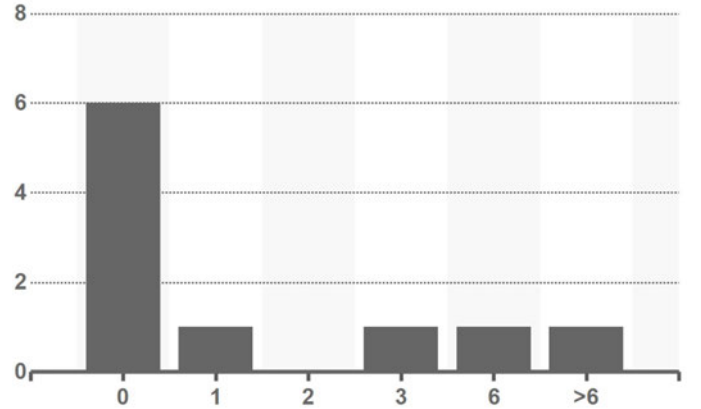
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



# Lease Comps Search Criteria

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## Basic Criteria

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Space Use  
Sign Date

Retail  
06/04/2020 - 06/04/2023

## Geography Criteria

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Submarket

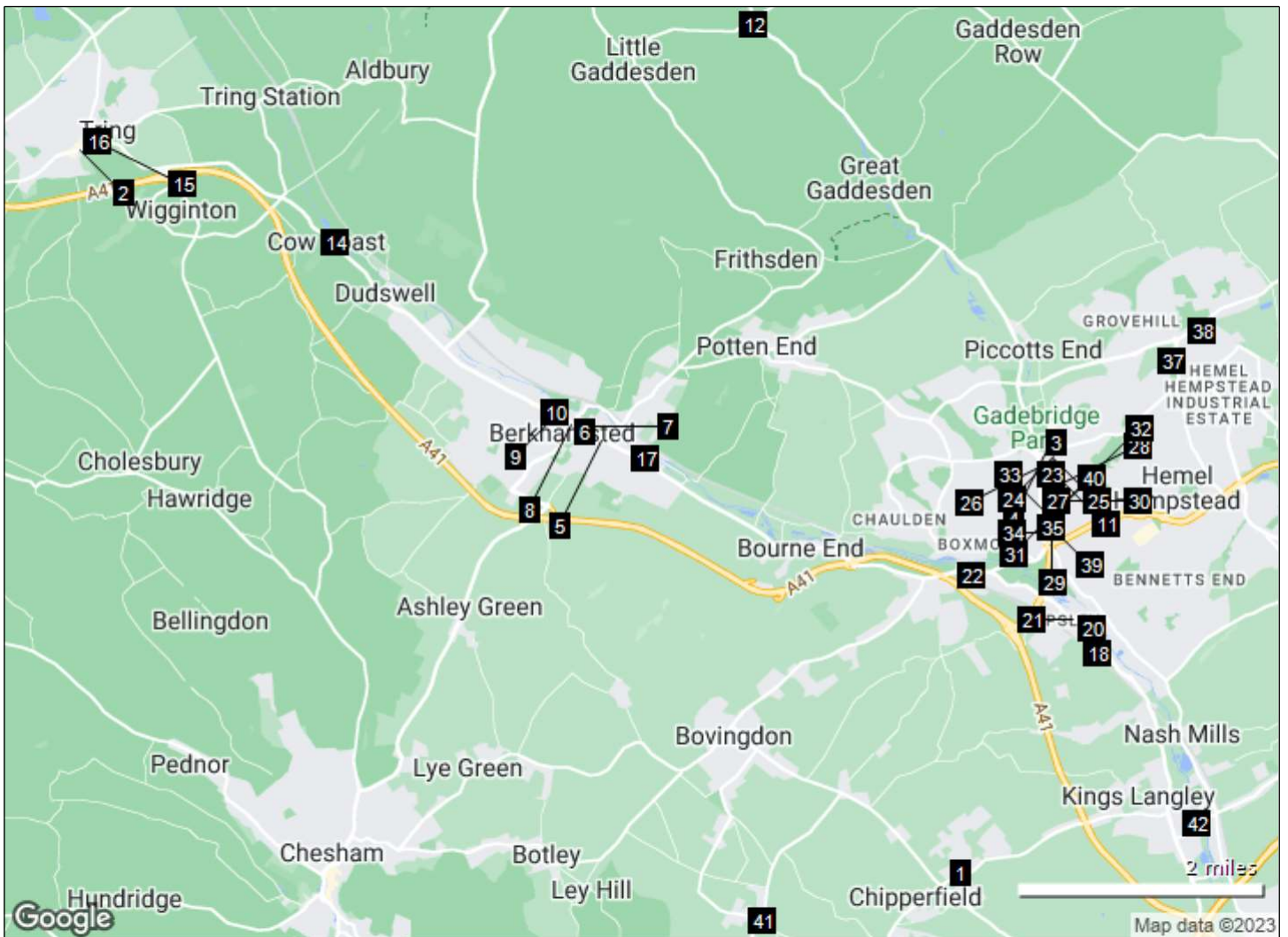
Dacorum (Hertfordshire)



## Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
<b>Price</b>					
For Sale & UC/Pending	£250,000	£571,250	£585,000	£865,000	4
Sold Transactions	£150,000	£3,289,064	£2,100,000	£13,200,000	24
<b>Centre Size</b>					
For Sale & UC/Pending	823 SF	1,874 SF	1,741 SF	3,190 SF	4
Sold Transactions	666 SF	14,967 SF	7,104 SF	60,645 SF	38
<b>Price per SF</b>					
For Sale & UC/Pending	£270.10	£304.87	£287.46	£479.89	4
Sold Transactions	£73.90	£271.54	£273.90	£1,446.22	24
<b>Net Initial Yield</b>					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	5.87%	7.05%	7.25%	8.02%	3
<b>Days on Market</b>					
For Sale & UC/Pending	58	450	261	1,218	4
Sold Transactions	15	144	59	578	10
<b>Sale Price to Asking Price Ratio</b>					
Sold Transactions	100.00%	100.88%	100.00%	102.63%	3
<b>Totals</b>					
For Sale & UC/Pending	Asking Price Total:	£2,285,000	Total For Sale Transactions:		4
Sold Transactions	Total Sales Volume:	£78,937,547	Total Sales Transactions:		38
	Total Included in Analysis:	£81,222,547	Total Included in Analysis:		42
<b>Survey Criteria</b>					
<p>basic criteria: Type of Property - Retail; Sale Date - from 06/04/2020; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes</p> <p>geography criteria: Submarket - Dacorum (Hertfordshire)</p>					





	Address	City	Property Info	Sale Info
1	Chapel Crof	Kings Langley	12,440 SF General Retail/Garden Center	Sold: £3,200,000 (£257.23/SF)
2	41 High St	Tring	1,397 SF General Retail	Sold: £390,000 (£279.17/SF)
3	44 High St	Hemel Hempstead	1,457 SF General Retail/Storefront Retail/Residential	Sold: £150,000 (£102.95/SF)
4	65 High St	Hemel Hempstead	2,050 SF General Retail/Storefront Retail/Office	Sold: £390,000 (£190.24/SF)
5	92-92A High St	Berkhamsted	1,299 SF General Retail/Storefront Retail/Office	Sold: -
6	154-158 High St	Berkhamsted	688 SF General Retail/Storefront	Sold: £995,000 (£1,446.22/SF)
7	168-192 High St	Berkhamsted	52,497 SF General Retail/Storefront	Sold: -
8	212-220 High St	Berkhamsted	8,841 SF General Retail/Storefront	Sold: £2,500,000 (£282.77/SF)
9	292-294 High St	Berkhamsted	21,990 SF General Retail/Storefront Retail/Residential	Sold: £1,625,000 (£73.90/SF)
10	300 High St	Berkhamsted	30,198 SF General Retail/Storefront	Sold: £9,027,500 (£298.94/SF)
11	Asda Stores Ltd, Hillfield Rd	Hemel Hempstead	41,431 SF General Retail/Supermarket	Sold: £13,200,000 (£318.60/SF)
12	Fourways Garage, Hudnall Corner	Berkhamsted	8,144 SF General Retail/Auto Dealership	Sold: £1,700,000 (£208.74/SF)
13	J Sainsbury Plc, London Rd (Part of Portfolio)	Hemel Hempstead	60,645 SF Retail/Supermarket	Sold: £3,676,096 (£237.71/SF)

14	BMW Car Dealership, London Rd (Part of Multi-Property Sale)	Tring	22,608 SF Retail/Auto Dealership	Sold: -
15	Mini Dealership, London Rd (Part of Multi-Property Sale)	Tring	5,430 SF Retail	Sold: -
16	Petrol Station, London Rd (Part of Multi-Property Sale)	Tring	3,611 SF Retail	Sold: -
17	Old Mill House Hotel, London Rd	Berkhamsted	13,764 SF General Retail/Bar/Nightclub	Sold: £1,150,000 (£83.55/SF)
18	Mercedes-Benz Direct, London Rd	Hemel Hempstead	16,983 SF General Retail/Auto Dealership	Sold: £5,100,000 (£300.30/SF)
19	J Sainsbury Plc, London Rd (Part of Portfolio)	Hemel Hempstead	60,645 SF Retail/Supermarket	Sold: £7,796,416 (£504.15/SF)
20	J Sainsbury Plc, London Rd (Part of Portfolio)	Hemel Hempstead	60,645 SF Retail/Supermarket	Sold: £5,896,319 (£381.28/SF)
21	24 London Rd	Hemel Hempstead	823 SF General Retail/Storefront Retail/Residential	Pending: w/Asking Price of £250,000 (£303.77/SF)
22	499 London Rd	Hemel Hempstead	9,644 SF General Retail/Auto Dealership	Sold: £3,600,000 (£373.29/SF)
23	Marlowes	Hemel Hempstead	3,190 SF General Retail/Storefront	Pending: w/Asking Price of £865,000 (£271.16/SF)
24	5-5A Marlowes	Hemel Hempstead	1,094 SF General Retail/Storefront	Pending: w/Asking Price of £525,000 (£479.89/SF)
25	15 Marlowes	Hemel Hempstead	666 SF General Retail/Storefront Retail/Residential	Sold: -
26	19 Marlowes	Hemel Hempstead	1,483 SF General Retail/Storefront	Sold: £525,000 (£354.01/SF)
27	127-145 Marlowes	Hemel Hempstead	1,713 SF General Retail/Storefront	Sold: -
28	136 Marlowes	Hemel Hempstead	819 SF General Retail/Storefront Retail/Residential	Sold: £220,000 (£268.62/SF)
29	Former Hogshead, 156 Marlowes	Hemel Hempstead	8,852 SF General Retail/Storefront	Sold: £790,000 (£89.25/SF)
30	160 Marlowes	Hemel Hempstead	13,408 SF General Retail/Storefront	Sold: £1,375,000 (£102.55/SF)
31	179-183 Marlowes (Part of Multi-Property Sale)	Hemel Hempstead	26,630 SF Retail/Storefront	Sold: -
32	185-185A Marlowes (Part of Multi-Property Sale)	Hemel Hempstead	3,444 SF Retail/Storefront	Sold: -
33	208 Marlowes	Hemel Hempstead	2,388 SF General Retail/Storefront	Pending: w/Asking Price of £645,000 (£270.10/SF)
34	239-245 Marlowes	Hemel Hempstead	19,021 SF General Retail/Restaurant	Sold: £8,722,000 (£458.55/SF)
35	252-254 Marlowes (Part of Portfolio)	Hemel Hempstead	5,941 SF Retail/Storefront	Sold: -
36	Cupid Green Service Station, Redbourn Rd (Part of Portfolio)	Hemel Hempstead	2,811 SF Retail/Storefront	Sold: £3,258,468 (£1,159.18/SF)
37	Sky Ford, Redbourn Rd	Hemel Hempstead	27,487 SF General Retail/Auto Dealership	Sold: £3,300,000 (£120.06/SF)
38	Cupid Green Service Station, Redbourn Rd (Part of Portfolio)	Hemel Hempstead	2,811 SF Retail/Storefront	Sold: -
39	7 Stephyns Chambers (Part of Portfolio)	Hemel Hempstead	4,540 SF Retail/Storefront	Sold: -
40	8 Stephyns Chambers (Part of Portfolio)	Hemel Hempstead	5,256 SF Retail/Storefront	Sold: -
41	The Bricklayers Arms (Part of Portfolio)	Hemel Hempstead	6,064 SF Retail	Sold: -
42	32 Waterside (Part of Multi-Property Sale)	Kings Langley	1,400 SF Retail/Freestanding	Sold: £350,748 (£250.53/SF)

## Appendix 8 – Land Registry Development Land Data

Plan	Planning Ref	Site	Date approved	Developer	Brief Description	ha	Units	Aff Uni	Aff %	s106	s106 /unit	Commenced	LR Title	Date Sold	Price Paid	Notes
1	4/01519/17/MFA	WESTWICK FARM, WESTWICK ROW, LEVERSTOCK GREEN,HEMEL HEMPSTEAD, HP2 4UD	11/09/2017	Private	Demolition of buildings and residential development of 25 dwellings with associated works, including landscaping and open space	1.02	25	9	36%	£0	£0	Yes	HD480121 HD539205	08/11/2017 21/10/2014	£8,650,000	Areas do not match. Croudace Homes. Whole site is of 1.5ha?
2	4/01630/17/MFA	MARTINDALE JMI SCHOOL, BOXTED ROAD, HEMEL HEMPSTEAD, HP1 2QS	16/10/2017	DBC	Residential development on former martindale school site to provide 65 new dwellings	1.43	65	44	68%	£6,000	£92	Yes	HD484636	13/05/2015	£4,090,000	DBC
3	4/03167/17/MFA	CONVENT OF ST FRANCIS DE SALES PREPARATORY SCHOOL, AYLESBURY ROAD, TRING, HP23 4DL	22/02/2018	Private	Demolition of existing buildings, construction of 31 dwellings, alterations to existing vehicular access on to aylesbury road, landscaping and introduction of informal public open space	1.34	31	12	39%	£0	£0	Yes	HD42605 HD397420 HD592395	31/03/2016, 27/04/2020	£5,880,000	W E Black Ltd owns all the sites. Some sold to Rosewood Housing Ltd
4	4/02269/17/MFA	LAND NORTH EAST OF 25, GOLDCROFT, HEMEL HEMPSTEAD	12/03/2018	HA - Watford Community Housing Trust	Demolition of 20 garages and construction of nine two-bed and two one-bed dwellings in two buildings with landscaping, bin store and cycle store and 16 parking spaces	0.122	11	11	100%	£0	£0	Yes	HD561817	10/02/2017	£850,000	Watford Community Housing Trust
5	4/03325/17/MFA	LAND AT 9.11 & 13 HIGH STREET AND SWING GATE LANE, BERKHAMSTED, HP4	19/04/2018	DBC	Demolition of former garage buildings and redevelopment to provide 12 new dwellings through a combination of conversion and new Build	0.112	12	12	100%	£0	£0	Yes	HD532978	24/05/2016	£550,000	DBC
6	04/01198/18/MFA	LAND AT APSLEY MILLS ADJ. THE COTTAGE, LONDON ROAD, APSLEY, HEMEL HEMPSTEAD	15/08/2018	DBC	DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF FOUR RESIDENTIAL BUILDINGS TO PROVIDE 29 FLATS (12 X 1BED, 17 X2BED), PUBLIC OPEN SPACE, RESIDENTIAL AND VISITOR PARKING AND ASSOCIATED AMENITY SPACE.	0.33	29	29	100%	£0	£0	Yes	HD282093	03/01/2014	No PPD	DBC
7	4/00995/18/MFA	LAND NORTH OF HARRIER CLOSE, HARRIER CLOSE, HEMEL HEMPSTEAD	29/07/2019	Private	Construction of 28 dwellings with associated access, parking and landscaping	0.5	28	10	36%	£8,000	£286	Yes	HD437036	04/01/2019	£2,300,000	Vistry Homes
8	4/01121/18/MFA	PARADISE INDUSTRIAL ESTATE, WOOD LANE, HEMEL HEMPSTEAD, HP2 4TP	27/09/2018	HA - Hightown Housing Association	Demolition of existing car repair workshop and construction of 44 one and two bed dwellings with associated parking, access and landscaping.	0.24	44	44	100%	£0	£0	Yes	HD372622 HD297017 HD372618	10/01/2019	£2,840,000	Hightown Housing Assoc
9	4/03105/17/MFA	GARAGES AT SPRING LANE, HEMEL HEMPSTEAD, HP1 3QZ	15/10/2018	Private	Demolition of existing garages and construction of 8 two bedroom and 12 one bedroom flats and associated surface and basement parking.	0.106	20	7	35%	£0	£0	Yes	HD569378	07/12/2020	£2,250,000	Hightown Housing Assoc
10	4/01331/18/MFA	FROGMORE ROAD INDUSTRIAL ESTATE, FROGMORE ROAD, HEMEL HEMPSTEAD, HP3 9RW	31/10/2018	Private	Demolition of all existing buildings and construction of two buildings comprising 170 residential units with associated access, parking, amenity space and landscaping.	1.32	170	59	35%	£121,000	£712	Yes	HD47504	19/06/2017	£7,750,000	Bellway
11	4/00635/18/MFA	ZOFFANY HOUSE, 74-78 WOOD LANE END, HEMEL HEMPSTEAD, HP2 4RF	21/12/2018	Private	Construction of 55 dwellings, with access from wood lane end and associated Infrastructure.	0.78	55	19	35%	£140,500	£2,555	Yes	HD199389	14/03/2019	£4,388,980	Cala
12	4/02061/18/MFA	BUTTON HOUSE, PIX FARM LANE, HEMEL HEMPSTEAD, HP1 2RY	04/03/2019	Private	Demolition of existing buildings and construction of 56 new homes together with associated access, landscaping, parking and open space	2.56	56	23	41%	£7,000	£125	Yes	HD313200 HD445278	03/08/2020	£6,500,000	Bellway
13	4/02451/18/FUL	GARAGE SITE, RUCKLERS LANE, KINGS LANGLEY WD4 8AY (site to rear of 97-101 odd nos. Rucklers Lane)	11/03/2019	HA - Watford Community Housing Trust	Demolition of 28 garages. Construction of 4 two bedroom houses with off road parking and private rear Gardens.	0.11	4	4	100%	£0	£0	Yes	HD573786	10/05/2018	£370,000	Watford Community Housing Trust

14	4/02539/16/MOA	SPENCER'S PARK PHASE 2, LAND BETWEEN THREE CHERRY TREES LANE AND CHERRY TREE LANE, HEMEL HEMPSTEAD	24/04/2019	Private	Outline planning application to include up to 600 dwellings (c3), land for primary school (d1), land for local centre uses (a1,a3,a4,a5,d1,d2), land for up to 7,500 square metres of employment uses (b1,b2,b8), landscaping, open space and play areas, associated infrastructure, drainage and ancillary works, new roundabout access off three cherry trees lane, new priority junction off three cherry trees lane, new vehicular access to spencer's park phase 1 and an emergency access to the employment land off Cherry Tree Lane.	18.7	600	210	35%	£1,723,590	£2,873	No	HD535711 HD398563	28/03/2018 13/01/2009	Incomplete PPD	Homes & Communities Agency		
15	4/03026/18/MFA	Land At Junction Of Durrants Lane & Shootersway, Berkhamsted	31/05/2019	Private	Development of site to provide 84 dwellings with access from Durrants Lane and provision of amenity space, landscaping and other associated works including drainage infrastructure	3.96	84	34	40%	£75,000	£893	Yes	HD220657	19/06/2015	£1,000,000	Taylor Wimpey. Includes additional land beyond plot	£252,525	£3,006
16	4/02282/18/MOA	RECTORY FARM, GADE VALLEY CLOSE, KINGS LANGLEY, WD4 8AL	20/06/2019	Private	Demolition of existing buildings; redevelopment up to 55 residential units with related access and associated works	1.42	55	19	35%	£29,211	£531	Yes	HD596972	02/11/2020	£9,142,000	Miller Homes	£6,438,028	£117,055
17	4/00658/19/MFA	GARDEN SCENE CHIPPERFIELD, CHAPEL CROFT, CHIPPERFIELD, KINGS LANGLEY, WD4 9EG	19/07/2019	Private	Demolition of existing buildings, construction of 15 dwellings (class c3) and one retail (class a1 shop) unit and parish store room, alterations to vehicle and pedestrian accesses	0.76	15	5	33%	£16,000	£1,067	Yes	HD596349	01/12/2020	£3,200,000	Oakford Homes	£4,210,526	£280,702
18	4/00834/18/MFA	HEWDEN HIRE LTD, TWO WATERS WAY, HEMEL HEMPSTEAD, HP3 9BX	22/07/2019	HA - Thrive Homes	Construction of 39 apartments, associated parking, landscaping, cycle storage, refuse and recycling enclosures. Access via existing vehicular access from Two Waters Road.		39	39	100%	£0	£0	Yes	HD5122	23/09/2022	£14,540,000	Thrive Homes Says 0.38 Sqm I suspect they mean 0.38 hectare		
19	4/01172/19/MFA	CHARTER COURT, MIDLAND ROAD, HEMEL HEMPSTEAD, HP2 5RL	27/08/2019	HA - Hightown Housing Association	Change of use from office (class b1(a)) to residential (class c3) and upward extension to create two additional levels, to provide 33 apartments comprising 18 one-bedroom and 15 two-bedroom dwellings with associated car parking, bicycle and refuse storage	0.11	33	12	36%	£0	£0	Yes	HD215086	14/12/2018	£3,228,356	Hightown Housing Assoc	£29,348,691	£889,354
20	4/01327/19/FUL	LAND ADJACENT 35-36 WEST DENE, GADDESSEN ROW, HEMEL HEMPSTEAD, HP2 6HU	19/09/2019	DBC	Construction of 3 x two bedroom dwellings including widening of the access road and associated parking, amenity space and refuse storage	0.085	3	3	100%	£0	£0	Yes	HD472161	13/08/2007	No PPD	DBC. Land Reg is for larger size plot		
21	4/00958/18/MFA	LAND AT ICKNIELD WAY, TRING, HERTS	03/10/2019	Private	Hybrid planning application for 226 dwellings, cemetery car park with toilet block and public open space (details submitted in full), and 0.75 hectares of employment space (b1a, b and c) and a cemetery extension of 1.7 hectares	18.3	226	90	40%	£1,041,220	£4,607	Yes	HD430528 HD502647	08/04/2004 24/10/2019	Incomplete PPD	Cala Management		
22	19/02735/MFA	Land East Of Hardwick, Barnes Lane, Kings Langley, Hertfordshire	28/02/2020	DBC	Construction of 10 new dwellings with associated access road, parking and landscaping	0.391	10	10	100%	£0	£0	Yes	HD337849 HD311256	04/09/1946, 23/10/1957	No PPD	DBC plot larger than application		
23	4/01719/19/MFA	LAND AT EASTWICK ROW, HEMEL HEMPSTEAD, HP2 4JQ	06/05/2020	DBC	Provision of a 34 no. Unit residential block and a pair of semi-detached houses for social rent. the scheme will include the remodeling of the existing eastwick row site including landscaped car parking, new bin storage, cycle storage, mobility scooter.	1.374	34	34	100%	£0	£0	Yes	HD483759,	21/07/2008	No PPD	DBC. Land Reg plot larger than site		
24	4/01788/19/MFA	PARK HOUSE, PARK LANE, HEMEL HEMPSTEAD, HP1 1AA	03/08/2020	Private	Internal alterations, external alterations & rooftop extension to convert office building into 16 flats	0.177	16	6	38%	£0	£0	No	HD356615	15/07/2022	£2,850,000	Barker Homes Park Lane	£16,147,309	£1,009,207
25	20/00963/MFA	66 And 72 Wood Lane End, Maylands Avenue, Hemel Hempstead, Hertfordshire	04/12/2020	HA - Hightown Housing Association	Construction of 158 dwellings and 3 commercial units in buildings of 2, 3, 4, 5 and 9 storeys in height with 167 car parking spaces, landscaping and open space.	1.91	167	167	100%	£53,550	£321	Yes	HD529556	08/02/2019	£8,900,000	Hightown Housing Assoc	£4,659,686	£27,902

26	20/02519/MFA	Paradise Fields, St Albans Road, Hemel Hempstead, Hertfordshire	12/03/2021	DBC	Construction of 58 apartments, external amenity spaces and communal garden/play area.	1.04	58	58	100%	£0	£0	No	HD258590 HD591517	28/02/2020	£3,970,000	DBC.Land Reg plots larger than planning app	£3,817,308	£65,816
27	20/01754/MFA	Land Off Tring Road, Wilstone, Hertfordshire	14/06/2021	Private	Construction of 28 residential dwellings (including 50% affordable housing) with access off Tring Road, including parking and garaging, creation of public open space, landscaping, and all enabling and ancillary works.	1.57	28	14	50%	£16,000	£571	Yes	HD3483	22/03/2022	£1,420,539	Rectory Homes	£904,802	£32,314
28	4/03241/14/MFA	LAND AT JUNCTION OF DURRANTS LANE & SHOOTERSWAY, BERKHAMSTED	04/03/2015	Private	PROPOSED DEVELOPMENT OF LAND AT DURRANTS LANE / SHOOTERSWAY, BERKHAMSTED TO PROVIDE FOR 92 DWELLINGS TOGETHER WITH ACCESS FROM SHOOTERSWAY, ASSOCIATED HIGHWAY WORKS, FORMAL SPORTS PITCH PROVISION, SCHOOL DROP OFF AREA, CAR PARK, AMENITY SPACE AND LANDSCAPING (AMENDED SCHEME)	11.14	92	24	26%	£2,398,100 including payment in lieu of AH dwellings of £1,091,222	£14,205	Yes	HD220657	19/06/2015	£1,000,000	see number 15 above, Taylor Wimpey	£89,767	£976
29	4/03266/18/MFA	LA3, Land At West Hemel Hempstead	02/12/2021	Private	Hybrid planning application for mixed use proposed development at West Hemel Hempstead, pursuant to policy LA3 of the adopted Site Allocations Development Plan Document (2017) to provide for up to 1100 dwellings (with up to 40% affordable housing), comprising full planning proposals for 350 dwellings and outline planning proposals (including means of access) for 750 dwellings	51.8	1100	440	40%	£11,359,549	£10,327	No	HD451911 HD475437	09/12/2014 14/09/2007	£4,030,000	Daid Wilson Homes	£77,799	£71
30	20/00706/MFA	Bushwood Antiques, Stags End Equestrian Centre, Gaddesden Lane, Hemel Hempstead HP2 6HN	10/03/2022	Private	Demolition of Barn/Workshop and stables to enable the development of 14 new dwellings to the north of the site, with the re-application for the approved dwelling to the walled garden.	20.5	15	5	33%	£0	£0	No	HD206679	09/01/2018	No PPD	Bushe Developments		

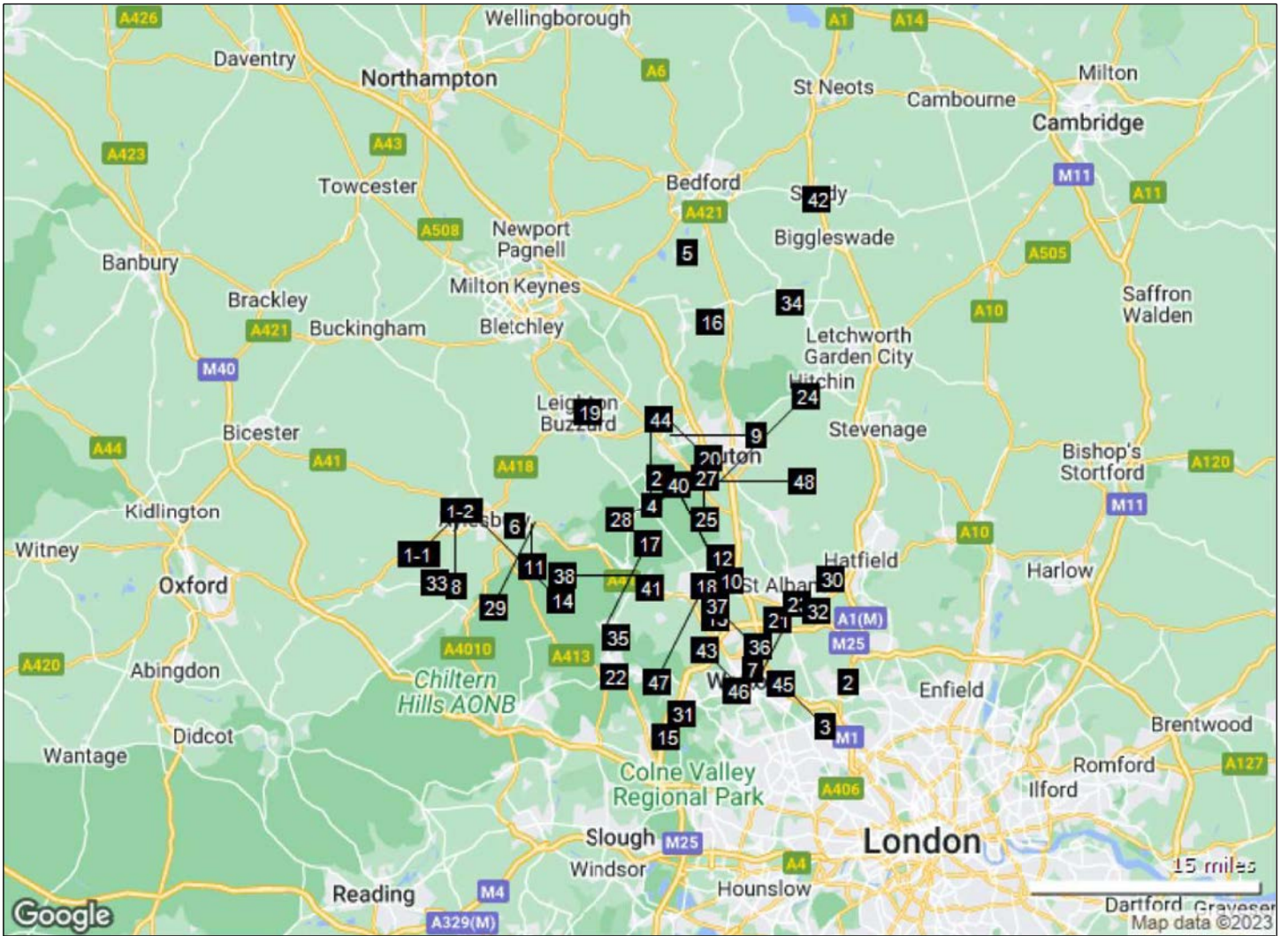


## Appendix 9 – CoStar Industrial Land

*The pages in this appendix are not numbered.*







	Address	City	Property Info	Sale Info
<b>1-1</b>	Brunei Rd	Aylesbury	18.20 AC Land	Portfolio Pending: w/Asking Price of -
<b>1-2</b>	70 Rabans	Aylesbury	18.20 AC Land	Portfolio Pending: w/Asking Price of -
<b>2</b>	A1 Barnet Bypass	Barnet	20.04 AC Land	Sold: £6,500,000 (£324,351.30/AC)
<b>3</b>	Mercure London Watford Hotel, A41 (Part of Multi-Property Sale)		8.71 AC Land	Sold: -
<b>4</b>	Five Acre Development Site, A5	Dunstable	5 AC Land	Sold: £4,575,600 (£915,120/AC)
<b>5</b>	Ampthill Rd	Houghton Conquest	143 AC Land	Sold: -
<b>6</b>	Aston Clinton Rd	Aylesbury	1.40 AC Land	Pending: w/Asking Price of -
<b>7</b>	Balmoral Rd	Watford	0.15 AC Land	Pending: w/Asking Price of -
<b>8</b>	Berryfields	Aylesbury	14.90 AC Land	Pending: w/Asking Price of -
<b>9</b>	Development Land, Boscombe Rd	Dunstable	3.13 AC Land	Sold: £2,225,000 (£710,862.62/AC)
<b>10</b>	Land off Breakspear Way (A414), Breakspear Way	Hemel Hempstead	3.90 AC Land	Pending: w/Asking Price of -
<b>11</b>	8.9-acre site, College Rd	Aylesbury	8.90 AC Land	Sold: £6,850,000 (£769,662.92/AC)
<b>12</b>	Woodhall Farm, Epping Green	Hemel Hempstead	0.23 AC Land	Sold: £700,000 (£3,043,478.26/AC)
<b>13</b>	Land, Gade Valley Clos	Kings Langley	20 AC Land	Sold: £9,000,000 (£2,571,428.57/AC)

14	Gatehouse Way (Part of Portfolio)	Aylesbury	9 AC Land	Sold: -
15	M25 Gerrards Cross (Part of Portfolio)	Rickmansworth	50.43 AC Land	Sold: -
16	Residential Development Site, 96 Greenfield Rd	Bedford	4.08 AC Land	Sold: -
17	26 Hampden Ave		0.11 AC Land	Pending: w/Asking Price of £250,000 (£2,272,727.27/AC)
18	Paradise Fields, Hillfield Rd	Hemel Hempstead	15.02 AC Land	Sold: £3,970,002 (£264,314.38/AC)
19	Hockliffe Rd	Leighton Buzzard	0.42 AC Land	Sold: £1,970,000 (£4,690,476.19/AC)
20	Linmere Houghton Regis, Houghton Rd	Dunstable	7.30 AC Land	Sold: -
21	How Wood	St. Albans	9 AC Land	Sold: -
22	42-44 London Rd W	Amersham	21,104 SF General Retail/Auto Dealership	Sold: £7,000,000 (£331.69/SF)
23	204 Lower High St	Watford	0.20 AC Land	Pending: w/Asking Price of -
24	Markyate Rd	Luton	4.30 AC Land	Sold: £3,000,000 (£697,674.42/AC)
25	Land@Cotswold Farm - inc Mildred House, Millfield Ln (Part of Portfolio)	Luton	6.47 AC Land	Sold: -
26	Millfield Ln (Part of Portfolio)	Luton	6,124 SF Office	Sold: -
27	Millfield Ln (Part of Portfolio)	Luton	3,975 SF Office	Sold: -
28	Millfield Ln (Part of Portfolio)	Luton	3,847 SF Office	Sold: -
29	New Estate Rd (Part of Multi-Property Sale)	Aylesbury	2.90 AC Land	Sold: -
30	Land at Radio Nurseries, Oaklands Ln	St Albans	5.52 AC Land	Sold: £6,500,000 (£1,177,536.23/AC)
31	Maple Cross / MX Park, Off Denham Way	Rickmansworth	8.45 AC Land	Sold: £16,750,000 (£1,982,248.52/AC)
32	Perham Way	St Albans	1.98 AC Land	Sold: £2,032,000 (£1,026,262.63/AC)
33	Black Barn Farm, Princes Risborough Rd	Aylesbury	4,891 SF Industrial/Service	Sold: -
34	Woodview Nurseries, Shefford Rd	Shefford	0.50 AC Land	Sold: -
35	Springfield Rd	Chesham	1.09 AC Land	Sold: £4,101,756 (£3,763,078.90/AC)
36	St. Albans Rd	Watford	0.09 AC Land	Pending: w/Asking Price of -
37	934-974 St. Albans Rd	Watford	2.96 AC Land	Sold: £12,500,000 (£4,222,972.97/AC)
38	0.28 acre lot, Station Rd	Berkhamsted	0.28 AC Land	Sold: £2,865,000 (£10,232,142.86/AC)
39	Swallowdale Ln	Hemel Hempstead	0.85 AC Land	Sold: £410,000 (£482,352.94/AC)
40	Swallowdale Ln	Hemel Hempstead	0.85 AC Land	Sold: £2,100,000 (£2,470,588.24/AC)
41	Land south of Berkhamsted, Swing Gate Ln	Berkhamsted	120 AC Land	Sold: -
42	The Baulk	Sandy	13 AC Land	Sold: £146,000 (£11,230.77/AC)
43	Watford Riverwell scheme, Thomas Sawyer Way	Watford	35.83 AC Land	Sold: £25,500,000 (£711,694.11/AC)
44	Thorn Rd	Dunstable	7.89 AC Land	Sold: £7,020,000 (£889,733.84/AC)
45	Jupiter Hotel Watford, Tylers Way (Part of Multi-Property Sale)	Watford	101,416 SF Hospitality/Hotel	Sold: -
46	Whippendell Rd	Watford	1.46 AC Land	Sold: £4,098,967 (£2,807,511.64/AC)

47	Symbio Place - Land, Whiteleaf Rd	Hemel Hempstead	0.54 AC Land	Sold: -
48	Lower Farm, Woodside Rd	Luton	1.58 AC Land	Sold: -



## Appendix 10 – BCIS Data

Rebased to Hertfordshire ( 104; sample 149 ) [Edit](#)

£/M2 STUDY

Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 01/07/2023 07:32

Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area					
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest
<b>282. Factories</b>						
Generally (20)	1,296	298	718	1,067	1,524	4,873
Up to 500m2 GFA (20)	1,646	1,062	1,196	1,393	2,062	2,812
500 to 2000m2 GFA (20)	1,385	298	753	1,220	1,522	4,873
Over 2000m2 GFA (20)	1,087	536	675	881	1,194	2,825
<b>282.1 Advance factories</b>						
Generally (15)	1,098	526	865	1,079	1,345	1,649
Up to 500m2 GFA (15)	1,256	1,062	1,070	1,181	1,365	1,649
500 to 2000m2 GFA (15)	1,145	526	972	1,275	1,385	1,460
Over 2000m2 GFA (15)	833	640	718	846	884	1,079
<b>284. Warehouses/stores</b>						
Generally (15)	1,134	445	683	905	1,185	5,178
Up to 500m2 GFA (15)	2,068	747	1,143	1,455	2,456	5,178
500 to 2000m2 GFA (15)	1,008	529	742	917	1,157	1,825
Over 2000m2 GFA (15)	814	445	625	683	982	1,766
<b>284.2 Purpose built warehouses/stores</b>						
Generally (15)	1,204	445	700	905	1,357	5,178
Up to 500m2 GFA (15)	2,384	747	1,415	1,855	3,017	5,178
500 to 2000m2 GFA (15)	992	529	722	898	1,132	1,825
Over 2000m2 GFA (15)	830	445	663	772	1,028	1,345
<b>320. Offices</b>						
Generally (15)	2,428	1,167	1,709	2,308	2,860	5,803
<b>Air-conditioned</b>						
Generally (15)	2,340	1,379	1,948	2,234	2,699	4,077
1-2 storey (15)	2,332	1,379	2,034	2,108	2,354	4,077
3-5 storey (15)	2,299	1,590	1,834	2,229	2,760	3,200
6 storey or above (20)	2,649	2,022	2,376	2,534	2,724	3,804
<b>Not air-conditioned</b>						
Generally (15)	2,437	1,167	1,619	2,340	3,136	3,797
1-2 storey (15)	2,460	1,344	1,612	2,456	3,079	3,757
3-5 storey (15)	2,347	1,167	1,625	1,991	3,222	3,797
6 storey or above (25)	2,785	2,176	-	2,871	-	3,222
<b>341.1 Retail warehouses</b>						
Generally (25)	1,115	551	834	1,001	1,182	3,256
Up to 1000m2 (25)	1,227	813	914	1,036	1,169	3,256
1000 to 7000m2 GFA (25)	1,118	551	840	1,002	1,272	2,322
<b>342. Shopping centres (30)</b>						
Generally (30)	1,696	1,293	-	1,676	-	2,118
<b>344. Hypermarkets, supermarkets</b>						
Generally (35)	1,928	316	1,345	1,773	2,536	3,366
Up to 1000m2 (35)	1,976	1,330	-	1,700	-	3,174
1000 to 7000m2 GFA (35)	1,928	316	1,333	1,975	2,544	3,366
<b>345. Shops</b>						
Generally (30)	1,967	706	1,021	1,550	2,504	4,947
1-2 storey (30)	1,993	706	1,019	1,649	2,547	4,947
<b>447. Care homes for the elderly</b>						
Generally (15)	2,193	1,336	1,635	2,062	2,486	4,549
500 to 2000m2 GFA (15)	2,600	1,411	1,439	2,136	3,613	4,549

Over 2000m2 GFA (15)	2,079	1,336	1,729	2,056	2,384	3,146
<b>810.1 Estate housing</b>						
Generally (15)	1,558	755	1,326	1,496	1,707	5,405
Single storey (15)	1,774	1,055	1,498	1,707	1,959	5,405
2-storey (15)	1,497	755	1,300	1,453	1,641	3,263
3-storey (15)	1,634	970	1,361	1,550	1,869	3,189
4-storey or above (15)	3,256	1,603	2,603	2,906	4,326	4,840
<b>810.11 Estate housing detached (15)</b>	2,037	1,145	1,569	1,758	2,181	5,405
<b>810.12 Estate housing semi detached</b>						
Generally (15)	1,568	915	1,342	1,530	1,711	3,498
Single storey (15)	1,753	1,113	1,499	1,712	1,920	3,498
2-storey (15)	1,512	915	1,327	1,471	1,657	2,685
3-storey (15)	1,547	1,145	1,241	1,502	1,828	2,202
<b>810.13 Estate housing terraced</b>						
Generally (15)	1,589	932	1,305	1,485	1,737	4,840
Single storey (15)	1,818	1,175	1,514	1,869	2,141	2,560
2-storey (15)	1,518	932	1,278	1,452	1,672	3,263
3-storey (15)	1,662	970	1,347	1,521	1,849	3,189
<b>816. Flats (apartments)</b>						
Generally (15)	1,831	910	1,522	1,728	2,066	6,289
1-2 storey (15)	1,725	1,069	1,463	1,642	1,922	3,591
3-5 storey (15)	1,807	910	1,518	1,728	2,048	3,841
6 storey or above (15)	2,169	1,320	1,751	2,046	2,364	6,289
<b>843. Supported housing</b>						
Generally (15)	1,966	1,010	1,633	1,845	2,179	3,991
Single storey (15)	2,287	1,417	1,812	2,108	2,472	3,991
2-storey (15)	1,952	1,020	1,615	1,773	2,174	3,470
3-storey (15)	1,818	1,010	1,626	1,733	2,004	2,728
4-storey or above (15)	2,025	1,241	1,622	1,874	2,071	3,830
852. Hotels (15)	2,715	1,418	2,139	2,659	3,371	3,747
853. Motels (25)	1,697	1,269	1,558	1,576	2,036	2,044
856.2 Students' residences, halls of residence, etc (15)	2,318	1,337	2,072	2,346	2,601	3,802

# Appendix 11 – Appraisals, Residential Development

*The pages in this appendix are not numbered.*





# Base B&T Valley Cover



Dacorum Borough Council - July 2023

10/10/2023  
11:33













**Houses & Flats 12**

11

UNITS **12**  
Affordable **40%**

Aff - rented **75%** % of Aff  
4.8 Shared Ownr **0%**  
First Homes **25%** % of Aff

	Rounded
3.6	4
0.00	0
1.2	1
4.8	5

Modelling  
Density **55** units/ha  
Net:Gross **100%**

Area ha  
Total **0.218**  
Gross **0.218** ha  
Net **0.218** ha

Characteristics  
Sub Area Berkhamsted, Tring Valley  
Green Brov Brown  
Use PDL

		Market					
Beds	m2	Circulation		Rounded	m2	m2	Circulation
Terrace	2	73	0.0%	10%	0.72	1	73
Terrace	3	86	0.0%	25%	1.80	2	172
Terrace	4	97	0.0%	20%	1.44	1	97
Semi	2	81	0.0%		0.00	0	0
Semi	3	98	0.0%	10%	0.72	1	98
Semi	4	106	0.0%	10%	0.72	1	106
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%		0.00	0	0
Det	5	140	0.0%		0.00	0	0
Flat to5	1	40	10.0%	5%	0.36	0	0
Flat to5	2	65	10.0%	10%	0.72	0	0
Flat to5	3	80	10.0%	10%	0.72	1	88
Flat 6+	1	40	15.0%		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0
				<b>100%</b>	<b>7.20</b>	<b>7</b>	<b>634</b>

Affordable for Rent				Shared Ownership				First Homes			
4		Rounded	m2	0		Rounded	m2	1		Rounded	m2
10%	0.40	0	0	20%	0.00	0	0	20%	0.20	1	70
10%	0.40	0	0	35%	0.00	0	0	35%	0.35	0	0
5%	0.20	0	0	5%	0.00	0	0	5%	0.05	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
35%	1.40	1	43	20%	0.00	0	0	20%	0.20	0	0
20%	0.80	2	134	10%	0.00	0	0	10%	0.10	0	0
20%	0.80	1	81	10%	0.00	0	0	10%	0.10	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
<b>100%</b>	<b>4.00</b>	<b>4</b>	<b>259</b>	<b>100%</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>100%</b>	<b>1.00</b>	<b>1</b>	<b>70</b>

		BCIS			
		Lower Q	Median	Used	m2
Terrace	2		1,552	1,552	143
Terrace	3		1,552	1,552	172
Terrace	4		1,552	1,552	97
Semi	2		1,599	1,599	0
Semi	3		1,599	1,599	98
Semi	4		1,599	1,599	106
Det	3		1,837	1,837	0
Det	4		1,837	1,837	0
Det	5		1,837	1,837	0
Flat to5	1		1,797	1,797	43
Flat to5	2		1,797	1,797	134
Flat to5	3		1,797	1,797	169
Flat 6+	1		2,077	2,077	0
Flat 6+	2		2,077	2,077	0
Flat 6+	3		2,077	2,077	0
					963

1,650 £/m2

Occupants	Beds	Count	Population
			per unit
Terrace	2	2	2.4
Terrace	3	2	2.4
Terrace	4	1	2.4
Semi	2	0	2.4
Semi	3	1	2.4
Semi	4	1	2.4
Det	3	0	2.4
Det	4	0	2.4
Det	5	0	2.4
Flat to5	1	1	2.4
Flat to5	2	2	2.4
Flat to5	3	2	2.4
Flat 6+	1	0	2.4
Flat 6+	2	0	2.4
Flat 6+	3	0	2.4
			<b>Residents</b>
			<b>29</b>

ha per 1,000	
	Parks & Garden
	Natural & Semi Natural
	Amenity
	Allotments
	Play Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
<b>0.0000</b>	<b>ha</b>

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

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	7	634	90.57	626	89.43
Aff - rented	4	259	64.63	235	58.75
Shared Ownership	0	0	70.00	0	70.00
First Homes	1	70	70.00	70	70.00
	<b>12</b>	<b>963</b>		<b>931</b>	







**Brown 4 LD**  
14

UNITS **4**  
Affordable **40%**

Aff - rented **75%** % of Aff  
1.6 Shared Own 0%  
First Homes **25%** % of Aff

	Rounded
1.2	1
0.00	0
0.4	0
1.6	1

Modelling  
Density **40** units/ha  
Net:Gross **100%**

Area ha  
Total **0.100**  
Gross **0.100** ha  
Net **0.100** ha

Characteristics  
Sub Area Berkhamsted, Tring Valley  
Green Brov Brown  
Use PDL

				Market					
	Beds	m2	Circulation	2.4	Rounded	m2	m2	Circulation	
Terrace	2	73	0.0%	0.00	0	0	70	0.0%	
Terrace	3	86	0.0%	0.00	0	0	84	0.0%	
Terrace	4	97	0.0%	0.00	0	0	97	0.0%	
Semi	2	81	0.0%	0.00	0	0	79	0.0%	
Semi	3	98	0.0%	100%	2.40	3	294	0.0%	
Semi	4	106	0.0%	0.00	0	0	106	0.0%	
Det	3	120	0.0%	0.00	0	0	102	0.0%	
Det	4	130	0.0%	0.00	0	0	115	0.0%	
Det	5	140	0.0%	0.00	0	0	119	0.0%	
Flat to5	1	40	10.0%	0.00	0	0	39	10.0%	
Flat to5	2	65	10.0%	0.00	0	0	61	10.0%	
Flat to5	3	80	10.0%	0.00	0	0	74	10.0%	
Flat 6+	1	40	15.0%	0.00	0	0	39	15.0%	
Flat 6+	2	65	15.0%	0.00	0	0	61	15.0%	
Flat 6+	3	80	15.0%	0.00	0	0	74	15.0%	
				100%	2.40	3	294		

				Affordable for Rent			Shared Ownership			First Homes		
	1	Rounded	m2	0	Rounded	m2	0	Rounded	m2	0	Rounded	m2
	20%	0.20	0	0	30%	0.00	0	0	30%	0.00	0	0
	25%	0.25	0	0	15%	0.00	0	0	15%	0.00	0	0
	5%	0.05	0	0	5%	0.00	0	0	5%	0.00	0	0
	10%	0.10	0	0	10%	0.00	0	0	10%	0.00	0	0
	5%	0.05	0	0	10%	0.00	0	0	10%	0.00	0	0
	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
	35%	0.35	1	43	30%	0.00	0	0	30%	0.00	0	0
	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
	100%	1.00	1	43	100%	0.00	0	0	100%	0.00	0	0

							BCIS	
			Lower Q	Median	Used	m2		
Terrace	2			1,552	1,552	0	0	
Terrace	3			1,552	1,552	0	0	
Terrace	4			1,552	1,552	0	0	
Semi	2			1,599	1,599	0	0	
Semi	3			1,599	1,599	294	470,062	
Semi	4			1,599	1,599	0	0	
Det	3			1,837	1,837	0	0	
Det	4			1,837	1,837	0	0	
Det	5			1,837	1,837	0	0	
Flat to5	1			1,797	1,797	43	77,096	
Flat to5	2			1,797	1,797	0	0	
Flat to5	3			1,797	1,797	0	0	
Flat 6+	1			2,077	2,077	0	0	
Flat 6+	2			2,077	2,077	0	0	
Flat 6+	3			2,077	2,077	0	0	
						337	547,158	

1,624 £/m2

				Occupants		Population	
	Beds	Count	per unit				
Terrace	2	0	2.4	0	0		
Terrace	3	0	2.4	0	0		
Terrace	4	0	2.4	0	0		
Semi	2	0	2.4	0	0		
Semi	3	3	2.4	7	7		
Semi	4	0	2.4	0	0		
Det	3	0	2.4	0	0		
Det	4	0	2.4	0	0		
Det	5	0	2.4	0	0		
Flat to5	1	1	2.4	2	2		
Flat to5	2	0	2.4	0	0		
Flat to5	3	0	2.4	0	0		
Flat 6+	1	0	2.4	0	0		
Flat 6+	2	0	2.4	0	0		
Flat 6+	3	0	2.4	0	0		
				Residents	10		

ha per 1,000	
	Parks & Garden
	Natural & Semi Natural
	Amenity
	Allotments
	Play Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	ha

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

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	3	294	98.00	294	98.00
Aff - rented	1	43	42.90	39	39.00
Shared Ownership	0	0	42.90	0	39.00
First Homes	0	0	42.90	0	39.00
		4	337	333	

Green 100 LD  
15

UNITS 100  
Affordable 40%

Aff - rented 75% % of Aff  
40 Shared Own 0%  
First Homes 25% % of Aff

	Rounded
30	30
0.00	0
10	10
40	40

Modelling Density 35 units/ha  
Net:Gross 100%

Area ha Total 3.685  
Gross 2.857 ha  
Net 2.857 ha

Characteristics Sub Area Berkhamsted, Tring Valley  
Green Brov Green  
Use Agricultural

		Market					
Beds	m2	Circulation	60	Rounded	m2	m2	Circulation
Terrace	2	73	0.0%	10%	6.00	6	438
Terrace	3	86	0.0%	10%	6.00	6	516
Terrace	4	97	0.0%		0.00	0	0
Semi	2	81	0.0%	10%	6.00	6	486
Semi	3	98	0.0%	35%	21.00	21	2,058
Semi	4	106	0.0%		0.00	0	0
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%	20%	12.00	12	1,560
Det	5	140	0.0%	10%	6.00	6	840
Flat to5	1	40	10.0%	5%	3.00	3	132
Flat to5	2	65	10.0%		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0
				100%	60.00	60	6,030

Affordable for Rent				Shared Ownership				First Homes			
30	6.00	Rounded	m2	0	0.00	Rounded	m2	10	2.00	Rounded	m2
20%	6.00	6	420	20%	0.00	0	0	20%	2.00	2	140
25%	7.50	8	672	10%	0.00	0	0	10%	1.00	1	84
5%	1.50	2	194	10%	0.00	0	0	10%	1.00	1	97
10%	3.00	3	237	20%	0.00	0	0	20%	2.00	2	158
5%	1.50	0	0	15%	0.00	0	0	15%	1.50	2	186
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
35%	10.50	11	472	25%	0.00	0	0	25%	2.50	2	86
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	30.00	30	1,995	100%	0.00	0	0	100%	10.00	10	751

		BCIS			
		Lower Q	Median	Used	m2
Terrace	2		1,552	1,552	998
Terrace	3		1,552	1,552	1,272
Terrace	4		1,552	1,552	291
Semi	2		1,599	1,599	881
Semi	3		1,599	1,599	2,244
Semi	4		1,599	1,599	0
Det	3		1,837	1,837	0
Det	4		1,837	1,837	1,560
Det	5		1,837	1,837	840
Flat to5	1		1,797	1,797	690
Flat to5	2		1,797	1,797	0
Flat to5	3		1,797	1,797	0
Flat 6+	1		2,077	2,077	0
Flat 6+	2		2,077	2,077	0
Flat 6+	3		2,077	2,077	0
					8,776

1,666 £/m2

Occupants	Beds	Count	Population per unit
Terrace	2	14	2.4
Terrace	3	15	2.4
Terrace	4	3	2.4
Semi	2	11	2.4
Semi	3	23	2.4
Semi	4	0	2.4
Det	3	0	2.4
Det	4	12	2.4
Det	5	6	2.4
Flat to5	1	16	2.4
Flat to5	2	0	2.4
Flat to5	3	0	2.4
Flat 6+	1	0	2.4
Flat 6+	2	0	2.4
Flat 6+	3	0	2.4
			Residents 240

ha per 1,000
0.8000 Parks & Garden
1.8000 Natural & Semi Natural
0.6000 Amenity
Allotments
0.2500 Play Space
0.0000 0.0000
0.0000 0.0000
0.0000 0.0000
3.4500 ha

Open Space Required	0.828
Gross - Net	0.000
Shortfall / Surplus	-0.828

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	60	6,030	100.50	6,018	100.30
Aff - rented	30	1,995	66.50	1,952	65.07
Shared Ownership	0	0	75.08	0	74.30
First Homes	10	751	75.08	743	74.30
	100	8,776		8,713	











South of Berkhamsted 7

26 UNITS  
Affordable 40%

850  
Aff - rented 75% % of Aff  
340 Shared Own 0%  
First Homes 25% % of Aff

	Rounded
255	255
0.00	0
85	85
340	340

Modelling Density 35 units/ha  
Net:Gross 73% 70  
Area ha Total 33.450  
Gross 33.268 ha  
Net 24.286 ha

Characteristics  
Sub Area Berkhamsted  
Green Brov Green  
Use Agricultural

	Beds	m2	Circulation	Market			m2	Circulation
				510	51.00	Rounded 51	3,723	
Terrace	2	73	0.0%	10%	51.00	51	3,723	70 0.0%
Terrace	3	86	0.0%	10%	51.00	51	4,386	84 0.0%
Terrace	4	97	0.0%		0.00	0	0	97 0.0%
Semi	2	81	0.0%	10%	51.00	51	4,131	79 0.0%
Semi	3	98	0.0%	35%	178.50	179	17,542	93 0.0%
Semi	4	106	0.0%		0.00	0	0	106 0.0%
Det	3	120	0.0%		0.00	0	0	102 0.0%
Det	4	130	0.0%	20%	102.00	102	13,260	115 0.0%
Det	5	140	0.0%	10%	51.00	51	7,140	119 0.0%
Flat to5	1	40	10.0%	5%	25.50	25	1,100	39 10.0%
Flat to5	2	65	10.0%		0.00	0	0	61 10.0%
Flat to5	3	80	10.0%		0.00	0	0	74 10.0%
Flat 6+	1	40	15.0%		0.00	0	0	39 15.0%
Flat 6+	2	65	15.0%		0.00	0	0	61 15.0%
Flat 6+	3	80	15.0%		0.00	0	0	74 15.0%
				100%	510.00	510	51,282	

Affordable for Rent				Shared Ownership				First Homes			
255	51.00	Rounded 51	m2 3,570	0	0.00	Rounded 0	m2 0	85	17.00	Rounded 17	m2 1,190
20%	51.00	51	3,570	20%	0.00	0	0	20%	17.00	17	1,190
25%	63.75	64	5,376	10%	0.00	0	0	10%	8.50	9	756
5%	12.75	13	1,261	10%	0.00	0	0	10%	8.50	9	873
10%	25.50	26	2,054	20%	0.00	0	0	20%	17.00	17	1,343
5%	12.75	13	1,209	15%	0.00	0	0	15%	12.75	13	1,209
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
35%	89.25	88	3,775	25%	0.00	0	0	25%	21.25	20	858
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	255.00	255	17,245	100%	0.00	0	0	100%	85.00	85	6,229

			BCIS			
			Lower Q	Median	Used	m2
Terrace	2		1,364		1,364	8,483
Terrace	3		1,364		1,364	10,518
Terrace	4		1,364		1,364	2,134
Semi	2		1,402		1,402	7,528
Semi	3		1,402		1,402	19,960
Semi	4		1,402		1,402	0
Det	3		1,640		1,640	0
Det	4		1,640		1,640	13,260
Det	5		1,640		1,640	7,140
Flat to5	1		1,579		1,579	5,733
Flat to5	2		1,579		1,579	0
Flat to5	3		1,579		1,579	0
Flat 6+	1		1,777		1,777	0
Flat 6+	2		1,777		1,777	0
Flat 6+	3		1,777		1,777	0
						74,756

1,470 £/m2

Occupants	Beds	Count	Population per unit
Terrace	2	119	2.4
Terrace	3	124	2.4
Terrace	4	22	2.4
Semi	2	94	2.4
Semi	3	205	2.4
Semi	4	0	2.4
Det	3	0	2.4
Det	4	102	2.4
Det	5	51	2.4
Flat to5	1	133	2.4
Flat to5	2	0	2.4
Flat to5	3	0	2.4
Flat 6+	1	0	2.4
Flat 6+	2	0	2.4
Flat 6+	3	0	2.4
			Residents 2,040

ha per 1,000
0.8000 Parks & Garden
1.8000 Natural & Semi Natural
0.6000 Amenity
0.2500 Allotments
0.2500 Play Space
0.0000 0.0000
0.0000 0.0000
0.0000 0.0000
3.7000 ha

Open Space Required	7.548
Gross - Net	8.982
Shortfall / Surplus	1.434

Summary	Construction		Saleable	
	Units	m2	Average m2	Average
Market Housing	510	51,282	100.55	51,182
Aff - rented	255	17,245	67.63	16,902
Shared Ownership	0	0	73.28	0
First Homes	85	6,229	73.28	6,151
	850	74,756		74,235

**Dunsley Farm 8**  
27

UNITS **400**  
Affordable **40%**

Aff - rented **75%** % of Aff  
160 Shared Ownr **0%**  
First Homes **25%** % of Aff

	Rounded
120	120
0.00	0
40	40
160	160

Modelling Density **35** units/ha  
Net:Gross **60%**

Area ha  
Total **19.048**  
Gross **19.048** ha  
Net **11.429** ha

Characteristics  
Sub Area **Tring**  
Green Brov **Green**  
Use **Agricultural**

		Market					
	Beds	m2	Circulation		Rounded	m2	Circulation
	240				24		
Terrace	2	73	0.0%	10%	24.00	24	1,752
Terrace	3	86	0.0%	10%	24.00	24	2,064
Terrace	4	97	0.0%		0.00	0	0
Semi	2	81	0.0%	10%	24.00	24	1,944
Semi	3	98	0.0%	35%	84.00	84	8,232
Semi	4	106	0.0%		0.00	0	0
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%	20%	48.00	48	6,240
Det	5	140	0.0%	10%	24.00	24	3,360
Flat to5	1	40	10.0%	5%	12.00	12	528
Flat to5	2	65	10.0%		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0
	<b>100%</b>	<b>240.00</b>			<b>240</b>		<b>24,120</b>

Affordable for Rent				Shared Ownership				First Homes				
	120	24.00	Rounded	m2	0	0.00	Rounded	m2	40	8.00	Rounded	m2
	20%	24.00	24	1,680	20%	0.00	0	0	20%	8.00	8	560
	25%	30.00	30	2,520	10%	0.00	0	0	10%	4.00	4	336
	5%	6.00	6	582	10%	0.00	0	0	10%	4.00	4	388
	10%	12.00	12	948	20%	0.00	0	0	20%	8.00	8	632
	5%	6.00	6	558	15%	0.00	0	0	15%	6.00	6	558
		0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0
		0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0
		0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0
		0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0
	35%	42.00	42	1,802	25%	0.00	0	0	25%	10.00	10	429
		0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0
		0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0
		0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0
		0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0
		0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0
		0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0
	<b>100%</b>	<b>120.00</b>	<b>120</b>	<b>8,090</b>	<b>100%</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>100%</b>	<b>40.00</b>	<b>40</b>	<b>2,903</b>

		BCIS					
		Lower Q	Median	Used	m2		
Terrace	2	1,364		1,364	3,992	5,443,990	
Terrace	3	1,364		1,364	4,920	6,709,527	
Terrace	4	1,364		1,364	970	1,322,813	
Semi	2	1,402		1,402	3,524	4,942,022	
Semi	3	1,402		1,402	9,348	13,109,542	
Semi	4	1,402		1,402	0	0	
Det	3	1,640		1,640	0	0	
Det	4	1,640		1,640	6,240	10,231,135	
Det	5	1,640		1,640	3,360	5,509,073	
Flat to5	1	1,579		1,579	2,759	4,355,373	
Flat to5	2	1,579		1,579	0	0	
Flat to5	3	1,579		1,579	0	0	
Flat 6+	1	1,777		1,777	0	0	
Flat 6+	2	1,777		1,777	0	0	
Flat 6+	3	1,777		1,777	0	0	
					35,113	51,623,475	

1,470 £/m2

Occupants		Population	
Beds	Count	per unit	
Terrace	2	56	2.4
Terrace	3	58	2.4
Terrace	4	10	2.4
Semi	2	44	2.4
Semi	3	96	2.4
Semi	4	0	2.4
Det	3	0	2.4
Det	4	48	2.4
Det	5	24	2.4
Flat to5	1	64	2.4
Flat to5	2	0	2.4
Flat to5	3	0	2.4
Flat 6+	1	0	2.4
Flat 6+	2	0	2.4
Flat 6+	3	0	2.4
		<b>Residents</b>	<b>960</b>

ha per 1,000	
0.8000	Parks & Garden
1.8000	Natural & Semi Natural
0.6000	Amenity
	Allotments
0.2500	Play Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
<b>3.4500</b>	<b>ha</b>

Open Space Required	3.312
Gross - Net	7.619
Shortfall / Surplus	4.307

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	240	24,120	100.50	24,072	100.30
Aff - rented	120	8,090	67.42	7,926	66.05
Shared Ownership	0	0	72.58	0	71.60
First Homes	40	2,903	72.58	2,864	71.60
	<b>400</b>	<b>35,113</b>		<b>34,862</b>	

FOR APPRAISALS

SITE		Site 5 Flats 60	Site 6 Flats 20	Site 7 Flats 12	Site 8 Houses & Flats 100	Site 9 Houses & Flats 50	Site 10 Houses & Flats 25	Site 11 Houses & Flats 12	Site 12 Brown 20 LD	Site 13 Brown 12 LD	Site 14 Brown 4 LD	Site 15 Green 100 LD	Site 16 Green 20 LD	Site 17 Green 12 LD	Site 18 Green 7 LD	Site 19 Green 4 LD	Site 26 South of Berkhamsted 7	Site 27 Dunsley Farm 8
Sub Area		Berkhamsted, Tring Valley	Berkhamsted, Tring Valley	Berkhamsted, Tring Valley	Berkhamsted, Tring Valley	Berkhamsted, Tring Valley	Berkhamsted, Tring Valley	Berkhamsted, Tring Valley	Berkhamsted, Tring Valley	Berkhamsted, Tring Valley	Berkhamsted, Tring Valley	Berkhamsted, Tring Valley	Berkhamsted, Tring Valley	Berkhamsted, Tring Valley	Berkhamsted, Tring Valley	Berkhamsted, Tring Valley	Berkhamsted	Tring
Green Brown Use		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Green	Green	Green
AREA		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	Paddock	Paddock	Paddock	Agricultural	Agricultural
Total	ha	0.667	0.333	0.200	2.646	1.323	0.662	0.218	0.625	0.375	0.100	3.685	0.571	0.343	0.200	0.114	33.450	19.048
Gross	ha	0.667	0.333	0.200	1.818	0.909	0.455	0.218	0.625	0.375	0.100	2.857	0.571	0.343	0.200	0.114	33.268	19.048
Net	ha	0.667	0.333	0.200	1.818	0.909	0.455	0.218	0.500	0.300	0.100	2.857	0.571	0.343	0.200	0.114	24.286	11.429
UNITS		60	20	12	100	50	25	12	20	12	4	100	20	12	7	4	850	400
UNIT SIZE																		
Market Housing	m2	78.22	77.46	78.57	86.75	87.45	91.00	90.57	92.00	99.57	98.00	100.50	97.83	108.86	111.50	133.33	100.55	100.50
Aff to rent	m2	62.46	63.80	67.10	65.87	68.14	65.47	64.63	67.13	59.95	42.90	66.50	67.13	70.00	70.00	84.00	67.63	67.42
Shared Ownership	m2	65.45	55.00	67.10	76.44	77.30	65.63	70.00	56.45	70.00	42.90	75.08	70.00	84.00	84.00	84.00	73.28	72.58
First Homes	m2	65.45	55.00	67.10	76.44	77.30	65.63	70.00	56.45	70.00	42.90	75.08	70.00	84.00	84.00	84.00	73.28	72.58
BASE CONSTRUCTION																		
BCIS	£/m2	1,797	1,797	1,797	1,639	1,637	1,616	1,650	1,623	1,632	1,624	1,666	1,655	1,662	1,672	1,788	1,470	1,470
Site Costs	%	10%	10%	10%	15%	15%	15%	15%	15%	10%	10%	10%	15%	15%	10%	10%	15%	15%
Abnormals	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	£	36,000	12,000	7,200	60,000	30,000	15,000	7,200	19,500	14,700	2,400	195,000	34,500	29,700	19,200	24,900	1,657,500	780,000
Contingency	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Small Sites	%																	
FEEES																		
Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Planning <50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462
Planning >50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
SALES																		
Agents	%	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%	3.0%	3.0%	3.0%
Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
	£/unit	0	0	0	0	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%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION																		
Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN																		
Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
Affordable Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE																		
Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest		7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
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%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND																		
EUV		1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	25,000	25,000	100,000	100,000	100,000	25,000	25,000
Premium	% EUV	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	0%	0%	0%	0%	0%	0%	0%
Premium	£/ha	0	0	0	0	0	0	0	0	0	0	600,000	600,000	600,000	600,000	600,000	250,000	250,000
Easements etc	£																	
VALUES																		
Market Housing	£/m2	6,000	6,000	6,000	6,560	6,560	6,560	6,560	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,400
Aff Rent	£/m2	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650
Social Rent	£/m2	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750
Shared Ownership	£/m2	4,200	4,200	4,200	4,592	4,592	4,592	4,592	4,690	4,690	4,690	4,690	4,690	4,690	4,690	4,690	4,690	4,480
First Homes	£/m2	3,960	4,138	4,098	3,252	3,351	3,519	3,571	3,972	3,571	0	3,184	3,571	2,976	2,976	0	3,237	3,229
GRANT																		
Intermediate to Buy	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS																		
Biodiversity NG	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%
	£/ha	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CO2 Plus	%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
	£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acc & Adpt	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	£/m2	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25
Water	£/m2	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Over Extra 1	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Over Extra 2	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL	£/m2	349.41	349.41	349.41	349.41	349.41	349.41	349.41	349.41	349.41	349.41	349.41	349.41	349.41	349.41	349.41	349.41	349.41
Pre CIL s106	£/unit	10,730	8,500	8,500	13,480	10,840	11,500	8,500	8,500	8,500	6,000	12,680	14,180	11,250	6,000	6,000	34,075	34,298
Post CIL s106	£/unit	10,730	8,500	8,500	13,480	10,840	11,500	8,500	8,500	8,500	6,000	12,680	14,180	11,250	6,000	6,000	34,075	34,298
Inf Tariff	% GDV	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Affordable Housing																		

			Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 26	Site 27	
			Flats 60	Flats 20	Flats 12	Houses & Flats 100	Houses & Flats 50	Houses & Flats 25	Houses & Flats 12	Brown 20 LD	Brown 12 LD	Brown 4 LD	Green 100 LD	Green 20 LD	Green 12 LD	Green 7 LD	Green 4 LD	South of Berkhamsted 7	Dunsley Farm 8	
			Berkhamsted, Tring Valley																	
			Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Green	Green	Green	Green
			PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	Paddock	Paddock	Paddock	Agricultural	Agricultural	
Site Area	Gross	ha	0.667	0.333	0.200	1.818	0.909	0.455	0.218	0.625	0.375	0.100	2.857	0.571	0.343	0.200	0.114	33.268	19.048	
	Net	ha	0.667	0.333	0.200	1.818	0.909	0.455	0.218	0.500	0.300	0.100	2.857	0.571	0.343	0.200	0.114	24.286	11.429	
Units			60	20	12	100	50	25	12	20	12	4	100	20	12	7	4	850	400	
Mix	Market Housing		60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%
	Affordable Overall		40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
	Affordable Rent		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Shared Ownership		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	First Homes		10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
	Existing Use Value	£/ha	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	25,000	25,000	100,000	100,000	100,000	25,000	25,000	
		£ site	1,200,000	600,000	360,000	4,763,127	2,381,564	1,190,782	392,727	1,125,000	675,000	180,000	92,129	14,286	34,286	20,000	11,429	836,250	476,190	
	Uplift	£/ha	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	600,000	600,000	600,000	600,000	600,000	250,000	250,000	
		£ site	240,000	120,000	72,000	952,625	476,313	238,156	78,545	225,000	135,000	36,000	2,211,086	342,857	205,714	120,000	68,571	8,362,500	4,761,905	
	Benchmark Land Value	£/ha	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	625,000	625,000	700,000	700,000	700,000	275,000	275,000	
		£ site	1,440,000	720,000	432,000	5,715,753	2,857,876	1,428,938	471,273	1,350,000	810,000	216,000	2,303,214	357,143	240,000	140,000	80,000	9,198,750	5,238,095	
	Residual	Gross	£/ha	2,586,568	1,736,272	1,815,703	2,719,119	2,832,014	3,170,619	4,435,294	2,972,879	3,529,979	3,833,066	2,952,761	3,657,553	4,070,896	4,427,068	3,982,135	2,617,961	2,305,162
		Net	£/ha	2,586,568	1,736,272	1,815,703	3,957,405	4,121,713	4,614,519	4,435,294	3,716,098	4,412,474	3,833,066	3,808,472	3,657,553	4,070,896	4,427,068	3,982,135	3,605,856	3,841,936
		£ site	1,724,379	578,757	363,141	7,195,282	3,747,012	2,097,509	967,701	1,858,049	1,323,742	383,307	10,881,348	2,090,030	1,395,736	885,414	455,101	87,570,795	43,907,839	

Base B&T Valley  
Site 5



Site 5 Flats 60							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	78.2	60.00%	36	6,000	15,360,000	2,816
	Net	71.11					
Affordable Overall			40%	24			
Affordable Rent		62.5	30.00%	18	2,650	2,708,300	1,124
Social Rent		62.5	0.00%	0	1,750	0	0
Shared Ownership		65.5	0.00%	0	4,200	0	0
First Homes		65.5	10.00%	6	3,960	1,413,800	393
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.667 ha		90	/ha		19,482,100	4,333
SITE AREA - Gross	0.667 ha		90	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,724,379	2,586,568	2,586,568
Existing Use Value	1,200,000		1,800,000
Uplift	20%	240,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>1,440,000</b>		<b>2,160,000</b>

Additional Profit	£/m2	1,364,620	485
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 1,986

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			75,719	1,724,379
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%		25,866	101,585
Fees	Planning Professional	8.00%	24,480	949,264
CONSTRUCTION	Build Cost	2,045	8,859,505	
	s106 / CIL / IT		1,778,339	
	Contingency	5.00%	442,975	
	Abnormals	5.00%	442,975	
			36,000	11,559,794
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	584,463	
	Legals	0.5%	97,411	
		£/unit	0	0
	Misc.	0.0%	0	681,874
				15,016,895
Developers Profit	Market Housing % Value	17.50%		2,688,000
	Affordable Housing % Value	17.50%		473,953
	First Homes % Value	17.50%		247,415

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

Stamp duty calc - Residual	
Land payment	1,724,379
<b>Total</b>	<b>75,719</b>

Stamp duty calc - Residual	
Land payment	1,440,000
<b>Total</b>	<b>61,500</b>

Pre CIL s106		
10,730	£/ Unit (all)	
<b>Total</b>		<b>643,800</b>

Post CIL s106		
13,240	£/ Unit (all)	794,400
CIL	349	£/m2
<b>Total</b>		<b>983,939</b>

Inf Tariff	
% GDV	0.00%
	0

Build Cost			
	%		/m2
CO2 Plus	2.00%		1,797.12
Acc & Adpt	0.00%		35.94
Water			0.00
Over Extra 1	0.00%		17.25
Over Extra 2	0.00%		0.10
Small Site	0.00%		0.00
Site Costs	Base	10.00%	185.04
	BNG	0.50%	9.25
			<b>2,044.71</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started	10		10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Market Housing				0	0	0	2,560,000	2,560,000	2,560,000	2,560,000	2,560,000	2,560,000	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	451,383	451,383	451,383	451,383	451,383	451,383	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	235,633	235,633	235,633	235,633	235,633	235,633	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,247,017</b>	<b>3,247,017</b>	<b>3,247,017</b>	<b>3,247,017</b>	<b>3,247,017</b>	<b>3,247,017</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																								
Stamp Duty	75,719																							
Easements etc.	0																							
Legals Acquisition	25,866																							
Planning Fee	24,480																							
Professional	462,392			462,392																				
Build Cost - BCIS Base		0	492,195	984,389	1,476,584	1,476,584	1,476,584	1,476,584	984,389	492,195	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		983,939	44,133	88,267	132,400	132,400	132,400	132,400	88,267	44,133	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	24,610	49,219	73,829	73,829	73,829	73,829	49,219	24,610	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,610	53,219	79,829	79,829	79,829	79,829	53,219	26,610	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	97,411	97,411	97,411	97,411	97,411	97,411	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	16,235	16,235	16,235	16,235	16,235	16,235	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>588,456</b>	<b>983,939</b>	<b>1,049,939</b>	<b>1,175,095</b>	<b>1,762,643</b>	<b>1,762,643</b>	<b>1,876,288</b>	<b>1,876,288</b>	<b>1,288,741</b>	<b>701,193</b>	<b>113,646</b>	<b>113,646</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	1,724,379																						
	Interest		43,366	62,628	83,488	107,087	142,144	177,859	132,707	98,477	52,590	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							2,688,000
	Affordable for Rent																							473,953
	First Homes																							247,415
Cash Flow	-2,312,835	-1,027,304	-1,112,567	-1,258,583	-1,869,729	-1,904,787	1,192,870	1,215,236	1,825,569	2,447,346	3,080,781	3,133,371	0	0	0	0	0	0	0	0	0	0	0	-3,409,368
Opening Balance	0																							
Closing Balance	-2,312,835	-3,340,139	-4,452,706	-5,711,290	-7,581,019	-9,485,806	-8,292,936	-7,077,700	-5,252,131	-2,804,785	275,996	3,409,368	3,409,368	3,409,368	3,409,368	3,409,368	3,409,368	3,409,368	3,409,368	3,409,368	3,409,368	3,409,368	3,409,368	0

Base B&T Valley  
Site 6



INCOME		Av Size m2		%	Number	Price	GDV	GIA
		Gross	Net		20	£/m2	£	m2
Market Housing		77.5	70.42	60.00%	12	6,000	5,070,000	930
Affordable Overall				40%	8			
Affordable Rent		63.8	58.00	30.00%	6	2,650	922,200	383
Social Rent		63.8	58.00	0.00%	0	1,750	0	0
Shared Ownership		55.0	50.00	0.00%	0	4,200	0	0
First Homes		55.0	50.00	10.00%	2	4,138	413,800	110
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.333 ha		60	/ha		6,406,000	1,422
SITE AREA - Gross		0.333 ha		60	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	578,757	1,736,272	1,736,272
Existing Use Value	600,000		1,800,000
Uplift	20%	120,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>720,000</b>		<b>2,160,000</b>

Additional Profit	178,025	192
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 0

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS		/unit or m2	Total	
LAND	Land		18,438	578,757
	Stamp Duty		0	
	Easements etc.		0	
	Legals /Acquisition	1.50%	8,681	27,119
Fees	Planning		9,240	
	Professional	8.00%	304,046	313,286
CONSTRUCTION	Build Cost	2,045	2,908,185	
	s106 / CIL / IT		589,577	
	Contingency	5.00%	145,409	
	Abnormals	5.00%	145,409	
			12,000	3,800,580
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	192,180	
	Legals	0.5%	32,030	
		£/unit	0	0
	Misc.	0.0%	0	224,210
				4,943,953
Developers Profit	Market Housing % Value		17.50%	887,250
	Affordable Housing % Value		17.50%	161,385
	First Homes % Value		17.50%	72,415

Planning fee calc	dwgs	rate	
Planning app fee	20		9,240
No dwgs under 50	20	462	9,240
No dwgs over 50	0	138	0
		<b>Total</b>	<b>9,240</b>

Stamp duty calc - Residual			
Land payment			578,757
		<b>Total</b>	<b>18,438</b>

Stamp duty calc - Residual			
Land payment			720,000
		<b>Total</b>	<b>25,500</b>

Pre CIL s106	8,500	£/ Unit (all)	
		<b>Total</b>	<b>170,000</b>

Post CIL s106	13,240	£/ Unit (all)	264,800
CIL	349	£/m2	324,777
		<b>Total</b>	<b>589,577</b>

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	2.00%	1,797.12
Acc & Adpt	£/m2		35.94
Water	£/m2		0.00
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		17.25
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	0.00
	BNG	0.50%	185.04
			9.25
			<b>2,044.71</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			5	5			5	5			5	5			5	5			5	5			5	5
Market Housing			0	0			0	0			0	0			0	0			0	0			0	0
Affordable Rent			0	0			0	0			0	0			0	0			0	0			0	0
Social Rent			0	0			0	0			0	0			0	0			0	0			0	0
Shared Ownership			0	0			0	0			0	0			0	0			0	0			0	0
First Homes			0	0			0	0			0	0			0	0			0	0			0	0
Grant and Subsidy			0	0			0	0			0	0			0	0			0	0			0	0
INCOME	0	0	0	0	0	0	1,601,500	1,601,500	1,601,500	1,601,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	18,438																							
Easements etc.	0																							
Legals Acquisition	8,681																							
Planning Fee	9,240																							
Professional	152,023		152,023																					
Build Cost - BCIS Base		0	242,349	484,697	727,046	727,046	484,697	242,349	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		324,777	22,067	44,133	66,200	66,200	44,133	22,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	12,117	24,235	36,352	36,352	24,235	12,117	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,117	26,235	39,352	39,352	26,235	13,117	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	48,045	48,045	48,045	48,045	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,008	8,008	8,008	8,008	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	188,382	324,777	441,673	579,301	868,951	868,951	635,353	345,703	56,053	56,053	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	578,757																						
	Interest		14,384	20,743	29,413	40,827	57,885	75,263	58,559	36,111	7,811	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							887,250
	Affordable for Rent																							161,385
	First Homes																							72,415
Cash Flow	-767,140	-339,160	-462,417	-608,714	-909,778	-926,836	890,884	1,197,238	1,509,336	1,537,637	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,121,050
Opening Balance	0																							
Closing Balance	-767,140	-1,106,300	-1,568,717	-2,177,431	-3,087,208	-4,014,044	-3,123,161	-1,925,923	-416,587	1,121,050	1,121,050	1,121,050	1,121,050	1,121,050	1,121,050	1,121,050	1,121,050	1,121,050	1,121,050	1,121,050	1,121,050	1,121,050	1,121,050	0

Base B&T Valley  
Site 7



INCOME		Av Size	m2	%	Number	Price	GDV	GIA
		Gross	Net		12	£/m2	£	m2
Market Housing		78.6	71.43	60.00%	7	6,000	3,085,714	566
Affordable Overall				40%	4.8			
Affordable Rent		67.1	61.00	30.00%	4	2,650	581,940	242
Social Rent		67.1	61.00	0.00%	0	1,750	0	0
Shared Ownership		67.1	61.00	0.00%	0	4,200	0	0
First Homes		67.1	61.00	10.00%	1	4,098	300,000	81
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.200	ha	60	/ha		3,967,654	888
SITE AREA - Gross		0.200	ha	60	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	363,141	1,815,703	1,815,703
Existing Use Value	360,000		1,800,000
Uplift	20%	72,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>432,000</b>		<b>2,160,000</b>

Additional Profit	121,911	216
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 0

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS		/unit or m2	Total	
LAND	Land		7,657	363,141
	Stamp Duty		0	
	Easements etc.		0	
	Legals /Acquisition	1.50%	5,447	13,104
Fees	Planning		5,544	
	Professional	8.00%	188,405	193,949
CONSTRUCTION	Build Cost	2,045	1,815,278	
	s106 / CIL / IT		351,056	
	Contingency	5.00%	90,764	
	Abnormals	5.00%	90,764	
			7,200	2,355,061
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	119,030	
	Legals	0.5%	19,838	
		£/unit	0	0
	Misc.	0.0%	0	138,868
				3,064,123
Developers Profit	Market Housing % Value		17.50%	540,000
	Affordable Housing % Value		17.50%	101,840
	First Homes % Value		17.50%	52,500

Planning fee calc	dwgs	rate	
Planning app fee	12		
No dwgs	12	462	5,544
No dwgs under 50	0	138	0
No dwgs over 50			5,544
		<b>Total</b>	<b>5,544</b>

Stamp duty calc - Residual		
Land payment		363,141
	<b>Total</b>	<b>7,657</b>

Stamp duty calc - Residual		
Land payment		432,000
	<b>Total</b>	<b>11,100</b>

Pre CIL s106	8,500	£/ Unit (all)	
			102,000

Post CIL s106	13,240	£/ Unit (all)	158,880
CIL	349	£/m2	192,176
		<b>Total</b>	<b>351,056</b>

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	1,797.12
Acc & Adpt	£/m2	35.94
Water	%	0.00
Over Extra 1	£/m2	17.25
Over Extra 2	%	0.10
Small Site	£/m2	0.00
	%	0.00
	%	0.00
	%	0.00
Site Costs	Base	10.00%
	BNG	0.50%
		<b>2,044.71</b>

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
INCOME	Q1				Q1				Q1				Q1				Q1				Q1			
UNITS Started			4	4	4																			
Market Housing				0	0	0	1,028,571	1,028,571	1,028,571	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	193,980	193,980	193,980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	100,000	100,000	100,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,322,551	1,322,551	1,322,551	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	7,657																							
Easements etc.	0																							
Legals Acquisition	5,447																							
Planning Fee	5,544																							
Professional	94,202		94,202																					
Build Cost - BCIS Base		0	201,698	403,395	605,093	403,395	201,698	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		192,176	17,653	35,307	52,960	35,307	17,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	10,085	20,170	30,255	20,170	10,085	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	10,885	21,770	32,655	21,770	10,885	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	39,677	39,677	39,677	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,613	6,613	6,613	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	112,851	192,176	334,523	480,641	720,962	480,641	286,610	46,289	46,289	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	363,141																						
	Interest		8,925	12,695	19,206	28,578	42,632	52,443	34,003	10,710	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							540,000
	Affordable for Rent																							101,840
	First Homes																							52,500
Cash Flow	-475,991	-201,100	-347,219	-499,847	-749,540	-523,273	983,498	1,242,260	1,265,552	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-694,340
Opening Balance	0																							
Closing Balance	-475,991	-677,092	-1,024,310	-1,524,157	-2,273,697	-2,796,970	-1,813,472	-571,212	694,340	694,340	694,340	694,340	694,340	694,340	694,340	694,340	694,340	694,340	694,340	694,340	694,340	694,340	694,340	0

Base B&T Valley  
Site 8



Site 8 Houses & Flats 100							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
Market Housing	Gross	86.8	60.00%	60	6,560	33,495,360	5,205
	Net	85.10					
Affordable Overall			40%	40			
Affordable Rent		65.9	30.00%	30	2,650	4,918,400	1,976
Social Rent		65.9	0.00%	0	1,750	0	0
Shared Ownership		76.4	0.00%	0	4,592	0	0
First Homes		76.4	10.00%	10	3,252	2,429,088	764
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.818	ha	55	/ha		40,842,848	7,945
SITE AREA - Gross	2.646	ha	38	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	7,195,282	3,957,405	2,719,119
Existing Use Value	4,763,127		1,800,000
Uplift	20%	952,625	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>5,715,753</b>		<b>2,160,000</b>

Additional Profit	£/m2	3,684,978	708
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 2,027

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			7,195,282
	Stamp Duty		349,264	
	Easements etc.		0	
	Legals /Acquisition	1.50%	107,929	457,193
Fees	Planning		30,000	
	Professional	8.00%	1,620,594	1,650,594
CONSTRUCTION	Build Cost	1.951	15,504,319	
	s106 / CIL / IT		3,142,679	
	Contingency	5.00%	775,216	
	Abnormals	5.00%	775,216	
			60,000	20,257,430
FINANCE	Fees	0%	0	
	Interest	7.50%	0	
	Legal and Valuation		0	0
SALES	Agents	%	3.0%	1,225,285
	Legals	%	0.5%	204,214
		£/unit	0	0
	Misc.	%	0.0%	0
				1,429,500
				30,989,999
Developers Profit	Market Housing % Value		17.50%	5,861,688
	Affordable Housing % Value		17.50%	860,720
	First Homes % Value		17.50%	425,090

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	100		23,100
No dwgs under 50	50	462	6,900
No dwgs over 50	50	138	30,000
		<b>Total</b>	<b>349,264</b>

Stamp duty calc - Residual	
Land payment	7,195,282
<b>Total</b>	<b>349,264</b>

Stamp duty calc - Residual	
Land payment	5,715,753
<b>Total</b>	<b>275,288</b>

Pre CIL s106		
13,480	£/ Unit (all)	
<b>Total</b>		<b>1,348,000</b>

Post CIL s106			
		£/ Unit (all)	
13,240			1,324,000
CIL	349	£/m2	1,818,679
		<b>Total</b>	<b>3,142,679</b>

Inf Tariff	
% GDV	
0.00%	0

Build Cost			
			/m2
CO2 Plus	%	2.00%	1,639.35
Acc & Adpt	£/m2	0.00%	0.00
Water	£/m2		17.25
Over Extra 1	£/m2	0.00%	0.00
Over Extra 2	£/m2	0.00%	0.00
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	1,689.49
	BNG	0.50%	253.42
			8.45
			<b>1,951.36</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			12	13																				
Market Housing				0			4,019,443	4,354,397	4,019,443	4,354,397	4,019,443	4,354,397	4,019,443	4,354,397	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0			590,208	639,392	590,208	639,392	590,208	639,392	590,208	639,392	0	0	0	0	0	0	0	0	0	0
Social Rent				0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0			291,491	315,781	291,491	315,781	291,491	315,781	291,491	315,781	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,901,142</b>	<b>5,309,570</b>	<b>4,901,142</b>	<b>5,309,570</b>	<b>4,901,142</b>	<b>5,309,570</b>	<b>4,901,142</b>	<b>5,309,570</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																								
Stamp Duty	349,264																							
Easements etc.	0																							
Legals Acquisition	107,929																							
Planning Fee	30,000																							
Professional	810,297		810,297																					
Build Cost - BCIS Base		0	620,173	1,292,027	1,912,199	1,963,880	1,912,199	1,963,880	1,912,199	1,963,880	1,292,027	671,854	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		1,818,679	52,960	110,333	163,293	167,707	163,293	167,707	163,293	167,707	110,333	57,373	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	31,009	64,601	95,610	98,194	95,610	98,194	95,610	98,194	64,601	33,593	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	33,409	69,601	103,010	105,794	103,010	105,794	103,010	105,794	69,601	36,193	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	147,034	159,287	147,034	159,287	147,034	159,287	147,034	159,287	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	24,506	26,548	24,506	26,548	24,506	26,548	24,506	26,548	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>1,297,491</b>	<b>1,818,679</b>	<b>1,547,847</b>	<b>1,536,563</b>	<b>2,274,113</b>	<b>2,335,575</b>	<b>2,445,653</b>	<b>2,521,410</b>	<b>2,445,653</b>	<b>2,521,410</b>	<b>1,708,103</b>	<b>984,847</b>	<b>171,540</b>	<b>185,835</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	7,195,282																						
	Interest		159,239	196,325	229,029	262,134	309,688	359,287	319,983	273,705	232,796	184,883	128,480	49,801	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							5,861,688
	Affordable for Rent																							860,720
	First Homes																							425,090
Cash Flow	-8,492,773	-1,977,919	-1,744,173	-1,765,591	-2,536,246	-2,645,263	-2,096,202	-2,468,177	-2,181,784	-2,555,364	-3,008,156	-4,196,242	-4,679,801	-5,123,735	0	0	0	0	0	0	0	0	0	-7,147,498
Opening Balance	0																							
Closing Balance	-8,492,773	-10,470,691	-12,214,864	-13,980,455	-16,516,701	-19,161,964	-17,065,762	-14,597,585	-12,415,800	-9,860,437	-6,852,280	-2,656,038	2,023,763	7,147,498	7,147,498	7,147,498	7,147,498	7,147,498	7,147,498	7,147,498	7,147,498	7,147,498	7,147,498	0



Base B&T Valley  
Site 9



Site 9 Houses & Flats 50							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				50	£/m2	£	m2
Market Housing	Gross	87.5	60.00%	30	6,560	16,898,560	2,624
	Net	85.87					
Affordable Overall			40%	20			
Affordable Rent		68.1	30.00%	15	2,650	2,559,900	1,022
Social Rent		68.1	0.00%	0	1,750	0	0
Shared Ownership		77.3	0.00%	0	4,592	0	0
First Homes		77.3	10.00%	5	3,351	1,250,000	387
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.909	ha	55	/ha		20,708,460	4,032
SITE AREA - Gross	1.323	ha	38	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	3,747,012	4,121,713	2,832,014
Existing Use Value	2,381,564		1,800,000
Uplift	20%	476,313	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>2,857,876</b>		<b>2,160,000</b>

Additional Profit	1,968,934	750
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 2,003

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			3,747,012
	Stamp Duty		176,851	
	Easements etc.		0	
	Legals /Acquisition	1.50%	56,205	233,056
Fees	Planning		23,100	
	Professional	8.00%	820,238	843,338
CONSTRUCTION	Build Cost	1,949	7,858,448	
	s106 / CIL / IT		1,578,677	
	Contingency	5.00%	392,922	
	Abnormals	5.00%	392,922	
			30,000	10,252,970
FINANCE	Fees	0%	0	
	Interest	7.50%	0	
	Legal and Valuation		0	0
SALES	Agents	3.0%	621,254	
	Legals	0.5%	103,542	
		£/unit	0	
	Misc.	0.0%	0	724,796
				15,801,172
Developers Profit	Market Housing % Value	17.50%		2,957,248
	Affordable Housing % Value	17.50%		447,983
	First Homes % Value	17.50%		218,750

Planning fee calc	dwgs	rate	
Planning app fee	50		
No dwgs	50	462	23,100
No dwgs under 50	0	138	0
No dwgs over 50			
		<b>Total</b>	<b>23,100</b>

Stamp duty calc - Residual		
Land payment		3,747,012
		176,851
	<b>Total</b>	<b>3,923,863</b>

Stamp duty calc - Residual		
Land payment		2,857,876
		132,394
	<b>Total</b>	<b>2,990,270</b>

Pre CIL s106	10,840	£/ Unit (all)	
			542,000

Post CIL s106	13,240	£/ Unit (all)	662,000
CIL	349	£/m2	916,677
		<b>Total</b>	<b>1,578,677</b>

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	2.00%	32.75
Acc & Adpt	0.00%	0.00
Water		17.25
Over Extra 1	0.00%	0.00
Over Extra 2	0.00%	0.00
Small Site	0.00%	0.00
Site Costs	Base	15.00%
	BNG	0.50%
		<b>1,948.97</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started	10		10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Market Housing				0	0	0	3,379,712	3,379,712	3,379,712	3,379,712	3,379,712	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	511,980	511,980	511,980	511,980	511,980	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	250,000	250,000	250,000	250,000	250,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,141,692</b>	<b>4,141,692</b>	<b>4,141,692</b>	<b>4,141,692</b>	<b>4,141,692</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																								
Stamp Duty	176,851																							
Easements etc.	0																							
Legals Acquisition	56,205																							
Planning Fee	23,100																							
Professional	410,119			410,119																				
Build Cost - BCIS Base		0	523,897	1,047,793	1,571,690	1,571,690	1,571,690	1,047,793	523,897	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		916,677	44,133	88,267	132,400	132,400	132,400	88,267	44,133	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	26,195	52,390	78,584	78,584	78,584	52,390	26,195	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	28,195	56,390	84,584	84,584	84,584	56,390	28,195	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	124,251	124,251	124,251	124,251	124,251	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	20,708	20,708	20,708	20,708	20,708	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>666,275</b>	<b>916,677</b>	<b>1,032,538</b>	<b>1,244,839</b>	<b>1,867,259</b>	<b>1,867,259</b>	<b>2,012,218</b>	<b>1,389,798</b>	<b>767,379</b>	<b>144,959</b>	<b>144,959</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	3,747,012																						
	Interest		82,749	101,488	122,751	148,394	186,187	224,689	188,975	140,920	80,294	6,860	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							2,957,248
	Affordable for Rent																							447,983
	First Homes																							218,750
Cash Flow	-4,413,287	-999,426	-1,134,027	-1,367,590	-2,015,652	-2,053,446	1,904,785	2,562,919	3,233,393	3,916,439	3,989,872	0	0	0	0	0	0	0	0	0	0	0	0	-3,623,981
Opening Balance	0																							
Closing Balance	-4,413,287	-5,412,713	-6,546,740	-7,914,330	-9,929,982	-11,983,428	-10,078,643	-7,515,724	-4,282,331	-365,892	3,623,981	3,623,981	3,623,981	3,623,981	3,623,981	3,623,981	3,623,981	3,623,981	3,623,981	3,623,981	3,623,981	3,623,981	3,623,981	0

Base B&T Valley  
Site 10



Site 10 Houses & Flats 25							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	91.0	89.93	60.00%	15	6,560	8,849,440	1,365
Affordable Overall			40%	10			
Affordable Rent	65.5	62.43	30.00%	8	2,650	1,240,768	491
Social Rent	65.5	62.43	0.00%	0	1,750	0	0
Shared Ownership	65.6	64.33	0.00%	0	4,592	0	0
First Homes	65.6	64.33	10.00%	3	3,519	565,907	164
Grant and Subsidy							
Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	0.455	ha	55	/ha		10,656,115	2,020
SITE AREA - Gross	0.662	ha	38	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,097,509	4,614,519	3,170,619
Existing Use Value	1,190,782		1,800,000
Uplift	20%	238,156	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>1,428,938</b>		<b>2,160,000</b>

Additional Profit	1,257,647	921
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 2,003

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				2,097,509
Stamp Duty			94,375	
Easements etc.			0	
Legals /Acquisition	1.50%		31,463	125,838
Fees				
Planning			11,550	
Professional	8.00%		407,912	419,462
CONSTRUCTION				
Build Cost	1,924		3,887,237	
s106 / CIL / IT			807,945	
Contingency	5.00%		194,362	
Abnormals	5.00%		194,362	
FINANCE				
Fees	0%		0	
Interest	7.50%		0	0
Legal and Valuation				
SALES				
Agents	%	3.0%	319,683	
Legals	%	0.5%	53,281	
Misc.	%/unit	0.0%	0	372,964
				8,114,679
Developers Profit				
Market Housing	% Value	17.50%		1,548,652
Affordable Housing	% Value	17.50%		217,134
First Homes	% Value	17.50%		99,034

Planning fee calc	dwgs	rate	
Planning app fee	25		11,550
No dwgs	25	462	11,550
No dwgs under 50	0	138	0
No dwgs over 50			0
<b>Total</b>			<b>11,550</b>

Stamp duty calc - Residual		
Land payment		2,097,509
<b>Total</b>		<b>94,375</b>

Stamp duty calc - Residual		
Land payment		1,428,938
<b>Total</b>		<b>60,947</b>

Pre CIL s106	11,500	£/ Unit (all)	
<b>Total</b>			<b>287,500</b>

Post CIL s106	13,240	£/ Unit (all)	331,000
CIL	349	£/m2	476,945
<b>Total</b>			<b>807,945</b>

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	1,616.35
Acc & Adpt	%	32.33
Water	£/m2	0.00
Over Extra 1	%	17.25
Over Extra 2	£/m2	0.10
Small Site	%	0.00
Site Costs	%	0.00
Base	15.00%	1,666.03
BNG	0.50%	249.90
<b>Total</b>		<b>8.33</b>
		<b>1,924.26</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			5	5	5	5	5	5																
Market Housing			0	0	0	0	1,769,888	1,769,888	1,769,888	1,769,888	1,769,888	1,769,888	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	248,154	248,154	248,154	248,154	248,154	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	0	0	113,181	113,181	113,181	113,181	113,181	113,181	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,131,223</b>	<b>2,131,223</b>	<b>2,131,223</b>	<b>2,131,223</b>	<b>2,131,223</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																								
Stamp Duty	94,375																							
Easements etc.	0																							
Legals Acquisition	31,463																							
Planning Fee	11,550																							
Professional	203,956		203,956																					
Build Cost - BCIS Base		0	259,149	518,298	777,447	777,447	777,447	518,298	259,149	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		476,945	22,067	44,133	66,200	66,200	66,200	44,133	22,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	12,957	25,915	38,872	38,872	38,872	25,915	12,957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,957	27,915	41,872	41,872	41,872	27,915	13,957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	63,937	63,937	63,937	63,937	63,937	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,656	10,656	10,656	10,656	10,656	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>341,344</b>	<b>476,945</b>	<b>512,087</b>	<b>616,261</b>	<b>924,392</b>	<b>924,392</b>	<b>998,985</b>	<b>690,854</b>	<b>382,724</b>	<b>74,593</b>	<b>74,593</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation																								
Land	2,097,509																							
Interest		45,728	55,529	66,171	78,967	97,780	116,946	97,909	72,738	41,317	3,530	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,548,652
Affordable for Rent																								217,134
First Homes																								99,034
Cash Flow	-2,438,853	-522,673	-567,616	-682,433	-1,003,359	-1,022,172	1,015,292	1,342,460	1,675,761	2,015,313	2,053,100	0	0	0	0	0	0	0	0	0	0	0	0	-1,864,820
Opening Balance	0																							
Closing Balance	-2,438,853	-2,961,526	-3,529,142	-4,211,574	-5,214,934	-6,237,106	-5,221,814	-3,879,354	-2,203,593	-188,280	1,864,820	1,864,820	1,864,820	1,864,820	1,864,820	1,864,820	1,864,820	1,864,820	1,864,820	1,864,820	1,864,820	1,864,820	1,864,820	0

Base B&T Valley  
Site 11



Site 11		Houses & Flats 12					
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	90.6	60.00%	7	6,560	4,223,890	652
	Net	89.43					
Affordable Overall			40%	4.8			
Affordable Rent	64.6	58.75	30.00%	4	2,650	560,475	233
Social Rent	64.6	58.75	0.00%	0	1,750	0	0
Shared Ownership	70.0	70.00	0.00%	0	4,592	0	0
First Homes	70.0	70.00	10.00%	1	3,571	300,000	84
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.218	ha	55	/ha		5,084,365	969
SITE AREA - Gross	0.218	ha	55	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	967,701	4,435,294	4,435,294
Existing Use Value	392,727		1,800,000
Uplift	20%	78,545	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>471,273</b>		<b>2,160,000</b>

Additional Profit	788,907	1,210
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 0

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS		/unit or m2	Total	
<b>LAND</b>	Land			967,701
	Stamp Duty		37,885	
	Easements etc.		0	
	Legals /Acquisition	1.50%	14,516	52,401
<b>Fees</b>	Planning		5,544	
	Professional	8.00%	198,444	203,988
<b>CONSTRUCTION</b>	Build Cost	1,964	1,902,672	
	s106 / CIL / IT		380,406	
	Contingency	5.00%	95,134	
	Abnormals	5.00%	95,134	
			7,200	2,480,545
<b>FINANCE</b>	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
<b>SALES</b>	Agents	3.0%	152,531	
	Legals	0.5%	25,422	
			0	
	Misc.	0.0%	0	177,953
				3,882,587
<b>Developers Profit</b>	Market Housing % Value	17.50%		739,181
	Affordable Housing % Value	17.50%		98,083
	First Homes % Value	17.50%		52,500

Planning fee calc	dwgs	rate	
Planning app fee	12		5,544
No dwgs	12	462	5,544
No dwgs under 50	0	138	0
No dwgs over 50			5,544
<b>Total</b>			5,544

Stamp duty calc - Residual		
Land payment		967,701
<b>Total</b>		37,885

Stamp duty calc - Residual		
Land payment		471,273
<b>Total</b>		13,064

Pre CIL s106	8,500	£/ Unit (all)	
<b>Total</b>			102,000

Post CIL s106	13,240	£/ Unit (all)	158,880
CIL	349	£/m2	221,526
<b>Total</b>			380,406

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	1,650.10
Acc & Adpt	£/m2	0.00%	33.00
Water	£/m2		0.00
Over Extra 1	%	0.00%	17.25
Over Extra 2	£/m2		0.10
Small Site	%	0.00%	0.00
<b>Site Costs</b>	Base	15.00%	1,700.45
	BNG	0.50%	255.07
			8.50
			1,964.02

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
UNITS Started			3	3																					
Market Housing				0	0	0	1,055,973	1,055,973	1,055,973	1,055,973	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	140,119	140,119	140,119	140,119	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
First Homes				0	0	0	75,000	75,000	75,000	75,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,271,091</b>	<b>1,271,091</b>	<b>1,271,091</b>	<b>1,271,091</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>EXPENDITURE</b>																									
Stamp Duty	37,885																								
Easements etc.	0																								
Legals Acquisition	14,516																								
Planning Fee	5,544																								
Professional	99,222		99,222																						
Build Cost - BCIS Base		0	158,556	317,112	475,668	475,668	317,112	158,556	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		221,526	13,240	26,480	39,720	39,720	26,480	13,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	7,928	15,856	23,783	23,783	15,856	7,928	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	8,528	17,056	25,583	25,583	17,056	8,528	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	38,133	38,133	38,133	38,133	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	6,355	6,355	6,355	6,355	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																								
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>157,166</b>	<b>221,526</b>	<b>287,473</b>	<b>376,503</b>	<b>564,755</b>	<b>564,755</b>	<b>420,991</b>	<b>232,740</b>	<b>44,488</b>	<b>44,488</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>For Residual Valuation</b>																									
Land	967,701																								
Interest		21,091	25,640	31,511	39,161	50,485	62,021	47,244	28,661	6,199	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Developers Return</b>																									
Market Housing																								739,181	
Affordable for Rent																								98,083	
First Homes																								52,500	
Cash Flow	-1,124,867	-242,617	-313,114	-408,014	-603,916	-615,240	788,079	991,107	1,197,942	1,220,404	0	0	0	0	0	0	0	0	0	0	0	0	0	-889,764	
Opening Balance	0																								
Closing Balance	-1,124,867	-1,367,484	-1,680,598	-2,088,612	-2,692,529	-3,307,768	-2,519,689	-1,528,582	-330,640	889,764	889,764	889,764	889,764	889,764	889,764	889,764	889,764	889,764	889,764	889,764	889,764	889,764	889,764	0	

Base B&T Valley  
Site 12



Site 12 Brown 20 LD							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	92.0	91.67	60.00%	12	6,700	7,370,000	1,104
Affordable Overall			40%	8			
Affordable Rent	67.1	65.83	30.00%	6	2,650	1,046,750	403
Social Rent	67.1	65.83	0.00%	0	1,750	0	0
Shared Ownership	56.5	54.50	0.00%	0	4,690	0	0
First Homes	56.5	54.50	10.00%	2	3,972	432,910	113
Grant and Subsidy							
Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	0.500	ha	40	/ha		8,849,660	1,620
SITE AREA - Gross	0.625	ha	32	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,858,049	3,716,098	2,972,879
Existing Use Value	1,125,000		1,800,000
Uplift	20%	225,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>1,350,000</b>		<b>2,160,000</b>

Additional Profit	981,464	889
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 0

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				1,858,049
Stamp Duty			82,402	
Easements etc.			0	
Legals /Acquisition	1.50%		27,871	110,273
Fees				
Planning			9,240	
Professional	8.00%		329,002	338,242
CONSTRUCTION				
Build Cost	1.932		3,129,526	
s106 / CIL / IT			650,549	
Contingency	5.00%		156,476	
Abnormals	5.00%		156,476	
FINANCE				
Fees	0%		0	
Interest	7.50%		0	0
Legal and Valuation			0	
SALES				
Agents	%	3.0%	265,490	
Legals	%	0.5%	44,248	
Misc.	%/unit	0.0%	0	309,738
			0	6,728,830
Developers Profit				
Market Housing	% Value	17.50%		1,289,750
Affordable Housing	% Value	17.50%		183,181
First Homes	% Value	17.50%		75,759

Planning fee calc	dwgs	rate	
Planning app fee	20		9,240
No dwgs	20	462	9,240
No dwgs under 50	0	138	0
No dwgs over 50			9,240
<b>Total</b>			<b>9,240</b>

Stamp duty calc - Residual		
Land payment		1,858,049
<b>Total</b>		<b>82,402</b>

Stamp duty calc - Residual		
Land payment		1,350,000
<b>Total</b>		<b>57,000</b>

Pre CIL s106	8,500	£/ Unit (all)	
<b>Total</b>			<b>170,000</b>

Post CIL s106	13,240	£/ Unit (all)	264,800
CIL	349	£/m2	385,749
<b>Total</b>			<b>650,549</b>

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	1,623.06
Acc & Adpt	%	32.46
Water	£/m2	0.00
Over Extra 1	%	17.25
Over Extra 2	£/m2	0.10
Small Site	%	0.00
Site Costs	Base	0.00
	BNG	0.00
		15.00%
		0.50%
		<b>1,672.87</b>
		250.93
		8.36
		<b>1,932.16</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing			4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Affordable Rent																								
Social Rent																								
Shared Ownership																								
First Homes																								
Grant and Subsidy																								
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,769,932</b>	<b>1,769,932</b>	<b>1,769,932</b>	<b>1,769,932</b>	<b>1,769,932</b>	<b>1,769,932</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>EXPENDITURE</b>																								
Stamp Duty	82,402																							
Easements etc.	0																							
Legals Acquisition	27,871																							
Planning Fee	9,240																							
Professional	164,501		164,501																					
Build Cost - BCIS Base		0	208,635	417,270	625,905	625,905	625,905	417,270	208,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		385,749	17,653	35,307	52,960	52,960	52,960	35,307	17,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	10,432	20,864	31,295	31,295	31,295	20,864	10,432	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	11,732	23,464	35,195	35,195	35,195	23,464	11,732	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	53,098	53,098	53,098	53,098	53,098	53,098	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,850	8,850	8,850	8,850	8,850	8,850	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>284,014</b>	<b>385,749</b>	<b>412,953</b>	<b>496,904</b>	<b>745,356</b>	<b>745,356</b>	<b>807,303</b>	<b>558,851</b>	<b>310,400</b>	<b>61,948</b>	<b>61,948</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>For Residual Valuation</b>																								
Land	1,858,049																							
Interest		40,164	48,150	56,795	67,177	82,412	97,933	81,720	60,544	34,313	2,932	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Developers Return</b>																								
Market Housing																								1,289,750
Affordable for Rent																								183,181
First Homes																								75,759
Cash Flow	-2,142,064	-425,912	-461,103	-553,699	-812,533	-827,768	864,696	1,129,361	1,398,988	1,673,671	1,705,053	0	0	0	0	0	0	0	0	0	0	0	0	-1,548,691
Opening Balance	0																							
Closing Balance	-2,142,064	-2,567,976	-3,029,078	-3,582,778	-4,395,310	-5,223,078	-4,358,382	-3,229,022	-1,830,033	-156,362	1,548,691	1,548,691	1,548,691	1,548,691	1,548,691	1,548,691	1,548,691	1,548,691	1,548,691	1,548,691	1,548,691	1,548,691	1,548,691	0

Base B&T Valley  
Site 13



Site 13 Brown 12 LD							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	99.6		12	6,700	4,803,326	717
	Net	99.57	60.00%	7			
Affordable Overall			40%	4.8			
Affordable Rent	60.0	58.00	30.00%	4	2,650	553,320	216
Social Rent	60.0	58.00	0.00%	0	1,750	0	0
Shared Ownership	70.0	70.00	0.00%	0	4,690	0	0
First Homes	70.0	70.00	10.00%	1	3,571	300,000	84
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.300	ha	40	/ha		5,656,646	1,017
SITE AREA - Gross	0.375	ha	32	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,323,742	4,412,474	3,529,979
Existing Use Value	675,000		1,800,000
Uplift	20%	135,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>810,000</b>		<b>2,160,000</b>

Additional Profit	831,250	1,159
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 0

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				1,323,742
Stamp Duty			55,687	
Easements etc.			0	
Legals /Acquisition	1.50%	19,856	75,543	
<b>Fees</b>			5,544	205,210
Planning Professional	8.00%	199,666		
<b>CONSTRUCTION</b>			1,859	1,889,738
Build Cost			1,859	1,889,738
s106 / CIL / IT	5.00%	402,419		
Contingency	5.00%	94,487		
Abnormals	%	14,700	2,495,830	
<b>FINANCE</b>			0	0
Fees	0%	0		
Interest	7.50%	0		
Legal and Valuation		0	0	
<b>SALES</b>			169,699	4,298,309
Agents	%	3.0%	169,699	
Legals	%	0.5%	28,283	
	£/unit	0	0	
Misc.	%	0.0%	0	197,983
<b>Developers Profit</b>				840,582
Market Housing	% Value	17.50%		96,831
Affordable Housing	% Value	17.50%		52,500
First Homes	% Value	17.50%		

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	12		5,544
No dwgs under 50	12	462	5,544
No dwgs over 50	0	138	0
<b>Total</b>			5,544

Stamp duty calc - Residual	
Land payment	1,323,742
<b>Total</b>	55,687

Stamp duty calc - Residual	
Land payment	810,000
<b>Total</b>	30,000

Pre CIL s106	
8,500 £/ Unit (all)	
<b>Total</b>	102,000

Post CIL s106	
13,240 £/ Unit (all)	158,880
CIL 349 £/m2	243,539
<b>Total</b>	402,419

Inf Tariff	
% GDV	0.00%
<b>Total</b>	0

Build Cost			/m2
CO2 Plus	%	2.00%	1,632.03
Acc & Adpt	£/m2	0.00%	32.64
Water	£/m2		0.00
Over Extra 1	£/m2	0.00%	17.25
Over Extra 2	£/m2	0.00%	0.00
Small Site	%	0.00%	0.00
<b>Site Costs</b>	Base	10.00%	1,682.02
	BNG	0.50%	168.20
			8.41
			<b>1,858.63</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started			3	3		3	3																	
Market Housing			0	0		0	1,200,831	1,200,831		1,200,831	1,200,831	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0		0	138,330	138,330		138,330	138,330	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0		0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0		0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0		0	75,000	75,000		75,000	75,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0		0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,414,161</b>	<b>1,414,161</b>	<b>1,414,161</b>	<b>1,414,161</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>EXPENDITURE</b>																								
Stamp Duty	55,687																							
Easements etc.	0																							
Legals Acquisition	19,856																							
Planning Fee	5,544																							
Professional	99,833		99,833																					
Build Cost - BCIS Base		0	157,478	314,956	472,434	472,434	314,956	157,478	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		243,539	13,240	26,480	39,720	39,720	26,480	13,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	7,874	15,748	23,622	23,622	15,748	7,874	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	9,099	18,198	27,297	27,297	18,198	9,099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	42,425	42,425	42,425	42,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,071	7,071	7,071	7,071	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>180,920</b>	<b>243,539</b>	<b>287,524</b>	<b>375,382</b>	<b>563,073</b>	<b>563,073</b>	<b>424,878</b>	<b>237,187</b>	<b>49,496</b>	<b>49,496</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>For Residual Valuation</b>																								
Land	1,323,742																							
Interest		28,212	33,308	39,323	47,099	58,540	70,195	52,962	31,887	6,897	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Developers Return</b>																								
Market Housing																								840,582
Affordable for Rent																								96,831
First Homes																								52,500
Cash Flow	-1,504,663	-271,751	-320,832	-414,705	-610,172	-621,613	919,089	1,124,013	1,332,779	1,357,768	0	0	0	0	0	0	0	0	0	0	0	0	0	-989,913
Opening Balance	0																							
Closing Balance	-1,504,663	-1,776,414	-2,097,246	-2,511,951	-3,122,123	-3,743,736	-2,824,647	-1,700,634	-367,855	989,913	989,913	989,913	989,913	989,913	989,913	989,913	989,913	989,913	989,913	989,913	989,913	989,913	989,913	989,913

Base B&T Valley  
Site 14



Site 14 Brown 4 LD							
INCOME	Av Size m2		%	Number	Price	GDV	GIA
	Gross	Net		4	£/m2	£	m2
Market Housing	98.0	98.00	60.00%	2	6,700	1,575,840	235
Affordable Overall			40%	1.6			
Affordable Rent	42.9	39.00	30.00%	1	2,650	124,020	51
Social Rent	42.9	39.00	0.00%	0	1,750	0	0
Shared Ownership	42.9	39.00	0.00%	0	4,690	0	0
First Homes	42.9	39.00	10.00%	0	0	0	17
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.100	ha	40	/ha		1,699,860	304
SITE AREA - Gross	0.100	ha	40	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	383,307	3,833,066	3,833,066
Existing Use Value	180,000		1,800,000
Uplift	20%	36,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>216,000</b>		<b>2,160,000</b>

RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 0

Check on phasing dwgs nos  
correct

	£/m2
Additional Profit	293,930 1,250

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land			383,307	
	Stamp Duty		8,665		
	Easements etc.		0		
	Legals /Acquisition	1.50%	5,750	14,415	
Fees	Planning		1,848		
	Professional	8.00%	62,104	63,952	
CONSTRUCTION	Build Cost	1,850	562,010		
	s106 / CIL / IT		155,687		
	Contingency	5.00%	28,101		
	Abnormals	5.00%	28,101		
			2,400	776,298	
FINANCE	Fees	0%	0		
	Interest	7.50%	0	0	
	Legal and Valuation		0	0	
SALES	Agents	3.0%	50,996		
	Legals	0.5%	8,499		
		£/unit	0	0	
	Misc.	0.0%	0	59,495	1,297,466
Developers Profit	Market Housing % Value	17.50%		275,772	
	Affordable Housing % Value	17.50%		21,704	
	First Homes % Value	17.50%		0	

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	4		1,848
No dwgs under 50	4	462	1,848
No dwgs over 50	0	138	0
		<b>Total</b>	<b>1,848</b>

Stamp duty calc - Residual	
Land payment	383,307
<b>Total</b>	<b>8,665</b>

Stamp duty calc - Residual	
Land payment	216,000
<b>Total</b>	<b>1,320</b>

Pre CIL s106		
6,000	£/ Unit (all)	
<b>Total</b>		<b>24,000</b>

Post CIL s106			
		£/ Unit (all)	
13,240			52,960
CIL	349	£/m2	102,727
		<b>Total</b>	<b>155,687</b>

Inf Tariff	
% GDV	
0.00%	0

Build Cost			
			/m2
CO2 Plus	%	2.00%	1,624.10
Acc & Adpt	£/m2		0.00
Water	£/m2		17.25
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
			0.00
			0.00
<b>Site Costs</b>	Base	10.00%	1,673.93
	BNG	0.50%	167.39
			<b>8.37</b>
			<b>1,849.69</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
UNITS Started			2	2																					
Market Housing				0	0	0	787,920	787,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	62,010	62,010	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>849,930</b>	<b>849,930</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																									
Stamp Duty	8,665																								
Easements etc.	0																								
Legals Acquisition	5,750																								
Planning Fee	1,848																								
Professional	31,052			31,052																					
Build Cost - BCIS Base			0	93,668	187,337	187,337	93,668	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			102,727	8,827	17,653	17,653	8,827	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	4,683	9,367	9,367	4,683	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	5,083	10,167	10,167	5,083	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees			0																						
Legal and Valuation			0																						
Agents	0	0	0	0	0	0	25,498	25,498	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,250	4,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																						
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>47,315</b>	<b>102,727</b>	<b>143,314</b>	<b>224,524</b>	<b>224,524</b>	<b>112,262</b>	<b>29,748</b>	<b>29,748</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	383,307																							
	Interest		8,074	10,152	13,029	17,483	22,021	24,539	9,620	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																								275,772
	Affordable for Rent																								21,704
	First Homes																								0
Cash Flow		-430,621	-110,801	-153,465	-237,553	-242,007	-134,283	795,644	810,562	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-297,476
Opening Balance		0																							
Closing Balance		-430,621	-541,422	-694,888	-932,441	-1,174,448	-1,308,730	-513,087	297,476	297,476	297,476	297,476	297,476	297,476	297,476	297,476	297,476	297,476	297,476	297,476	297,476	297,476	297,476	297,476	0

Base B&T Valley  
Site 15



Site 15 Green 100 LD							
INCOME	Av Size m2		%	Number	Price	GDV	GIA
	Gross	Net		100	£/m2	£	m2
Market Housing	100.5	100.30	60.00%	60	6,700	40,320,600	6,030
Affordable Overall			40%	40			
Affordable Rent	66.5	65.07	30.00%	30	2,650	5,172,800	1,995
Social Rent	66.5	65.07	0.00%	0	1,750	0	0
Shared Ownership	75.1	74.30	0.00%	0	4,690	0	0
First Homes	75.1	74.30	10.00%	10	3,184	2,365,820	751
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	2.857	ha	35	/ha		47,859,220	8,776
SITE AREA - Gross	3.685	ha	27	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	10,881,348	3,808,472	2,952,761
Existing Use Value	92,129		25,000
Uplift	0%	0	0
Plus /ha	600,000	2,211,086	600,000
<b>Benchmark Land Value</b>	<b>2,303,214</b>		<b>625,000</b>

Additional Profit	12,288,354	2,038
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 2,027

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				10,881,348
Stamp Duty			533,567	
Easements etc.			0	
Legals /Acquisition	1.50%	163,220	696,788	
Fees				
Planning			30,000	
Professional	8.00%	1,683,237	1,713,237	
CONSTRUCTION				
Build Cost	1.890	16,585,254		
s106 / CIL / IT		3,430,942		
Contingency	5.00%	829,263		
Abnormals	0.00%			
		195,000	21,040,459	
FINANCE				
Fees	0%	0		
Interest	7.50%	0		
Legal and Valuation		0		
SALES				
Agents	3.0%	1,435,777		
Legals	0.5%	239,296		
	£/unit	0		
Misc.	0.0%	0	1,675,073	36,006,904
Developers Profit				
Market Housing	% Value	17.50%		7,056,105
Affordable Housing	% Value	17.50%		905,240
First Homes	% Value	17.50%		414,019

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

Stamp duty calc - Residual	
Land payment	10,881,348
<b>Total</b>	<b>533,567</b>

Stamp duty calc - Residual	
Land payment	2,303,214
<b>Total</b>	<b>104,661</b>

Pre CIL s106		
12,680	£/ Unit (all)	
<b>Total</b>		<b>1,268,000</b>

Post CIL s106			
		£/ Unit (all)	
13,240			1,324,000
CIL	349	£/m2	2,106,942
		<b>Total</b>	<b>3,430,942</b>

Inf Tariff	
% GDV	
0.00%	0

Build Cost			/m2
CO2 Plus	%	2.00%	1,665.87
Acc & Adpt	£/m2		33.32
Water	£/m2		0.00
Over Extra 1	%	0.00%	17.25
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	1,716.54
	BNG	0.10%	171.65
			<b>1,889.91</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13
Market Housing				0	0	0	4,838,472	5,241,678	4,838,472	5,241,678	4,838,472	5,241,678	4,838,472	5,241,678	4,838,472	5,241,678	4,838,472	5,241,678	4,838,472	5,241,678	4,838,472	5,241,678	4,838,472	5,241,678
Affordable Rent				0	0	0	620,736	672,464	620,736	672,464	620,736	672,464	620,736	672,464	620,736	672,464	620,736	672,464	620,736	672,464	620,736	672,464	620,736	672,464
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	283,898	307,557	283,898	307,557	283,898	307,557	283,898	307,557	283,898	307,557	283,898	307,557	283,898	307,557	283,898	307,557	283,898	307,557
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,743,106</b>	<b>6,221,699</b>	<b>5,743,106</b>	<b>6,221,699</b>	<b>5,743,106</b>	<b>6,221,699</b>	<b>5,743,106</b>	<b>6,221,699</b>	<b>5,743,106</b>	<b>6,221,699</b>	<b>5,743,106</b>	<b>6,221,699</b>	<b>5,743,106</b>	<b>6,221,699</b>	<b>5,743,106</b>	<b>6,221,699</b>	<b>5,743,106</b>	<b>6,221,699</b>
EXPENDITURE																								
Stamp Duty	533,567																							
Easements etc.	0																							
Legals Acquisition	163,220																							
Planning Fee	30,000																							
Professional	841,618		841,618																					
Build Cost - BCIS Base		0	663,410	1,382,105	2,045,515	2,100,799	2,045,515	2,100,799	2,045,515	2,100,799	1,382,105	718,694	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		2,106,942	52,960	110,333	163,293	167,707	163,293	167,707	163,293	167,707	110,333	57,373	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	33,171	69,105	102,276	105,040	102,276	105,040	102,276	105,040	69,105	35,935	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	7,800	16,250	24,050	24,700	24,050	24,700	24,050	24,700	16,250	8,450	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	172,293	186,651	172,293	186,651	172,293	186,651	172,293	186,651	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	28,716	31,108	28,716	31,108	28,716	31,108	28,716	31,108	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>1,568,406</b>	<b>2,106,942</b>	<b>1,598,959</b>	<b>1,577,793</b>	<b>2,335,134</b>	<b>2,398,245</b>	<b>2,536,142</b>	<b>2,616,005</b>	<b>2,536,142</b>	<b>2,616,005</b>	<b>1,778,802</b>	<b>1,038,212</b>	<b>201,009</b>	<b>217,759</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	10,881,348																						
Interest		233,433	277,315	312,495	347,938	398,246	450,680	398,999	338,874	285,097	222,836	152,684	58,356	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								7,056,105
Affordable for Rent																								905,240
First Homes																								414,019
Cash Flow	-12,449,754	-2,340,375	-1,876,274	-1,890,288	-2,683,072	-2,796,491	-2,756,284	-3,206,694	-2,868,090	-3,320,596	-3,741,469	-5,030,803	-5,483,742	-6,003,939	0	0	0	0	0	0	0	0	0	-8,375,364
Opening Balance	0																							
Closing Balance	-12,449,754	-14,790,129	-16,666,403	-18,556,691	-21,239,763	-24,036,254	-21,279,970	-18,073,276	-15,205,186	-11,884,589	-8,143,121	-3,112,317	2,371,424	8,375,364	8,375,364	8,375,364	8,375,364	8,375,364	8,375,364	8,375,364	8,375,364	8,375,364	8,375,364	0

Base B&T Valley  
Site 16



Site 16 Green 20 LD							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				20	£/m2	£	m2
Market Housing	Gross	97.8	60.00%	12	6,700	7,839,000	1,174
	Net	97.50					
Affordable Overall			40%	8			
Affordable Rent		67.1	30.00%	6	2,650	1,046,750	403
Social Rent		67.1	0.00%	0	1,750	0	0
Shared Ownership		70.0	0.00%	0	4,690	0	0
First Homes		70.0	10.00%	2	3,571	500,000	140
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.571 ha		35	/ha		9,385,750	1,717
SITE AREA - Gross	0.571 ha		35	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,090,030	3,657,553	3,657,553
Existing Use Value	14,286		25,000
Uplift	0%	0	0
Plus /ha	600,000	342,857	600,000
<b>Benchmark Land Value</b>	<b>357,143</b>		<b>625,000</b>

Additional Profit	2,375,255	2,023
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 1,983

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				2,090,030
Stamp Duty			94,002	
Easements etc.			0	
Legals /Acquisition	1.50%		31,350	125,352
<b>Fees</b>			9,240	
Planning			9,240	
Professional	8.00%		339,783	349,023
<b>CONSTRUCTION</b>			1,963	3,369,314
Build Cost			1,963	3,369,314
s106 / CIL / IT	5.00%		675,007	
Contingency			168,466	
Abnormals	0.00%		0	
			34,500	4,247,287
<b>FINANCE</b>			0	
Fees	0%		0	
Interest	7.50%		0	0
Legal and Valuation			0	
<b>SALES</b>			3.0%	281,573
Agents			3.0%	281,573
Legals	0.5%		46,929	
	£/unit		0	
Misc.	0.0%		0	328,501
				7,140,194
<b>Developers Profit</b>				
Market Housing	% Value		17.50%	1,371,825
Affordable Housing	% Value		17.50%	183,181
First Homes	% Value		17.50%	87,500

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	20		9,240
No dwgs under 50	20	462	9,240
No dwgs over 50	0	138	0
		<b>Total</b>	9,240

Stamp duty calc - Residual	
Land payment	2,090,030
<b>Total</b>	94,002

Stamp duty calc - Residual	
Land payment	357,143
<b>Total</b>	7,357

Pre CIL s106	
14,180 £/ Unit (all)	
<b>Total</b>	283,600

Post CIL s106	
13,240 £/ Unit (all)	264,800
CIL 349 £/m2	410,207
<b>Total</b>	675,007

Inf Tariff	
% GDV	0.00%
<b>Total</b>	0

Build Cost			/m2
CO2 Plus	%	2.00%	1,654.64
Acc & Adpt	£/m2		33.09
Water	£/m2		0.00
Over Extra 1	%	0.00%	17.25
Over Extra 2	£/m2		0.10
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	1,705.09
	BNG	0.10%	255.76
			1,962.55

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
UNITS Started			5	5																					
Market Housing				0	0	0	1,959,750	1,959,750	1,959,750	1,959,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	261,688	261,688	261,688	261,688	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
First Homes				0	0	0	125,000	125,000	125,000	125,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,346,438</b>	<b>2,346,438</b>	<b>2,346,438</b>	<b>2,346,438</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>EXPENDITURE</b>																									
Stamp Duty	94,002																								
Easements etc.	0																								
Legals Acquisition	31,350																								
Planning Fee	9,240																								
Professional	169,891		169,891																						
Build Cost - BCIS Base		0	280,776	561,552	842,329	842,329	561,552	280,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		410,207	22,067	44,133	66,200	66,200	44,133	22,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	14,039	28,078	42,116	42,116	28,078	14,039	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	2,875	5,750	8,625	8,625	5,750	2,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	70,393	70,393	70,393	70,393	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	11,732	11,732	11,732	11,732	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																								
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>304,483</b>	<b>410,207</b>	<b>489,648</b>	<b>639,513</b>	<b>959,270</b>	<b>959,270</b>	<b>721,639</b>	<b>401,882</b>	<b>82,125</b>	<b>82,125</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>For Residual Valuation</b>																									
Land	2,090,030																								
Interest		44,897	53,430	63,613	76,797	96,223	116,013	87,724	52,908	11,444	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Developers Return</b>																									
Market Housing																								1,371,825	
Affordable for Rent																								183,181	
First Homes																								87,500	
Cash Flow	-2,394,514	-455,104	-543,079	-703,126	-1,036,067	-1,055,493	1,508,785	1,856,832	2,211,404	2,252,868	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,642,506	
Opening Balance	0																								
Closing Balance	-2,394,514	-2,849,618	-3,392,697	-4,095,823	-5,131,890	-6,187,383	-4,678,598	-2,821,766	-610,362	1,642,506	1,642,506	1,642,506	1,642,506	1,642,506	1,642,506	1,642,506	1,642,506	1,642,506	1,642,506	1,642,506	1,642,506	1,642,506	1,642,506	0	



Base B&T Valley  
Site 17



Site 17 Green 12 LD							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	108.9	108.86	60.00%	7	6,700	5,251,269	784
Affordable Overall			40%	4.8			
Affordable Rent	70.0	70.00	30.00%	4	2,650	667,800	252
Social Rent	70.0	70.00	0.00%	0	1,750	0	0
Shared Ownership	84.0	84.00	0.00%	0	4,690	0	0
First Homes	84.0	84.00	10.00%	1	2,976	300,000	101
Grant and Subsidy							
Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	0.343	ha	35	/ha		6,219,069	1,137
SITE AREA - Gross	0.343	ha	35	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,395,736	4,070,896	4,070,896
Existing Use Value	34,286		100,000
Uplift	0%	0	0
Plus /ha	600,000	205,714	600,000
<b>Benchmark Land Value</b>	<b>240,000</b>		<b>700,000</b>

Additional Profit	1,577,412	2,013
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 0

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			59,287	1,395,736
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%		20,936	80,223
Fees			5,544	
Planning			5,544	
Professional	8.00%		224,573	230,117
CONSTRUCTION				
Build Cost	1.971		2,240,319	
s106 / CIL / IT			425,130	
Contingency	5.00%		112,016	
Abnormals	0.00%		0	
FINANCE				
Fees	0%		0	
Interest	7.50%		0	
Legal and Valuation			0	0
SALES				
Agents	%	3.0%	186,572	
Legals	%	0.5%	31,095	
Misc.	%/unit	0.0%	0	
			217,667	4,730,909
Developers Profit				
Market Housing	% Value	17.50%		918,972
Affordable Housing	% Value	17.50%		116,865
First Homes	% Value	17.50%		52,500

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	12		5,544
No dwgs under 50	12	462	5,544
No dwgs over 50	0	138	0
		<b>Total</b>	<b>5,544</b>

Stamp duty calc - Residual	
Land payment	1,395,736
<b>Total</b>	<b>59,287</b>

Stamp duty calc - Residual	
Land payment	240,000
<b>Total</b>	<b>1,800</b>

Pre CIL s106	
11,250	£/ Unit (all)
<b>Total</b>	<b>135,000</b>

Post CIL s106	
13,240	£/ Unit (all)
CIL	349
<b>Total</b>	<b>158,880</b>
	£/m2
	266,250
	<b>425,130</b>

Inf Tariff	
% GDV	0.00%
	0

Build Cost			/m2
CO2 Plus	%	2.00%	1,661.94
Acc & Adpt	£/m2		33.24
Water	£/m2		0.00
Over Extra 1	%	0.00%	17.25
Over Extra 2	£/m2		0.10
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	1,712.53
	BNG	0.10%	256.88
			1,971.12

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
	Q1				Q1				Q1				Q1				Q1				Q1			
UNITS Started			3	3			3	3																
Market Housing			0	0	0	0	1,312.817	1,312.817	1,312.817	1,312.817	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	166.950	166.950	166.950	166.950	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	0	0	75,000	75,000	75,000	75,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,554,767</b>	<b>1,554,767</b>	<b>1,554,767</b>	<b>1,554,767</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																								
Stamp Duty	59,287																							
Easements etc.	0																							
Legals Acquisition	20,936																							
Planning Fee	5,544																							
Professional	112,287		112,287																					
Build Cost - BCIS Base		0	186,693	373,387	560,080	560,080	373,387	186,693	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		266,250	13,240	26,480	39,720	39,720	26,480	13,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	9,335	18,669	28,004	28,004	18,669	9,335	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	2,475	4,950	7,425	7,425	4,950	2,475	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	46,643	46,643	46,643	46,643	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,774	7,774	7,774	7,774	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>198,053</b>	<b>266,250</b>	<b>324,030</b>	<b>423,486</b>	<b>635,229</b>	<b>635,229</b>	<b>477,903</b>	<b>266,160</b>	<b>54,417</b>	<b>54,417</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	1,395,736																						
Interest		29,884	35,436	42,176	50,907	63,772	76,879	58,129	35,057	7,583	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								918,972
Affordable for Rent																								116,865
First Homes																								52,500
Cash Flow	-1,593,789	-296,134	-359,466	-465,662	-686,136	-699,001	999,986	1,230,479	1,465,293	1,492,767	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,088,337
Opening Balance	0																							
Closing Balance	-1,593,789	-1,889,923	-2,249,389	-2,715,051	-3,401,187	-4,100,188	-3,100,202	-1,869,723	-404,430	1,088,337	1,088,337	1,088,337	1,088,337	1,088,337	1,088,337	1,088,337	1,088,337	1,088,337	1,088,337	1,088,337	1,088,337	1,088,337	1,088,337	0

Base B&T Valley  
Site 18



Site 18 Green 7 LD							
INCOME	Av Size m2		%	Number	Price	GDV	GIA
	Gross	Net		7	£/m2	£	m2
Market Housing	111.5	111.50	60.00%	4	6,700	3,137,610	468
Affordable Overall			40%	2.8			
Affordable Rent	70.0	70.00	30.00%	2	2,650	389,550	147
Social Rent	70.0	70.00	0.00%	0	1,750	0	0
Shared Ownership	84.0	84.00	0.00%	0	4,690	0	0
First Homes	84.0	84.00	10.00%	1	2,976	175,000	59
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.200	ha	35	/ha		3,702,160	674
SITE AREA - Gross	0.200	ha	35	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	885,414	4,427,068	4,427,068
Existing Use Value	20,000		100,000
Uplift	0%	0	0
Plus /ha	600,000	120,000	600,000
<b>Benchmark Land Value</b>	<b>140,000</b>		<b>700,000</b>

Additional Profit	997,398	2,130
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 0

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land			885,414	
	Stamp Duty		33,771		
	Easements etc.		0		
	Legals /Acquisition	1.50%	13,281	47,052	
Fees	Planning		3,234		
	Professional	8.00%	128,824	132,058	
CONSTRUCTION	Build Cost	1,897	1,278,651		
	s106 / CIL / IT		248,517		
	Contingency	5.00%	63,933		
	Abnormals	0.00%	0		
			19,200	1,610,300	
FINANCE	Fees	0%	0		
	Interest	7.50%	0		
	Legal and Valuation		0	0	
SALES	Agents	3.0%	111,065		
	Legals	0.5%	18,511		
		£/unit	0		
	Misc.	0.0%	0	129,576	2,804,400
Developers Profit	Market Housing	% Value	17.50%		549,082
	Affordable Housing	% Value	17.50%		68,171
	First Homes	% Value	17.50%		30,625

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	7		3,234
No dwgs under 50	7	462	3,234
No dwgs over 50	0	138	0
		<b>Total</b>	<b>3,234</b>

Stamp duty calc - Residual	
Land payment	885,414
<b>Total</b>	<b>33,771</b>

Stamp duty calc - Residual	
Land payment	140,000
<b>Total</b>	<b>0</b>

Pre CIL s106		
6,000	£/ Unit (all)	
	<b>Total</b>	<b>42,000</b>

Post CIL s106			
		£/ Unit (all)	
13,240			92,680
349	£/m2		155,837
	<b>Total</b>		<b>248,517</b>

Inf Tariff		
% GDV		
0.00%		0

Build Cost			
	%		/m2
CO2 Plus	2.00%		1,672.03
Acc & Adpt	0.00%		0.00
Water			17.25
Over Extra 1	0.00%		0.00
Over Extra 2	0.00%		0.00
Small Site	0.00%		0.00
Site Costs	10.00%		1,722.82
BNG	0.10%		1.72
			<b>1,896.83</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6					
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
UNITS Started			1	2	2	2																				
Market Housing				0	0	0	448,230	896,460	896,460	896,460	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	55,650	111,300	111,300	111,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
First Homes				0	0	0	25,000	50,000	50,000	50,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>528,880</b>	<b>1,057,760</b>	<b>1,057,760</b>	<b>1,057,760</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
EXPENDITURE																										
Stamp Duty	33,771																									
Easements etc.	0																									
Legals Acquisition	13,281																									
Planning Fee	3,234																									
Professional	64,412			64,412																						
Build Cost - BCIS Base			0	60,888	182,664	304,441	365,329	243,553	121,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff			155,837	4,413	13,240	22,067	26,480	17,653	8,827	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency			0	3,044	9,133	15,222	18,266	12,178	6,089	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals			0	914	2,743	4,571	5,486	3,657	1,829	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																									
Legal and Valuation	0																									
Agents	0	0	0	0	0	0	15,866	31,733	31,733	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	2,644	5,289	5,289	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																									
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>114,698</b>	<b>155,837</b>	<b>133,672</b>	<b>207,781</b>	<b>346,301</b>	<b>415,561</b>	<b>295,551</b>	<b>175,542</b>	<b>37,022</b>	<b>37,022</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
For Residual Valuation	Land	885,414																								
	Interest		18,752	22,026	24,945	29,309	36,351	44,825	41,290	25,523	6,862	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return	Market Housing																								549,082	
	Affordable for Rent																								68,171	
	First Homes																								30,625	
Cash Flow	-1,000,112	-174,589	-155,698	-232,725	-375,609	-451,912	188,504	840,928	995,216	1,013,876	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-647,878	
Opening Balance	0																									0
Closing Balance	-1,000,112	-1,174,700	-1,330,398	-1,563,124	-1,938,733	-2,390,645	-2,202,141	-1,361,214	-365,998	647,878	647,878	647,878	647,878	647,878	647,878	647,878	647,878	647,878	647,878	647,878	647,878	647,878	647,878	647,878	0	

Base B&T Valley  
Site 19



Site 19 Green 4 LD							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	133.3					
	Net	133.33	60.00%	2	6,700	2,144,000	320
Affordable Overall			40%	1.6			
Affordable Rent	84.0	84.00	30.00%	1	2,650	267,120	101
Social Rent	84.0	84.00	0.00%	0	1,750	0	0
Shared Ownership	84.0	84.00	0.00%	0	4,690	0	0
First Homes	84.0	84.00	10.00%	0	0	0	34
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.114	ha	35	/ha		2,411,120	454
SITE AREA - Gross	0.114	ha	35	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	455,101	3,982,135	3,982,135
Existing Use Value	11,429		100,000
Uplift	0%	0	0
Plus /ha	600,000	68,571	600,000
<b>Benchmark Land Value</b>	<b>80,000</b>		<b>700,000</b>

RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 0

Check on phasing dwgs nos  
correct

	£/m2
Additional Profit	560,559 1,752

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			455,101
	Stamp Duty		12,255	
	Easements etc.		0	
	Legals /Acquisition	1.50%	6,827	19,082
Fees	Planning		1,848	
	Professional	8.00%	94,765	96,613
CONSTRUCTION	Build Cost	2,027	920,892	
	s106 / CIL / IT		192,724	
	Contingency	5.00%	46,045	
	Abnormals	0.00%	0	
			24,900	1,184,560
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	%	3.0%	72,334
	Legals	%	0.5%	12,056
		£/unit	0	0
	Misc.	%	0.0%	0
				84,389
				1,839,745
Developers Profit	Market Housing	% Value	17.50%	375,200
	Affordable Housing	% Value	17.50%	46,746
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	4		1,848
No dwgs under 50	4	462	1,848
No dwgs over 50	0	138	0
		<b>Total</b>	<b>1,848</b>

Stamp duty calc - Residual	
Land payment	455,101
<b>Total</b>	<b>12,255</b>

Stamp duty calc - Residual	
Land payment	80,000
<b>Total</b>	<b>0</b>

Pre CIL s106	
6,000 £/ Unit (all)	
<b>Total</b>	<b>24,000</b>

Post CIL s106	
13,240 £/ Unit (all)	52,960
CIL 349 £/m2	139,764
<b>Total</b>	<b>192,724</b>

Inf Tariff	
% GDV	0.00%
<b>Total</b>	<b>0</b>

Build Cost			/m2
CO2 Plus	%	2.00%	35.75
Acc & Adpt	£/m2	0.00%	0.00
Water	£/m2		17.25
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
<b>Site Costs</b>	Base	10.00%	<b>1,840.70</b>
	BNG	0.10%	184.07
			<b>2,026.61</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
	Q1				Q1				Q1				Q1				Q1				Q1			
UNITS Started			1	1	1	1																		
Market Housing			0	0	0	0	536,000	536,000	536,000	536,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	66,780	66,780	66,780	66,780	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>602,780</b>	<b>602,780</b>	<b>602,780</b>	<b>602,780</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																								
Stamp Duty	12,255																							
Easements etc.	0																							
Legals Acquisition	6,827																							
Planning Fee	1,848																							
Professional	47,382			47,382																				
Build Cost - BCIS Base		0	76,741	153,482	230,223	230,223	153,482	76,741	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		139,764	4,413	8,827	13,240	13,240	8,827	4,413	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	3,837	7,674	11,511	11,511	7,674	3,837	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	2,075	4,150	6,225	6,225	4,150	2,075	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	18,083	18,083	18,083	18,083	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,014	3,014	3,014	3,014	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>68,312</b>	<b>139,764</b>	<b>134,449</b>	<b>174,133</b>	<b>261,199</b>	<b>261,199</b>	<b>195,230</b>	<b>108,164</b>	<b>21,097</b>	<b>21,097</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	455,101																						
	Interest		9,814	12,619	15,376	18,929	24,182	29,533	22,445	13,592	2,940	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							375,200
	Affordable for Rent																							46,746
	First Homes																							0
Cash Flow	-523,413	-149,578	-147,067	-189,509	-280,128	-285,381	378,017	472,171	568,091	578,743	0	0	0	0	0	0	0	0	0	0	0	0	0	-421,946
Opening Balance	0																							
Closing Balance	-523,413	-672,991	-820,058	-1,009,567	-1,289,696	-1,575,077	-1,197,059	-724,888	-156,797	421,946	421,946	421,946	421,946	421,946	421,946	421,946	421,946	421,946	421,946	421,946	421,946	421,946	421,946	0

Base B&T Valley  
Site 26



Site 26 South of Berkhamsted 7							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				850	£/m2	£	m2
Market Housing	100.6	100.36	60.00%	510	6,700	342,919,400	51,282
Affordable Overall			40%	340			
Affordable Rent	67.6	66.28	30.00%	255	2,650	44,790,300	17,245
Social Rent	67.6	66.28	0.00%	0	1,750	0	0
Shared Ownership	73.3	72.36	0.00%	0	4,690	0	0
First Homes	73.3	72.36	10.00%	85	3,237	19,908,200	6,229
Grant and Subsidy							
Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	24.286	ha	35	/ha		407,617,900	74,756
SITE AREA - Gross	33.450	ha	25	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
<b>Residual Land Value</b>	<b>87,570,795</b>	<b>3,605,856</b>	<b>2,617,961</b>
Existing Use Value	836,250		25,000
Uplift	0%	0	0
Plus /ha	250,000	8,362,500	250,000
<b>Benchmark Land Value</b>	<b>9,198,750</b>		<b>275,000</b>

<b>Additional Profit</b>	<b>133,648,448</b>	<b>2,606</b>
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RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+h Closing balance = 0

Check on phasing dwgs nos correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				<b>87,570,795</b>
Stamp Duty			4,368,040	
Easements etc.			0	
Legals /Acquisition	1.50%		1,313,562	5,681,602
<b>Fees</b>			133,500	
Planning			13,426,949	13,560,449
Professional	8.00%			
<b>CONSTRUCTION</b>			130,482,781	
Build Cost	1.745		29,172,444	
s106 / CIL / IT	5.00%		6,524,139	
Contingency	0.00%		1,657,500	167,836,863
Abnormals				
<b>FINANCE</b>			0	
Fees	0%			
Interest	7.50%			
Legal and Valuation				0
<b>SALES</b>			12,228,537	
Agents	3.0%		2,038,090	
Legals	0.5%		0	
£/unit			0	
Misc.	0.0%		14,266,627	<b>288,916,336</b>
<b>Developers Profit</b>				
Market Housing	% Value	17.50%		60,010,895
Affordable Housing	% Value	17.50%		7,838,303
First Homes	% Value	17.50%		3,483,935

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	850		23,100
No dwgs under 50	50	462	110,400
No dwgs over 50	800	138	110,400
		<b>Total</b>	<b>243,900</b>

Stamp duty calc - Residual	
Land payment	87,570,795
<b>Total</b>	<b>4,368,040</b>

Stamp duty calc - Residual	
Land payment	9,198,750
<b>Total</b>	<b>449,438</b>

Pre CIL s106	
34,075 £/ Unit (all)	
<b>Total</b>	<b>28,963,726</b>

Post CIL s106		
	£/ Unit (all)	
13,240		11,254,000
CIL 349	£/m2	17,918,444
<b>Total</b>		<b>29,172,444</b>

Inf Tariff	
% GDV	
0.00%	0

Build Cost			/m2
CO2 Plus	%	2.00%	1,469.71
Acc & Adpt	£/m2		29.39
Water	£/m2		0.00
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
<b>Site Costs</b>	Base	15.00%	1,516.46
	BNG	0.10%	227.47
			<b>1,743.93</b>

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
<b>INCOME</b>																								
UNITS Started	25	50	100	100	100	100	100	100	100	75														
Market Housing		10,085,865	20,171,729	40,343,459	40,343,459	40,343,459	40,343,459	40,343,459	40,343,459	30,257,594	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		1,317,362	2,634,724	5,269,447	5,269,447	5,269,447	5,269,447	5,269,447	5,269,447	3,952,085	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		585,535	1,171,071	2,342,141	2,342,141	2,342,141	2,342,141	2,342,141	2,342,141	1,756,606	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>11,988,762</b>	<b>23,977,524</b>	<b>47,955,047</b>	<b>47,955,047</b>	<b>47,955,047</b>	<b>47,955,047</b>	<b>47,955,047</b>	<b>47,955,047</b>	<b>35,966,285</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>EXPENDITURE</b>																								
Stamp Duty	4,368,040																							
Easements etc.	0																							
Legals Acquisition	1,313,562																							
Planning Fee	133,500																							
Professional	13,426,949																							
Build Cost - BCIS Base		3,837,729	7,675,458	15,350,915	15,350,915	15,350,915	15,350,915	15,350,915	15,350,915	11,513,187	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		18,249,444	662,000	1,324,000	1,324,000	1,324,000	1,324,000	1,324,000	1,324,000	993,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		191,886	383,773	767,546	767,546	767,546	767,546	767,546	767,546	575,659	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		48,750	97,500	195,000	195,000	195,000	195,000	195,000	195,000	146,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	359,663	719,326	1,438,651	1,438,651	1,438,651	1,438,651	1,438,651	1,438,651	1,078,989	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	59,944	119,888	239,775	239,775	239,775	239,775	239,775	239,775	179,831	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>19,242,051</b>	<b>22,747,416</b>	<b>9,657,944</b>	<b>19,315,888</b>	<b>19,315,888</b>	<b>19,315,888</b>	<b>19,315,888</b>	<b>19,315,888</b>	<b>19,315,888</b>	<b>14,486,916</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>For Residual Valuation</b>																								
Land	<b>87,570,795</b>																							
Interest		8,010,963	9,418,685	9,051,118	7,582,015	6,002,729	4,304,996	2,479,934	517,992	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Developers Return</b>																								
Market Housing																								60,010,895
Affordable for Rent																								7,838,303
First Homes																								3,483,935
<b>Cash Flow</b>	<b>-106,812,846</b>	<b>-18,769,617</b>	<b>4,900,895</b>	<b>19,588,042</b>	<b>21,057,145</b>	<b>22,636,431</b>	<b>24,334,163</b>	<b>26,159,225</b>	<b>28,121,167</b>	<b>28,639,159</b>	<b>21,479,369</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-71,333,133</b>
Opening Balance	0																							
Closing Balance	-106,812,846	-125,582,463	-120,681,568	-101,093,527	-80,036,382	-57,399,951	-33,065,788	-6,906,563	21,214,604	49,853,763	71,333,132	71,333,132	71,333,132	71,333,132	71,333,132	71,333,132	71,333,132	71,333,132	71,333,132	71,333,132	71,333,132	71,333,132	71,333,132	0

Base B&T Valley  
Site 27



Site 27 Dunsley Farm 8							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	100.5	100.30	60.00%	240	6,400	154,060,800	24,120
Affordable Overall			40%	160			
Affordable Rent	67.4	66.05	30.00%	120	2,650	21,003,900	8,090
Social Rent	67.4	66.05	0.00%	0	1,750	0	0
Shared Ownership	72.6	71.60	0.00%	0	4,480	0	0
First Homes	72.6	71.60	10.00%	40	3,229	9,247,200	2,903
Grant and Subsidy							
Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	11.429	ha	35	/ha		184,311,900	35,113
SITE AREA - Gross	19.048	ha	21	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	43,907,839	3,841,936	2,305,162
Existing Use Value	476,190		25,000
Uplift	0%	0	0
Plus /ha	250,000	4,761,905	250,000
<b>Benchmark Land Value</b>	<b>5,238,095</b>		<b>275,000</b>

Additional Profit	58,515,032	2,426
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 387,162

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			43,907,839	
Stamp Duty			2,184,892	
Easements etc.			0	
Legals /Acquisition	1.50%	658,618	2,843,510	
<b>Fees</b>			71,400	
Planning			6,040,509	6,111,909
Professional	8.00%			
<b>CONSTRUCTION</b>				
Build Cost	1.746	61,308,190		
s106 / CIL / IT		10,352,758		
Contingency	5.00%	3,065,409		
Abnormals	0.00%			
		780,000	75,506,357	
<b>FINANCE</b>				
Fees	0%	0		
Interest	7.50%	0		
Legal and Valuation		0	0	
<b>SALES</b>				
Agents	3.0%	5,529,357		
Legals	0.5%	921,560		
		0		
Misc.	0.0%	0	6,450,917	134,820,531
<b>Developers Profit</b>				
Market Housing	% Value	17.50%		26,960,640
Affordable Housing	% Value	17.50%		3,675,683
First Homes	% Value	17.50%		1,618,260

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	400		23,100
No dwgs under 50	50	462	48,300
No dwgs over 50	350	138	71,400
<b>Total</b>			<b>142,800</b>

Stamp duty calc - Residual	
Land payment	43,907,839
<b>Total</b>	<b>2,184,892</b>

Stamp duty calc - Residual	
Land payment	5,238,095
<b>Total</b>	<b>251,405</b>

Pre CIL s106		
34,298	£/ Unit (all)	
<b>Total</b>		<b>13,719,325</b>

Post CIL s106		
13,240	£/ Unit (all)	5,296,000
CIL	210	£/m2
<b>Total</b>		<b>10,352,758</b>

Inf Tariff	
% GDV	0.00%
<b>Total</b>	<b>0</b>

Build Cost			
	%		/m2
CO2 Plus	2.00%		1,470.22
Acc & Adpt	0.00%		29.40
Water			0.00
Over Extra 1	0.00%		17.25
Over Extra 2	0.00%		0.10
Small Site	0.00%		0.00
Site Costs	15.00%		1,516.97
Base			227.55
BNG	0.10%		1.52
<b>Total</b>			<b>1,746.04</b>

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
<b>INCOME</b>																								
UNITS Started	25	50	50	50	50	50	50	50	25															
Market Housing		9,628,800	19,257,600	19,257,600	19,257,600	19,257,600	19,257,600	19,257,600	19,257,600	9,628,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		1,312,744	2,625,488	2,625,488	2,625,488	2,625,488	2,625,488	2,625,488	1,312,744	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		577,950	1,155,900	1,155,900	1,155,900	1,155,900	1,155,900	1,155,900	577,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>11,519,494</b>	<b>23,038,988</b>	<b>23,038,988</b>	<b>23,038,988</b>	<b>23,038,988</b>	<b>23,038,988</b>	<b>23,038,988</b>	<b>23,038,988</b>	<b>11,519,494</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>EXPENDITURE</b>																								
Stamp Duty	2,184,892																							
Easements etc.	0																							
Legals Acquisition	658,618																							
Planning Fee	71,400																							
Professional	6,040,509																							
Build Cost - BCIS Base		3,831,762	7,663,524	7,663,524	7,663,524	7,663,524	7,663,524	7,663,524	7,663,524	3,831,762	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		5,387,758	662,000	662,000	662,000	662,000	662,000	662,000	662,000	331,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		191,588	383,176	383,176	383,176	383,176	383,176	383,176	383,176	191,588	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		48,750	97,500	97,500	97,500	97,500	97,500	97,500	97,500	48,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	345,585	691,170	691,170	691,170	691,170	691,170	691,170	691,170	345,585	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	57,597	115,195	115,195	115,195	115,195	115,195	115,195	115,195	57,597	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>8,955,418</b>	<b>9,863,040</b>	<b>9,612,564</b>	<b>9,612,564</b>	<b>9,612,564</b>	<b>9,612,564</b>	<b>9,612,564</b>	<b>9,612,564</b>	<b>9,612,564</b>	<b>4,806,282</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>For Residual Valuation</b>																								
Land	43,907,839																							
Interest		3,964,744	4,137,866	3,441,224	2,692,334	1,887,278	1,021,842	91,498	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Developers Return</b>																								
Market Housing																								26,960,640
Affordable for Rent																								3,675,683
First Homes																								1,618,260
<b>Cash Flow</b>	<b>-52,863,257</b>	<b>-2,308,291</b>	<b>9,288,557</b>	<b>9,985,199</b>	<b>10,734,089</b>	<b>11,539,145</b>	<b>12,404,581</b>	<b>13,334,925</b>	<b>13,426,423</b>	<b>6,713,212</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-32,254,583</b>
Opening Balance	0																							
<b>Closing Balance</b>	<b>-52,863,257</b>	<b>-55,171,548</b>	<b>-45,882,991</b>	<b>-35,897,792</b>	<b>-25,163,703</b>	<b>-13,624,558</b>	<b>-1,219,977</b>	<b>12,114,948</b>	<b>25,541,371</b>	<b>32,254,583</b>	<b>32,254,583</b>	<b>32,254,583</b>	<b>32,254,583</b>	<b>32,254,583</b>	<b>32,254,583</b>	<b>32,254,583</b>	<b>32,254,583</b>	<b>32,254,583</b>	<b>32,254,583</b>	<b>32,254,583</b>	<b>32,254,583</b>	<b>32,254,583</b>	<b>32,254,583</b>	<b>0</b>



# Base Wider Cover



Dacorum Borough Council - July 2023

10/10/2023  
11:47

Flats 60

5

UNITS 60  
Affordable 40%

Aff - rented 75% % of Aff  
24 Shared Own 0%  
First Homes 25% % of Aff

	Rounded
18	18
0.00	0
6	6
24	24

Modelling

Density 90 units/ha  
Net:Gross 100%

Area ha

Total 0.667  
Gross 0.667 ha  
Net 0.667 ha

Characteristics

Sub Area Wider DBC  
Green Brov Brown  
Use PDL

				Market							
	Beds	m2	Circulation	36	Rounded	m2		m2	Circulation	70	
Terrace	2	73	0.0%		0.00	0		70	0.0%		
Terrace	3	86	0.0%		0.00	0		84	0.0%		
Terrace	4	97	0.0%		0.00	0		97	0.0%		
Semi	2	81	0.0%		0.00	0		79	0.0%		
Semi	3	98	0.0%		0.00	0		93	0.0%		
Semi	4	106	0.0%		0.00	0		106	0.0%		
Det	3	120	0.0%		0.00	0		102	0.0%		
Det	4	130	0.0%		0.00	0		115	0.0%		
Det	5	140	0.0%		0.00	0		119	0.0%		
Flat to5	1	40	10.0%	5%	1.80	2	88	39	10.0%		
Flat to5	2	65	10.0%	45%	16.20	16	1,144	61	10.0%		
Flat to5	3	80	10.0%	50%	18.00	18	1,584	74	10.0%		
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		
				100%	36.00	36	2,816				

				Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	18	Rounded	m2		0	Rounded	m2		6	Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	35%	6.30	7	300	25%	0.00	0	0	25%	1.50	1	43
Flat to5	2	65	10.0%	30%	5.40	5	336	65%	0.00	0	0	65%	3.90	4	268
Flat to5	3	80	10.0%	35%	6.30	6	488	10%	0.00	0	0	10%	0.60	1	81
Flat 6+	1	40	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	18.00	18	1,124	100%	0.00	0	0	100%	6.00	6	393

							BCIS	
				Lower Q	Median	Used	m2	
Terrace	2				1,552	1,552	0	0
Terrace	3				1,552	1,552	0	0
Terrace	4				1,552	1,552	0	0
Semi	2				1,599	1,599	0	0
Semi	3				1,599	1,599	0	0
Semi	4				1,599	1,599	0	0
Det	3				1,837	1,837	0	0
Det	4				1,837	1,837	0	0
Det	5				1,837	1,837	0	0
Flat to5	1				1,797	1,797	431	774,918
Flat to5	2				1,797	1,797	1,748	3,141,186
Flat to5	3				1,797	1,797	2,154	3,870,637
Flat 6+	1				2,077	2,077	0	0
Flat 6+	2				2,077	2,077	0	0
Flat 6+	3				2,077	2,077	0	0
							4,333	7,786,741

1,797 £/m2

				Occupants		Population	
	Beds	Count	per unit				
Terrace	2	0	2.4	0		0	
Terrace	3	0	2.4	0		0	
Terrace	4	0	2.4	0		0	
Semi	2	0	2.4	0		0	
Semi	3	0	2.4	0		0	
Semi	4	0	2.4	0		0	
Det	3	0	2.4	0		0	
Det	4	0	2.4	0		0	
Det	5	0	2.4	0		0	
Flat to5	1	10	2.4	24		24	
Flat to5	2	25	2.4	60		60	
Flat to5	3	25	2.4	60		60	
Flat 6+	1	0	2.4	0		0	
Flat 6+	2	0	2.4	0		0	
Flat 6+	3	0	2.4	0		0	
				Residents		144	

ha per 1,000	
0.8000	Parks & Garden
1.8000	Natural & Semi Natural
0.6000	Amenity
	Allotments
0.2500	Play Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
<b>3.4500 ha</b>	

Open Space Required	0.497
Gross - Net	0.000
Shortfall / Surplus	-0.497

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	36	2,816	78.22	2,560	71.11
Aff - rented	18	1,124	62.46	1,022	56.78
Shared Ownership	0	0	65.45	0	59.50
First Homes	6	393	65.45	357	59.50
		60	4,333	3,939	











**Houses & Flats 25**

10	UNITS	<b>25</b>	Aff - rented	75% % of Aff
	Affordable	40%	10 Shared Owne	0%
			First Homes	25% % of Aff

	Rounded
7.5	7
0.00	0
2.5	3
10	10

Modelling	Area ha	Characteristics
Density	Total	Sub Area Wider DBC
Net:Gross	Gross	Green Brov Brown
	Net	Use PDL

		Market					
	Beds	m2	Circulation	15	Rounded	m2	Circulation
Terrace	2	73	0.0%	10%	1.50	2	146
Terrace	3	86	0.0%	25%	3.75	4	344
Terrace	4	97	0.0%	20%	3.00	3	291
Semi	2	81	0.0%		0.00	0	0
Semi	3	98	0.0%	10%	1.50	2	196
Semi	4	106	0.0%	10%	1.50	2	212
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%		0.00	0	0
Det	5	140	0.0%		0.00	0	0
Flat to5	1	40	10.0%	5%	0.75	0	0
Flat to5	2	65	10.0%	10%	1.50	0	0
Flat to5	3	80	10.0%	10%	1.50	2	176
Flat 6+	1	40	15.0%		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0
				100%	15.00	15	1,365

Affordable for Rent				Shared Ownership				First Homes			
	7	Rounded	m2	0	Rounded	m2	3	Rounded	m2		
	10%	0.70	2	140	20%	0	0	20%	0.60		
	10%	0.70	1	84	35%	0	0	35%	1.05		
	5%	0.35	0	0	5%	0	0	5%	0.15		
		0.00	0	0		0	0		0.00		
		0.00	0	0		0	0		0.00		
		0.00	0	0		0	0		0.00		
		0.00	0	0		0	0		0.00		
		0.00	0	0		0	0		0.00		
		0.00	0	0		0	0		0.00		
		0.00	0	0		0	0		0.00		
	35%	2.45	2	86	20%	0	0	20%	0.60		
	20%	1.40	1	67	10%	0	0	10%	0.30		
	20%	1.40	1	81	10%	0	0	10%	0.30		
		0.00	0	0		0	0		0.00		
		0.00	0	0		0	0		0.00		
		0.00	0	0		0	0		0.00		
		0.00	0	0		0	0		0.00		
		0.00	0	0		0	0		0.00		
	100%	7.00	7	458	100%	0	0	100%	3.00		

		BCIS			
		Lower Q	Median	Used	m2
Terrace	2		1,552	1,552	356
Terrace	3		1,552	1,552	512
Terrace	4		1,552	1,552	291
Semi	2		1,599	1,599	0
Semi	3		1,599	1,599	196
Semi	4		1,599	1,599	212
Det	3		1,837	1,837	0
Det	4		1,837	1,837	0
Det	5		1,837	1,837	0
Flat to5	1		1,797	1,797	129
Flat to5	2		1,797	1,797	67
Flat to5	3		1,797	1,797	257
Flat 6+	1		2,077	2,077	0
Flat 6+	2		2,077	2,077	0
Flat 6+	3		2,077	2,077	0
					2,020

1,616 £/m2

Occupants		Population	
Beds	Count	per unit	
Terrace	2	5	2.4
Terrace	3	6	2.4
Terrace	4	3	2.4
Semi	2	0	2.4
Semi	3	2	2.4
Semi	4	2	2.4
Det	3	0	2.4
Det	4	0	2.4
Det	5	0	2.4
Flat to5	1	3	2.4
Flat to5	2	1	2.4
Flat to5	3	3	2.4
Flat 6+	1	0	2.4
Flat 6+	2	0	2.4
Flat 6+	3	0	2.4
			<b>Residents</b>

ha per 1,000	
0.8000	Parks & Garden
1.8000	Natural & Semi Natural
0.6000	Amenity
	Allotments
0.2500	Play Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
<b>3.4500</b>	<b>ha</b>

Open Space Required	0.207
Gross - Net	0.000
Shortfall / Surplus	-0.207

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	15	1,365	91.00	1,349	89.93
Aff - rented	7	458	65.47	437	62.43
Shared Ownership	0	0	65.63	0	64.33
First Homes	3	197	65.63	193	64.33
	<b>25</b>	<b>2,020</b>		<b>1,979</b>	

**Houses & Flats 12**

11

UNITS **12**  
Affordable **40%**

Aff - rented **75%** % of Aff  
4.8 Shared Own 0%  
First Homes **25%** % of Aff

	Rounded
3.6	4
0.00	0
1.2	1
4.8	5

Modelling Density **55** units/ha  
Net:Gross **100%**

Area ha  
Total **0.218**  
Gross **0.218** ha  
Net **0.218** ha

Characteristics  
Sub Area Wider DBC  
Green Brov Brown  
Use PDL

		Market					
Beds	m2	Circulation		Rounded	m2	m2	Circulation
Terrace	2	73	0.0%	10%	0.72	1	73
Terrace	3	86	0.0%	25%	1.80	2	172
Terrace	4	97	0.0%	20%	1.44	1	97
Semi	2	81	0.0%		0.00	0	0
Semi	3	98	0.0%	10%	0.72	1	98
Semi	4	106	0.0%	10%	0.72	1	106
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%		0.00	0	0
Det	5	140	0.0%		0.00	0	0
Flat to5	1	40	10.0%	5%	0.36	0	0
Flat to5	2	65	10.0%	10%	0.72	0	0
Flat to5	3	80	10.0%	10%	0.72	1	88
Flat 6+	1	40	15.0%		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0
				<b>100%</b>	<b>7.20</b>	<b>7</b>	<b>634</b>

Affordable for Rent				Shared Ownership				First Homes			
4	0.40	Rounded	m2	0	0.00	Rounded	m2	1	0.20	Rounded	m2
10%	0.40	0	0	20%	0.00	0	0	20%	0.20	1	70
10%	0.40	0	0	35%	0.00	0	0	35%	0.35	0	0
5%	0.20	0	0	5%	0.00	0	0	5%	0.05	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
35%	1.40	1	43	20%	0.00	0	0	20%	0.20	0	0
20%	0.80	2	134	10%	0.00	0	0	10%	0.10	0	0
20%	0.80	1	81	10%	0.00	0	0	10%	0.10	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
<b>100%</b>	<b>4.00</b>	<b>4</b>	<b>259</b>	<b>100%</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>100%</b>	<b>1.00</b>	<b>1</b>	<b>70</b>

		BCIS			
		Lower Q	Median	Used	m2
Terrace	2		1,552	1,552	143
Terrace	3		1,552	1,552	172
Terrace	4		1,552	1,552	97
Semi	2		1,599	1,599	0
Semi	3		1,599	1,599	98
Semi	4		1,599	1,599	106
Det	3		1,837	1,837	0
Det	4		1,837	1,837	0
Det	5		1,837	1,837	0
Flat to5	1		1,797	1,797	43
Flat to5	2		1,797	1,797	134
Flat to5	3		1,797	1,797	169
Flat 6+	1		2,077	2,077	0
Flat 6+	2		2,077	2,077	0
Flat 6+	3		2,077	2,077	0
					963
					1,588,219

1,650 £/m2

Occupants	Beds	Count	Population per unit
Terrace	2	2	2.4
Terrace	3	2	2.4
Terrace	4	1	2.4
Semi	2	0	2.4
Semi	3	1	2.4
Semi	4	1	2.4
Det	3	0	2.4
Det	4	0	2.4
Det	5	0	2.4
Flat to5	1	1	2.4
Flat to5	2	2	2.4
Flat to5	3	2	2.4
Flat 6+	1	0	2.4
Flat 6+	2	0	2.4
Flat 6+	3	0	2.4
			<b>Residents 29</b>

ha per 1,000	
	Parks & Garden
	Natural & Semi Natural
	Amenity
	Allotments
	Play Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
<b>0.0000</b>	<b>ha</b>

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

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	7	634	90.57	626	89.43
Aff - rented	4	259	64.63	235	58.75
Shared Ownership	0	0	70.00	0	70.00
First Homes	1	70	70.00	70	70.00
	<b>12</b>	<b>963</b>		<b>931</b>	







**Brown 4 LD**  
14

UNITS **4**  
Affordable **40%**

Aff - rented **75%** % of Aff  
1.6 Shared Own 0%  
First Homes **25%** % of Aff

	Rounded
1.2	1
0.00	0
0.4	0
1.6	1

Modelling Density **40** units/ha  
Net:Gross **100%**

Area ha  
Total **0.100**  
Gross **0.100** ha  
Net **0.100** ha

Characteristics  
Sub Area Wider DBC  
Green Brov Brown  
Use PDL

				Market					
	Beds	m2	Circulation	2.4	Rounded	m2	m2	Circulation	
Terrace	2	73	0.0%	0.00	0	0	70	0.0%	
Terrace	3	86	0.0%	0.00	0	0	84	0.0%	
Terrace	4	97	0.0%	0.00	0	0	97	0.0%	
Semi	2	81	0.0%	0.00	0	0	79	0.0%	
Semi	3	98	0.0%	100%	2.40	3	294	0.0%	
Semi	4	106	0.0%	0.00	0	0	106	0.0%	
Det	3	120	0.0%	0.00	0	0	102	0.0%	
Det	4	130	0.0%	0.00	0	0	115	0.0%	
Det	5	140	0.0%	0.00	0	0	119	0.0%	
Flat to5	1	40	10.0%	0.00	0	0	39	10.0%	
Flat to5	2	65	10.0%	0.00	0	0	61	10.0%	
Flat to5	3	80	10.0%	0.00	0	0	74	10.0%	
Flat 6+	1	40	15.0%	0.00	0	0	39	15.0%	
Flat 6+	2	65	15.0%	0.00	0	0	61	15.0%	
Flat 6+	3	80	15.0%	0.00	0	0	74	15.0%	
				100%	2.40	3	294		

				Affordable for Rent			Shared Ownership			First Homes		
	1	Rounded	m2	0	Rounded	m2	0	Rounded	m2	0	Rounded	m2
	20%	0.20	0	30%	0.00	0	0	30%	0.00	0	0	
	25%	0.25	0	15%	0.00	0	0	15%	0.00	0	0	
	5%	0.05	0	5%	0.00	0	0	5%	0.00	0	0	
	10%	0.10	0	10%	0.00	0	0	10%	0.00	0	0	
	5%	0.05	0	10%	0.00	0	0	10%	0.00	0	0	
	0.00	0	0	0.00	0	0	0	0.00	0	0	0	
	0.00	0	0	0.00	0	0	0	0.00	0	0	0	
	0.00	0	0	0.00	0	0	0	0.00	0	0	0	
	0.00	0	0	0.00	0	0	0	0.00	0	0	0	
	35%	0.35	1	43	30%	0.00	0	30%	0.00	0	0	
	0.00	0	0	0.00	0	0	0	0.00	0	0	0	
	0.00	0	0	0.00	0	0	0	0.00	0	0	0	
	0.00	0	0	0.00	0	0	0	0.00	0	0	0	
	0.00	0	0	0.00	0	0	0	0.00	0	0	0	
	0.00	0	0	0.00	0	0	0	0.00	0	0	0	
	0.00	0	0	0.00	0	0	0	0.00	0	0	0	
	0.00	0	0	0.00	0	0	0	0.00	0	0	0	
	100%	1.00	1	43	100%	0.00	0	100%	0.00	0	0	

							BCIS	
			Lower Q	Median	Used	m2		
Terrace	2			1,552	1,552	0	0	
Terrace	3			1,552	1,552	0	0	
Terrace	4			1,552	1,552	0	0	
Semi	2			1,599	1,599	0	0	
Semi	3			1,599	1,599	294	470,062	
Semi	4			1,599	1,599	0	0	
Det	3			1,837	1,837	0	0	
Det	4			1,837	1,837	0	0	
Det	5			1,837	1,837	0	0	
Flat to5	1			1,797	1,797	43	77,096	
Flat to5	2			1,797	1,797	0	0	
Flat to5	3			1,797	1,797	0	0	
Flat 6+	1			2,077	2,077	0	0	
Flat 6+	2			2,077	2,077	0	0	
Flat 6+	3			2,077	2,077	0	0	
						337	547,158	

1,624 £/m2

				Occupants		Population	
	Beds	Count	per unit				
Terrace	2	0	2.4	0	0		
Terrace	3	0	2.4	0	0		
Terrace	4	0	2.4	0	0		
Semi	2	0	2.4	0	0		
Semi	3	3	2.4	7	7		
Semi	4	0	2.4	0	0		
Det	3	0	2.4	0	0		
Det	4	0	2.4	0	0		
Det	5	0	2.4	0	0		
Flat to5	1	1	2.4	2	2		
Flat to5	2	0	2.4	0	0		
Flat to5	3	0	2.4	0	0		
Flat 6+	1	0	2.4	0	0		
Flat 6+	2	0	2.4	0	0		
Flat 6+	3	0	2.4	0	0		
				Residents	10		

ha per 1,000	
	Parks & Garden
	Natural & Semi Natural
	Amenity
	Allotments
	Play Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	ha

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

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	3	294	98.00	294	98.00
Aff - rented	1	43	42.90	39	39.00
Shared Ownership	0	0	42.90	0	39.00
First Homes	0	0	42.90	0	39.00
	4	337		333	

Green 100 LD  
15

UNITS 100  
Affordable 40%

Aff - rented 75% % of Aff  
40 Shared Own 0%  
First Homes 25% % of Aff

	Rounded
30	30
0.00	0
10	10
40	40

Modelling Density 35 units/ha  
Net:Gross 100%

Area ha  
Total 3.685  
Gross 2.857 ha  
Net 2.857 ha

Characteristics  
Sub Area Wider DBC  
Green Brov Green  
Use Agricultural

		Market					
Beds	m2	Circulation	60	Rounded	m2	m2	Circulation
Terrace	2	73	0.0%	10%	6.00	6	438
Terrace	3	86	0.0%	10%	6.00	6	516
Terrace	4	97	0.0%		0.00	0	0
Semi	2	81	0.0%	10%	6.00	6	486
Semi	3	98	0.0%	35%	21.00	21	2,058
Semi	4	106	0.0%		0.00	0	0
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%	20%	12.00	12	1,560
Det	5	140	0.0%	10%	6.00	6	840
Flat to5	1	40	10.0%	5%	3.00	3	132
Flat to5	2	65	10.0%		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0
				100%	60.00	60	6,030

Affordable for Rent				Shared Ownership				First Homes			
30	6.00	Rounded	m2	0	0.00	Rounded	m2	10	2.00	Rounded	m2
20%	6.00	6	420	20%	0.00	0	0	20%	2.00	2	140
25%	7.50	8	672	10%	0.00	0	0	10%	1.00	1	84
5%	1.50	2	194	10%	0.00	0	0	10%	1.00	1	97
10%	3.00	3	237	20%	0.00	0	0	20%	2.00	2	158
5%	1.50	0	0	15%	0.00	0	0	15%	1.50	2	186
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
35%	10.50	11	472	25%	0.00	0	0	25%	2.50	2	86
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	30.00	30	1,995	100%	0.00	0	0	100%	10.00	10	751

		BCIS			
		Lower Q	Median	Used	m2
Terrace	2		1,552	1,552	998
Terrace	3		1,552	1,552	1,272
Terrace	4		1,552	1,552	291
Semi	2		1,599	1,599	881
Semi	3		1,599	1,599	2,244
Semi	4		1,599	1,599	0
Det	3		1,837	1,837	0
Det	4		1,837	1,837	1,560
Det	5		1,837	1,837	840
Flat to5	1		1,797	1,797	690
Flat to5	2		1,797	1,797	0
Flat to5	3		1,797	1,797	0
Flat 6+	1		2,077	2,077	0
Flat 6+	2		2,077	2,077	0
Flat 6+	3		2,077	2,077	0
					8,776

1,666 £/m2

Occupants	Beds	Count	Population per unit
Terrace	2	14	2.4
Terrace	3	15	2.4
Terrace	4	3	2.4
Semi	2	11	2.4
Semi	3	23	2.4
Semi	4	0	2.4
Det	3	0	2.4
Det	4	12	2.4
Det	5	6	2.4
Flat to5	1	16	2.4
Flat to5	2	0	2.4
Flat to5	3	0	2.4
Flat 6+	1	0	2.4
Flat 6+	2	0	2.4
Flat 6+	3	0	2.4
			Residents 240

ha per 1,000
0.8000 Parks & Garden
1.8000 Natural & Semi Natural
0.6000 Amenity
Allotments
0.2500 Play Space
0.0000 0.0000
0.0000 0.0000
0.0000 0.0000
3.4500 ha

Open Space Required	0.828
Gross - Net	0.000
Shortfall / Surplus	-0.828

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	60	6,030	100.50	6,018	100.30
Aff - rented	30	1,995	66.50	1,952	65.07
Shared Ownership	0	0	75.08	0	74.30
First Homes	10	751	75.08	743	74.30
	100	8,776		8,713	

Green 20 LD

16

UNITS 20  
Affordable 40%

Aff - rented 75% % of Aff  
8 Shared Own 0%  
First Homes 25% % of Aff

	Rounded
6	6
0.00	0
2	2
8	8

Modelling Density 35 units/ha  
Net:Gross 100%

Area ha  
Total 0.571  
Gross 0.571 ha  
Net 0.571 ha

Characteristics  
Sub Area Wider DBC  
Green Brov Green  
Use Agricultural

		Market			Rounded						
Beds	m2	Circulation					m2	Circulation			
Terrace	2	73	0.0%	10%	1.20	1	73	0.0%	10%	1.20	
Terrace	3	86	0.0%	10%	1.20	1	86	0.0%	10%	1.20	
Terrace	4	97	0.0%		0.00	0	0	0.0%		0.00	
Semi	2	81	0.0%	10%	1.20	1	81	0.0%	10%	1.20	
Semi	3	98	0.0%	35%	4.20	5	490	0.0%	35%	4.20	
Semi	4	106	0.0%		0.00	0	0	0.0%		0.00	
Det	3	120	0.0%		0.00	0	0	0.0%		0.00	
Det	4	130	0.0%	20%	2.40	2	260	0.0%	20%	2.40	
Det	5	140	0.0%	10%	1.20	1	140	0.0%	10%	1.20	
Flat to5	1	40	10.0%	5%	0.60	1	44	10.0%	5%	0.60	
Flat to5	2	65	10.0%		0.00	0	0	10.0%		0.00	
Flat to5	3	80	10.0%		0.00	0	0	10.0%		0.00	
Flat 6+	1	40	15.0%		0.00	0	0	15.0%		0.00	
Flat 6+	2	65	15.0%		0.00	0	0	15.0%		0.00	
Flat 6+	3	80	15.0%		0.00	0	0	15.0%		0.00	
				100%	12.00	12	1,174				

Affordable for Rent				Shared Ownership				First Homes			
6	1.20	Rounded	m2	0	0.00	Rounded	m2	2	0.40	Rounded	m2
20%	1.20	1	70	20%	0.00	0	0	20%	0.40	2	140
25%	1.50	2	168	10%	0.00	0	0	10%	0.20	0	0
5%	0.30	0	0	10%	0.00	0	0	10%	0.20	0	0
10%	0.60	1	79	20%	0.00	0	0	20%	0.40	0	0
5%	0.30	0	0	15%	0.00	0	0	15%	0.30	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
35%	2.10	2	86	25%	0.00	0	0	25%	0.50	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	6.00	6	403	100%	0.00	0	0	100%	2.00	2	140

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,552	1,552	283	439,166
Terrace	3			1,552	1,552	254	394,164
Terrace	4			1,552	1,552	0	0
Semi	2			1,599	1,599	160	255,816
Semi	3			1,599	1,599	490	783,437
Semi	4			1,599	1,599	0	0
Det	3			1,837	1,837	0	0
Det	4			1,837	1,837	260	477,649
Det	5			1,837	1,837	140	257,195
Flat to5	1			1,797	1,797	130	233,266
Flat to5	2			1,797	1,797	0	0
Flat to5	3			1,797	1,797	0	0
Flat 6+	1			2,077	2,077	0	0
Flat 6+	2			2,077	2,077	0	0
Flat 6+	3			2,077	2,077	0	0
						1,717	2,840,693

1,655 £/m2

Occupants	Beds	Count	Population	per unit
Terrace	2	4	2.4	10
Terrace	3	3	2.4	7
Terrace	4	0	2.4	0
Semi	2	2	2.4	5
Semi	3	5	2.4	12
Semi	4	0	2.4	0
Det	3	0	2.4	0
Det	4	2	2.4	5
Det	5	1	2.4	2
Flat to5	1	3	2.4	7
Flat to5	2	0	2.4	0
Flat to5	3	0	2.4	0
Flat 6+	1	0	2.4	0
Flat 6+	2	0	2.4	0
Flat 6+	3	0	2.4	0
				Residents 48

ha per 1,000	
	Parks & Garden
	Natural & Semi Natural
	Amenity
	Allotments
	Play Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000 ha	

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

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	12	1,174	97.83	1,170	97.50
Aff - rented	6	403	67.13	395	65.83
Shared Ownership	0	0	70.00	0	70.00
First Homes	2	140	70.00	140	70.00
	20	1,717		1,705	













			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 29
			Flats 60	Flats 20	Flats 12	Houses & Flats 100	Houses & Flats 50	Houses & Flats 25	Houses & Flats 12	Brown 20 LD	Brown 12 LD	Brown 4 LD	Green 100 LD	Green 20 LD	Green 12 LD	Green 7 LD	Green 4 LD	Grange Farm 9
			Wider DBC	Wider DBC	Wider DBC	Wider DBC	Wider DBC	Wider DBC	Wider DBC	Wider DBC	Wider DBC	Wider DBC	Wider DBC	Wider DBC	Wider DBC	Wider DBC	Wider DBC	Bovingdon
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Green	Green
	Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	Paddock	Paddock	Paddock	Agricultural
Site Area	Gross	ha	0.667	0.333	0.200	1.818	0.909	0.455	0.218	0.625	0.375	0.100	2.857	0.571	0.343	0.200	0.114	7.143
	Net	ha	0.667	0.333	0.200	1.818	0.909	0.455	0.218	0.500	0.300	0.100	2.857	0.571	0.343	0.200	0.114	4.286
Units			60	20	12	100	50	25	12	20	12	4	100	20	12	7	4	150
Mix	Market Housing		60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%
	Affordable Overall		40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
	Affordable Rent		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Shared Ownership		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	First Homes		10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Existing Use Value	£/ha		1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	25,000	25,000	100,000	100,000	100,000	25,000
	£ site		1,200,000	600,000	360,000	4,763,127	2,381,564	1,190,782	392,727	1,125,000	675,000	180,000	92,129	14,286	34,286	20,000	11,429	178,571
Uplift	£/ha		360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	600,000	600,000	600,000	600,000	600,000	250,000
	£ site		240,000	120,000	72,000	952,625	476,313	238,156	78,545	225,000	135,000	36,000	2,211,086	342,857	205,714	120,000	68,571	1,785,714
Benchmark Land Value	£/ha		2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	625,000	625,000	700,000	700,000	700,000	275,000
	£ site		1,440,000	720,000	432,000	5,715,753	2,857,876	1,428,938	471,273	1,350,000	810,000	216,000	2,303,214	357,143	240,000	140,000	80,000	1,964,286
Residual	Gross	£/ha	4,881	-34,044	-48,346	1,231,122	1,291,242	1,539,096	2,089,374	1,474,154	1,926,272	1,900,986	1,622,762	1,948,875	2,153,263	2,467,506	1,728,607	1,848,137
	Net	£/ha	4,881	-34,044	-48,346	1,791,775	1,879,274	2,240,000	2,089,374	1,842,692	2,407,839	1,900,986	2,093,039	1,948,875	2,153,263	2,467,506	1,728,607	3,080,229
		£ site	3,254	-11,348	-9,669	3,257,772	1,708,431	1,018,182	455,864	921,346	722,352	190,099	5,980,111	1,113,643	738,262	493,501	197,555	13,200,981

Base Wider  
Site 5



Site 5 Flats 60							
INCOME	Av Size	Net	%	Number	Price	GDV	GIA
	m2				£/m2	£	m2
Market Housing	78.2	71.11	60.00%	36	4,800	12,288,000	2,816
Affordable Overall			40%	24			
Affordable Rent	62.5	56.78	30.00%	18	2,650	2,708,300	1,124
Social Rent	62.5	56.78	0.00%	0	1,750	0	0
Shared Ownership	65.5	59.50	0.00%	0	3,360	0	0
First Homes	65.5	59.50	10.00%	6	3,360	1,199,520	393
Grant and Subsidy							
Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	0.667 ha		90	/ha		16,195,820	4,333
SITE AREA - Gross	0.667 ha		90	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	3,254	4,881	4,881
Existing Use Value	1,200,000		1,800,000
Uplift	20%	240,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>1,440,000</b>		<b>2,160,000</b>

Additional Profit	1,364,620	485
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -2,703,465

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				3,254
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	49	49	
Fees				
Planning		24,480		
Professional	8.00%	893,298	917,778	
CONSTRUCTION				
Build Cost	2,045	8,859,505		
s106 / CIL / IT		1,384,774		
Contingency	5.00%	442,975		
Abnormals	5.00%	442,975		
		36,000	11,166,230	
FINANCE				
Fees	0%	0		
Interest	7.50%	0		
Legal and Valuation		0	0	
SALES				
Agents	3.0%	485,875		
Legals	0.5%	80,979		
	£/unit	0	0	
Misc.	0.0%	0	566,854	12,654,165
Developers Profit				
Market Housing % Value		17.50%		2,150,400
Affordable Housing % Value		17.50%		473,953
First Homes % Value		17.50%		209,916

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

Stamp duty calc - Residual	
Land payment	3,254
<b>Total</b>	<b>0</b>

Stamp duty calc - Residual	
Land payment	1,440,000
<b>Total</b>	<b>61,500</b>

Pre CIL s106		
10,730	£/ Unit (all)	
<b>Total</b>		<b>643,800</b>

Post CIL s106		
13,240	£/ Unit (all)	794,400
CIL	210	£/m2
<b>Total</b>		<b>1,384,774</b>

Inf Tariff	
% GDV	0.00%
<b>Total</b>	<b>0</b>

Build Cost			
			/m2
CO2 Plus	%	2.00%	1,797.12
Acc & Adpt	£/m2		35.94
Water	£/m2		0.00
Over Extra 1	%	0.00%	17.25
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	185.04
	BNG	0.50%	9.25
			<b>2,044.71</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started	10		10	10	10	10	10	10																
Market Housing				0	0	0	2,048,000	2,048,000	2,048,000	2,048,000	2,048,000	2,048,000	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	451,383	451,383	451,383	451,383	451,383	451,383	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	199,920	199,920	199,920	199,920	199,920	199,920	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,699,303</b>	<b>2,699,303</b>	<b>2,699,303</b>	<b>2,699,303</b>	<b>2,699,303</b>	<b>2,699,303</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	49																							
Planning Fee	24,480																							
Professional	446,649		446,649																					
Build Cost - BCIS Base		0	492,195	984,389	1,476,584	1,476,584	1,476,584	1,476,584	984,389	492,195	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		590,374	44,133	88,267	132,400	132,400	132,400	132,400	88,267	44,133	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	24,610	49,219	73,829	73,829	73,829	73,829	49,219	24,610	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,610	53,219	79,829	79,829	79,829	79,829	53,219	26,610	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																						
Legal and Valuation		0																						
Agents	0	0	0	0	0	0	80,979	80,979	80,979	80,979	80,979	80,979	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	13,497	13,497	13,497	13,497	13,497	13,497	0	0	0	0	0	0	0	0	0	0	0	0
Misc.		0																						
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>471,178</b>	<b>590,374</b>	<b>1,034,197</b>	<b>1,175,095</b>	<b>1,762,643</b>	<b>1,762,643</b>	<b>1,857,118</b>	<b>1,857,118</b>	<b>1,269,571</b>	<b>682,023</b>	<b>94,476</b>	<b>94,476</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation																								
Land	3,254																							
Interest		8,896	20,132	39,901	62,682	96,907	131,773	118,453	104,883	80,042	43,719	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,150,400
Affordable for Rent																								473,953
First Homes																								209,916
Cash Flow	-474,432	-599,270	-1,054,329	-1,214,996	-1,825,324	-1,859,549	710,412	723,732	1,324,850	1,937,238	2,561,109	2,604,828	0	0	0	0	0	0	0	0	0	0	0	-2,834,269
Opening Balance	0																							
Closing Balance	-474,432	-1,073,702	-2,128,031	-3,343,027	-5,168,351	-7,027,900	-6,317,488	-5,593,756	-4,268,906	-2,331,668	229,441	2,834,269	2,834,269	2,834,269	2,834,269	2,834,269	2,834,269	2,834,269	2,834,269	2,834,269	2,834,269	2,834,269	2,834,269	0

Base Wider  
Site 6



INCOME		Av Size	m2	%	Number	Price	GDV	GIA
		Gross	Net		20	£/m2	£	m2
Market Housing		77.5	70.42	60.00%	12	4,800	4,056,000	930
Affordable Overall				40%	8			
Affordable Rent		63.8	58.00	30.00%	6	2,650	922,200	383
Social Rent		63.8	58.00	0.00%	0	1,750	0	0
Shared Ownership		55.0	50.00	0.00%	0	3,360	0	0
First Homes		55.0	50.00	10.00%	2	3,360	336,000	110
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.333	ha	60	/ha		5,314,200	1,422
SITE AREA - Gross		0.333	ha	60	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-11,348	-34,044	-34,044
Existing Use Value	600,000		1,800,000
Uplift	20%	120,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>720,000</b>		<b>2,160,000</b>

Additional Profit	178,025	192
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -880,467

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS		/unit or m2	Total	
LAND	Land			-11,348
	Stamp Duty		0	
	Easements etc.		0	
	Legals /Acquisition	1.50%	-170	-170
Fees	Planning		9,240	
	Professional	8.00%	293,654	302,894
CONSTRUCTION	Build Cost	2,045	2,908,185	
	s106 / CIL / IT		459,670	
	Contingency	5.00%	145,409	
	Abnormals	5.00%	145,409	
			12,000	3,670,673
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	159,426	
	Legals	0.5%	26,571	
		£/unit	0	0
	Misc.	0.0%	0	185,997
				4,148,046
Developers Profit	Market Housing % Value		17.50%	709,800
	Affordable Housing % Value		17.50%	161,385
	First Homes % Value		17.50%	58,800

Planning fee calc	dwgs	rate	
Planning app fee	20		9,240
No dwgs under 50	20	462	9,240
No dwgs over 50	0	138	0
		<b>Total</b>	<b>9,240</b>

Stamp duty calc - Residual		
Land payment		-11,348
	<b>Total</b>	<b>0</b>

Stamp duty calc - Residual		
Land payment		720,000
	<b>Total</b>	<b>25,500</b>

Pre CIL s106	8,500 £/ Unit (all)	
	<b>Total</b>	<b>170,000</b>

Post CIL s106	13,240	£/ Unit (all)	264,800
CIL	210	£/m2	194,870
		<b>Total</b>	<b>459,670</b>

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	35.94
Acc & Adpt	£/m2	0.00%	0.00
Water	£/m2		17.25
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
			0.00
			0.00
<b>Site Costs</b>	<b>Base</b>	<b>10.00%</b>	<b>185.04</b>
	<b>BNG</b>	<b>0.50%</b>	<b>9.25</b>
			<b>2,044.71</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
UNITS Started			5	5																					
Market Housing				0	0	0	1,014,000	1,014,000	1,014,000	1,014,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	230,550	230,550	230,550	230,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
First Homes				0	0	0	84,000	84,000	84,000	84,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,328,550</b>	<b>1,328,550</b>	<b>1,328,550</b>	<b>1,328,550</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
EXPENDITURE																									
Stamp Duty	0																								
Easements etc.	0																								
Legals Acquisition	-170																								
Planning Fee	9,240																								
Professional	146,827			146,827																					
Build Cost - BCIS Base			0	242,349	484,697	727,046	727,046	484,697	242,349	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff			194,870	22,067	44,133	66,200	66,200	44,133	22,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency			0	12,117	24,235	36,352	36,352	24,235	12,117	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals			0	13,117	26,235	39,352	39,352	26,235	13,117	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees			0																						
Legal and Valuation			0																						
Agents	0	0	0	0	0	0	39,857	39,857	39,857	39,857	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	6,643	6,643	6,643	6,643	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.			0																						
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>155,897</b>	<b>194,870</b>	<b>436,477</b>	<b>579,301</b>	<b>868,951</b>	<b>868,951</b>	<b>625,800</b>	<b>336,150</b>	<b>46,499</b>	<b>46,499</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
For Residual Valuation	Land	-11,348																							
	Interest		2,710	6,415	14,719	25,857	42,635	59,727	47,670	29,957	6,480	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return	Market Housing																							709,800	
	Affordable for Rent																							161,385	
	First Homes																							58,800	
Cash Flow		-144,549	-197,580	-442,892	-594,020	-894,808	-911,586	643,023	944,730	1,252,094	1,275,571	0	0	0	0	0	0	0	0	0	0	0	0	-929,985	
Opening Balance		0																							0
Closing Balance		-144,549	-342,129	-785,021	-1,379,040	-2,273,848	-3,185,434	-2,542,411	-1,597,680	-345,586	929,985	929,985	929,985	929,985	929,985	929,985	929,985	929,985	929,985	929,985	929,985	929,985	929,985	929,985	0

Base Wider  
Site 7



INCOME		Av Size	m2	%	Number	Price	GDV	GIA
						£/m2	£	m2
Market Housing		Gross	78.6	60.00%	7	4,800	2,468,571	566
		Net	71.43					
Affordable Overall				40%	4.8			
Affordable Rent		67.1	61.00	30.00%	4	2,650	581,940	242
Social Rent		67.1	61.00	0.00%	0	1,750	0	0
Shared Ownership		67.1	61.00	0.00%	0	3,360	0	0
First Homes		67.1	61.00	10.00%	1	3,360	245,952	81
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.200	ha	60	/ha		3,296,463	888
SITE AREA - Gross		0.200	ha	60	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-9,669	-48,346	-48,346
Existing Use Value	360,000		1,800,000
Uplift	20%	72,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>432,000</b>		<b>2,160,000</b>

Additional Profit	121,911	216
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -535,456

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS		/unit or m2	Total	
LAND	Land			-9,669
	Stamp Duty		0	
	Easements etc.		0	
	Legals /Acquisition	1.50%	-145	-145
Fees	Planning		5,544	
	Professional	8.00%	182,255	187,799
CONSTRUCTION	Build Cost	2,045	1,815,278	
	s106 / CIL / IT		274,188	
	Contingency	5.00%	90,764	
	Abnormals	5.00%	90,764	
			7,200	2,278,193
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	98,894	
	Legals	0.5%	16,482	
		£/unit	0	0
	Misc.	0.0%	0	115,376
				2,571,555
Developers Profit	Market Housing % Value	17.50%		432,000
	Affordable Housing % Value	17.50%		101,840
	First Homes % Value	17.50%		43,042

Planning fee calc	dwgs	rate	
Planning app fee	12		5,544
No dwgs under 50	12	462	5,544
No dwgs over 50	0	138	0
		<b>Total</b>	<b>5,544</b>

Stamp duty calc - Residual		
Land payment		-9,669
	<b>Total</b>	<b>0</b>

Stamp duty calc - Residual		
Land payment		432,000
	<b>Total</b>	<b>11,100</b>

Pre CIL s106	8,500	£/ Unit (all)	
			102,000

Post CIL s106	13,240	£/ Unit (all)	158,880
CIL	210	£/m2	115,308
		<b>Total</b>	<b>274,188</b>

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	35.94
Acc & Adpt	£/m2	0.00%	0.00
Water	£/m2		17.25
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
			0.00
			0.00
<b>Site Costs</b>	<b>Base</b>	<b>10.00%</b>	<b>185.04</b>
	<b>BNG</b>	<b>0.50%</b>	<b>9.25</b>
			<b>2,044.71</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6					
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
UNITS Started			4	4	4																					
Market Housing				0	0	0	822,857	822,857	822,857	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	193,980	193,980	193,980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
First Homes				0	0	0	81,984	81,984	81,984	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,098,821</b>	<b>1,098,821</b>	<b>1,098,821</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
EXPENDITURE																										
Stamp Duty	0																									
Easements etc.	0																									
Legals Acquisition	-145																									
Planning Fee	5,544																									
Professional	91,128		91,128																							
Build Cost - BCIS Base		0	201,698	403,395	605,093	403,395	201,698	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		115,308	17,653	35,307	52,960	35,307	17,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	10,085	20,170	30,255	20,170	10,085	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	10,885	21,770	32,655	21,770	10,885	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																									
Legal and Valuation	0																									
Agents	0	0	0	0	0	0	32,965	32,965	32,965	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	5,494	5,494	5,494	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																									
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>96,527</b>	<b>115,308</b>	<b>331,448</b>	<b>480,641</b>	<b>720,962</b>	<b>480,641</b>	<b>278,779</b>	<b>38,459</b>	<b>38,459</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
For Residual Valuation	Land	-9,669																								
	Interest		1,629	3,821	10,107	19,309	33,189	42,823	28,251	8,898	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return	Market Housing																								432,000	
	Affordable for Rent																								101,840	
	First Homes																								43,042	
Cash Flow		-86,858	-116,936	-335,270	-490,749	-740,271	-513,830	777,218	1,032,112	1,051,464	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-576,881	
Opening Balance		0																								0
Closing Balance		-86,858	-203,794	-539,063	-1,029,812	-1,770,083	-2,283,913	-1,506,695	-474,583	576,881	576,881	576,881	576,881	576,881	576,881	576,881	576,881	576,881	576,881	576,881	576,881	576,881	576,881	576,881	576,881	0

Base Wider  
Site 8



Site 8 Houses & Flats 100							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
Market Housing	Gross 86.8	Net 85.10	60.00%	60	5,125	26,168,250	5,205
Affordable Overall			40%	40			
Affordable Rent	65.9	61.87	30.00%	30	2,650	4,918,400	1,976
Social Rent	65.9	61.87	0.00%	0	1,750	0	0
Shared Ownership	76.4	74.70	0.00%	0	3,588	0	0
First Homes	76.4	74.70	10.00%	10	3,158	2,358,750	764
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.818 ha		55	/ha		33,445,400	7,945
SITE AREA - Gross	2.646 ha		38	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	3,257,772	1,791,775	1,231,122
Existing Use Value	4,763,127		1,800,000
Uplift	20%	952,625	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>5,715,753</b>		<b>2,160,000</b>

Additional Profit	£/m2	3,684,978	708
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -6,288,730

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			3,257,772
	Stamp Duty		152,389	
	Easements etc.		0	
	Legals /Acquisition	1.50%	48,867	201,255
Fees	Planning Professional	8.00%	1,562,398	1,592,398
CONSTRUCTION	Build Cost	1,951	15,504,319	
	s106 / CIL / IT		2,415,228	
	Contingency	5.00%	775,216	
	Abnormals	5.00%	775,216	
			60,000	19,529,979
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	1,003,362	
	Legals	0.5%	167,227	
		£/unit	0	0
	Misc.	0.0%	0	1,170,589
				25,751,994
Developers Profit	Market Housing % Value	17.50%		4,579,444
	Affordable Housing % Value	17.50%		860,720
	First Homes % Value	17.50%		412,781

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

Stamp duty calc - Residual	
Land payment	3,257,772
<b>Total</b>	<b>152,389</b>

Stamp duty calc - Residual	
Land payment	5,715,753
<b>Total</b>	<b>275,288</b>

Pre CIL s106		
13,480	£/ Unit (all)	
<b>Total</b>		<b>1,348,000</b>

Post CIL s106			
		£/ Unit (all)	
13,240			1,324,000
CIL	210	£/m2	1,091,228
		<b>Total</b>	<b>2,415,228</b>

Inf Tariff	
% GDV	0.00%
	0

Build Cost			
	%		/m2
CO2 Plus	2.00%		1,639.35
Acc & Adpt	0.00%		0.00
Water			17.25
Over Extra 1	0.00%		0.00
Over Extra 2	0.00%		0.00
Small Site	0.00%		0.00
<b>Site Costs</b>	<b>15.00%</b>		<b>253.42</b>
BNG	0.50%		8.45
			<b>1,951.36</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13
Market Housing			0	0	0	0	3,140,190	3,401,873	3,140,190	3,401,873	3,140,190	3,401,873	3,140,190	3,401,873	3,140,190	3,401,873	3,140,190	3,401,873	3,140,190	3,401,873	3,140,190	3,401,873	3,140,190	3,401,873
Affordable Rent			0	0	0	0	590,208	639,392	590,208	639,392	590,208	639,392	590,208	639,392	590,208	639,392	590,208	639,392	590,208	639,392	590,208	639,392	590,208	639,392
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	0	0	283,050	306,638	283,050	306,638	283,050	306,638	283,050	306,638	283,050	306,638	283,050	306,638	283,050	306,638	283,050	306,638	283,050	306,638
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,013,448</b>	<b>4,347,902</b>	<b>4,013,448</b>	<b>4,347,902</b>	<b>4,013,448</b>	<b>4,347,902</b>	<b>4,013,448</b>	<b>4,347,902</b>	<b>4,013,448</b>	<b>4,347,902</b>	<b>4,013,448</b>	<b>4,347,902</b>	<b>4,013,448</b>	<b>4,347,902</b>	<b>4,013,448</b>	<b>4,347,902</b>	<b>4,013,448</b>	<b>4,347,902</b>
EXPENDITURE																								
Stamp Duty	152,389																							
Easements etc.	0																							
Legals Acquisition	48,867																							
Planning Fee	30,000																							
Professional	781,199		781,199																					
Build Cost - BCIS Base		0	620,173	1,292,027	1,912,199	1,963,880	1,912,199	1,963,880	1,912,199	1,963,880	1,292,027	671,854	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		1,091,228	52,960	110,333	163,293	167,707	163,293	167,707	163,293	167,707	110,333	57,373	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	31,009	64,601	95,610	98,194	95,610	98,194	95,610	98,194	64,601	33,593	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	33,409	69,601	103,010	105,794	103,010	105,794	103,010	105,794	69,601	36,193	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	120,403	130,437	120,403	130,437	120,403	130,437	120,403	130,437	120,403	130,437	120,403	130,437	120,403	130,437	120,403	130,437	120,403	130,437
Legals	0	0	0	0	0	0	20,067	21,740	20,067	21,740	20,067	21,740	20,067	21,740	20,067	21,740	20,067	21,740	20,067	21,740	20,067	21,740	20,067	21,740
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>1,012,454</b>	<b>1,091,228</b>	<b>1,518,749</b>	<b>1,536,563</b>	<b>2,274,113</b>	<b>2,335,575</b>	<b>2,414,583</b>	<b>2,487,752</b>	<b>2,414,583</b>	<b>2,487,752</b>	<b>1,677,033</b>	<b>951,189</b>	<b>140,471</b>	<b>152,177</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	3,257,772																						
	Interest		80,067	102,029	132,418	163,712	209,421	257,139	231,982	201,454	175,252	143,661	102,546	40,781	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							4,579,444
	Affordable for Rent																							860,720
	First Homes																							412,781
Cash Flow	-4,270,227	-1,171,295	-1,620,778	-1,668,981	-2,437,824	-2,544,996	1,341,725	1,628,168	1,397,411	1,684,898	2,192,754	3,294,166	3,832,197	4,195,725	0	0	0	0	0	0	0	0	0	-5,852,945
Opening Balance	0																							
Closing Balance	-4,270,227	-5,441,522	-7,062,299	-8,731,280	-11,169,104	-13,714,100	-12,372,375	-10,744,206	-9,346,796	-7,661,898	-5,469,143	-2,174,977	1,657,220	5,852,945	5,852,945	5,852,945	5,852,945	5,852,945	5,852,945	5,852,945	5,852,945	5,852,945	5,852,945	0

Base Wider  
Site 9



Site 9 Houses & Flats 50							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				50	£/m2	£	m2
Market Housing	87.5	85.87	60.00%	30	5,125	13,202,000	2,624
Affordable Overall			40%	20			
Affordable Rent	68.1	64.40	30.00%	15	2,650	2,559,900	1,022
Social Rent	68.1	64.40	0.00%	0	1,750	0	0
Shared Ownership	77.3	74.60	0.00%	0	3,588	0	0
First Homes	77.3	74.60	10.00%	5	3,268	1,218,838	387
Grant and Subsidy							
Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	0.909	ha	55	/ha		16,980,738	4,032
SITE AREA - Gross	1.323	ha	38	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,708,431	1,879,274	1,291,242
Existing Use Value	2,381,564		1,800,000
Uplift	20%	476,313	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>2,857,876</b>		<b>2,160,000</b>

Additional Profit	1,968,934	750
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -3,065,895

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			74,922	1,708,431
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%		25,626	100,548
Fees				
Planning			23,100	
Professional	8.00%		790,905	814,005
CONSTRUCTION				
Build Cost	1,949		7,858,448	
s106 / CIL / IT			1,212,017	
Contingency	5.00%		392,922	
Abnormals	5.00%		392,922	
			30,000	9,886,310
FINANCE				
Fees	0%		0	
Interest	7.50%		0	
Legal and Valuation			0	0
SALES				
Agents	3.0%		509,422	
Legals	0.5%		84,904	
	£/unit		0	
Misc.	0.0%		0	594,326
				13,103,619
Developers Profit				
Market Housing	% Value	17.50%		2,310,350
Affordable Housing	% Value	17.50%		447,983
First Homes	% Value	17.50%		213,297

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	50		23,100
No dwgs under 50	50	462	23,100
No dwgs over 50	0	138	0
		<b>Total</b>	<b>23,100</b>

Stamp duty calc - Residual	
Land payment	1,708,431
<b>Total</b>	<b>74,922</b>

Stamp duty calc - Residual	
Land payment	2,857,876
<b>Total</b>	<b>132,394</b>

Pre CIL s106		
	10,840	£/ Unit (all)
Total		542,000

Post CIL s106		
	13,240	£/ Unit (all)
CIL	210	550,017
<b>Total</b>		<b>1,212,017</b>

Inf Tariff	
% GDV	
0.00%	0

Build Cost			
	%		/m2
CO2 Plus	2.00%		1,637.32
Acc & Adpt	0.00%		0.00
Water			17.25
Over Extra 1	0.00%		0.00
Over Extra 2	0.00%		0.00
Small Site	0.00%		0.00
<b>Site Costs</b>			<b>1,687.42</b>
Base	15.00%		253.11
BNG	0.50%		8.44
			<b>1,948.97</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
UNITS Started	10		10	10	10		10	10	10		10	10	10		10	10	10		10	10		10	10	10	
Market Housing				0	0	0	2,640,400	2,640,400	2,640,400	2,640,400	2,640,400	2,640,400	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	511,980	511,980	511,980	511,980	511,980	511,980	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
First Homes				0	0	0	243,768	243,768	243,768	243,768	243,768	243,768	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,396,148</b>	<b>3,396,148</b>	<b>3,396,148</b>	<b>3,396,148</b>	<b>3,396,148</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
EXPENDITURE																									
Stamp Duty	74,922																								
Easements etc.	0																								
Legals Acquisition	25,626																								
Planning Fee	23,100																								
Professional	395,452		395,452																						
Build Cost - BCIS Base		0	523,897	1,047,793	1,571,690	1,571,690	1,571,690	1,047,793	523,897	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		550,017	44,133	88,267	132,400	132,400	132,400	88,267	44,133	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	26,195	52,390	78,584	78,584	78,584	52,390	26,195	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	28,195	56,390	84,584	84,584	84,584	56,390	28,195	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	101,884	101,884	101,884	101,884	101,884	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	16,981	16,981	16,981	16,981	16,981	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																								
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>519,100</b>	<b>550,017</b>	<b>1,017,872</b>	<b>1,244,839</b>	<b>1,867,259</b>	<b>1,867,259</b>	<b>1,986,124</b>	<b>1,363,704</b>	<b>741,285</b>	<b>118,865</b>	<b>118,865</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
For Residual Valuation																									
Land	1,708,431																								
Interest		41,766	52,862	72,938	97,647	134,489	172,021	148,809	113,491	65,840	5,626	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return																									
Market Housing																								2,310,350	
Affordable for Rent																								447,983	
First Homes																								213,297	
Cash Flow	-2,227,531	-591,783	-1,070,734	-1,317,778	-1,964,905	-2,001,747	1,238,002	1,883,634	2,541,372	3,211,442	3,271,657	0	0	0	0	0	0	0	0	0	0	0	0	-2,971,629	
Opening Balance	0																								
Closing Balance	-2,227,531	-2,819,314	-3,890,048	-5,207,826	-7,172,731	-9,174,479	-7,936,476	-6,052,842	-3,511,470	-300,028	2,971,629	2,971,629	2,971,629	2,971,629	2,971,629	2,971,629	2,971,629	2,971,629	2,971,629	2,971,629	2,971,629	2,971,629	2,971,629	0	

Base Wider  
Site 10



Site 10		Houses & Flats 25					
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	91.0	89.93	60.00%	15	5,125	6,913,625	1,365
Affordable Overall			40%	10			
Affordable Rent	65.5	62.43	30.00%	8	2,650	1,240,768	491
Social Rent	65.5	62.43	0.00%	0	1,750	0	0
Shared Ownership	65.6	64.33	0.00%	0	3,588	0	0
First Homes	65.6	64.33	10.00%	3	3,316	533,260	164
Grant and Subsidy							
Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	0.455	ha	55	/ha		8,687,653	2,020
SITE AREA - Gross	0.662	ha	38	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,018,182	2,240,000	1,539,096
Existing Use Value	1,190,782		1,800,000
Uplift	20%	238,156	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>1,428,938</b>		<b>2,160,000</b>

Additional Profit	1,257,647	921
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -1,631,462

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS			
LAND		/unit or m2	Total
Land			1,018,182
Stamp Duty			40,409
Easements etc.			0
Legals /Acquisition	1.50%	15,273	55,682
Fees			
Planning		11,550	
Professional	8.00%	392,651	404,201
CONSTRUCTION			
Build Cost	1,924	3,887,237	
s106 / CIL / IT		617,172	
Contingency	5.00%	194,362	
Abnormals	5.00%	194,362	
FINANCE			
Fees	0%	0	
Interest	7.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	260,630	
Legals	0.5%	43,438	
Misc.	0.0%	0	304,068
Developers Profit			
Market Housing	% Value	17.50%	1,209,884
Affordable Housing	% Value	17.50%	217,134
First Homes	% Value	17.50%	93,321

Planning fee calc	dwgs	rate	
Planning app fee	25		11,550
No dwgs	25	462	11,550
No dwgs under 50	0	138	0
No dwgs over 50			0
<b>Total</b>			<b>11,550</b>

Stamp duty calc - Residual		
Land payment		1,018,182
<b>Total</b>		<b>40,409</b>

Stamp duty calc - Residual		
Land payment		1,428,938
<b>Total</b>		<b>60,947</b>

Pre CIL s106	11,500	£/ Unit (all)	
<b>Total</b>			<b>287,500</b>

Post CIL s106	13,240	£/ Unit (all)	331,000
CIL	210	£/m2	286,172
<b>Total</b>			<b>617,172</b>

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	1,616.35
Acc & Adpt	£/m2	32.33
Water	£/m2	0.00
Over Extra 1	%	17.25
Over Extra 2	£/m2	0.10
Small Site	%	0.00
Site Costs	Base	15.00%
	BNG	0.50%
<b>Total</b>		<b>1,924.26</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started	5				5				5				5				5				5			
Market Housing				0				1,382,725				1,382,725				1,382,725				1,382,725				1,382,725
Affordable Rent				0				248,154				248,154				248,154				248,154				248,154
Social Rent				0				0				0				0				0				0
Shared Ownership				0				0				0				0				0				0
First Homes				0				106,652				106,652				106,652				106,652				106,652
Grant and Subsidy				0				0				0				0				0				0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,737,531</b>	<b>1,737,531</b>	<b>1,737,531</b>	<b>1,737,531</b>	<b>1,737,531</b>	<b>1,737,531</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																								
Stamp Duty	40,409																							
Easements etc.	0																							
Legals Acquisition	15,273																							
Planning Fee	11,550																							
Professional	196,325			196,325																				
Build Cost - BCIS Base		0	259,149	518,298	777,447	777,447	777,447	518,298	259,149	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		286,172	22,067	44,133	66,200	66,200	66,200	44,133	22,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	12,957	25,915	38,872	38,872	38,872	25,915	12,957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,957	27,915	41,872	41,872	41,872	27,915	13,957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	52,126	52,126	52,126	52,126	52,126	52,126	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,688	8,688	8,688	8,688	8,688	8,688	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>263,557</b>	<b>286,172</b>	<b>504,456</b>	<b>616,261</b>	<b>924,392</b>	<b>924,392</b>	<b>985,206</b>	<b>677,075</b>	<b>368,944</b>	<b>60,814</b>	<b>60,814</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	1,018,182																						
Interest		24,033	29,849	39,867	52,170	70,480	89,134	76,699	58,254	33,685	2,878	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return																								
Market Housing																								1,209,884
Affordable for Rent																								217,134
First Homes																								93,321
Cash Flow	-1,281,739	-310,205	-534,305	-656,129	-976,562	-994,872	663,191	983,756	1,310,333	1,643,032	1,673,839	0	0	0	0	0	0	0	0	0	0	0	0	-1,520,339
Opening Balance	0																							
Closing Balance	-1,281,739	-1,591,944	-2,126,249	-2,782,378	-3,758,939	-4,753,812	-4,090,621	-3,106,864	-1,796,532	-153,500	1,520,339	1,520,339	1,520,339	1,520,339	1,520,339	1,520,339	1,520,339	1,520,339	1,520,339	1,520,339	1,520,339	1,520,339	1,520,339	0

Base Wider  
Site 11



Site 11		Houses & Flats 12					
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	90.6	60.00%	7	5,125	3,299,914	652
	Net	89.43					
Affordable Overall			40%	4.8			
Affordable Rent	64.6	58.75	30.00%	4	2,650	560,475	233
Social Rent	64.6	58.75	0.00%	0	1,750	0	0
Shared Ownership	70.0	70.00	0.00%	0	3,588	0	0
First Homes	70.0	70.00	10.00%	1	3,571	300,000	84
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.218	ha	55	/ha		4,160,389	969
SITE AREA - Gross	0.218	ha	55	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	455,864	2,089,374	2,089,374
Existing Use Value	392,727		1,800,000
Uplift	20%	78,545	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>471,273</b>		<b>2,160,000</b>

Additional Profit	788,907	1,210
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -752,763

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS			
LAND		/unit or m2	Total
Land			455,864
Stamp Duty			12,293
Easements etc.			0
Legals /Acquisition	1.50%	6,838	19,131
Fees			
Planning		5,544	
Professional	8.00%	191,355	196,899
CONSTRUCTION			
Build Cost	1,964	1,902,672	
s106 / CIL / IT		291,798	
Contingency	5.00%	95,134	
Abnormals	5.00%	95,134	
		7,200	2,391,938
FINANCE			
Fees	0%	0	
Interest	7.50%	0	
Legal and Valuation		0	0
SALES			
Agents	%	3.0%	124,812
Legals	%	0.5%	20,802
	£/unit	0	0
Misc.	%	0.0%	0
			145,614
			3,209,445
Developers Profit			
Market Housing	% Value	17.50%	577,485
Affordable Housing	% Value	17.50%	98,083
First Homes	% Value	17.50%	52,500

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	12		5,544
No dwgs under 50	12	462	5,544
No dwgs over 50	0	138	0
		<b>Total</b>	<b>5,544</b>

Stamp duty calc - Residual	
Land payment	455,864
<b>Total</b>	<b>12,293</b>

Stamp duty calc - Residual	
Land payment	471,273
<b>Total</b>	<b>13,064</b>

Pre CIL s106	
8,500 £/ Unit (all)	
<b>Total</b>	<b>102,000</b>

Post CIL s106	
13,240 £/ Unit (all)	158,880
CIL 210 £/m2	132,918
<b>Total</b>	<b>291,798</b>

Inf Tariff	
% GDV	0.00%
	0

Build Cost			/m2
CO2 Plus	%	2.00%	1,650.10
Acc & Adpt	£/m2		33.00
Water	£/m2		0.00
Over Extra 1	%	0.00%	17.25
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	1,700.45
	BNG	0.50%	255.07
			8.50
			<b>1,964.02</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
UNITS Started			3	3			3	3			3	3			3	3			3	3			3	3	
Market Housing				0				824,979	824,979				824,979	824,979											
Affordable Rent				0				140,119	140,119				140,119	140,119											
Social Rent				0				0	0			0	0												
Shared Ownership				0				0	0			0	0												
First Homes				0				75,000	75,000			75,000	75,000												
Grant and Subsidy				0				0	0			0	0												
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,040,097</b>	<b>1,040,097</b>	<b>1,040,097</b>	<b>1,040,097</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
EXPENDITURE																									
Stamp Duty	12,293																								
Easements etc.	0																								
Legals Acquisition	6,838																								
Planning Fee	5,544																								
Professional	95,678		95,678																						
Build Cost - BCIS Base			0	158,556	317,112	475,668	475,668	317,112	158,556	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff			132,918	13,240	26,480	39,720	39,720	26,480	13,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency			0	7,928	15,856	23,783	23,783	15,856	7,928	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals			0	8,528	17,056	25,583	25,583	17,056	8,528	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	31,203	31,203	31,203	31,203	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	5,200	5,200	5,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																								
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>120,353</b>	<b>132,918</b>	<b>283,929</b>	<b>376,503</b>	<b>564,755</b>	<b>564,755</b>	<b>412,907</b>	<b>224,655</b>	<b>36,403</b>	<b>36,403</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
For Residual Valuation	Land	455,864																							
	Interest		10,804	13,499	19,076	26,493	37,579	48,872	38,029	23,452	5,073	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return																									
	Market Housing																							577,485	
	Affordable for Rent																							98,083	
	First Homes																							52,500	
Cash Flow		-576,216	-143,722	-297,428	-395,579	-591,248	-602,333	578,318	777,413	980,242	998,621	0	0	0	0	0	0	0	0	0	0	0	0	-728,068	
Opening Balance		0																							
Closing Balance		-576,216	-719,938	-1,017,366	-1,412,945	-2,004,193	-2,606,526	-2,028,208	-1,250,794	-270,553	728,068	728,068	728,068	728,068	728,068	728,068	728,068	728,068	728,068	728,068	728,068	728,068	728,068	0	



Base Wider  
Site 12



Site 12 Brown 20 LD							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	92.0	91.67	60.00%	12	5,200	5,720,000	1,104
Affordable Overall			40%	8			
Affordable Rent	67.1	65.83	30.00%	6	2,650	1,046,750	403
Social Rent	67.1	65.83	0.00%	0	1,750	0	0
Shared Ownership	56.5	54.50	0.00%	0	3,640	0	0
First Homes	56.5	54.50	10.00%	2	3,596	391,960	113
Grant and Subsidy							
Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	0.500	ha	40	/ha		7,158,710	1,620
SITE AREA - Gross	0.625	ha	32	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	921,346	1,842,692	1,474,154
Existing Use Value	1,125,000		1,800,000
Uplift	20%	225,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>1,350,000</b>		<b>2,160,000</b>

Additional Profit	981,464	889
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -1,419,344

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				921,346
Stamp Duty			35,567	
Easements etc.			0	
Legals /Acquisition	1.50%	13,820	49,387	
Fees				
Planning		9,240		
Professional	8.00%	316,659	325,899	
CONSTRUCTION				
Build Cost	1.932	3,129,526		
s106 / CIL / IT		496,254		
Contingency	5.00%	156,476		
Abnormals	5.00%	156,476		
		19,500	3,958,233	
FINANCE				
Fees	0%	0		
Interest	7.50%	0		
Legal and Valuation		0	0	
SALES				
Agents	3.0%	214,761		
Legals	0.5%	35,794		
	£/unit	0	0	
Misc.	0.0%	0	250,555	5,505,420
Developers Profit				
Market Housing % Value		17.50%		1,001,000
Affordable Housing % Value		17.50%		183,181
First Homes % Value		17.50%		68,593

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	20		9,240
No dwgs under 50	20	462	9,240
No dwgs over 50	0	138	0
		<b>Total</b>	<b>9,240</b>

Stamp duty calc - Residual	
Land payment	921,346
<b>Total</b>	<b>35,567</b>

Stamp duty calc - Residual	
Land payment	1,350,000
<b>Total</b>	<b>57,000</b>

Pre CIL s106		
8,500	£/ Unit (all)	
<b>Total</b>		<b>170,000</b>

Post CIL s106			
		£/ Unit (all)	
13,240			264,800
CIL	210	£/m2	231,454
		<b>Total</b>	<b>496,254</b>

Inf Tariff	
% GDV	
0.00%	0

Build Cost			
			/m2
CO2 Plus	%	2.00%	1,623.06
Acc & Adpt	£/m2		32.46
Water	£/m2		0.00
Over Extra 1	%	0.00%	17.25
Over Extra 2	£/m2		0.10
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	1,672.87
	BNG	0.50%	250.93
			<b>8.36</b>
			<b>1,932.16</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4		
	Q1				Q1				Q1				Q1				Q1				Q1					
UNITS Started			4	4	4	4	4	4																		
Market Housing				0	0	0	1,144,000	1,144,000	1,144,000	1,144,000	1,144,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	209,350	209,350	209,350	209,350	209,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
First Homes				0	0	0	78,392	78,392	78,392	78,392	78,392	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,431,742</b>	<b>1,431,742</b>	<b>1,431,742</b>	<b>1,431,742</b>	<b>1,431,742</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
EXPENDITURE																										
Stamp Duty	35,567																									
Easements etc.	0																									
Legals Acquisition	13,820																									
Planning Fee	9,240																									
Professional	158,329		158,329																							
Build Cost - BCIS Base		0	208,635	417,270	625,905	625,905	625,905	417,270	208,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		231,454	17,653	35,307	52,960	52,960	52,960	35,307	17,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	10,432	20,864	31,295	31,295	31,295	20,864	10,432	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	11,732	23,464	35,195	35,195	35,195	23,464	11,732	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																									
Legal and Valuation	0																									
Agents	0	0	0	0	0	0	42,952	42,952	42,952	42,952	42,952	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	7,159	7,159	7,159	7,159	7,159	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																									
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>216,957</b>	<b>231,454</b>	<b>406,781</b>	<b>496,904</b>	<b>745,356</b>	<b>745,356</b>	<b>795,467</b>	<b>547,015</b>	<b>298,563</b>	<b>50,111</b>	<b>50,111</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
For Residual Valuation																										
Land	921,346																									
Interest		21,343	26,083	34,199	44,158	58,961	74,042	63,500	48,102	27,757	2,372	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return																										
Market Housing																									1,001,000	
Affordable for Rent																									183,181	
First Homes																									68,593	
Cash Flow	-1,138,303	-252,797	-432,864	-531,103	-789,513	-804,317	562,233	821,227	1,085,077	1,353,874	1,379,259	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,252,774	
Opening Balance	0																									
Closing Balance	-1,138,303	-1,391,100	-1,823,964	-2,355,067	-3,144,581	-3,948,897	-3,386,664	-2,565,437	-1,480,359	-126,485	1,252,774	1,252,774	1,252,774	1,252,774	1,252,774	1,252,774	1,252,774	1,252,774	1,252,774	1,252,774	1,252,774	1,252,774	1,252,774	1,252,774	0	

Base Wider  
Site 13



Site 13 Brown 12 LD							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	99.6		12	5,200	3,727,954	717
	Net	99.57	60.00%	7			
Affordable Overall			40%	4.8			
Affordable Rent	60.0	58.00	30.00%	4	2,650	553,320	216
Social Rent	60.0	58.00	0.00%	0	1,750	0	0
Shared Ownership	70.0	70.00	0.00%	0	3,640	0	0
First Homes	70.0	70.00	10.00%	1	3,571	300,000	84
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.300	ha	40	/ha		4,581,274	1,017
SITE AREA - Gross	0.375	ha	32	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	722,352	2,407,839	1,926,272
Existing Use Value	675,000		1,800,000
Uplift	20%	135,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>810,000</b>		<b>2,160,000</b>

Additional Profit	831,250	1,159
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -890,348

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			722,352
	Stamp Duty		25,618	
	Easements etc.		0	
	Legals /Acquisition	1.50%	10,835	36,453
Fees	Planning		5,544	
	Professional	8.00%	191,873	197,417
CONSTRUCTION	Build Cost	1,859	1,889,738	
	s106 / CIL / IT		305,006	
	Contingency	5.00%	94,487	
	Abnormals	5.00%	94,487	
			14,700	2,398,418
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	137,438	
	Legals	0.5%	22,906	
		£/unit	0	0
	Misc.	0.0%	0	160,345
				3,514,985
Developers Profit	Market Housing % Value	17.50%		652,392
	Affordable Housing % Value	17.50%		96,831
	First Homes % Value	17.50%		52,500

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	12		5,544
No dwgs under 50	12	462	5,544
No dwgs over 50	0	138	0
		<b>Total</b>	<b>5,544</b>

Stamp duty calc - Residual	
Land payment	722,352
<b>Total</b>	<b>25,618</b>

Stamp duty calc - Residual	
Land payment	810,000
<b>Total</b>	<b>30,000</b>

Pre CIL s106	
8,500 £/ Unit (all)	
<b>Total</b>	<b>102,000</b>

Post CIL s106	
13,240 £/ Unit (all)	158,880
CIL 210 £/m2	146,126
<b>Total</b>	<b>305,006</b>

Inf Tariff	
% GDV	0.00%
	0

Build Cost			/m2
CO2 Plus	%	2.00%	1,632.03
Acc & Adpt	£/m2		0.00
Water	£/m2		17.25
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
	£/m2		0.00
	%		0.00
<b>Site Costs</b>	Base	10.00%	168.20
	BNG	0.50%	8.41
			<b>1,858.63</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4	
	Q1				Q1				Q1				Q1				Q1				Q1				
UNITS Started			3	3	3	3																			
Market Housing			0	0	0	0	931,989	931,989	931,989	931,989	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent			0	0	0	0	138,330	138,330	138,330	138,330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
First Homes			0	0	0	0	75,000	75,000	75,000	75,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,145,319</b>	<b>1,145,319</b>	<b>1,145,319</b>	<b>1,145,319</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
EXPENDITURE																									
Stamp Duty	25,618																								
Easements etc.	0																								
Legals Acquisition	10,835																								
Planning Fee	5,544																								
Professional	95,937		95,937																						
Build Cost - BCIS Base		0	157,478	314,956	472,434	472,434	314,956	157,478	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		146,126	13,240	26,480	39,720	39,720	26,480	13,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	7,874	15,748	23,622	23,622	15,748	7,874	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	9,099	18,198	27,297	27,297	18,198	9,099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	34,360	34,360	34,360	34,360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	5,727	5,727	5,727	5,727	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																								
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>137,934</b>	<b>146,126</b>	<b>283,628</b>	<b>375,382</b>	<b>563,073</b>	<b>563,073</b>	<b>415,468</b>	<b>227,777</b>	<b>40,086</b>	<b>40,086</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
For Residual Valuation	Land	722,352																							
Interest		16,130	19,173	24,850	32,355	43,519	54,892	42,237	25,825	5,586	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return	Market Housing																							652,392	
	Affordable for Rent																							96,831	
	First Homes																							52,500	
Cash Flow	-860,285	-162,256	-302,800	-400,232	-595,427	-606,592	674,958	875,305	1,079,407	1,099,646	0	0	0	0	0	0	0	0	0	0	0	0	0	-801,723	
Opening Balance	0																								
Closing Balance	-860,285	-1,022,542	-1,325,342	-1,725,574	-2,321,002	-2,927,593	-2,252,635	-1,377,331	-297,923	801,723	801,723	801,723	801,723	801,723	801,723	801,723	801,723	801,723	801,723	801,723	801,723	801,723	801,723	801,723	0

Base Wider  
Site 14



Site 14 Brown 4 LD							
INCOME	Av Size m2		%	Number	Price	GDV	GIA
	Gross	Net		4	£/m2	£	m2
Market Housing	98.0	98.00	60.00%	2	5,200	1,223,040	235
Affordable Overall			40%	1.6			
Affordable Rent	42.9	39.00	30.00%	1	2,650	124,020	51
Social Rent	42.9	39.00	0.00%	0	1,750	0	0
Shared Ownership	42.9	39.00	0.00%	0	3,640	0	0
First Homes	42.9	39.00	10.00%	0	0	0	17
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.100	ha	40	/ha		1,347,060	304
SITE AREA - Gross	0.100	ha	40	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	190,099	1,900,986	1,900,986
Existing Use Value	180,000		1,800,000
Uplift	20%	36,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>216,000</b>		<b>2,160,000</b>

Additional Profit	293,930	1,250
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -292,936

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land		802	190,099
	Stamp Duty		0	
	Easements etc.		0	
	Legals /Acquisition	1.50%	2,851	3,653
Fees	Planning		1,848	
	Professional	8.00%	58,817	60,665
CONSTRUCTION	Build Cost	1,850	562,010	
	s106 / CIL / IT		114,597	
	Contingency	5.00%	28,101	
	Abnormals	5.00%	28,101	
			2,400	735,208
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	40,412	
	Legals	0.5%	6,735	
		£/unit	0	0
	Misc.	0.0%	0	47,147
				1,036,772
Developers Profit	Market Housing	% Value	17.50%	214,032
	Affordable Housing	% Value	17.50%	21,704
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	4		1,848
No dwgs under 50	4	462	1,848
No dwgs over 50	0	138	0
		<b>Total</b>	<b>1,848</b>

Stamp duty calc - Residual	
Land payment	190,099
<b>Total</b>	<b>802</b>

Stamp duty calc - Residual	
Land payment	216,000
<b>Total</b>	<b>1,320</b>

Pre CIL s106		
6,000	£/ Unit (all)	
<b>Total</b>		<b>24,000</b>

Post CIL s106			
		£/ Unit (all)	
13,240			52,960
CIL	210	£/m2	61,637
		<b>Total</b>	<b>114,597</b>

Inf Tariff	
% GDV	0.00%
	0

Build Cost			
			/m2
CO2 Plus	%	2.00%	1,624.10
Acc & Adpt	£/m2		0.00
Water	£/m2		17.25
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
			0.00
			0.00
<b>Site Costs</b>	Base	10.00%	1,673.93
	BNG	0.50%	167.39
			8.37
			<b>1,849.69</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			2	2																				
Market Housing				0	0	0	611,520	611,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	62,010	62,010	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>673,530</b>	<b>673,530</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																								
Stamp Duty	802																							
Easements etc.	0																							
Legals Acquisition	2,851																							
Planning Fee	1,848																							
Professional	29,408			29,408																				
Build Cost - BCIS Base			0	93,668	187,337	187,337	93,668	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			61,637	8,827	17,653	17,653	8,827	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	4,683	9,367	9,367	4,683	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	5,083	10,167	10,167	5,083	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	20,206	20,206	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,368	3,368	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>34,910</b>	<b>61,637</b>	<b>141,670</b>	<b>224,524</b>	<b>224,524</b>	<b>112,262</b>	<b>23,574</b>	<b>23,574</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	190,099																						
Interest		4,219	5,454	8,212	12,576	17,022	19,446	7,624	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							214,032
	Affordable for Rent																							21,704
	First Homes																							0
Cash Flow	-225,008	-65,856	-147,124	-232,736	-237,100	-129,284	630,511	642,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-235,736
Opening Balance	0																							
Closing Balance	-225,008	-290,864	-437,988	-670,724	-907,824	-1,037,108	-406,597	235,736	235,736	235,736	235,736	235,736	235,736	235,736	235,736	235,736	235,736	235,736	235,736	235,736	235,736	235,736	235,736	0

Base Wider  
Site 15



Site 15 Green 100 LD							
INCOME	Av Size	Net	%	Number	Price	GDV	GIA
	m2			100	£/m2	£	m2
Market Housing	100.5	100.30	60.00%	60	5,200	31,293,600	6,030
Affordable Overall			40%	40			
Affordable Rent	66.5	65.07	30.00%	30	2,650	5,172,800	1,995
Social Rent	66.5	65.07	0.00%	0	1,750	0	0
Shared Ownership	75.1	74.30	0.00%	0	3,640	0	0
First Homes	75.1	74.30	10.00%	10	3,074	2,283,920	751
Grant and Subsidy							
Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	2.857 ha		35	/ha		38,750,320	8,776
SITE AREA - Gross	3.685 ha		27	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	5,980,111	2,093,039	1,622,762
Existing Use Value	92,129		25,000
Uplift	0%	0	0
Plus /ha	600,000	2,211,086	600,000
<b>Benchmark Land Value</b>	<b>2,303,214</b>		<b>625,000</b>

Additional Profit	12,288,354	2,038
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -7,840,265

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS			
LAND		/unit or m2	Total
Land			5,980,111
Stamp Duty			288,506
Easements etc.			0
Legals /Acquisition	1.50%	89,702	378,207
<b>Fees</b>			
Planning		30,000	
Professional	8.00%	1,615,817	1,645,817
<b>CONSTRUCTION</b>			
Build Cost	1,890	16,585,254	
s106 / CIL / IT		2,588,190	
Contingency	5.00%	829,263	
Abnormals	0.00%	0	
		195,000	20,197,706
<b>FINANCE</b>			
Fees	0%	0	
Interest	7.50%	0	
Legal and Valuation		0	0
<b>SALES</b>			
Agents	3.0%	1,162,510	
Legals	0.5%	193,752	
	£/unit	0	0
Misc.	0.0%	0	1,356,261
			29,558,102
<b>Developers Profit</b>			
Market Housing	% Value	17.50%	5,476,380
Affordable Housing	% Value	17.50%	905,240
First Homes	% Value	17.50%	399,686

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

Stamp duty calc - Residual	
Land payment	5,980,111
<b>Total</b>	<b>288,506</b>

Stamp duty calc - Residual	
Land payment	2,303,214
<b>Total</b>	<b>104,661</b>

Pre CIL s106	
12,680	£/ Unit (all)
<b>Total</b>	<b>1,268,000</b>

Post CIL s106	
13,240	£/ Unit (all)
210	£/m2
<b>Total</b>	<b>1,324,000</b>

Inf Tariff	
% GDV	0.00%
<b>Total</b>	<b>0</b>

Build Cost		
CO2 Plus	%	2.00%
Acc & Adpt	%	0.00%
Water	£/m2	17.25
Over Extra 1	%	0.00%
Over Extra 2	%	0.00%
Small Site	%	0.00%
<b>Site Costs</b>	<b>Base</b>	<b>10.00%</b>
	<b>BNG</b>	<b>0.10%</b>
		<b>1,889.91</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			12	13																				
Market Housing				0				3,755,232	4,068,168	3,755,232	4,068,168	3,755,232	4,068,168	3,755,232	4,068,168	3,755,232	4,068,168	3,755,232	4,068,168	3,755,232	4,068,168	3,755,232	4,068,168	
Affordable Rent				0				620,736	672,464	620,736	672,464	620,736	672,464	620,736	672,464	620,736	672,464	620,736	672,464	620,736	672,464	620,736	672,464	
Social Rent				0				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0				274,070	296,910	274,070	296,910	274,070	296,910	274,070	296,910	274,070	296,910	274,070	296,910	274,070	296,910	274,070	296,910	
Grant and Subsidy				0				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,650,038</b>	<b>5,037,542</b>	<b>4,650,038</b>	<b>5,037,542</b>	<b>4,650,038</b>	<b>5,037,542</b>	<b>4,650,038</b>	<b>5,037,542</b>	<b>4,650,038</b>	<b>5,037,542</b>	<b>4,650,038</b>	<b>5,037,542</b>	<b>4,650,038</b>	<b>5,037,542</b>	<b>4,650,038</b>	<b>5,037,542</b>		
<b>EXPENDITURE</b>																								
Stamp Duty	288,506																							
Easements etc.	0																							
Legals Acquisition	89,702																							
Planning Fee	30,000																							
Professional	807,908			807,908																				
Build Cost - BCIS Base			0	663,410	1,382,105	2,045,515	2,100,799	2,045,515	2,100,799	2,045,515	2,100,799	1,382,105	718,694	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		1,264,190	52,960	110,333	163,293	167,707	163,293	167,707	163,293	167,707	110,333	57,373	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	33,171	69,105	102,276	105,040	102,276	105,040	102,276	105,040	69,105	35,935	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	7,800	16,250	24,050	24,700	24,050	24,700	24,050	24,700	16,250	8,450	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	139,501	151,126	139,501	151,126	139,501	151,126	139,501	151,126	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	23,250	25,188	23,250	25,188	23,250	25,188	23,250	25,188	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>1,216,115</b>	<b>1,264,190</b>	<b>1,565,249</b>	<b>1,577,793</b>	<b>2,335,134</b>	<b>2,398,245</b>	<b>2,497,885</b>	<b>2,574,559</b>	<b>2,497,885</b>	<b>2,574,559</b>	<b>1,740,544</b>	<b>996,766</b>	<b>162,751</b>	<b>176,314</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>For Residual Valuation</b>																								
Land	5,980,111																							
Interest		134,929	161,163	193,533	226,745	274,781	324,900	290,639	249,907	214,240	172,076	120,750	47,249	0	0	0	0	0	0	0	0	0	0	0
<b>Developers Return</b>																								
Market Housing																								5,476,380
Affordable for Rent																								905,240
First Homes																								399,686
<b>Cash Flow</b>	<b>-7,196,226</b>	<b>-1,399,119</b>	<b>-1,726,412</b>	<b>-1,771,326</b>	<b>-2,561,879</b>	<b>-2,673,026</b>	<b>1,827,254</b>	<b>2,172,343</b>	<b>1,902,246</b>	<b>2,248,742</b>	<b>2,737,418</b>	<b>3,920,026</b>	<b>4,440,038</b>	<b>4,861,228</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-6,781,306</b>
Opening Balance	0																							
<b>Closing Balance</b>	<b>-7,196,226</b>	<b>-8,595,345</b>	<b>-10,321,756</b>	<b>-12,093,082</b>	<b>-14,654,962</b>	<b>-17,327,988</b>	<b>-15,500,734</b>	<b>-13,328,391</b>	<b>-11,426,145</b>	<b>-9,177,403</b>	<b>-6,439,985</b>	<b>-2,519,959</b>	<b>1,920,078</b>	<b>6,781,306</b>	<b>6,781,306</b>	<b>6,781,306</b>	<b>6,781,306</b>	<b>6,781,306</b>	<b>6,781,306</b>	<b>6,781,306</b>	<b>6,781,306</b>	<b>6,781,306</b>	<b>6,781,306</b>	<b>0</b>

Base Wider  
Site 16



Site 16 Green 20 LD							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	97.8		12	5,200	6,084,000	1,174
	Net	97.50	60.00%				
Affordable Overall			40%	8			
Affordable Rent		67.1	30.00%	6	2,650	1,046,750	403
Social Rent		67.1	0.00%	0	1,750	0	0
Shared Ownership		70.0	0.00%	0	3,640	0	0
First Homes		70.0	10.00%	2	3,571	500,000	140
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.571 ha		35	/ha		7,630,750	1,717
SITE AREA - Gross	0.571 ha		35	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,113,643	1,948,875	1,948,875
Existing Use Value	14,286		25,000
Uplift	0%	0	0
Plus /ha	600,000	342,857	600,000
<b>Benchmark Land Value</b>	<b>357,143</b>		<b>625,000</b>

Additional Profit	2,375,255	2,023
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -1,441,845

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			45,182	1,113,643
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	16,705	16,705	61,887
<b>Fees</b>			9,240	335,897
Planning	8.00%	326,657	326,657	
Professional				
<b>CONSTRUCTION</b>			3,369,314	
Build Cost	1.963	3,369,314	3,369,314	
s106 / CIL / IT	5.00%	510,929	510,929	
Contingency	0.00%	168,466	168,466	
Abnormals				
Finance Fees	0%	0	0	4,083,209
Interest	7.50%	0	0	
Legal and Valuation				
<b>SALES</b>			228,923	5,861,712
Agents	3.0%	228,923	228,923	
Legals	0.5%	38,154	38,154	
Misc.	0.0%	0	0	267,076
<b>Developers Profit</b>				1,064,700
Market Housing	17.50%			183,181
Affordable Housing	17.50%			87,500
First Homes	17.50%			

Planning fee calc	dwgs	rate	
Planning app fee	20		9,240
No dwgs under 50	20	462	9,240
No dwgs over 50	0	138	0
<b>Total</b>			9,240

Stamp duty calc - Residual	
Land payment	1,113,643
<b>Total</b>	45,182

Stamp duty calc - Residual	
Land payment	357,143
<b>Total</b>	7,357

Pre CIL s106	
14,180	£/ Unit (all)
<b>Total</b>	283,600

Post CIL s106	
13,240	£/ Unit (all)
210	£/m2
<b>Total</b>	510,929

Inf Tariff	
% GDV	0.00%
<b>Total</b>	0

Build Cost			/m2
CO2 Plus	2.00%		1,654.64
Acc & Adpt	0.00%		33.09
Water			0.00
Over Extra 1	0.00%		17.25
Over Extra 2	0.00%		0.10
Small Site	0.00%		0.00
<b>Site Costs</b>			1,705.09
Base	15.00%		255.76
BNG	0.10%		1.71
<b>Total</b>			1,962.55

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			5	5			5	5			5	5			5	5			5	5			5	5
Market Housing			0	0			0	0			0	0			0	0			0	0			0	0
Affordable Rent			0	0			0	0			0	0			0	0			0	0			0	0
Social Rent			0	0			0	0			0	0			0	0			0	0			0	0
Shared Ownership			0	0			0	0			0	0			0	0			0	0			0	0
First Homes			0	0			0	0			0	0			0	0			0	0			0	0
Grant and Subsidy			0	0			0	0			0	0			0	0			0	0			0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,907,688</b>	<b>1,907,688</b>	<b>1,907,688</b>	<b>1,907,688</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>EXPENDITURE</b>																								
Stamp Duty	45,182																							
Easements etc.	0																							
Legals Acquisition	16,705																							
Planning Fee	9,240																							
Professional	163,328		163,328																					
Build Cost - BCIS Base		0	280,776	561,552	842,329	842,329	561,552	280,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		246,129	22,067	44,133	66,200	66,200	44,133	22,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	14,039	28,078	42,116	42,116	28,078	14,039	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	2,875	5,750	8,625	8,625	5,750	2,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	57,231	57,231	57,231	57,231	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	9,538	9,538	9,538	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>234,455</b>	<b>246,129</b>	<b>483,085</b>	<b>639,513</b>	<b>959,270</b>	<b>959,270</b>	<b>706,282</b>	<b>386,526</b>	<b>66,769</b>	<b>66,769</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>For Residual Valuation</b>	<b>Land</b>	<b>1,113,643</b>																						
<b>Developers Return</b>	<b>Interest</b>		25,277	30,366	39,993	52,734	71,709	91,040	70,220	43,015	9,304	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								1,064,700
Affordable for Rent																								183,181
First Homes																								87,500
Cash Flow	-1,348,098	-271,406	-513,451	-679,506	-1,012,004	-1,030,979	1,110,366	1,450,942	1,797,903	1,831,614	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,335,381
Opening Balance	0																							
Closing Balance	-1,348,098	-1,619,504	-2,132,955	-2,812,461	-3,824,465	-4,855,443	-3,745,078	-2,294,136	-496,233	1,335,381	1,335,381	1,335,381	1,335,381	1,335,381	1,335,381	1,335,381	1,335,381	1,335,381	1,335,381	1,335,381	1,335,381	1,335,381	1,335,381	0

Base Wider  
Site 17



Site 17 Green 12 LD							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	108.9	108.86	60.00%	7	5,200	4,075,611	784
Affordable Overall			40%	4.8			
Affordable Rent	70.0	70.00	30.00%	4	2,650	667,800	252
Social Rent	70.0	70.00	0.00%	0	1,750	0	0
Shared Ownership	84.0	84.00	0.00%	0	3,640	0	0
First Homes	84.0	84.00	10.00%	1	2,976	300,000	101
Grant and Subsidy							
Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	0.343	ha	35	/ha		5,043,411	1,137
SITE AREA - Gross	0.343	ha	35	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	738,262	2,153,263	2,153,263
Existing Use Value	34,286		100,000
Uplift	0%	0	0
Plus /ha	600,000	205,714	600,000
<b>Benchmark Land Value</b>	<b>240,000</b>		<b>700,000</b>

RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -971,565

Check on phasing dwgs nos  
correct

	£/m2
Additional Profit	1,577,412 2,013

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			26,413	738,262
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	11,074	37,487	
<b>Fees</b>			5,544	221,597
Planning			5,544	
Professional	8.00%	216,053		
<b>CONSTRUCTION</b>			1,971	2,240,319
Build Cost			1,971	2,240,319
s106 / CIL / IT	5.00%	318,633		
Contingency	5.00%	112,016		
Abnormals	0.00%	0		
			29,700	2,700,668
<b>FINANCE</b>			0	0
Fees	0%	0		
Interest	7.50%	0		
Legal and Valuation		0		0
<b>SALES</b>			3.0%	151,302
Agents			0.5%	25,217
Legals			0	0
			0	0
Misc.			0.0%	0
				176,519
				<b>3,874,534</b>
<b>Developers Profit</b>				
Market Housing % Value			17.50%	713,232
Affordable Housing % Value			17.50%	116,865
First Homes % Value			17.50%	52,500

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	12		5,544
No dwgs under 50	12	462	5,544
No dwgs over 50	0	138	0
		<b>Total</b>	<b>5,544</b>

Stamp duty calc - Residual	
Land payment	738,262
<b>Total</b>	<b>26,413</b>

Stamp duty calc - Residual	
Land payment	240,000
<b>Total</b>	<b>1,800</b>

Pre CIL s106		
11,250	£/ Unit (all)	
<b>Total</b>		<b>135,000</b>

Post CIL s106			
		£/ Unit (all)	
13,240			158,880
210	£/m2		159,753
		<b>Total</b>	<b>318,633</b>

Inf Tariff		
% GDV		
0.00%		0

Build Cost			
			/m2
CO2 Plus	%	2.00%	1,661.94
Acc & Adpt	£/m2	0.00%	33.24
Water	£/m2		0.00
Over Extra 1	%	0.00%	17.25
Over Extra 2	£/m2		0.10
Small Site	%	0.00%	0.00
			0.00
			0.00
<b>Site Costs</b>			<b>1,712.53</b>
Base	15.00%		256.88
BNG	0.10%		1.71
			<b>1,971.12</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
UNITS Started			3	3			3	3			3	3			3	3			3	3			3	3	
Market Housing			0	0			0	0			0	0			0	0			0	0			0	0	
Affordable Rent			0	0			0	0			0	0			0	0			0	0			0	0	
Social Rent			0	0			0	0			0	0			0	0			0	0			0	0	
Shared Ownership			0	0			0	0			0	0			0	0			0	0			0	0	
First Homes			0	0			0	0			0	0			0	0			0	0			0	0	
Grant and Subsidy			0	0			0	0			0	0			0	0			0	0			0	0	
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,260,853</b>	<b>1,260,853</b>	<b>1,260,853</b>	<b>1,260,853</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>EXPENDITURE</b>																									
Stamp Duty	26,413																								
Easements etc.	0																								
Legals Acquisition	11,074																								
Planning Fee	5,544																								
Professional	108,027		108,027																						
Build Cost - BCIS Base		0	186,693	373,387	560,080	560,080	373,387	186,693	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		159,753	13,240	26,480	39,720	39,720	26,480	13,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	9,335	18,669	28,004	28,004	18,669	9,335	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	2,475	4,950	7,425	7,425	4,950	2,475	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	37,826	37,826	37,826	37,826	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	6,304	6,304	6,304	6,304	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																								
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>151,058</b>	<b>159,753</b>	<b>319,770</b>	<b>423,486</b>	<b>635,229</b>	<b>635,229</b>	<b>467,616</b>	<b>255,873</b>	<b>44,130</b>	<b>44,130</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>For Residual Valuation</b>																									
Land	738,262																								
Interest		16,675	19,983	26,353	34,788	47,350	60,149	46,403	28,430	6,150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Developers Return</b>																									
Market Housing																								713,232	
Affordable for Rent																								116,865	
First Homes																								52,500	
Cash Flow	-889,320	-176,428	-339,752	-449,839	-670,016	-682,579	733,088	958,577	1,188,293	1,210,573	0	0	0	0	0	0	0	0	0	0	0	0	0	-882,597	
Opening Balance	0																								
Closing Balance	-889,320	-1,065,748	-1,405,500	-1,855,339	-2,525,355	-3,207,935	-2,474,846	-1,516,269	-327,976	882,597	882,597	882,597	882,597	882,597	882,597	882,597	882,597	882,597	882,597	882,597	882,597	882,597	882,597	882,597	0

Base Wider  
Site 18



Site 18 Green 7 LD							
INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
Market Housing	111.5	111.50	60.00%	4	5,200	2,435,160	468
Affordable Overall			40%	2.8			
Affordable Rent	70.0	70.00	30.00%	2	2,650	389,550	147
Social Rent	70.0	70.00	0.00%	0	1,750	0	0
Shared Ownership	84.0	84.00	0.00%	0	3,640	0	0
First Homes	84.0	84.00	10.00%	1	2,976	175,000	59
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.200	ha	35	/ha		2,999,710	674
SITE AREA - Gross	0.200	ha	35	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	493,501	2,467,506	2,467,506
Existing Use Value	20,000		100,000
Uplift	0%	0	0
Plus /ha	600,000	120,000	600,000
<b>Benchmark Land Value</b>	<b>140,000</b>		<b>700,000</b>

Additional Profit	997,398	2,130
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -577,753

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land		14,175	493,501
	Stamp Duty		0	
	Easements etc.		7,403	21,578
	Legals /Acquisition	1.50%		
Fees	Planning		3,234	
	Professional	8.00%	123,837	127,071
CONSTRUCTION	Build Cost	1,897	1,278,651	
	s106 / CIL / IT		186,184	
	Contingency	5.00%	63,933	
	Abnormals	0.00%	0	
			19,200	1,547,967
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	%	3.0%	89,991
	Legals	%	0.5%	14,999
		£/unit	0	0
	Misc.	%	0.0%	0
			104,990	2,295,107
Developers Profit	Market Housing	% Value	17.50%	426,153
	Affordable Housing	% Value	17.50%	68,171
	First Homes	% Value	17.50%	30,625

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	7		3,234
No dwgs under 50	7	462	3,234
No dwgs over 50	0	138	0
		<b>Total</b>	<b>3,234</b>

Stamp duty calc - Residual	
Land payment	493,501
<b>Total</b>	<b>14,175</b>

Stamp duty calc - Residual	
Land payment	140,000
<b>Total</b>	<b>0</b>

Pre CIL s106	
6,000 £/ Unit (all)	
<b>Total</b>	<b>42,000</b>

Post CIL s106	
13,240 £/ Unit (all)	92,680
CIL 210 £/m2	93,504
<b>Total</b>	<b>186,184</b>

Inf Tariff	
% GDV	0.00%
<b>Total</b>	<b>0</b>

Build Cost		
		/m2
CO2 Plus	%	1,672.03
		33.44
Acc & Adpt	%	0.00
		17.25
Water	£/m2	0.10
Over Extra 1	%	0.00
		0.00
Over Extra 2	%	0.00
		0.00
Small Site	%	0.00
		1,722.82
Site Costs	Base	10.00%
	BNG	0.10%
		1,896.83

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			1	2	2	2																		
Market Housing			0	0	0	0	347,880	695,760	695,760	695,760	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	55,650	111,300	111,300	111,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	0	0	25,000	50,000	50,000	50,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>428,530</b>	<b>857,060</b>	<b>857,060</b>	<b>857,060</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																								
Stamp Duty	14,175																							
Easements etc.	0																							
Legals Acquisition	7,403																							
Planning Fee	3,234																							
Professional	61,919		61,919																					
Build Cost - BCIS Base		0	60,888	182,664	304,441	365,329	243,553	121,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		93,504	4,413	13,240	22,067	26,480	17,653	8,827	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	3,044	9,133	15,222	18,266	12,178	6,089	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	914	2,743	4,571	5,486	3,657	1,829	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	12,856	25,712	25,712	25,712	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	2,143	4,285	4,285	4,285	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>86,730</b>	<b>93,504</b>	<b>131,179</b>	<b>207,781</b>	<b>346,301</b>	<b>415,561</b>	<b>292,039</b>	<b>168,517</b>	<b>29,997</b>	<b>29,997</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	493,501																						
	Interest		10,879	12,837	15,537	19,724	26,587	34,877	32,972	20,680	5,560	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							426,153
	Affordable for Rent																							68,171
	First Homes																							30,625
Cash Flow	-580,231	-104,383	-144,015	-223,317	-366,025	-442,148	101,614	655,571	806,383	821,503	0	0	0	0	0	0	0	0	0	0	0	0	0	-524,949
Opening Balance	0																							
Closing Balance	-580,231	-684,615	-828,630	-1,051,947	-1,417,972	-1,860,120	-1,758,507	-1,102,936	-296,553	524,949	524,949	524,949	524,949	524,949	524,949	524,949	524,949	524,949	524,949	524,949	524,949	524,949	524,949	0

Base Wider  
Site 19



Site 19 Green 4 LD							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	133.3	60.00%	2	5,200	1,664,000	320
	Net	133.33					
Affordable Overall			40%	1.6			
Affordable Rent	84.0	84.00	30.00%	1	2,650	267,120	101
Social Rent	84.0	84.00	0.00%	0	1,750	0	0
Shared Ownership	84.0	84.00	0.00%	0	3,640	0	0
First Homes	84.0	84.00	10.00%	0	0	0	34
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.114	ha	35	/ha		1,931,120	454
SITE AREA - Gross	0.114	ha	35	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	197,555	1,728,607	1,728,607
Existing Use Value	11,429		100,000
Uplift	0%	0	0
Plus /ha	600,000	68,571	600,000
<b>Benchmark Land Value</b>	<b>80,000</b>		<b>700,000</b>

Additional Profit	560,559	1,752
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -401,831

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land		951	197,555
	Stamp Duty		0	
	Easements etc.		0	
	Legals /Acquisition	1.50%	2,963	3,914
Fees	Planning		1,848	
	Professional	8.00%	90,293	92,141
CONSTRUCTION	Build Cost	2,027	920,892	
	s106 / CIL / IT		136,820	
	Contingency	5.00%	46,045	
	Abnormals	0.00%	0	
			24,900	1,128,656
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	57,934	
	Legals	0.5%	9,656	
		£/unit	0	0
	Misc.	0.0%	0	67,589
				1,489,856
Developers Profit	Market Housing % Value	17.50%		291,200
	Affordable Housing % Value	17.50%		46,746
	First Homes % Value	17.50%		0

Planning fee calc	dwgs	rate	
Planning app fee	4		1,848
No dwgs	4	462	1,848
No dwgs under 50	0	138	0
No dwgs over 50	0		0
<b>Total</b>			<b>1,848</b>

Stamp duty calc - Residual		
Land payment		197,555
<b>Total</b>		<b>197,555</b>

Stamp duty calc - Residual		
Land payment		80,000
<b>Total</b>		<b>80,000</b>

Pre CIL s106	6,000	£/ Unit (all)	
<b>Total</b>			<b>24,000</b>

Post CIL s106	13,240	£/ Unit (all)	52,960
CIL	210	£/m2	83,860
<b>Total</b>			<b>136,820</b>

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	35.75
Acc & Adpt	£/m2	0.00%	0.00
Water	£/m2		17.25
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
<b>Site Costs</b>	Base	10.00%	184.07
	BNG	0.10%	1.84
			<b>2,026.61</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started	1		1	1	1	1																		
Market Housing				0	0	0	416,000	416,000	416,000	416,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	66,780	66,780	66,780	66,780	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>482,780</b>	<b>482,780</b>	<b>482,780</b>	<b>482,780</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																								
Stamp Duty	951																							
Easements etc.	0																							
Legals Acquisition	2,963																							
Planning Fee	1,848																							
Professional	45,146			45,146																				
Build Cost - BCIS Base		0	76,741	153,482	230,223	230,223	153,482	76,741	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		83,860	4,413	8,827	13,240	13,240	8,827	4,413	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	3,837	7,674	11,511	11,511	7,674	3,837	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	2,075	4,150	6,225	6,225	4,150	2,075	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	14,483	14,483	14,483	14,483	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,414	2,414	2,414	2,414	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>50,909</b>	<b>83,860</b>	<b>132,213</b>	<b>174,133</b>	<b>261,199</b>	<b>261,199</b>	<b>191,030</b>	<b>103,964</b>	<b>16,897</b>	<b>16,897</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	197,555																						
	Interest		4,659	6,318	8,916	12,348	17,477	22,702	17,658	10,886	2,355	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							291,200
	Affordable for Rent																							46,746
	First Homes																							0
Cash Flow		-248,464	-88,519	-138,531	-183,049	-273,547	-278,676	269,048	361,159	454,997	463,528	0	0	0	0	0	0	0	0	0	0	0	0	-337,946
Opening Balance		0																						0
Closing Balance		-248,464	-336,983	-475,514	-658,562	-932,109	-1,210,785	-941,738	-580,579	-125,582	337,946	337,946	337,946	337,946	337,946	337,946	337,946	337,946	337,946	337,946	337,946	337,946	337,946	0



Base Wider  
Site 29



Site 29 Grange Farm 9							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				150	£/m2	£	m2
Market Housing	100.8	100.62	60.00%	90	6,400	57,958,400	9,072
Affordable Overall			40%	60			
Affordable Rent	67.0	65.62	30.00%	45	2,650	7,825,450	3,015
Social Rent	67.0	65.62	0.00%	0	1,750	0	0
Shared Ownership	74.9	74.13	0.00%	0	4,480	0	0
First Homes	74.9	74.13	10.00%	15	3,169	3,524,160	1,124
Grant and Subsidy							
Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	4.286	ha	35	/ha		69,308,010	13,211
SITE AREA - Gross	7.143	ha	21	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	13,200,981	3,080,229	1,848,137
Existing Use Value	178,571		25,000
Uplift	0%	0	0
Plus /ha	250,000	1,785,714	250,000
<b>Benchmark Land Value</b>	<b>1,964,286</b>		<b>275,000</b>

Additional Profit	17,152,781	1,891
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 0

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS			
LAND		/unit or m2	Total
Land			13,200,981
Stamp Duty			649,549
Easements etc.			0
Legals /Acquisition	1.50%	198,015	847,564
<b>Fees</b>			
Planning		36,900	
Professional	8.00%	2,627,659	2,664,559
<b>CONSTRUCTION</b>			
Build Cost	1.975	26,092,754	
s106 / CIL / IT		5,155,848	
Contingency	5.00%	1,304,638	
Abnormals	0.00%	0	
		292,500	32,845,739
<b>FINANCE</b>			
Fees	0%	0	
Interest	7.50%	0	
Legal and Valuation		0	0
<b>SALES</b>			
Agents	3.0%	2,079,240	
Legals	0.5%	346,540	
	£/unit	0	0
Misc.	0.0%	0	2,425,780
			51,984,623
<b>Developers Profit</b>			
Market Housing	% Value	17.50%	10,142,720
Affordable Housing	% Value	17.50%	1,369,454
First Homes	% Value	17.50%	616,728

Planning fee calc	dwgs	rate	
Planning app fee	150		23,100
No dwgs	50	462	13,800
No dwgs under 50	100	138	36,900
No dwgs over 50			
<b>Total</b>			649,549

Stamp duty calc - Residual		
Land payment		13,200,981
<b>Total</b>		649,549

Stamp duty calc - Residual		
Land payment		1,964,286
<b>Total</b>		87,714

Pre CIL s106	34,268	£/ Unit (all)	
<b>Total</b>			5,140,187

Post CIL s106	13,240	£/ Unit (all)	1,986,000
CIL	349	£/m2	3,169,848
<b>Total</b>			5,155,848

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	1,665.30
Acc & Adpt	%	0.00%	33.31
Water	£/m2		0.00
Over Extra 1	%	0.00%	17.25
Over Extra 2	%	0.00%	0.00
Small Site	%	0.00%	0.00
<b>Site Costs</b>			1,715.95
Base	15.00%		257.39
BNG	0.10%		1.72
<b>Total</b>			1,975.06

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing			12	13			4,636.672	5,023.061	4,636.672	5,023.061	4,636.672	5,023.061	4,636.672	5,023.061	4,636.672	5,023.061	4,636.672	5,023.061	4,636.672	5,023.061	4,636.672	5,023.061	4,636.672	5,023.061
Affordable Rent							626.036	678.206	626.036	678.206	626.036	678.206	626.036	678.206	626.036	678.206	626.036	678.206	626.036	678.206	626.036	678.206	626.036	678.206
Social Rent							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes							281.933	305.427	281.933	305.427	281.933	305.427	281.933	305.427	281.933	305.427	281.933	305.427	281.933	305.427	281.933	305.427	281.933	305.427
Grant and Subsidy							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,544,641</b>	<b>6,006,694</b>	<b>5,544,641</b>	<b>6,006,694</b>	<b>5,544,641</b>	<b>6,006,694</b>	<b>5,544,641</b>	<b>6,006,694</b>	<b>5,544,641</b>	<b>6,006,694</b>	<b>5,544,641</b>	<b>6,006,694</b>	<b>5,544,641</b>	<b>6,006,694</b>	<b>5,544,641</b>	<b>6,006,694</b>	<b>5,544,641</b>	<b>6,006,694</b>
<b>EXPENDITURE</b>																								
Stamp Duty	649,549																							
Easements etc.	0																							
Legals Acquisition	198,015																							
Planning Fee	36,900																							
Professional	1,313,830		1,313,830																					
Build Cost - BCIS Base		0	695,807	1,449,597	2,145,404	2,203,388	2,145,404	2,203,388	2,145,404	2,203,388	2,145,404	2,203,388	2,145,404	2,203,388	1,449,597	753,791	0	0	0	0	0	0	0	0
s106/CIL/Tariff		3,169,848	52,960	110,333	163,293	167,707	163,293	167,707	163,293	167,707	163,293	167,707	163,293	167,707	110,333	57,373	0	0	0	0	0	0	0	0
Contingency		0	34,790	72,480	107,270	110,169	107,270	110,169	107,270	110,169	107,270	110,169	107,270	110,169	72,480	37,690	0	0	0	0	0	0	0	0
Abnormals		0	7,800	16,250	24,050	24,700	24,050	24,700	24,050	24,700	24,050	24,700	24,050	24,700	16,250	8,450	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	166,339	180,201	166,339	180,201	166,339	180,201	166,339	180,201	166,339	180,201	166,339	180,201	166,339	180,201	166,339	180,201	166,339	180,201
Legals	0	0	0	0	0	0	27,723	30,033	27,723	30,033	27,723	30,033	27,723	30,033	27,723	30,033	27,723	30,033	27,723	30,033	27,723	30,033	27,723	30,033
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>2,198,293</b>	<b>3,169,848</b>	<b>2,105,187</b>	<b>1,648,661</b>	<b>2,440,018</b>	<b>2,505,964</b>	<b>2,634,080</b>	<b>2,716,199</b>	<b>2,634,080</b>	<b>2,716,199</b>	<b>2,634,080</b>	<b>2,716,199</b>	<b>2,634,080</b>	<b>2,716,199</b>	<b>1,842,723</b>	<b>1,067,538</b>	<b>194,062</b>	<b>210,234</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>For Residual Valuation</b>																								
Land	13,200,981																							
Interest		288,736	353,585	399,687	438,093	492,058	548,271	503,978	451,731	405,628	351,536	303,555	247,549	197,618	139,627	72,834	0	0	0	0	0	0	0	0
<b>Developers Return</b>																								
Market Housing																								10,142,720
Affordable for Rent																								1,369,454
First Homes																								616,728
<b>Cash Flow</b>	<b>-15,399,274</b>	<b>-3,458,584</b>	<b>-2,458,772</b>	<b>-2,048,347</b>	<b>-2,878,111</b>	<b>-2,998,022</b>	<b>2,362,290</b>	<b>2,786,518</b>	<b>2,458,830</b>	<b>2,884,868</b>	<b>2,559,024</b>	<b>2,986,941</b>	<b>2,663,011</b>	<b>3,092,878</b>	<b>3,562,291</b>	<b>4,866,323</b>	<b>5,350,578</b>	<b>5,796,460</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Opening Balance	0																							
<b>Closing Balance</b>	<b>-15,399,274</b>	<b>-18,857,858</b>	<b>-21,316,629</b>	<b>-23,364,977</b>	<b>-26,243,088</b>	<b>-29,241,110</b>	<b>-26,878,820</b>	<b>-24,092,302</b>	<b>-21,633,473</b>	<b>-18,748,604</b>	<b>-16,189,580</b>	<b>-13,202,639</b>	<b>-10,539,628</b>	<b>-7,446,750</b>	<b>-3,884,459</b>	<b>981,863</b>	<b>6,332,442</b>	<b>12,128,902</b>	<b>12,1</b>					



# Base HH&M Cover



Dacorum Borough Council - July 2023

10/10/2023  
11:54







**Flats 100**

4

UNITS **100**  
Affordable **40%**  
Aff - rented **75%** % of Aff  
40 Shared Own  
First Homes **25%** % of Aff

	Rounded
30	30
0.00	0
10	10
40	40

Modelling  
Density **90** units/ha  
Net:Gross **100%**  
Area ha  
Total **1.111**  
Gross **1.111** ha  
Net **1.111** ha

Characteristics  
Sub Area Hemel H & Markyate  
Green Brov Brown  
Use PDL

Market				Rounded		m2		Circulation	
Beds	m2	Circulation	60	Rounded	m2	Circulation	70	Circulation	
Terrace	2	73	0.0%	0.00	0	0	0.0%	0	
Terrace	3	86	0.0%	0.00	0	0	0.0%	0	
Terrace	4	97	0.0%	0.00	0	0	0.0%	0	
Semi	2	81	0.0%	0.00	0	0	0.0%	0	
Semi	3	98	0.0%	0.00	0	0	0.0%	0	
Semi	4	106	0.0%	0.00	0	0	0.0%	0	
Det	3	120	0.0%	0.00	0	0	0.0%	0	
Det	4	130	0.0%	0.00	0	0	0.0%	0	
Det	5	140	0.0%	0.00	0	0	0.0%	0	
Flat to5	1	40	10.0%	5%	3.00	3	10.0%	39	
Flat to5	2	65	10.0%	45%	27.00	27	10.0%	61	
Flat to5	3	80	10.0%	50%	30.00	30	10.0%	74	
Flat 6+	1	40	15.0%	0.00	0	0	15.0%	39	
Flat 6+	2	65	15.0%	0.00	0	0	15.0%	61	
Flat 6+	3	80	15.0%	0.00	0	0	15.0%	74	
			<b>100%</b>	<b>60.00</b>	<b>60</b>	<b>4,703</b>			

Affordable for Rent				Shared Ownership				First Homes			
30	Rounded	m2	Circulation	0	Rounded	m2	Circulation	10	Rounded	m2	Circulation
0.00	0	0	0.0%	0.00	0	0	0.0%	0.00	0	0	0.0%
0.00	0	0	0.0%	0.00	0	0	0.0%	0.00	0	0	0.0%
0.00	0	0	0.0%	0.00	0	0	0.0%	0.00	0	0	0.0%
0.00	0	0	0.0%	0.00	0	0	0.0%	0.00	0	0	0.0%
0.00	0	0	0.0%	0.00	0	0	0.0%	0.00	0	0	0.0%
0.00	0	0	0.0%	0.00	0	0	0.0%	0.00	0	0	0.0%
0.00	0	0	0.0%	0.00	0	0	0.0%	0.00	0	0	0.0%
0.00	0	0	0.0%	0.00	0	0	0.0%	0.00	0	0	0.0%
0.00	0	0	0.0%	0.00	0	0	0.0%	0.00	0	0	0.0%
35%	10.50	10	10.0%	25%	0.00	0	10.0%	25%	2.50	2	86
30%	9.00	9	10.0%	65%	0.00	0	10.0%	65%	6.50	7	470
35%	10.50	11	10.0%	10%	0.00	0	10.0%	10%	1.00	1	81
0.00	0	0	15.0%	0.00	0	0	15.0%	0.00	0	0	0
0.00	0	0	15.0%	0.00	0	0	15.0%	0.00	0	0	0
0.00	0	0	15.0%	0.00	0	0	15.0%	0.00	0	0	0
0.00	0	0	15.0%	0.00	0	0	15.0%	0.00	0	0	0
<b>100%</b>	<b>30.00</b>	<b>30</b>	<b>1,928</b>	<b>100%</b>	<b>0.00</b>	<b>0</b>	<b>100%</b>	<b>10.00</b>	<b>10</b>	<b>637</b>	

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,552	1,552	0	0
Terrace	3			1,552	1,552	0	0
Terrace	4			1,552	1,552	0	0
Semi	2			1,599	1,599	0	0
Semi	3			1,599	1,599	0	0
Semi	4			1,599	1,599	0	0
Det	3			1,837	1,837	0	0
Det	4			1,837	1,837	0	0
Det	5			1,837	1,837	0	0
Flat to5	1			1,797	1,797	647	1,162,377
Flat to5	2			1,797	1,797	3,004	5,398,728
Flat to5	3			1,797	1,797	3,617	6,499,824
Flat 6+	1			2,077	2,077	0	0
Flat 6+	2			2,077	2,077	0	0
Flat 6+	3			2,077	2,077	0	0
						7,268	13,060,929

1,797 £/m2

Occupants	Beds	Count	Population	
			per unit	
Terrace	2	0	2.4	0
Terrace	3	0	2.4	0
Terrace	4	0	2.4	0
Semi	2	0	2.4	0
Semi	3	0	2.4	0
Semi	4	0	2.4	0
Det	3	0	2.4	0
Det	4	0	2.4	0
Det	5	0	2.4	0
Flat to5	1	15	2.4	36
Flat to5	2	43	2.4	103
Flat to5	3	42	2.4	101
Flat 6+	1	0	2.4	0
Flat 6+	2	0	2.4	0
Flat 6+	3	0	2.4	0
				<b>Residents 240</b>

ha per 1,000	
0.8000	Parks & Garden
1.8000	Natural & Semi Natural
0.6000	Amenity
	Allotments
0.2500	Play Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
<b>3.4500</b>	<b>ha</b>

Open Space Required	0.828
Gross - Net	0.000
Shortfall / Surplus	-0.828

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	60	4,703	78.38	4,275	71.25
Aff - rented	30	1,928	64.28	1,753	58.43
Shared Ownership	0	0	63.69	0	57.90
First Homes	10	637	63.69	579	57.90
	<b>100</b>	<b>7,268</b>		<b>6,607</b>	















**Houses & Flats 12**

11 UNITS **12** Aff - rented 75% % of Aff  
Affordable 40% 4.8 Shared Owne 0%  
First Homes 25% % of Aff

	Rounded
3.6	4
0.00	0
1.2	1
4.8	5

Modelling Density 55 units/ha  
Net:Gross 100%

Area ha Total 0.218  
Gross 0.218 ha  
Net 0.218 ha

Characteristics Sub Area Hemel H & Markyate  
Green Brov Brown  
Use PDL

		Market					
Beds	m2	Circulation		Rounded	m2	m2	Circulation
Terrace	2	73	0.0%	10%	0.72	1	73
Terrace	3	86	0.0%	25%	1.80	2	172
Terrace	4	97	0.0%	20%	1.44	1	97
Semi	2	81	0.0%		0.00	0	0
Semi	3	98	0.0%	10%	0.72	1	98
Semi	4	106	0.0%	10%	0.72	1	106
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%		0.00	0	0
Det	5	140	0.0%		0.00	0	0
Flat to5	1	40	10.0%	5%	0.36	0	0
Flat to5	2	65	10.0%	10%	0.72	0	0
Flat to5	3	80	10.0%	10%	0.72	1	88
Flat 6+	1	40	15.0%		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0
				<b>100%</b>	<b>7.20</b>	<b>7</b>	<b>634</b>

Affordable for Rent				Shared Ownership				First Homes			
4		Rounded	m2	0		Rounded	m2	1		Rounded	m2
10%	0.40	0	0	20%	0.00	0	0	20%	0.20	1	70
10%	0.40	0	0	35%	0.00	0	0	35%	0.35	0	0
5%	0.20	0	0	5%	0.00	0	0	5%	0.05	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
35%	1.40	1	43	20%	0.00	0	0	20%	0.20	0	0
20%	0.80	2	134	10%	0.00	0	0	10%	0.10	0	0
20%	0.80	1	81	10%	0.00	0	0	10%	0.10	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
<b>100%</b>	<b>4.00</b>	<b>4</b>	<b>259</b>	<b>100%</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>100%</b>	<b>1.00</b>	<b>1</b>	<b>70</b>

		BCIS			
		Lower Q	Median	Used	m2
Terrace	2		1,552	1,552	143
Terrace	3		1,552	1,552	172
Terrace	4		1,552	1,552	97
Semi	2		1,599	1,599	0
Semi	3		1,599	1,599	98
Semi	4		1,599	1,599	106
Det	3		1,837	1,837	0
Det	4		1,837	1,837	0
Det	5		1,837	1,837	0
Flat to5	1		1,797	1,797	43
Flat to5	2		1,797	1,797	134
Flat to5	3		1,797	1,797	169
Flat 6+	1		2,077	2,077	0
Flat 6+	2		2,077	2,077	0
Flat 6+	3		2,077	2,077	0
					963

1,650 £/m2

Occupants	Beds	Count	Population per unit
Terrace	2	2	2.4
Terrace	3	2	2.4
Terrace	4	1	2.4
Semi	2	0	2.4
Semi	3	1	2.4
Semi	4	1	2.4
Det	3	0	2.4
Det	4	0	2.4
Det	5	0	2.4
Flat to5	1	1	2.4
Flat to5	2	2	2.4
Flat to5	3	2	2.4
Flat 6+	1	0	2.4
Flat 6+	2	0	2.4
Flat 6+	3	0	2.4
			<b>Residents 29</b>

ha per 1,000	
	Parks & Garden
	Natural & Semi Natural
	Amenity
	Allotments
	Play Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
<b>0.0000</b>	<b>ha</b>

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

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	7	634	90.57	626	89.43
Aff - rented	4	259	64.63	235	58.75
Shared Ownership	0	0	70.00	0	70.00
First Homes	1	70	70.00	70	70.00
	<b>12</b>	<b>963</b>		<b>931</b>	

**Brown 20 LD**  
12

UNITS **20**  
Affordable **40%**

Aff - rented **75%** % of Aff  
8 Shared Ownr **0%**  
First Homes **25%** % of Aff

	Rounded
6	6
0.00	0
2	2
8	8

Modelling  
Density **40** units/ha  
Net:Gross **80%**

Area ha  
Total **0.625**  
Gross **0.625** ha  
Net **0.500** ha

Characteristics  
Sub Area Hemel H & Markyate  
Green Brov Brown  
Use PDL

		Market							
	Beds	m2	Circulation		Rounded	m2		m2	Circulation
Terrace	2	73	0.0%	10%	1.20	1	73	70	0.0%
Terrace	3	86	0.0%	10%	1.20	2	172	84	0.0%
Terrace	4	97	0.0%		0.00	0	0	97	0.0%
Semi	2	81	0.0%	10%	1.20	1	81	79	0.0%
Semi	3	98	0.0%	35%	4.20	4	392	93	0.0%
Semi	4	106	0.0%	20%	2.40	2	212	106	0.0%
Det	3	120	0.0%		0.00	0	0	102	0.0%
Det	4	130	0.0%	10%	1.20	1	130	115	0.0%
Det	5	140	0.0%		0.00	0	0	119	0.0%
Flat to5	1	40	10.0%	5%	0.60	1	44	39	10.0%
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%
				<b>100%</b>	<b>12.00</b>	<b>12</b>	<b>1,104</b>		

Affordable for Rent				Shared Ownership				First Homes				
	6	1.20	Rounded	m2	0	0.00	Rounded	m2	2	0.60	Rounded	m2
	20%	1.20	1	70	30%	0.00	0	0	30%	0.60	1	70
	25%	1.50	2	168	15%	0.00	0	0	15%	0.30	0	0
	5%	0.30	0	0	5%	0.00	0	0	5%	0.10	0	0
	10%	0.60	1	79	10%	0.00	0	0	10%	0.20	0	0
	5%	0.30	0	0	10%	0.00	0	0	10%	0.20	0	0
		0.00	0	0		0.00	0	0		0.00	0	0
		0.00	0	0		0.00	0	0		0.00	0	0
		0.00	0	0		0.00	0	0		0.00	0	0
		0.00	0	0		0.00	0	0		0.00	0	0
	35%	2.10	2	86	30%	0.00	0	0	30%	0.60	1	43
		0.00	0	0		0.00	0	0		0.00	0	0
		0.00	0	0		0.00	0	0		0.00	0	0
		0.00	0	0		0.00	0	0		0.00	0	0
		0.00	0	0		0.00	0	0		0.00	0	0
		0.00	0	0		0.00	0	0		0.00	0	0
		0.00	0	0		0.00	0	0		0.00	0	0
		0.00	0	0		0.00	0	0		0.00	0	0
		0.00	0	0		0.00	0	0		0.00	0	0
	<b>100%</b>	<b>6.00</b>	<b>6</b>	<b>403</b>	<b>100%</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>100%</b>	<b>2.00</b>	<b>2</b>	<b>113</b>

		BCIS					
		Lower Q	Median	Used	m2		
Terrace	2		1,552	1,552	213	330,539	
Terrace	3		1,552	1,552	340	527,621	
Terrace	4		1,552	1,552	0	0	
Semi	2		1,599	1,599	160	255,816	
Semi	3		1,599	1,599	392	626,749	
Semi	4		1,599	1,599	212	338,956	
Det	3		1,837	1,837	0	0	
Det	4		1,837	1,837	130	238,824	
Det	5		1,837	1,837	0	0	
Flat to5	1		1,797	1,797	173	310,363	
Flat to5	2		1,797	1,797	0	0	
Flat to5	3		1,797	1,797	0	0	
Flat 6+	1		2,077	2,077	0	0	
Flat 6+	2		2,077	2,077	0	0	
Flat 6+	3		2,077	2,077	0	0	
					1,620	2,628,868	

1,623 £/m2

Occupants		Population	
Beds	Count	per unit	
Terrace	2	3	2.4
Terrace	3	4	2.4
Terrace	4	0	2.4
Semi	2	2	2.4
Semi	3	4	2.4
Semi	4	2	2.4
Det	3	0	2.4
Det	4	1	2.4
Det	5	0	2.4
Flat to5	1	4	2.4
Flat to5	2	0	2.4
Flat to5	3	0	2.4
Flat 6+	1	0	2.4
Flat 6+	2	0	2.4
Flat 6+	3	0	2.4
		<b>Residents</b>	<b>48</b>

ha per 1,000	
	Parks & Garden
	Natural & Semi Natural
	Amenity
	Allotments
	Play Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
<b>0.0000</b>	<b>ha</b>

Open Space Required	0.000
Gross - Net	0.125
Shortfall / Surplus	0.125

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	12	1,104	92.00	1,100	91.67
Aff - rented	6	403	67.13	395	65.83
Shared Ownership	0	0	56.45	0	54.50
First Homes	2	113	56.45	109	54.50
	<b>20</b>	<b>1,620</b>		<b>1,604</b>	

**Brown 12 LD**

13

UNITS **12**  
Affordable **40%**

Aff - rented **75%** % of Aff  
4.8 Shared Own 0%  
First Homes **25%** % of Aff

	Rounded
3.6	4
0.00	0
1.2	1
4.8	5

Modelling  
Density **40** units/ha  
Net:Gross **80%**

Area ha  
Total **0.375**  
Gross **0.375** ha  
Net **0.300** ha

Characteristics  
Sub Area Hemel H & Markyate  
Green Brov Brown  
Use PDL

		Market					
Beds	m2	Circulation		Rounded	m2	m2	Circulation
			7.2				
Terrace	2	73	10%	0.72	0	70	0.0%
Terrace	3	86	10%	0.72	1	84	0.0%
Terrace	4	97		0.00	0	97	0.0%
Semi	2	81	10%	0.72	1	79	0.0%
Semi	3	98	35%	2.52	3	93	0.0%
Semi	4	106	20%	1.44	1	106	0.0%
Det	3	120		0.00	0	102	0.0%
Det	4	130	10%	0.72	1	115	0.0%
Det	5	140		0.00	0	119	0.0%
Flat to5	1	40	5%	0.36	0	39	10.0%
Flat to5	2	65		0.00	0	61	10.0%
Flat to5	3	80		0.00	0	74	10.0%
Flat 6+	1	40	15.0%		0	39	15.0%
Flat 6+	2	65	15.0%		0	61	15.0%
Flat 6+	3	80	15.0%		0	74	15.0%
			<b>100%</b>	<b>7.20</b>	<b>7</b>	<b>697</b>	

Affordable for Rent				Shared Ownership				First Homes			
4	0.80	Rounded	m2	0	0.00	Rounded	m2	1	0.30	Rounded	m2
20%	0.80	1	70	30%	0.00	0	0	30%	0.30	1	70
25%	1.00	1	84	15%	0.00	0	0	15%	0.15	0	0
5%	0.20	0	0	5%	0.00	0	0	5%	0.05	0	0
10%	0.40	0	0	10%	0.00	0	0	10%	0.10	0	0
5%	0.20	0	0	10%	0.00	0	0	10%	0.10	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
35%	1.40	2	86	30%	0.00	0	0	30%	0.30	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
<b>100%</b>	<b>4.00</b>	<b>4</b>	<b>240</b>	<b>100%</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>100%</b>	<b>1.00</b>	<b>1</b>	<b>70</b>

		BCIS			
		Lower Q	Median	Used	m2
Terrace	2		1,552	1,552	140
Terrace	3		1,552	1,552	170
Terrace	4		1,552	1,552	0
Semi	2		1,599	1,599	81
Semi	3		1,599	1,599	294
Semi	4		1,599	1,599	106
Det	3		1,837	1,837	0
Det	4		1,837	1,837	130
Det	5		1,837	1,837	0
Flat to5	1		1,797	1,797	86
Flat to5	2		1,797	1,797	0
Flat to5	3		1,797	1,797	0
Flat 6+	1		2,077	2,077	0
Flat 6+	2		2,077	2,077	0
Flat 6+	3		2,077	2,077	0
					1,007
					1,643,130

1,632 £/m2

Occupants	Beds	Count	Population per unit
Terrace	2	2	2.4
Terrace	3	2	2.4
Terrace	4	0	2.4
Semi	2	1	2.4
Semi	3	3	2.4
Semi	4	1	2.4
Det	3	0	2.4
Det	4	1	2.4
Det	5	0	2.4
Flat to5	1	2	2.4
Flat to5	2	0	2.4
Flat to5	3	0	2.4
Flat 6+	1	0	2.4
Flat 6+	2	0	2.4
Flat 6+	3	0	2.4
			<b>Residents 29</b>

ha per 1,000	
	Parks & Garden
	Natural & Semi Natural
	Amenity
	Allotments
	Play Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
<b>0.0000</b>	<b>ha</b>

Open Space Required	0.000
Gross - Net	0.075
Shortfall / Surplus	0.075

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	7	697	99.57	697	99.57
Aff - rented	4	240	59.95	232	58.00
Shared Ownership	0	0	70.00	0	70.00
First Homes	1	70	70.00	70	70.00
	<b>12</b>	<b>1,007</b>		<b>999</b>	





















FOR APPRAISALS

SITE		Site 1 Flats 250 HD	Site 2 Flats 100 HD	Site 3 Flats 40 HD	Site 4 Flats 100	Site 5 Flats 60	Site 6 Flats 20	Site 7 Flats 12	Site 8 Houses & Flats 100	Site 9 Houses & Flats 50	Site 10 Houses & Flats 25	Site 11 Houses & Flats 12	Site 12 Brown 20 LD	Site 13 Brown 12 LD	Site 14 Brown 4 LD	Site 20 Hospital Site 1	Site 21 Station Gateway 2	Site 22 Civic Centre 3	Site 23 Market Sq. 4	Site 24 Cupid Green Depot 5	Site 25 Riverside 6	Site 30 Apsley Mills 10	
Sub Area		Hemel H & Markyate	Hemel H & Markyate	Hemel H & Markyate	Hemel H & Markyate	Hemel H & Markyate	Hemel H & Markyate	Hemel H & Markyate	Hemel H & Markyate	Hemel H & Markyate	Hemel H & Markyate	Hemel H & Markyate	Hemel H & Markyate	Hemel H & Markyate	Hemel H & Markyate	Hemel Hempstead	Hemel Hempstead	Hemel Hempstead	Hemel Hempstead	Hemel Hempstead	Hemel Hempstead	Hemel Hempstead	
Green Brown Use		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Brown	Brown	Brown
AREA		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL - Hospital DL - Carpark etc.		Scrub	Public Open Space	PDL	PDL - Retail	PDL	
Total	ha	1.250	0.625	0.250	1.111	0.667	0.333	0.200	2.646	1.323	0.662	0.218	0.625	0.375	0.100	5.930	3.870	0.860	0.530	2.900	1.500	2.600	
Gross	ha	1.250	0.625	0.250	1.111	0.667	0.333	0.200	1.818	0.909	0.455	0.218	0.625	0.375	0.100	5.921	3.789	0.858	0.531	2.880	1.502	2.632	
Net	ha	1.250	0.625	0.250	1.111	0.667	0.333	0.200	1.818	0.909	0.455	0.218	0.500	0.300	0.100	5.921	3.789	0.858	0.531	2.880	1.502	2.632	
UNITS																							
Units		250	100	40	100	60	20	12	100	50	25	12	20	12	4	450	360	200	130	360	500	400	
UNIT SIZE																							
Market Housing	m2	81.73	81.94	82.18	78.38	78.22	77.46	78.57	86.75	87.45	91.00	90.57	92.00	99.57	98.00	78.26	78.35	81.94	81.90	78.35	81.94	78.38	
Aff to rent	m2	66.56	67.20	66.70	64.28	62.46	63.80	67.10	65.87	68.14	65.47	64.63	67.13	59.95	42.90	63.65	63.62	66.53	66.05	63.62	66.39	63.64	
Shared Ownership	m2	65.87	66.59	63.83	63.69	65.45	55.00	67.10	76.44	77.30	65.63	70.00	56.45	70.00	42.90	66.27	66.21	65.32	65.46	66.21	64.77	66.06	
First Homes	m2	65.87	66.59	63.83	63.69	65.45	55.00	67.10	76.44	77.30	65.63	70.00	56.45	70.00	42.90	66.27	66.21	65.32	65.46	66.21	64.77	66.06	
BASE CONSTRUCTION																							
BCIS	£/m2	1,777	2,077	2,077	1,797	1,797	1,797	1,797	1,639	1,637	1,616	1,650	1,623	1,632	1,624	1,579	1,579	1,777	2,077	1,579	1,777	1,579	
Site Costs	%	5%	5%	5%	10%	10%	10%	10%	15%	15%	15%	15%	15%	15%	10%	10%	10%	10%	10%	10%	10%	10%	
Abnormals	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	5.0%	5.0%	5.0%	
	£	150,000	60,000	24,000	60,000	36,000	12,000	7,200	60,000	30,000	15,000	7,200	19,500	14,700	2,400	270,000	216,000	120,000	78,000	216,000	300,000	240,000	
Contingency	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	
Small Sites	%																						
FEEES																							
Professional Planning <50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	
Professional Planning >50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	
SALES																							
Agents	%	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%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	
	£/unit		0	0	0	0	0	0	0	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%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
ACQUISITION																							
Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	
DEVELOPER'S RETURN																							
Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	
Affordable Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	
First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	
FINANCE																							
Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Interest	7.5%																						
Legal and Valuation	0.0%																						
LAND																							
EUV		1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	100,000	100,000	1,800,000	1,800,000	1,800,000	
Premium	% EUV	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	0%	0%	20%	20%	20%	
Premium	£/ha	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	600,000	600,000	0	0	0	
Easements etc	£																						
VALUES																							
Market Housing	£/m2	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,325	5,325	5,325	5,325	5,400	5,400	5,400	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
Aff Rent	£/m2	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	
Social Rent	£/m2	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	
Shared Ownership	£/m2	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,728	3,728	3,728	3,728	3,780	3,780	3,780	3,500	3,500	3,500	3,500	3,500	3,500	3,500	
First Homes	£/m2	3,481	3,484	3,500	3,484	3,475	3,500	3,500	3,176	3,291	3,344	3,571	3,646	3,571	0	3,447	3,446	3,484	3,488	3,446	3,487	3,448	
GRANT																							
Intermediate to Buy	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
POLICY REQUIREMENTS																							
Biodiversity NG	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.10%	0.10%	0.50%	0.50%	0.50%	
	£/ha		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CO2 Plus	%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	
	£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Acc & Adpt	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Water	£/m2	17.25	17.25	17.25	17.25</																		

			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 20	Site 21	Site 22	Site 23	Site 24	Site 30	
			Flats 250 HD	Flats 100 HD	Flats 40 HD	Flats 100	Flats 60	Flats 20	Flats 12	Houses & Flats 100	Houses & Flats 50	Houses & Flats 25	Houses & Flats 12	Brown 20 LD	Brown 12 LD	Brown 4 LD	Hospital Site 1	Station Gateway 2	Civic Centre 3	Market Sq. 4	Cupid Green Depot 5	Apsley Mills 10	
			Hemel H & Markyate	H & Markyate	H & Markyate	H & Markyate	H & Markyate	H & Markyate	H & Markyate	H & Markyate	H & Markyate	H & Markyate	H & Markyate	H & Markyate	H & Markyate	H & Markyate	H & Markyate	nel Hempstead	nel Hempstead	nel Hempstead	nel Hempstead	nel Hempstead	nel Hempstead
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Brown	Brown
	Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL - Hospital	- Carpark etc.	Scrub	lic Open Space	PDL	PDL
Site Area	Gross	ha	1.250	0.625	0.250	1.111	0.667	0.333	0.200	1.818	0.909	0.455	0.218	0.625	0.375	0.100	5.921	3.789	0.858	0.531	2.880	2.632	
	Net	ha	1.250	0.625	0.250	1.111	0.667	0.333	0.200	1.818	0.909	0.455	0.218	0.500	0.300	0.100	5.921	3.789	0.858	0.531	2.880	2.632	
Units			250	100	40	100	60	20	12	100	50	25	12	20	12	4	450	360	200	130	360	400	
Mix	Market Housing		60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	
	Affordable Overall		40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	
	Affordable Rent		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Shared Ownership		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	First Homes		10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	
Existing Use Value		£/ha	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	100,000	100,000	1,800,000	1,800,000	
		£ site	2,250,000	1,125,000	450,000	2,000,000	1,200,000	600,000	360,000	4,763,127	2,381,564	1,190,782	392,727	1,125,000	675,000	180,000	10,674,000	6,966,000	86,000	53,000	5,220,000	4,680,000	
Uplift		£/ha	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	600,000	600,000	360,000	360,000	
		£ site	450,000	225,000	90,000	400,000	240,000	120,000	72,000	952,625	476,313	238,156	78,545	225,000	135,000	36,000	2,134,800	1,393,200	516,000	318,000	1,044,000	936,000	
Benchmark Land Value		£/ha	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	700,000	700,000	2,160,000	2,160,000	
		£ site	2,700,000	1,350,000	540,000	2,400,000	1,440,000	720,000	432,000	5,715,753	2,857,876	1,428,938	471,273	1,350,000	810,000	216,000	12,808,800	8,359,200	602,000	371,000	6,264,000	5,616,000	
Residual	Gross	£/ha	2,181,043	-2,365,320	-2,439,098	838,351	844,160	541,792	540,520	1,614,492	1,684,425	1,950,043	2,674,837	1,829,640	2,303,886	2,430,332	1,951,117	2,444,153	2,680,660	-3,350,299	3,261,680	4,010,176	
	Net	£/ha	2,181,043	-2,365,320	-2,439,098	838,351	844,160	541,792	540,520	2,349,731	2,451,513	2,838,093	2,674,837	2,287,049	2,879,857	2,430,332	1,954,066	2,496,091	2,685,754	-3,346,434	3,284,330	3,962,054	
		£ site	2,726,304	-1,478,325	-609,775	931,501	562,773	180,597	108,104	4,272,239	2,228,648	1,290,042	583,601	1,143,525	863,957	243,033	11,570,126	9,458,871	2,305,368	-1,775,659	9,458,871	10,426,458	

Base HH&M  
Site 1



Site 1 Flats 250 HD								
INCOME	Av Size	m2	%	Number	Price	GDV	GIA	
				250	£/m2	£	m2	
Market Housing	Gross	81.7	71.07	60.00%	150	5,000	53,300,000	12,259
Affordable Overall	Net	66.6	57.88	40%	100			
Affordable Rent		66.6	57.88	30.00%	75	2,650	11,503,650	4,992
Social Rent		66.6	57.88	0.00%	0	1,750	0	0
Shared Ownership		65.9	57.28	0.00%	0	3,500	0	0
First Homes		65.9	57.28	10.00%	25	3,481	4,985,000	1,647
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	1.250	ha	200	/ha		69,788,650	18,898	
SITE AREA - Gross	1.250	ha	200	/ha				

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,726,304	2,181,043	2,181,043
Existing Use Value	2,250,000		1,800,000
Uplift	20%	450,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>2,700,000</b>		<b>2,160,000</b>

Additional Profit	10,113,875	825
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -9,600,664

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				2,726,304
Stamp Duty			125,815	
Easements etc.			0	
Legals /Acquisition	1.50%	40,895	166,710	
Fees	Planning Professional	8.00%	3,624,855	3,675,555
CONSTRUCTION	Build Cost	1,931	36,488,523	
	s106 / CIL / IT	5.00%	5,023,318	
	Contingency	5.00%	1,824,426	
	Abnormals		1,824,426	
	£		150,000	45,310,693
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	2,093,660	
	Legals	0.5%	348,943	
	£/unit	0	250	
	Misc.	0.0%	0	2,442,853
				54,322,116
Developers Profit	Market Housing % Value	17.50%		9,327,500
	Affordable Housing % Value	17.50%		2,013,139
	First Homes % Value	17.50%		872,375

Planning fee calc	dwgs	rate	
Planning app fee	250		23,100
No dwgs	50	462	27,600
No dwgs under 50	200	138	50,700
No dwgs over 50			
<b>Total</b>			<b>101,400</b>

Stamp duty calc - Residual		
Land payment		2,726,304
<b>Total</b>		<b>125,815</b>

Stamp duty calc - Residual		
Land payment		2,700,000
<b>Total</b>		<b>124,500</b>

Pre CIL s106	13,240	£/ Unit (all)	
<b>Total</b>			<b>3,310,000</b>

Post CIL s106	13,240	£/ Unit (all)	3,310,000
CIL	140	£/m2	1,713,318
<b>Total</b>			<b>5,023,318</b>

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	1,777.27
Acc & Adpt	£/m2		35.55
Water	£/m2		0.00
Over Extra 1	%	0.00%	17.25
Over Extra 2	£/m2		0.10
Small Site	%	0.00%	0.00
Site Costs	Base	5.00%	91.51
	BNG	0.50%	9.15
			<b>1,930.82</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing			25	25																				
Affordable Rent																								
Social Rent																								
Shared Ownership																								
First Homes																								
Grant and Subsidy																								
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,978,865</b>	<b>6,978,865</b>	<b>6,978,865</b>	<b>6,978,865</b>	<b>6,978,865</b>	<b>6,978,865</b>	<b>6,978,865</b>	<b>6,978,865</b>	<b>6,978,865</b>	<b>6,978,865</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>EXPENDITURE</b>																								
Stamp Duty	125,815																							
Easements etc.	0																							
Legals Acquisition	40,895																							
Planning Fee	50,700																							
Professional	1,812,428		1,812,428																					
Build Cost - BCIS Base		0	1,216,284	2,432,568	3,648,852	3,648,852	3,648,852	3,648,852	3,648,852	3,648,852	3,648,852	3,648,852	2,432,568	1,216,284	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		1,713,318	110,333	220,667	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	220,667	110,333	0	0	0	0	0	0	0	0	0	0
Contingency		0	60,814	121,628	182,443	182,443	182,443	182,443	182,443	182,443	182,443	182,443	121,628	60,814	0	0	0	0	0	0	0	0	0	0
Abnormals		0	65,814	131,628	197,443	197,443	197,443	197,443	197,443	197,443	197,443	197,443	131,628	65,814	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	209,366	209,366	209,366	209,366	209,366	209,366	209,366	209,366	209,366	209,366	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	34,894	34,894	34,894	34,894	34,894	34,894	34,894	34,894	34,894	34,894	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>2,029,838</b>	<b>1,713,318</b>	<b>3,265,674</b>	<b>2,906,492</b>	<b>4,359,738</b>	<b>4,359,738</b>	<b>4,603,998</b>	<b>4,603,998</b>	<b>4,603,998</b>	<b>4,603,998</b>	<b>4,603,998</b>	<b>4,603,998</b>	<b>3,150,752</b>	<b>1,697,506</b>	<b>244,260</b>	<b>244,260</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>For Residual Valuation</b>	<b>Land</b>	<b>2,726,304</b>																						
<b>Developers Return</b>	<b>Interest</b>	<b>89,178</b>	<b>122,974</b>	<b>186,512</b>	<b>244,505</b>	<b>330,835</b>	<b>418,783</b>	<b>382,107</b>	<b>344,742</b>	<b>306,678</b>	<b>267,899</b>	<b>228,393</b>	<b>188,147</b>	<b>119,898</b>	<b>23,120</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Market Housing																								9,327,500
Affordable for Rent																								2,013,139
First Homes																								872,375
Cash Flow	-4,756,142	-1,802,495	-3,388,648	-3,093,003	-4,604,243	-4,690,573	1,956,084	1,992,761	2,030,125	2,068,190	2,106,968	2,146,474	3,639,966	5,161,461	6,711,485	6,734,605	0	0	0	0	0	0	0	-12,213,014
Opening Balance	0																							
Closing Balance	-4,756,142	-6,558,637	-9,947,285	-13,040,289	-17,644,532	-22,335,104	-20,379,020	-18,386,259	-16,356,135	-14,287,945	-12,180,977	-10,034,503	-6,394,537	-1,233,076	5,478,409	12,213,014	12,213,014	12,213,014	12,213,014	12,213,014	12,213,014	12,213,014	12,213,014	12,213,014

Base HH&M  
Site 2



Site 2 Flats 100 HD								
INCOME	Av Size	m2	%	Number	Price	GDV	GIA	
				100	£/m2	£	m2	
Market Housing	Gross	81.9	71.25	60.00%	60	5,000	21,375,000	4,916
Affordable Overall				40%	40			
Affordable Rent		67.2	58.43	30.00%	30	2,650	4,645,450	2,016
Social Rent		67.2	58.43	0.00%	0	1,750	0	0
Shared Ownership		66.6	57.90	0.00%	0	3,500	0	0
First Homes		66.6	57.90	10.00%	10	3,484	2,017,500	666
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.625	ha	160	/ha		28,037,950	7,598	
SITE AREA - Gross	0.625	ha	160	/ha				

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-1,478,325	-2,365,320	-2,365,320
Existing Use Value	1,125,000		1,800,000
Uplift	20%	225,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>1,350,000</b>		<b>2,160,000</b>

Additional Profit	833,746	170
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -3,744,086

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			-1,478,325
	Stamp Duty		0	
	Easements etc.		0	
	Legals /Acquisition	1.50%	-22,175	-22,175
Fees	Planning		30,000	
	Professional	8.00%	1,672,128	1,702,128
CONSTRUCTION	Build Cost	2,253	17,118,637	
	s106 / CIL / IT		2,011,095	
	Contingency	5.00%	855,932	
	Abnormals	5.00%	855,932	
			60,000	20,901,596
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	841,139	
	Legals	0.5%	140,190	
		£/unit	0	0
	Misc.	0.0%	0	981,328
				22,084,552
Developers Profit	Market Housing % Value	17.50%		3,740,625
	Affordable Housing % Value	17.50%		812,954
	First Homes % Value	17.50%		353,063

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

Stamp duty calc - Residual	
Land payment	-1,478,325
<b>Total</b>	<b>0</b>

Stamp duty calc - Residual	
Land payment	1,350,000
<b>Total</b>	<b>57,000</b>

Pre CIL s106		
13,480	£/ Unit (all)	
<b>Total</b>		<b>1,348,000</b>

Post CIL s106			
13,240	£/ Unit (all)	1,324,000	
CIL	140	£/m2	687,095
<b>Total</b>		<b>2,011,095</b>	

Inf Tariff	
% GDV	0.00%
	0

Build Cost		
CO2 Plus	%	2.00%
Acc & Adpt	£/m2	0.00%
Water	£/m2	0.10
Over Extra 1	%	0.00%
Over Extra 2	%	0.00%
Small Site	%	0.00%
<b>Site Costs</b>	Base	5.00%
	BNG	0.50%
		<b>2,253.03</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
UNITS Started			10	15	15	15	15	15	15																
Market Housing				0	0	0	2,137,500	3,206,250	3,206,250	3,206,250	3,206,250	3,206,250	3,206,250	3,206,250	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	464,545	696,818	696,818	696,818	696,818	696,818	696,818	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	201,750	302,625	302,625	302,625	302,625	302,625	302,625	302,625	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,803,795</b>	<b>4,205,693</b>	<b>4,205,693</b>	<b>4,205,693</b>	<b>4,205,693</b>	<b>4,205,693</b>	<b>4,205,693</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
EXPENDITURE																									
Stamp Duty	0																								
Easements etc.	0																								
Legals Acquisition	-22,175																								
Planning Fee	30,000																								
Professional	836,064		836,064																						
Build Cost - BCIS Base		0	570,621	1,426,553	2,282,485	2,567,796	2,567,796	2,567,796	2,567,796	1,711,864	855,932	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		687,095	44,133	110,333	176,533	198,600	198,600	198,600	198,600	132,400	66,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	28,531	71,328	114,124	128,390	128,390	128,390	128,390	85,593	42,797	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	30,531	76,328	122,124	137,390	137,390	137,390	137,390	91,593	45,797	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	84,114	126,171	126,171	126,171	126,171	126,171	126,171	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	14,019	21,028	21,028	21,028	21,028	21,028	21,028	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																								
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>843,889</b>	<b>687,095</b>	<b>1,509,881</b>	<b>1,684,542</b>	<b>2,695,267</b>	<b>3,032,175</b>	<b>3,130,308</b>	<b>3,179,374</b>	<b>3,179,374</b>	<b>2,168,649</b>	<b>1,157,924</b>	<b>147,199</b>	<b>147,199</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
For Residual Valuation	Land	-1,478,325																							
	Interest	0	987	29,316	61,451	113,139	172,114	181,463	165,622	149,484	114,093	59,086	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																								3,740,625
	Affordable for Rent																								812,954
	First Homes																								353,063
Cash Flow	634,436	-687,095	-1,510,868	-1,713,858	-2,756,718	-3,145,315	-498,627	844,855	860,696	1,887,559	2,933,676	3,999,407	4,058,493	0	0	0	0	0	0	0	0	0	0	0	-4,906,641
Opening Balance	0																								
Closing Balance	634,436	-52,659	-1,563,527	-3,277,385	-6,034,103	-9,179,417	-9,678,044	-8,833,190	-7,972,494	-6,084,935	-3,151,259	848,148	4,906,641	4,906,641	4,906,641	4,906,641	4,906,641	4,906,641	4,906,641	4,906,641	4,906,641	4,906,641	4,906,641	4,906,641	0

Base HH&M  
Site 3



Site 3 Flats 40 HD							
INCOME	Av Size	m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	82.2	71.46	60.00%	24	5,000	8,575,000	1,972
Affordable Overall			40%	16			
Affordable Rent	66.7	58.00	30.00%	12	2,650	1,844,400	800
Social Rent	66.7	58.00	0.00%	0	1,750	0	0
Shared Ownership	63.8	55.50	0.00%	0	3,500	0	0
First Homes	63.8	55.50	10.00%	4	3,500	777,000	255
Grant and Subsidy							
Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	0.250	ha	160	/ha		11,196,400	3,028
SITE AREA - Gross	0.250	ha	160	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-609,775	-2,439,098	-2,439,098
Existing Use Value	450,000		1,800,000
Uplift	20%	90,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>540,000</b>		<b>2,160,000</b>

Additional Profit	357,960	181
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -1,473,444

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				-609,775
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%		-9,147	-9,147
Fees				
Planning			18,480	
Professional	8.00%		666,681	685,161
CONSTRUCTION				
Build Cost	2,253		6,822,063	
s106 / CIL / IT			805,242	
Contingency	5.00%		341,103	
Abnormals	5.00%		341,103	
			24,000	8,333,511
FINANCE				
Fees	0%		0	
Interest	7.50%		0	0
Legal and Valuation			0	0
SALES				
Agents	%	3.0%	335,892	
Legals	%	0.5%	55,982	
	£/unit		0	0
Misc.	%	0.0%	0	391,874
8,791,625				
Developers Profit				
Market Housing	% Value	17.50%		1,500,625
Affordable Housing	% Value	17.50%		322,770
First Homes	% Value	17.50%		135,975

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	40		18,480
No dwgs under 50	40	462	18,480
No dwgs over 50	0	138	0
<b>Total</b>			<b>18,480</b>

Stamp duty calc - Residual	
Land payment	-609,775
<b>Total</b>	<b>0</b>

Stamp duty calc - Residual	
Land payment	540,000
<b>Total</b>	<b>16,500</b>

Pre CIL s106		
11,005	£/ Unit (all)	
<b>Total</b>		<b>440,200</b>

Post CIL s106			
13,240	£/ Unit (all)	529,600	
CIL	140	£/m2	275,642
<b>Total</b>		<b>805,242</b>	

Inf Tariff	
% GDV	0.00%
<b>Total</b>	<b>0</b>

Build Cost			/m2
CO2 Plus	%	2.00%	2,076.69
Acc & Adpt	£/m2		41.53
Water	£/m2		0.00
Over Extra 1	%	0.00%	17.25
Over Extra 2	£/m2		0.10
Small Site	%	0.00%	0.00
Site Costs	Base	5.00%	2,135.57
	BNG	0.50%	106.78
<b>Total</b>			<b>2,253.03</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6					
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
UNITS Started	10		10	10	10	10																				
Market Housing				0	0	0	2,143,750	2,143,750	2,143,750	2,143,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	461,100	461,100	461,100	461,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
First Homes				0	0	0	194,250	194,250	194,250	194,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,799,100</b>	<b>2,799,100</b>	<b>2,799,100</b>	<b>2,799,100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
EXPENDITURE																										
Stamp Duty	0																									
Easements etc.	0																									
Legals Acquisition	-9,147																									
Planning Fee	18,480																									
Professional	333,340		333,340																							
Build Cost - BCIS Base		0	568,505	1,137,011	1,705,516	1,705,516	1,137,011	568,505	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		275,642	44,133	88,267	132,400	132,400	88,267	44,133	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	28,425	56,851	85,276	85,276	56,851	28,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	30,425	60,851	91,276	91,276	60,851	30,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																									
Legal and Valuation	0																									
Agents	0	0	0	0	0	0	83,973	83,973	83,973	83,973	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	13,996	13,996	13,996	13,996	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																									
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>342,674</b>	<b>275,642</b>	<b>1,004,830</b>	<b>1,342,978</b>	<b>2,014,467</b>	<b>2,014,467</b>	<b>1,440,947</b>	<b>769,458</b>	<b>97,969</b>	<b>97,969</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
For Residual Valuation																										
Land	-609,775																									
Interest	0		160	19,004	44,541	83,147	122,478	99,309	63,115	13,652	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return																										
Market Housing																									1,500,625	
Affordable for Rent																									322,770	
First Homes																									135,975	
Cash Flow	267,101	-275,642	-1,004,990	-1,361,982	-2,059,008	-2,097,615	1,235,676	1,930,334	2,638,017	2,687,479	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,959,370	
Opening Balance	0																									0
Closing Balance	267,101	-8,541	-1,013,531	-2,375,513	-4,434,521	-6,532,136	-5,296,460	-3,366,126	-728,109	1,959,370	1,959,370	1,959,370	1,959,370	1,959,370	1,959,370	1,959,370	1,959,370	1,959,370	1,959,370	1,959,370	1,959,370	1,959,370	1,959,370	1,959,370	0	

Base HH&M  
Site 4



Site 4 Flats 100							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
Market Housing	Gross	78.4	60.00%	60	5,000	21,375,000	4,703
	Net	71.25					
Affordable Overall			40%	40			
Affordable Rent	64.3	58.43	30.00%	30	2,650	4,645,450	1,928
Social Rent	64.3	58.43	0.00%	0	1,750	0	0
Shared Ownership	63.7	57.90	0.00%	0	3,500	0	0
First Homes	63.7	57.90	10.00%	10	3,484	2,017,500	637
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.111	ha	90	/ha		28,037,950	7,268
SITE AREA - Gross	1.111	ha	90	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	931,501	838,351	838,351
Existing Use Value	2,000,000		1,800,000
Uplift	20%	400,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>2,400,000</b>		<b>2,160,000</b>

Additional Profit	1,857,971	395
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -3,370,405

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			931,501
	Stamp Duty		36,075	
	Easements etc.		0	
	Legals /Acquisition	1.50%	13,973	50,048
Fees	Planning Professional	8.00%	1,471,005	1,501,005
CONSTRUCTION	Build Cost	2,045	14,860,308	
	s106 / CIL / IT		1,981,221	
	Contingency	5.00%	743,015	
	Abnormals	5.00%	743,015	
			60,000	18,387,560
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	841,139	
	Legals	0.5%	140,190	
		£/unit	0	0
	Misc.	0.0%	0	981,328
				21,851,442
Developers Profit	Market Housing % Value	17.50%		3,740,625
	Affordable Housing % Value	17.50%		812,954
	First Homes % Value	17.50%		353,063

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

Stamp duty calc - Residual		
Land payment		931,501
	<b>Total</b>	<b>36,075</b>

Stamp duty calc - Residual		
Land payment		2,400,000
	<b>Total</b>	<b>109,500</b>

Pre CIL s106	10,980	£/ Unit (all)	
			<b>1,098,000</b>

Post CIL s106	13,240	£/ Unit (all)	1,324,000
CIL	140	£/m2	657,221
		<b>Total</b>	<b>1,981,221</b>

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	35.94
Acc & Adpt	£/m2	0.00%	0.00
Water	£/m2		17.25
Over Extra 1	£/m2	0.00%	0.10
Over Extra 2	£/m2	0.00%	0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	185.04
	BNG	0.50%	9.25
			<b>2,044.71</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
	Q1				Q1				Q1				Q1				Q1				Q1			
UNITS Started	10		10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Market Housing				0	0	0	2,137,500	2,137,500	2,137,500	2,137,500	2,137,500	2,137,500	2,137,500	2,137,500	2,137,500	2,137,500	2,137,500	2,137,500	2,137,500	2,137,500	2,137,500	2,137,500	2,137,500	2,137,500
Affordable Rent				0	0	0	464,545	464,545	464,545	464,545	464,545	464,545	464,545	464,545	464,545	464,545	464,545	464,545	464,545	464,545	464,545	464,545	464,545	464,545
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	201,750	201,750	201,750	201,750	201,750	201,750	201,750	201,750	201,750	201,750	201,750	201,750	201,750	201,750	201,750	201,750	201,750	201,750
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,803,795</b>	<b>2,803,795</b>	<b>2,803,795</b>	<b>2,803,795</b>	<b>2,803,795</b>	<b>2,803,795</b>	<b>2,803,795</b>	<b>2,803,795</b>	<b>2,803,795</b>	<b>2,803,795</b>	<b>2,803,795</b>	<b>2,803,795</b>	<b>2,803,795</b>	<b>2,803,795</b>	<b>2,803,795</b>	<b>2,803,795</b>	<b>2,803,795</b>	<b>2,803,795</b>
EXPENDITURE																								
Stamp Duty	36,075																							
Easements etc.	0																							
Legals Acquisition	13,973																							
Planning Fee	30,000																							
Professional	735,502			735,502																				
Build Cost - BCIS Base		0	495,344	990,687	1,486,031	1,486,031	1,486,031	1,486,031	1,486,031	1,486,031	1,486,031	1,486,031	990,687	495,344	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		657,221	44,133	88,267	132,400	132,400	132,400	132,400	132,400	132,400	132,400	132,400	88,267	44,133	0	0	0	0	0	0	0	0	0	0
Contingency		0	24,767	49,534	74,302	74,302	74,302	74,302	74,302	74,302	74,302	74,302	49,534	24,767	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,767	53,534	80,302	80,302	80,302	80,302	80,302	80,302	80,302	80,302	53,534	26,767	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	84,114	84,114	84,114	84,114	84,114	84,114	84,114	84,114	84,114	84,114	84,114	84,114	84,114	84,114	84,114	84,114	84,114	84,114
Legals	0	0	0	0	0	0	14,019	14,019	14,019	14,019	14,019	14,019	14,019	14,019	14,019	14,019	14,019	14,019	14,019	14,019	14,019	14,019	14,019	14,019
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>815,550</b>	<b>657,221</b>	<b>1,326,514</b>	<b>1,182,023</b>	<b>1,773,034</b>	<b>1,773,034</b>	<b>1,871,167</b>	<b>1,871,167</b>	<b>1,871,167</b>	<b>1,871,167</b>	<b>1,871,167</b>	<b>1,871,167</b>	<b>1,280,155</b>	<b>689,144</b>	<b>98,133</b>	<b>98,133</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	931,501																						
Interest		32,757	45,694	71,423	94,925	129,950	165,630	151,249	136,598	121,673	106,467	90,977	75,196	48,038	9,289	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							3,740,625
	Affordable for Rent																							812,954
	First Homes																							353,063
Cash Flow	-1,747,051	-689,979	-1,372,208	-1,253,446	-1,867,959	-1,902,983	766,998	781,379	796,030	810,955	826,161	841,651	1,448,444	2,066,613	2,696,374	2,705,662	0	0	0	0	0	0	0	-4,906,641
Opening Balance	0																							
Closing Balance	-1,747,051	-2,437,030	-3,809,238	-5,062,683	-6,930,643	-8,833,626	-8,066,628	-7,285,249	-6,489,219	-5,678,264	-4,852,103	-4,010,451	-2,562,008	-495,394	2,200,979	4,906,641	4,906,641	4,906,641	4,906,641	4,906,641	4,906,641	4,906,641	4,906,641	0

Base HH&M  
Site 5



Site 5 Flats 60							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	78.2	60.00%	36	5,000	12,800,000	2,816
	Net	71.11					
Affordable Overall			40%	24			
Affordable Rent		62.5	30.00%	18	2,650	2,708,300	1,124
Social Rent		62.5	0.00%	0	1,750	0	0
Shared Ownership		65.5	0.00%	0	3,500	0	0
First Homes		65.5	10.00%	6	3,475	1,240,500	393
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.667	ha	90	/ha		16,748,800	4,333
SITE AREA - Gross	0.667	ha	90	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	562,773	844,160	844,160
Existing Use Value	1,200,000		1,800,000
Uplift	20%	240,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>1,440,000</b>	<b>2,160,000</b>	

Additional Profit	1,364,620	485
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -2,222,001

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				562,773
Stamp Duty			17,639	
Easements etc.			0	
Legals /Acquisition	1.50%	8,442	26,080	
Fees	Planning Professional	8.00%	24,480	902,034
CONSTRUCTION	Build Cost	2,045	8,859,505	
	s106 / CIL / IT	5.00%	1,187,964	
	Contingency	5.00%	442,975	
	Abnormals	5.00%	442,975	
			36,000	10,969,420
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	502,464	
	Legals	0.5%	83,744	
		£/unit	0	0
	Misc.	0.0%	0	586,208
				13,046,515
Developers Profit	Market Housing % Value	17.50%		2,240,000
	Affordable Housing % Value	17.50%		473,953
	First Homes % Value	17.50%		217,088

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

Stamp duty calc - Residual		
Land payment		562,773
		17,639
	<b>Total</b>	<b>580,412</b>

Stamp duty calc - Residual		
Land payment		1,440,000
		61,500
	<b>Total</b>	<b>1,501,500</b>

Pre CIL s106	10,730	£/ Unit (all)	
			643,800

Post CIL s106	13,240	£/ Unit (all)	794,400
CIL	140	£/m2	393,564
		<b>Total</b>	<b>1,187,964</b>

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	35.94
Acc & Adpt	£/m2	0.00%	0.00
Water	£/m2		17.25
Over Extra 1	£/m2	0.00%	0.00
Over Extra 2	£/m2	0.00%	0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	185.04
	BNG	0.50%	9.25
			<b>2,044.71</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Market Housing				0	0	0	2,133,333	2,133,333	2,133,333	2,133,333	2,133,333	2,133,333	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	451,383	451,383	451,383	451,383	451,383	451,383	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	206,750	206,750	206,750	206,750	206,750	206,750	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,791,467</b>	<b>2,791,467</b>	<b>2,791,467</b>	<b>2,791,467</b>	<b>2,791,467</b>	<b>2,791,467</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																								
Stamp Duty	17,639																							
Easements etc.	0																							
Legals Acquisition	8,442																							
Planning Fee	24,480																							
Professional	438,777			438,777																				
Build Cost - BCIS Base		0	492,195	984,389	1,476,584	1,476,584	1,476,584	1,476,584	984,389	492,195	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		393,564	44,133	88,267	132,400	132,400	132,400	132,400	88,267	44,133	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	24,610	49,219	73,829	73,829	73,829	73,829	49,219	24,610	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,610	53,219	79,829	79,829	79,829	79,829	53,219	26,610	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	83,744	83,744	83,744	83,744	83,744	83,744	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	13,957	13,957	13,957	13,957	13,957	13,957	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>489,337</b>	<b>393,564</b>	<b>1,026,324</b>	<b>1,175,095</b>	<b>1,762,643</b>	<b>1,762,643</b>	<b>1,860,344</b>	<b>1,860,344</b>	<b>1,272,796</b>	<b>685,249</b>	<b>97,701</b>	<b>97,701</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	562,773																						
Interest		19,727	27,476	47,235	70,154	104,519	139,528	124,686	109,565	83,144	45,211	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							2,240,000
	Affordable for Rent																							473,953
	First Homes																							217,088
Cash Flow	-1,052,110	-413,291	-1,053,801	-1,222,330	-1,832,796	-1,867,161	791,595	806,437	1,409,105	2,023,074	2,648,554	2,693,765	0	0	0	0	0	0	0	0	0	0	0	-2,931,040
Opening Balance	0																							
Closing Balance	-1,052,110	-1,465,402	-2,519,202	-3,741,532	-5,574,329	-7,441,490	-6,649,895	-5,843,458	-4,434,353	-2,411,279	237,275	2,931,040	2,931,040	2,931,040	2,931,040	2,931,040	2,931,040	2,931,040	2,931,040	2,931,040	2,931,040	2,931,040	2,931,040	0

Base HH&M  
Site 6



INCOME		Av Size m2		%	Number	Price	GDV	GIA
		Gross	Net		20	£/m2	£	m2
Market Housing		77.5	70.42	60.00%	12	5,000	4,225,000	930
Affordable Overall				40%	8			
Affordable Rent		63.8	58.00	30.00%	6	2,650	922,200	383
Social Rent		63.8	58.00	0.00%	0	1,750	0	0
Shared Ownership		55.0	50.00	0.00%	0	3,500	0	0
First Homes		55.0	50.00	10.00%	2	3,500	350,000	110
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.333 ha		60	/ha		5,497,200	1,422
SITE AREA - Gross		0.333 ha		60	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	180,597	541,792	541,792
Existing Use Value	600,000		1,800,000
Uplift	20%	120,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>720,000</b>		<b>2,160,000</b>

Additional Profit	178,025	192
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -724,837

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS		/unit or m2	Total	
<b>LAND</b>	Land			180,597
	Stamp Duty		612	
	Easements etc.		0	
	Legals /Acquisition	1.50%	2,709	3,321
<b>Fees</b>	Planning		9,240	
	Professional	8.00%	288,457	297,697
<b>CONSTRUCTION</b>	Build Cost	2,045	2,908,185	
	s106 / CIL / IT		394,707	
	Contingency	5.00%	145,409	
	Abnormals	5.00%	145,409	
			12,000	3,605,710
<b>FINANCE</b>	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
<b>SALES</b>	Agents	3.0%	164,916	
	Legals	0.5%	27,486	
		£/unit	0	0
	Misc.	0.0%	0	192,402
				4,279,727
<b>Developers Profit</b>	Market Housing % Value		17.50%	739,375
	Affordable Housing % Value		17.50%	161,385
	First Homes % Value		17.50%	61,250

Planning fee calc	dwgs	rate	
Planning app fee	20		9,240
No dwgs	20	462	9,240
No dwgs under 50	0	138	0
No dwgs over 50	0		0
<b>Total</b>			9,240

Stamp duty calc - Residual		
Land payment		180,597
<b>Total</b>		612

Stamp duty calc - Residual		
Land payment		720,000
<b>Total</b>		25,500

Pre CIL s106	8,500 £/ Unit (all)	Total
		170,000

Post CIL s106	13,240	£/ Unit (all)	264,800
CIL	140	£/m2	129,907
<b>Total</b>			394,707

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	35.94
Acc & Adpt	£/m2	0.00%	0.00
Water	£/m2		17.25
Over Extra 1	£/m2	0.00%	0.00
Over Extra 2	£/m2	0.00%	0.00
Small Site	%	0.00%	0.00
<b>Site Costs</b>	Base	10.00%	185.04
	BNG	0.50%	9.25
			2,044.71

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
UNITS Started			5	5																					
Market Housing				0	0	0	1,056,250	1,056,250	1,056,250	1,056,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	230,550	230,550	230,550	230,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
First Homes				0	0	0	87,500	87,500	87,500	87,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,374,300</b>	<b>1,374,300</b>	<b>1,374,300</b>	<b>1,374,300</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>EXPENDITURE</b>																									
Stamp Duty	612																								
Easements etc.	0																								
Legals Acquisition	2,709																								
Planning Fee	9,240																								
Professional	144,228			144,228																					
Build Cost - BCIS Base			0	242,349	484,697	727,046	727,046	484,697	242,349	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff			129,907	22,067	44,133	66,200	66,200	44,133	22,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency			0	12,117	24,235	36,352	36,352	24,235	12,117	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals			0	13,117	26,235	39,352	39,352	26,235	13,117	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	41,229	41,229	41,229	41,229	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	6,872	6,872	6,872	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																								
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>156,789</b>	<b>129,907</b>	<b>433,879</b>	<b>579,301</b>	<b>868,951</b>	<b>868,951</b>	<b>627,401</b>	<b>337,751</b>	<b>48,101</b>	<b>48,101</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>For Residual Valuation</b>																									
Land	180,597																								
Interest		6,326	8,880	17,182	28,366	45,191	62,331	49,495	30,988	6,703	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Developers Return</b>																									
Market Housing																								739,375	
Affordable for Rent																								161,385	
First Homes																								61,250	
Cash Flow	-337,387	-136,233	-442,759	-596,483	-897,317	-914,142	684,568	987,054	1,295,211	1,319,497	0	0	0	0	0	0	0	0	0	0	0	0	0	-962,010	
Opening Balance	0																								
Closing Balance	-337,387	-473,619	-916,378	-1,512,861	-2,410,178	-3,324,320	-2,639,752	-1,652,698	-357,487	962,010	962,010	962,010	962,010	962,010	962,010	962,010	962,010	962,010	962,010	962,010	962,010	962,010	962,010	962,010	0



Base HH&M  
Site 7



INCOME		Av Size	m2	%	Number	Price	GDV	GIA
						£/m2	£	m2
Market Housing		Gross	78.6	60.00%	7	5,000	2,571,429	566
		Net	71.43					
Affordable Overall				40%	4.8			
Affordable Rent		67.1	61.00	30.00%	4	2,650	581,940	242
Social Rent		67.1	61.00	0.00%	0	1,750	0	0
Shared Ownership		67.1	61.00	0.00%	0	3,500	0	0
First Homes		67.1	61.00	10.00%	1	3,500	256,200	81
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.200	ha	60	/ha		3,409,569	888
SITE AREA - Gross		0.200	ha	60	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	108,104	540,520	540,520
Existing Use Value	360,000		1,800,000
Uplift	20%	72,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>432,000</b>		<b>2,160,000</b>

Additional Profit	121,911	216
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -440,541

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				108,104
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	1,622	1,622	
<b>Fees</b>			5,544	184,724
Planning			5,544	
Professional	8.00%	179,180	184,724	
<b>CONSTRUCTION</b>			1,815,278	235,748
Build Cost	2,045	1,815,278	235,748	
s106 / CIL / IT			90,764	
Contingency	5.00%	90,764	90,764	
Abnormals	5.00%	7,200	2,239,754	
<b>FINANCE</b>			0	0
Fees	0%	0	0	
Interest	7.50%	0	0	
Legal and Valuation			0	0
<b>SALES</b>			102,287	17,048
Agents	3.0%	102,287	17,048	
Legals	0.5%	17,048	0	
Misc.	0.0%	0	119,335	2,653,539
<b>Developers Profit</b>			17.50%	450,000
Market Housing	% Value		17.50%	101,840
Affordable Housing	% Value		17.50%	44,835
First Homes	% Value			

Planning fee calc	dwgs	rate	
Planning app fee	12		5,544
No dwgs	12	462	5,544
No dwgs under 50	0	138	0
No dwgs over 50			5,544
<b>Total</b>			5,544

Stamp duty calc - Residual		
Land payment		108,104
<b>Total</b>		0

Stamp duty calc - Residual		
Land payment		432,000
<b>Total</b>		11,100

Pre CIL s106	8,500	£/ Unit (all)	
<b>Total</b>			102,000

Post CIL s106	13,240	£/ Unit (all)	158,880
CIL	140	£/m2	76,868
<b>Total</b>			235,748

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	1,797.12
Acc & Adpt	£/m2		35.94
Water	£/m2		0.00
Over Extra 1	%	0.00%	17.25
Over Extra 2	£/m2		0.10
Small Site	%	0.00%	0.00
<b>Site Costs</b>			1,850.41
Base	10.00%		185.04
BNG	0.50%		9.25
<b>Total</b>			2,044.71

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
UNITS Started			4	4	4																				
Market Housing				0	0	0	857,143	857,143	857,143	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	193,980	193,980	193,980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
First Homes				0	0	0	85,400	85,400	85,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,136,523</b>	<b>1,136,523</b>	<b>1,136,523</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>EXPENDITURE</b>																									
Stamp Duty	0																								
Easements etc.	0																								
Legals Acquisition	1,622																								
Planning Fee	5,544																								
Professional	89,590		89,590																						
Build Cost - BCIS Base		0	201,698	403,395	605,093	403,395	201,698	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		76,868	17,653	35,307	52,960	35,307	17,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	10,085	20,170	30,255	20,170	10,085	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	10,885	21,770	32,655	21,770	10,885	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	34,096	34,096	34,096	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	5,683	5,683	5,683	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																								
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>96,756</b>	<b>76,868</b>	<b>329,911</b>	<b>480,641</b>	<b>720,962</b>	<b>480,641</b>	<b>280,099</b>	<b>39,778</b>	<b>39,778</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>For Residual Valuation</b>																									
Land	108,104																								
Interest		3,841	5,354	11,641	20,871	34,780	44,444	29,220	9,204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Developers Return</b>																									
Market Housing																								450,000	
Affordable for Rent																								101,840	
First Homes																								44,835	
Cash Flow	-204,860	-80,709	-335,265	-492,282	-741,833	-515,422	811,979	1,067,525	1,087,541	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-596,675	
Opening Balance	0																								
Closing Balance	-204,860	-285,569	-620,834	-1,113,116	-1,854,949	-2,370,371	-1,558,391	-490,866	596,675	596,675	596,675	596,675	596,675	596,675	596,675	596,675	596,675	596,675	596,675	596,675	596,675	596,675	596,675	596,675	0

Base HH&M  
Site 8



Site 8 Houses & Flats 100							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
Market Housing	Gross	86.8	60.00%	60	5,325	27,189,450	5,205
	Net	85.10					
Affordable Overall			40%	40			
Affordable Rent		65.9	30.00%	30	2,650	4,918,400	1,976
Social Rent		65.9	0.00%	0	1,750	0	0
Shared Ownership		76.4	0.00%	0	3,728	0	0
First Homes		76.4	10.00%	10	3,176	2,372,750	764
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.818	ha	55	/ha		34,480,600	7,945
SITE AREA - Gross	2.646	ha	38	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	4,272,239	2,349,731	1,614,492
Existing Use Value	4,763,127		1,800,000
Uplift	20%	952,625	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>5,715,753</b>		<b>2,160,000</b>

Additional Profit	3,684,978	708
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -5,292,990

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			4,272,239
	Stamp Duty		203,112	
	Easements etc.		0	
	Legals /Acquisition	1.50%	64,084	267,196
Fees	Planning		30,000	
	Professional	8.00%	1,533,296	1,563,296
CONSTRUCTION	Build Cost	1.951	15,504,319	
	s106 / CIL / IT		2,051,451	
	Contingency	5.00%	775,216	
	Abnormals	5.00%	775,216	
			60,000	19,166,201
FINANCE	Fees	0%	0	
	Interest	7.50%	0	
	Legal and Valuation		0	0
SALES	Agents	3.0%	1,034,418	
	Legals	0.5%	172,403	
		£/unit	0	
	Misc.	0.0%	0	1,206,821
				26,475,753
Developers Profit	Market Housing % Value	17.50%		4,758,154
	Affordable Housing % Value	17.50%		860,720
	First Homes % Value	17.50%		415,231

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

Stamp duty calc - Residual	
Land payment	4,272,239
<b>Total</b>	<b>203,112</b>

Stamp duty calc - Residual	
Land payment	5,715,753
<b>Total</b>	<b>275,288</b>

Pre CIL s106		
13,480	£/ Unit (all)	
<b>Total</b>		<b>1,348,000</b>

Post CIL s106			
13,240	£/ Unit (all)	1,324,000	
CIL	140	£/m2	727,451
<b>Total</b>		<b>2,051,451</b>	

Inf Tariff	
% GDV	0.00%
	0

Build Cost		
		/m2
CO2 Plus	%	1,639.35
		32.79
Acc & Adpt	%	0.00
		17.25
Water	£/m2	0.10
Over Extra 1	%	0.00
		0.00
Over Extra 2	%	0.00
		0.00
Small Site	%	0.00
		1,689.49
Site Costs	Base	253.42
	BNG	8.45
		<b>1,951.36</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13
Market Housing			0	0	0	0	3,262,734	3,534,629	3,262,734	3,534,629	3,262,734	3,534,629	3,262,734	3,534,629	3,262,734	3,534,629	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	590,208	639,392	590,208	639,392	590,208	639,392	590,208	639,392	590,208	639,392	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	0	0	284,730	308,458	284,730	308,458	284,730	308,458	284,730	308,458	284,730	308,458	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,137,672</b>	<b>4,482,478</b>	<b>4,137,672</b>	<b>4,482,478</b>	<b>4,137,672</b>	<b>4,482,478</b>	<b>4,137,672</b>	<b>4,482,478</b>	<b>4,137,672</b>	<b>4,482,478</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																								
Stamp Duty	203,112																							
Easements etc.	0																							
Legals Acquisition	64,084																							
Planning Fee	30,000																							
Professional	766,648			766,648																				
Build Cost - BCIS Base		0	620,173	1,292,027	1,912,199	1,963,880	1,912,199	1,963,880	1,912,199	1,963,880	1,292,027	671,854	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		727,451	52,960	110,333	163,293	167,707	163,293	167,707	163,293	167,707	110,333	57,373	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	31,009	64,601	95,610	98,194	95,610	98,194	95,610	98,194	64,601	33,593	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	33,409	69,601	103,010	105,794	103,010	105,794	103,010	105,794	69,601	36,193	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	124,130	134,474	124,130	134,474	124,130	134,474	124,130	134,474	124,130	134,474	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	20,688	22,412	20,688	22,412	20,688	22,412	20,688	22,412	20,688	22,412	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>1,063,844</b>	<b>727,451</b>	<b>1,504,198</b>	<b>1,536,563</b>	<b>2,274,113</b>	<b>2,335,575</b>	<b>2,418,931</b>	<b>2,492,462</b>	<b>2,418,931</b>	<b>2,492,462</b>	<b>1,681,381</b>	<b>955,899</b>	<b>144,819</b>	<b>156,887</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	4,272,239																						
	Interest		100,052	115,567	145,938	177,485	223,452	271,434	244,297	211,565	183,305	149,429	106,176	42,043	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							4,758,154
	Affordable for Rent																							860,720
	First Homes																							415,231
Cash Flow		-5,336,082	-827,502	-1,619,765	-1,682,500	-2,451,597	-2,559,027	-1,447,307	-1,745,719	-1,507,176	-1,806,711	-2,306,862	-3,420,403	-3,950,810	-4,325,591	0	0	0	0	0	0	0	0	-6,034,105
Opening Balance		0																						
Closing Balance		-5,336,082	-6,163,585	-7,783,350	-9,465,851	-11,917,448	-14,476,475	-13,029,168	-11,283,449	-9,776,273	-7,969,561	-5,662,700	-2,242,297	-1,708,514	-6,034,105	-6,034,105	-6,034,105	-6,034,105	-6,034,105	-6,034,105	-6,034,105	-6,034,105	-6,034,105	0

Base HH&M  
Site 9



Site 9 Houses & Flats 50							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
	Gross	Net		50	£/m2	£	m2
Market Housing	87.5	85.87	60.00%	30	5,325	13,717,200	2,624
Affordable Overall			40%	20			
Affordable Rent	68.1	64.40	30.00%	15	2,650	2,559,900	1,022
Social Rent	68.1	64.40	0.00%	0	1,750	0	0
Shared Ownership	77.3	74.60	0.00%	0	3,728	0	0
First Homes	77.3	74.60	10.00%	5	3,291	1,227,378	387
Grant and Subsidy							
Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	0.909	ha	55	/ha		17,504,478	4,032
SITE AREA - Gross	1.323	ha	38	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,228,648	2,451,513	1,684,425
Existing Use Value	2,381,564		1,800,000
Uplift	20%	476,313	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>2,857,876</b>		<b>2,160,000</b>

Additional Profit	1,968,934	750
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -2,595,264

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			2,228,648
	Stamp Duty		100,932	
	Easements etc.		0	
	Legals /Acquisition	1.50%	33,430	134,362
Fees	Planning		23,100	
	Professional	8.00%	776,236	799,336
CONSTRUCTION	Build Cost	1,949	7,858,448	
	s106 / CIL / IT		1,028,660	
	Contingency	5.00%	392,922	
	Abnormals	5.00%	392,922	
			30,000	9,702,954
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	525,134	
	Legals	0.5%	87,522	
		£/unit	0	0
	Misc.	0.0%	0	612,657
				13,477,957
Developers Profit	Market Housing % Value	17.50%		2,400,510
	Affordable Housing % Value	17.50%		447,983
	First Homes % Value	17.50%		214,791

Planning fee calc	dwgs	rate	
Planning app fee	50		
No dwgs	50	462	23,100
No dwgs under 50	0	138	0
No dwgs over 50			
		<b>Total</b>	<b>23,100</b>

Stamp duty calc - Residual		
Land payment		2,228,648
		100,932
	<b>Total</b>	<b>2,329,580</b>

Stamp duty calc - Residual		
Land payment		2,857,876
		132,394
	<b>Total</b>	<b>2,990,270</b>

Pre CIL s106	10,840	£/ Unit (all)	
			542,000

Post CIL s106	13,240	£/ Unit (all)	662,000
CIL	140	£/m2	366,660
		<b>Total</b>	<b>1,028,660</b>

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	1,637.32
Acc & Adpt	£/m2	32.75
Water	%	0.00
Over Extra 1	£/m2	17.25
Over Extra 2	%	0.00
Small Site	£/m2	0.00
	%	0.00
Site Costs	Base	15.00%
	BNG	0.50%
		<b>1,948.97</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started	10		10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Market Housing				0	0	0	2,743,440	2,743,440	2,743,440	2,743,440	2,743,440	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	511,980	511,980	511,980	511,980	511,980	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	245,476	245,476	245,476	245,476	245,476	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,500,896</b>	<b>3,500,896</b>	<b>3,500,896</b>	<b>3,500,896</b>	<b>3,500,896</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																								
Stamp Duty	100,932																							
Easements etc.	0																							
Legals Acquisition	33,430																							
Planning Fee	23,100																							
Professional	388,118			388,118																				
Build Cost - BCIS Base			0	523,897	1,047,793	1,571,690	1,571,690	1,571,690	1,047,793	523,897	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			366,660	44,133	88,267	132,400	132,400	132,400	88,267	44,133	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	26,195	52,390	78,584	78,584	78,584	52,390	26,195	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	28,195	56,390	84,584	84,584	84,584	56,390	28,195	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	105,027	105,027	105,027	105,027	105,027	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	17,504	17,504	17,504	17,504	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>545,580</b>	<b>366,660</b>	<b>1,010,538</b>	<b>1,244,839</b>	<b>1,867,259</b>	<b>1,867,259</b>	<b>1,989,790</b>	<b>1,367,370</b>	<b>744,951</b>	<b>122,531</b>	<b>122,531</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	2,228,648																						
Interest		52,017	59,867	79,937	104,777	141,752	179,421	154,452	117,345	67,871	5,799	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							2,400,510
	Affordable for Rent																							447,983
	First Homes																							214,791
Cash Flow	-2,774,228	-418,677	-1,070,405	-1,324,776	-1,972,035	-2,009,011	1,331,684	1,979,073	2,638,600	3,310,493	3,372,565	0	0	0	0	0	0	0	0	0	0	0	0	-3,063,284
Opening Balance	0																							
Closing Balance	-2,774,228	-3,192,905	-4,263,310	-5,588,086	-7,560,121	-9,569,132	-8,237,448	-6,258,375	-3,619,775	-309,282	3,063,284	3,063,284	3,063,284	3,063,284	3,063,284	3,063,284	3,063,284	3,063,284	3,063,284	3,063,284	3,063,284	3,063,284	3,063,284	0

Base HH&M  
Site 10



Site 10 Houses & Flats 25							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	91.0	89.93	60.00%	15	5,325	7,183,425	1,365
Affordable Overall			40%	10			
Affordable Rent	65.5	62.43	30.00%	8	2,650	1,240,768	491
Social Rent	65.5	62.43	0.00%	0	1,750	0	0
Shared Ownership	65.6	64.33	0.00%	0	3,728	0	0
First Homes	65.6	64.33	10.00%	3	3,344	537,810	164
Grant and Subsidy							
Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	0.455	ha	55	/ha		8,962,003	2,020
SITE AREA - Gross	0.662	ha	38	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,290,042	2,838,093	1,950,043
Existing Use Value	1,190,782		1,800,000
Uplift	20%	238,156	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>1,428,938</b>		<b>2,160,000</b>

Additional Profit	1,257,647	921
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -1,371,746

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
		/unit or m2	Total	
LAND	Land			1,290,042
	Stamp Duty		54,002	
	Easements etc.		0	
	Legals /Acquisition	1.50%	19,351	73,353
Fees	Planning		11,550	
	Professional	8.00%	385,019	396,569
CONSTRUCTION	Build Cost	1,924	3,887,237	
	s106 / CIL / IT		521,772	
	Contingency	5.00%	194,362	
	Abnormals	5.00%	194,362	
		£	15,000	4,812,733
FINANCE	Fees	0%	0	
	Interest	7.50%	0	
	Legal and Valuation		0	0
SALES	Agents	3.0%	268,860	
	Legals	0.5%	44,810	
		£/unit	0	0
	Misc.	0.0%	0	313,670
<b>Developers Profit</b>				
Market Housing	% Value	17.50%		1,257,099
Affordable Housing	% Value	17.50%		217,134
First Homes	% Value	17.50%		94,117

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	25		11,550
No dwgs under 50	25	462	11,550
No dwgs over 50	0	138	0
		<b>Total</b>	<b>11,550</b>

Stamp duty calc - Residual	
Land payment	1,290,042
<b>Total</b>	<b>54,002</b>

Stamp duty calc - Residual	
Land payment	1,428,938
<b>Total</b>	<b>60,947</b>

Pre CIL s106		
11,500	£/ Unit (all)	
<b>Total</b>		<b>287,500</b>

Post CIL s106		
13,240	£/ Unit (all)	331,000
CIL	140	£/m2
<b>Total</b>		<b>521,772</b>

Inf Tariff	
% GDV	0.00%
	0

Build Cost			
			/m2
CO2 Plus	%	2.00%	1,616.35
Acc & Adpt	£/m2	0.00%	32.33
Water	£/m2		0.00
Over Extra 1	£/m2	0.00%	17.25
Over Extra 2	£/m2	0.00%	0.10
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	1,666.03
	BNG	0.50%	249.90
			<b>8.33</b>
			<b>1,924.26</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
UNITS Started			5	5	5	5	5	5																	
Market Housing			0	0	0	0	1,436,685	1,436,685	1,436,685	1,436,685	1,436,685	1,436,685	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	248,154	248,154	248,154	248,154	248,154	248,154	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	0	0	107,562	107,562	107,562	107,562	107,562	107,562	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,792,401</b>	<b>1,792,401</b>	<b>1,792,401</b>	<b>1,792,401</b>	<b>1,792,401</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>EXPENDITURE</b>																									
Stamp Duty	54,002																								
Easements etc.	0																								
Legals Acquisition	19,351																								
Planning Fee	11,550																								
Professional	192,509		192,509																						
Build Cost - BCIS Base		0	259,149	518,298	777,447	777,447	777,447	518,298	259,149	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		190,772	22,067	44,133	66,200	66,200	66,200	44,133	22,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	12,957	25,915	38,872	38,872	38,872	25,915	12,957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,957	27,915	41,872	41,872	41,872	27,915	13,957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	53,772	53,772	53,772	53,772	53,772	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,962	8,962	8,962	8,962	8,962	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																								
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>277,412</b>	<b>190,772</b>	<b>500,640</b>	<b>616,261</b>	<b>924,392</b>	<b>924,392</b>	<b>987,126</b>	<b>678,995</b>	<b>370,865</b>	<b>62,734</b>	<b>62,734</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>For Residual Valuation</b>																									
Land	1,290,042																								
Interest		29,390	33,518	43,533	55,904	74,285	93,010	79,655	60,272	34,749	2,969	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Developers Return</b>																									
Market Housing																									1,257,099
Affordable for Rent																									217,134
First Homes																									94,117
Cash Flow	-1,567,454	-220,162	-534,158	-659,795	-980,297	-998,677	712,264	1,033,750	1,361,263	1,694,918	1,726,698	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,568,351
Opening Balance	0																								
Closing Balance	-1,567,454	-1,787,616	-2,321,774	-2,981,569	-3,961,865	-4,960,543	-4,248,278	-3,214,528	-1,853,265	-158,347	1,568,351	1,568,351	1,568,351	1,568,351	1,568,351	1,568,351	1,568,351	1,568,351	1,568,351	1,568,351	1,568,351	1,568,351	1,568,351	1,568,351	0

Base HH&M  
Site 11



Site 11		Houses & Flats 12					
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	90.6	89.43	60.00%	7	5,325	3,428,691	652
Affordable Overall			40%	4.8			
Affordable Rent	64.6	58.75	30.00%	4	2,650	560,475	233
Social Rent	64.6	58.75	0.00%	0	1,750	0	0
Shared Ownership	70.0	70.00	0.00%	0	3,728	0	0
First Homes	70.0	70.00	10.00%	1	3,571	300,000	84
Grant and Subsidy							
Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	0.218	ha	55	/ha		4,289,166	969
SITE AREA - Gross	0.218	ha	55	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	583,601	2,674,837	2,674,837
Existing Use Value	392,727		1,800,000
Uplift	20%	78,545	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>471,273</b>		<b>2,160,000</b>

Additional Profit	788,907	1,210
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -637,721

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS			
LAND		/unit or m2	Total
Land			583,601
Stamp Duty			18,680
Easements etc.			0
Legals /Acquisition	1.50%	8,754	27,434
<b>Fees</b>			
Planning		5,544	
Professional	8.00%	187,810	193,354
<b>CONSTRUCTION</b>			
Build Cost	1.964	1,902,672	
s106 / CIL / IT		247,488	
Contingency	5.00%	95,134	
Abnormals	5.00%	95,134	
		7,200	2,347,627
<b>FINANCE</b>			
Fees	0%	0	
Interest	7.50%	0	
Legal and Valuation		0	0
<b>SALES</b>			
Agents	3.0%	128,675	
Legals	0.5%	21,446	
	£/unit	0	
Misc.	0.0%	0	150,121
			3,302,137
<b>Developers Profit</b>			
Market Housing	% Value	17.50%	600,021
Affordable Housing	% Value	17.50%	98,083
First Homes	% Value	17.50%	52,500

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	12		5,544
No dwgs under 50	12	462	5,544
No dwgs over 50	0	138	0
		<b>Total</b>	<b>5,544</b>

Stamp duty calc - Residual	
Land payment	583,601
<b>Total</b>	<b>18,680</b>

Stamp duty calc - Residual	
Land payment	471,273
<b>Total</b>	<b>13,064</b>

Pre CIL s106	
8,500 £/ Unit (all)	
<b>Total</b>	<b>102,000</b>

Post CIL s106	
13,240 £/ Unit (all)	158,880
CIL 140 £/m2	88,608
<b>Total</b>	<b>247,488</b>

Inf Tariff	
% GDV	0.00%
	0

Build Cost			/m2
CO2 Plus	%	2.00%	1,650.10
Acc & Adpt	£/m2	0.00%	33.00
Water	£/m2		0.00
Over Extra 1	£/m2	0.00%	17.25
Over Extra 2	£/m2	0.00%	0.00
Small Site	%	0.00%	0.00
			0.00
			0.00
<b>Site Costs</b>	<b>Base</b>	<b>15.00%</b>	<b>1,700.45</b>
	<b>BNG</b>	<b>0.50%</b>	<b>255.07</b>
			<b>8.50</b>
			<b>1,964.02</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			3	3			3	3			3	3			3	3			3	3			3	3
Market Housing			0	0	0	0	857,173	857,173	857,173	857,173	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	140,119	140,119	140,119	140,119	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	0	0	75,000	75,000	75,000	75,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,072,292</b>	<b>1,072,292</b>	<b>1,072,292</b>	<b>1,072,292</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>EXPENDITURE</b>																								
Stamp Duty	18,680																							
Easements etc.	0																							
Legals Acquisition	8,754																							
Planning Fee	5,544																							
Professional	93,905		93,905																					
Build Cost - BCIS Base		0	158,556	317,112	475,668	475,668	317,112	158,556	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		88,608	13,240	26,480	39,720	39,720	26,480	13,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	7,928	15,856	23,783	23,783	15,856	7,928	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	8,528	17,056	25,583	25,583	17,056	8,528	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	32,169	32,169	32,169	32,169	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,361	5,361	5,361	5,361	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>126,883</b>	<b>88,608</b>	<b>282,157</b>	<b>376,503</b>	<b>564,755</b>	<b>564,755</b>	<b>414,033</b>	<b>225,782</b>	<b>37,530</b>	<b>37,530</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>For Residual Valuation</b>																								
Land	583,601																							
Interest		13,322	15,233	20,809	28,258	39,377	50,705	39,313	24,178	5,230	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Developers Return</b>																								
Market Housing																								600,021
Affordable for Rent																								98,083
First Homes																								52,500
Cash Flow	-710,484	-101,929	-297,389	-397,312	-593,013	-604,132	607,553	807,197	1,010,583	1,029,532	0	0	0	0	0	0	0	0	0	0	0	0	0	-750,604
Opening Balance	0																							
Closing Balance	-710,484	-812,413	-1,109,803	-1,507,115	-2,100,128	-2,704,260	-2,096,707	-1,289,510	-278,927	750,604	750,604	750,604	750,604	750,604	750,604	750,604	750,604	750,604	750,604	750,604	750,604	750,604	750,604	0

Base HH&M  
Site 12



Site 12 Brown 20 LD							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	92.0	91.67	60.00%	12	5,400	5,940,000	1,104
Affordable Overall			40%	8			
Affordable Rent	67.1	65.83	30.00%	6	2,650	1,046,750	403
Social Rent	67.1	65.83	0.00%	0	1,750	0	0
Shared Ownership	56.5	54.50	0.00%	0	3,780	0	0
First Homes	56.5	54.50	10.00%	2	3,646	397,420	113
Grant and Subsidy							
Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	0.500	ha	40	/ha		7,384,170	1,620
SITE AREA - Gross	0.625	ha	32	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,143,525	2,287,049	1,829,640
Existing Use Value	1,125,000		1,800,000
Uplift	20%	225,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>1,350,000</b>		<b>2,160,000</b>

Additional Profit	981,464	889
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -1,189,884

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			46,676	1,143,525
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%		17,153	63,829
Fees				
Planning			9,240	
Professional	8.00%		310,486	319,726
CONSTRUCTION				
Build Cost	1.932		3,129,526	
s106 / CIL / IT			419,095	
Contingency	5.00%		156,476	
Abnormals	5.00%		156,476	
FINANCE				
Fees	0%		0	
Interest	7.50%		0	
Legal and Valuation			0	0
SALES				
Agents	3.0%		221,525	
Legals	0.5%		36,921	
Misc.	0.0%		0	258,446
				5,666,600
Developers Profit				
Market Housing	% Value	17.50%		1,039,500
Affordable Housing	% Value	17.50%		183,181
First Homes	% Value	17.50%		69,549

Planning fee calc	dwgs	rate	
Planning app fee	20		9,240
No dwgs	20	462	9,240
No dwgs under 50	0	138	0
No dwgs over 50			9,240
<b>Total</b>			<b>46,676</b>

Stamp duty calc - Residual		
Land payment		1,143,525
<b>Total</b>		<b>46,676</b>

Stamp duty calc - Residual		
Land payment		1,350,000
<b>Total</b>		<b>57,000</b>

Pre CIL s106	8,500	£/ Unit (all)	
<b>Total</b>			<b>170,000</b>

Post CIL s106	13,240	£/ Unit (all)	264,800
CIL	140	£/m2	154,295
<b>Total</b>			<b>419,095</b>

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	1,623.06
Acc & Adpt	£/m2	32.46
Water	%	0.00
Over Extra 1	£/m2	17.25
Over Extra 2	%	0.00
Small Site	£/m2	0.00
Site Costs	%	0.00
Base	15.00%	250.93
BNG	0.50%	8.36
<b>Total</b>		<b>1,932.16</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4		
	Q1				Q1				Q1				Q1				Q1				Q1					
UNITS Started			4	4	4	4	4	4																		
Market Housing				0	0	0	1,188,000	1,188,000	1,188,000	1,188,000	1,188,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	209,350	209,350	209,350	209,350	209,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
First Homes				0	0	0	79,484	79,484	79,484	79,484	79,484	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,476,834</b>	<b>1,476,834</b>	<b>1,476,834</b>	<b>1,476,834</b>	<b>1,476,834</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
EXPENDITURE																										
Stamp Duty	46,676																									
Easements etc.	0																									
Legals Acquisition	17,153																									
Planning Fee	9,240																									
Professional	155,243		155,243																							
Build Cost - BCIS Base		0	208,635	417,270	625,905	625,905	625,905	417,270	208,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		154,295	17,653	35,307	52,960	52,960	52,960	35,307	17,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	10,432	20,864	31,295	31,295	31,295	20,864	10,432	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	11,732	23,464	35,195	35,195	35,195	23,464	11,732	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																									
Legal and Valuation	0																									
Agents	0	0	0	0	0	0	44,305	44,305	44,305	44,305	44,305	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	7,384	7,384	7,384	7,384	7,384	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																									
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>228,312</b>	<b>154,295</b>	<b>403,695</b>	<b>496,904</b>	<b>745,356</b>	<b>745,356</b>	<b>797,045</b>	<b>548,593</b>	<b>300,141</b>	<b>51,689</b>	<b>51,689</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
For Residual Valuation																										
Land	1,143,525																									
Interest		25,722	29,097	37,212	47,227	62,088	77,227	65,929	49,761	28,631	2,446	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return																										
Market Housing																									1,039,500	
Affordable for Rent																									183,181	
First Homes																									69,549	
Cash Flow	-1,371,837	-180,017	-432,792	-534,116	-792,583	-807,444	602,562	862,312	1,126,932	1,396,514	1,422,699	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,292,230	
Opening Balance	0																									0
Closing Balance	-1,371,837	-1,551,854	-1,984,646	-2,518,762	-3,311,345	-4,118,788	-3,516,226	-2,653,915	-1,526,983	-130,469	1,292,230	1,292,230	1,292,230	1,292,230	1,292,230	1,292,230	1,292,230	1,292,230	1,292,230	1,292,230	1,292,230	1,292,230	1,292,230	1,292,230	0	

Base HH&M  
Site 13



Site 13 Brown 12 LD							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	99.6		12	5,400	3,871,337	717
	Net	99.57	60.00%	7			
Affordable Overall			40%	4.8			
Affordable Rent	60.0	58.00	30.00%	4	2,650	553,320	216
Social Rent	60.0	58.00	0.00%	0	1,750	0	0
Shared Ownership	70.0	70.00	0.00%	0	3,780	0	0
First Homes	70.0	70.00	10.00%	1	3,571	300,000	84
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.300	ha	40	/ha		4,724,657	1,017
SITE AREA - Gross	0.375	ha	32	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	863,957	2,879,857	2,303,886
Existing Use Value	675,000		1,800,000
Uplift	20%	135,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>810,000</b>		<b>2,160,000</b>

Additional Profit	831,250	1,159
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -748,318

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				863,957
Stamp Duty			32,698	
Easements etc.			0	
Legals /Acquisition	1.50%	12,959	45,657	
<b>Fees</b>			5,544	193,520
Planning		8.00%	187,976	
Professional				
<b>CONSTRUCTION</b>			1,859	1,889,738
Build Cost				256,293
s106 / CIL / IT	5.00%	94,487		
Contingency	5.00%	14,700	2,349,704	
Abnormals				
<b>FINANCE</b>			0	0
Fees	0%			
Interest	7.50%			
Legal and Valuation				
<b>SALES</b>			141,740	3,618,202
Agents	3.0%			
Legals	0.5%	23,623		
	£/unit	0		
Misc.	0.0%	0	165,363	
<b>Developers Profit</b>				677,484
Market Housing	% Value	17.50%		96,831
Affordable Housing	% Value	17.50%		52,500
First Homes	% Value	17.50%		

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	12		5,544
No dwgs under 50	12	462	0
No dwgs over 50	0	138	0
		<b>Total</b>	<b>5,544</b>

Stamp duty calc - Residual	
Land payment	863,957
<b>Total</b>	<b>32,698</b>

Stamp duty calc - Residual	
Land payment	810,000
<b>Total</b>	<b>30,000</b>

Pre CIL s106	
8,500 £/ Unit (all)	
<b>Total</b>	<b>102,000</b>

Post CIL s106	
13,240 £/ Unit (all)	158,880
CIL 140 £/m2	97,413
<b>Total</b>	<b>256,293</b>

Inf Tariff	
% GDV	0.00%
	0

Build Cost			/m2
CO2 Plus	%	2.00%	32.64
Acc & Adpt	£/m2	0.00%	0.00
Water	£/m2		17.25
Over Extra 1	£/m2	0.00%	0.00
Over Extra 2	£/m2	0.00%	0.00
Small Site	%	0.00%	0.00
<b>Site Costs</b>	Base	10.00%	168.20
	BNG	0.50%	8.41
			<b>1,858.63</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
UNITS Started			3	3			3	3			3	3			3	3			3	3			3	3	
Market Housing			0	0			967,834	967,834			967,834	967,834			0	0			0	0			0	0	
Affordable Rent			0	0			138,330	138,330			138,330	138,330			0	0			0	0			0	0	
Social Rent			0	0			0	0			0	0			0	0			0	0			0	0	
Shared Ownership			0	0			0	0			0	0			0	0			0	0			0	0	
First Homes			0	0			75,000	75,000			75,000	75,000			0	0			0	0			0	0	
Grant and Subsidy			0	0			0	0			0	0			0	0			0	0			0	0	
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,181,164</b>	<b>1,181,164</b>	<b>1,181,164</b>	<b>1,181,164</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>EXPENDITURE</b>																									
Stamp Duty	32,698																								
Easements etc.	0																								
Legals Acquisition	12,959																								
Planning Fee	5,544																								
Professional	93,988		93,988																						
Build Cost - BCIS Base		0	157,478	314,956	472,434	472,434	314,956	157,478	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		97,413	13,240	26,480	39,720	39,720	26,480	13,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	7,874	15,748	23,622	23,622	15,748	7,874	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	9,099	18,198	27,297	27,297	18,198	9,099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	35,435	35,435	35,435	35,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	5,906	5,906	5,906	5,906	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																								
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>145,189</b>	<b>97,413</b>	<b>281,679</b>	<b>375,382</b>	<b>563,073</b>	<b>563,073</b>	<b>416,723</b>	<b>229,032</b>	<b>41,341</b>	<b>41,341</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>For Residual Valuation</b>																									
Land	863,957																								
Interest		18,921	21,103	26,780	34,320	45,522	56,933	43,667	26,633	5,761	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Developers Return</b>																									
Market Housing																								677,484	
Affordable for Rent																								96,831	
First Homes																								52,500	
Cash Flow	-1,009,147	-116,334	-302,782	-402,162	-597,393	-608,595	707,509	908,466	1,113,190	1,134,063	0	0	0	0	0	0	0	0	0	0	0	0	0	-826,815	
Opening Balance	0																								
Closing Balance	-1,009,147	-1,125,481	-1,428,263	-1,830,425	-2,427,818	-3,036,412	-2,328,904	-1,420,438	-307,248	826,815	826,815	826,815	826,815	826,815	826,815	826,815	826,815	826,815	826,815	826,815	826,815	826,815	826,815	826,815	0

Base HH&M  
Site 14



Site 14 Brown 4 LD							
INCOME	Av Size m2		%	Number	Price	GDV	GIA
	Gross	Net		4	£/m2	£	m2
Market Housing	98.0	98.00	60.00%	2	5,400	1,270,080	235
Affordable Overall			40%	1.6			
Affordable Rent	42.9	39.00	30.00%	1	2,650	124,020	51
Social Rent	42.9	39.00	0.00%	0	1,750	0	0
Shared Ownership	42.9	39.00	0.00%	0	3,780	0	0
First Homes	42.9	39.00	10.00%	0	0	0	17
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.100	ha	40	/ha		1,394,100	304
SITE AREA - Gross	0.100	ha	40	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	243,033	2,430,332	2,430,332
Existing Use Value	180,000		1,800,000
Uplift	20%	36,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>216,000</b>		<b>2,160,000</b>

Additional Profit	293,930	1,250
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -238,803

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			1,861	243,033
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%		3,645	5,506
Fees			1,848	
Planning			1,848	
Professional	8.00%		57,173	59,021
CONSTRUCTION				
Build Cost	1.850		562,010	
s106 / CIL / IT			94,049	
Contingency	5.00%		28,101	
Abnormals	5.00%		28,101	
			2,400	714,661
FINANCE				
Fees	0%		0	
Interest	7.50%		0	0
Legal and Valuation			0	
SALES				
Agents	%	3.0%	41,823	
Legals	%	0.5%	6,971	
	£/unit	0	0	
Misc.	%	0.0%	0	48,794
				1,071,015
Developers Profit				
Market Housing	% Value	17.50%		222,264
Affordable Housing	% Value	17.50%		21,704
First Homes	% Value	17.50%		0

Planning fee calc	dwgs	rate	
Planning app fee	4		
No dwgs	4	462	1,848
No dwgs under 50	0	138	0
No dwgs over 50	0		
<b>Total</b>			<b>1,848</b>

Stamp duty calc - Residual		
Land payment		243,033
<b>Total</b>		<b>1,861</b>

Stamp duty calc - Residual		
Land payment		216,000
<b>Total</b>		<b>1,320</b>

Pre CIL s106	6,000	£/ Unit (all)	
<b>Total</b>			<b>24,000</b>

Post CIL s106	13,240	£/ Unit (all)	52,960
CIL	140	£/m2	41,089
<b>Total</b>			<b>94,049</b>

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	1,624.10
Acc & Adpt	£/m2		0.00
Water	£/m2		17.25
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
<b>Site Costs</b>	Base	10.00%	1,673.93
	BNG	0.50%	167.39
			8.37
			<b>1,849.69</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			2	2																				
Market Housing				0	0	0	635,040	635,040	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	62,010	62,010	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>697,050</b>	<b>697,050</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																								
Stamp Duty	1,861																							
Easements etc.	0																							
Legals Acquisition	3,645																							
Planning Fee	1,848																							
Professional	28,586		28,586																					
Build Cost - BCIS Base		0	93,668	187,337	187,337	93,668	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		41,089	8,827	17,653	17,653	8,827	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	4,683	9,367	9,367	4,683	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	5,083	10,167	10,167	5,083	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	20,912	20,912	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,485	3,485	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>35,941</b>	<b>41,089</b>	<b>140,848</b>	<b>224,524</b>	<b>224,524</b>	<b>112,262</b>	<b>24,397</b>	<b>24,397</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	243,033																						
Interest		5,231	6,099	8,855	13,230	17,688	20,125	7,890	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								222,264
Affordable for Rent																								21,704
First Homes																								0
Cash Flow	-278,974	-46,320	-146,948	-233,378	-237,754	-129,950	652,528	664,763	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-243,968
Opening Balance	0																							
Closing Balance	-278,974	-325,294	-472,242	-705,620	-943,374	-1,073,324	-420,796	243,968	243,968	243,968	243,968	243,968	243,968	243,968	243,968	243,968	243,968	243,968	243,968	243,968	243,968	243,968	243,968	0



Base HH&M  
Site 20



Site 20 Hospital Site 1							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				450	£/m2	£	m2
Market Housing	Gross	78.3	60.00%	270	5,000	96,050,000	21,131
	Net	71.15					
Affordable Overall			40%	180			
Affordable Rent		63.7	30.00%	135	2,650	20,701,800	8,593
Social Rent		63.7	0.00%	0	1,750	0	0
Shared Ownership		66.3	0.00%	0	3,500	0	0
First Homes		66.3	10.00%	45	3,447	9,344,500	2,982
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	5.921	ha	76	/ha		126,096,300	32,706
SITE AREA - Gross	5.930	ha	76	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	11,570,126	1,954,066	1,951,117
Existing Use Value	10,674,000		1,800,000
Uplift	20%	2,134,800	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>12,808,800</b>		<b>2,160,000</b>

Additional Profit	1,894,301	90
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 2,169

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			11,570,126
	Stamp Duty		568,006	
	Easements etc.		0	
	Legals /Acquisition	1.50%	173,552	741,558
Fees	Planning		78,300	
	Professional	8.00%	5,910,998	5,989,298
CONSTRUCTION	Build Cost	1,799	58,823,820	
	s106 / CIL / IT		8,911,269	
	Contingency	5.00%	2,941,191	
	Abnormals	5.00%	2,941,191	
			270,000	73,887,470
FINANCE	Fees	0%	0	
	Interest	7.50%	0	
	Legal and Valuation		0	0
SALES	Agents	3.0%	3,782,889	
	Legals	0.5%	630,482	
		£/unit	0	0
	Misc.	0.0%	0	4,413,371
				96,601,823
Developers Profit	Market Housing % Value	17.50%		16,808,750
	Affordable Housing % Value	17.50%		3,622,815
	First Homes % Value	17.50%		1,635,288

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	450		23,100
No dwgs under 50	50	462	55,200
No dwgs over 50	400	138	78,300
		<b>Total</b>	<b>11,570,126</b>

Stamp duty calc - Residual	
Land payment	11,570,126
<b>Total</b>	<b>568,006</b>

Stamp duty calc - Residual	
Land payment	12,808,800
<b>Total</b>	<b>629,940</b>

Pre CIL s106	
32,004 £/ Unit (all)	
<b>Total</b>	<b>14,401,869</b>

Post CIL s106			
		£/ Unit (all)	
CIL	140	£/m2	5,958,000
			2,953,269
		<b>Total</b>	<b>8,911,269</b>

Inf Tariff	
% GDV	
0.00%	0

Build Cost			/m2
CO2 Plus	%	2.00%	1,578.72
Acc & Adpt	£/m2		31.57
Water	£/m2		0.00
Over Extra 1	%	0.00%	17.25
Over Extra 2	£/m2		0.10
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	162.76
	BNG	0.50%	8.14
			<b>1,798.55</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			25	25			25	25			25	25			25	25			25	25			25	25
Market Housing			0	0			5,336,111	5,336,111			5,336,111	5,336,111			5,336,111	5,336,111			5,336,111	5,336,111			5,336,111	5,336,111
Affordable Rent			0	0			1,150,100	1,150,100			1,150,100	1,150,100			1,150,100	1,150,100			1,150,100	1,150,100			1,150,100	1,150,100
Social Rent			0	0			0	0			0	0			0	0			0	0			0	0
Shared Ownership			0	0			0	0			0	0			0	0			0	0			0	0
First Homes			0	0			519,139	519,139			519,139	519,139			519,139	519,139			519,139	519,139			519,139	519,139
Grant and Subsidy			0	0			0	0			0	0			0	0			0	0			0	0
INCOME	0	0	0	0	0	0	7,005,350	7,005,350	7,005,350	7,005,350	7,005,350	7,005,350	7,005,350	7,005,350	7,005,350	7,005,350	7,005,350	7,005,350	7,005,350	7,005,350	7,005,350	7,005,350	7,005,350	7,005,350
EXPENDITURE																								
Stamp Duty	568,006																							
Easements etc.	0																							
Legals Acquisition	173,552																							
Planning Fee	78,300																							
Professional	2,955,499		2,955,499																					
Build Cost - BCIS Base		0	1,089,330	2,178,660	3,267,990	3,267,990	3,267,990	3,267,990	3,267,990	3,267,990	3,267,990	3,267,990	3,267,990	3,267,990	3,267,990	3,267,990	3,267,990	3,267,990	3,267,990	3,267,990	3,267,990	3,267,990	3,267,990	3,267,990
s106/CIL/Tariff		2,953,269	110,333	220,667	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000
Contingency		0	54,466	108,933	163,399	163,399	163,399	163,399	163,399	163,399	163,399	163,399	163,399	163,399	163,399	163,399	163,399	163,399	163,399	163,399	163,399	163,399	163,399	163,399
Abnormals		0	59,466	118,933	178,399	178,399	178,399	178,399	178,399	178,399	178,399	178,399	178,399	178,399	178,399	178,399	178,399	178,399	178,399	178,399	178,399	178,399	178,399	178,399
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	210,161	210,161	210,161	210,161	210,161	210,161	210,161	210,161	210,161	210,161	210,161	210,161	210,161	210,161	210,161	210,161	210,161	
Legals	0	0	0	0	0	0	35,027	35,027	35,027	35,027	35,027	35,027	35,027	35,027	35,027	35,027	35,027	35,027	35,027	35,027	35,027	35,027	35,027	
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	3,775,357	2,953,269	4,269,095	2,627,193	3,940,789	3,940,789	4,185,976	4,185,976	4,185,976	4,185,976	4,185,976	4,185,976	4,185,976	4,185,976	4,185,976	4,185,976	4,185,976	4,185,976	4,185,976	4,185,976	4,185,976	4,185,976	4,185,976	
For Residual Valuation	Land	11,570,126																						
Developers Return	Interest		287,728	348,496	435,076	492,494	575,618	660,301	619,818	578,576	536,561	493,759	450,153	405,730	360,475	314,370	267,401	219,552	170,805	121,145	70,553	19,012	0	0
Market Housing																								16,808,750
Affordable for Rent																								3,622,815
First Homes																								1,635,288
Cash Flow	-15,345,484	-3,240,996	-4,617,592	-3,062,269	-4,433,283	-4,516,407	2,159,073	2,199,556	2,240,797	2,282,812	2,325,615	2,369,220	2,413,643	2,458,899	2,505,004	2,551,972	2,599,822	2,648,568	2,698,229	2,748,821	4,113,958	5,446,566	6,760,163	-15,306,690
Opening Balance	0																							
Closing Balance	-15,345,484	-18,586,480	-23,204,072	-26,266,341	-30,699,623	-35,216,030	-33,056,957	-30,857,401	-28,616,604	-26,333,791	-24,008,176	-21,638,956	-19,225,312	-16,766,413	-14,261,410	-11,709,437	-9,109,616	-6,461,047	-3,762,818	-1,013,997	3,099,961	8,546,527	15,306,690	0



Site 21 Station Gateway 2							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	78.3	60.00%	216	5,000	76,925,000	16,924
	Net	71.23					
Affordable Overall			40%	144			
Affordable Rent		63.6	30.00%	108	2,650	16,551,900	6,871
Social Rent		63.6	0.00%	0	1,750	0	0
Shared Ownership		66.2	0.00%	0	3,500	0	0
First Homes		66.2	10.00%	36	3,446	7,467,500	2,384
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	3.789	ha	95	/ha		100,944,400	26,178
SITE AREA - Gross	3.870	ha	93	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	9,458,871	2,496,091	2,444,153
Existing Use Value	6,966,000		1,800,000
Uplift	20%	1,393,200	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>8,359,200</b>		<b>2,160,000</b>

Additional Profit	4,080,095	241
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 2,111

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land		462,444	9,458,871
	Stamp Duty		0	
	Easements etc.		141,883	
	Legals /Acquisition	1.50%	141,883	604,327
Fees	Planning		65,880	
	Professional	8.00%	4,731,027	4,796,907
CONSTRUCTION	Build Cost	1,799	47,082,005	
	s106 / CIL / IT		7,131,628	
	Contingency	5.00%	2,354,100	
	Abnormals	5.00%	2,354,100	
			216,000	59,137,834
FINANCE	Fees	0%	0	
	Interest	7.50%	0	
	Legal and Valuation		0	0
SALES	Agents	3.0%	3,028,332	
	Legals	0.5%	504,722	
		£/unit	0	0
	Misc.	0.0%	0	3,533,054
				77,530,993
Developers Profit	Market Housing	% Value	17.50%	13,461,875
	Affordable Housing	% Value	17.50%	2,896,583
	First Homes	% Value	17.50%	1,306,813

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	360		23,100
No dwgs under 50	50	462	42,780
No dwgs over 50	310	138	65,880
		<b>Total</b>	<b>131,760</b>

Stamp duty calc - Residual		
Land payment		
		9,458,871
		462,444
	<b>Total</b>	<b>9,921,315</b>

Stamp duty calc - Residual		
Land payment		
		8,359,200
		407,460
	<b>Total</b>	<b>8,766,660</b>

Pre CIL s106		
	31,883	£/ Unit (all)
		11,478,042

Post CIL s106			
	13,240	£/ Unit (all)	4,766,400
CIL	140	£/m2	2,365,228
		<b>Total</b>	<b>7,131,628</b>

Inf Tariff		
% GDV		
0.00%		0

Build Cost			
		/m2	
CO2 Plus	%	2.00%	31.57
Acc & Adpt	%	0.00%	0.00
Water	£/m2		17.25
Over Extra 1	%	0.00%	0.00
Over Extra 2	%	0.00%	0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	162.76
	BNG	0.50%	8.14
			<b>1,798.55</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			25	25	25	25	25	25	25	25	25	25	25	25	25	25	10							
Market Housing			0	0	0	0	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014
Affordable Rent			0	0	0	0	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	0	0	518,576	518,576	518,576	518,576	518,576	518,576	518,576	518,576	518,576	518,576	518,576	518,576	518,576	518,576	518,576	518,576	518,576	518,576
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>
EXPENDITURE																								
Stamp Duty	462,444																							
Easements etc.	0																							
Legals Acquisition	141,883																							
Planning Fee	65,880																							
Professional	2,365,513		2,365,513																					
Build Cost - BCIS Base		0	1,089,861	2,179,722	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	2,615,667	1,525,806	435,944	0	0	0	0	0
s106/CIL/Tariff		2,365,228	110,333	220,667	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	264,800	154,467	44,133	0	0	0	0	0
Contingency		0	54,493	108,986	163,479	163,479	163,479	163,479	163,479	163,479	163,479	163,479	163,479	163,479	163,479	163,479	130,783	76,290	21,797	0	0	0	0	0
Abnormals		0	59,493	118,986	178,479	178,479	178,479	178,479	178,479	178,479	178,479	178,479	178,479	178,479	178,479	178,479	142,783	83,290	23,797	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	210,301	210,301	210,301	210,301	210,301	210,301	210,301	210,301	210,301	210,301	210,301	210,301	210,301	210,301	210,301	210,301	210,301	210,301
Legals	0	0	0	0	0	0	35,050	35,050	35,050	35,050	35,050	35,050	35,050	35,050	35,050	35,050	35,050	35,050	35,050	35,050	35,050	35,050	35,050	35,050
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>3,035,720</b>	<b>2,365,228</b>	<b>3,679,694</b>	<b>2,628,361</b>	<b>3,942,542</b>	<b>3,942,542</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>3,399,385</b>	<b>2,085,204</b>	<b>771,023</b>	<b>245,351</b>	<b>98,140</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	9,458,871																						
	Interest		234,274	283,014	357,315	413,296	494,968	578,172	536,097	493,234	449,567	405,082	359,762	313,592	266,557	218,640	169,825	120,094	54,646	0	0	0	0	0
Developers Return	Market Housing																							13,461,875
	Affordable for Rent																							2,896,583
	First Homes																							1,306,813
Cash Flow	-12,494,591	-2,599,502	-3,962,708	-2,985,676	-4,355,839	-4,437,511	-2,243,963	-2,286,037	-2,328,900	-2,372,567	-2,417,053	-2,462,373	-2,508,542	-2,555,577	-2,603,494	-2,652,310	-3,490,549	-4,870,178	-6,239,005	-6,764,677	-2,705,871	0	0	-17,665,270
Opening Balance	0																							
Closing Balance	-12,494,591	-15,094,093	-19,056,802	-22,042,478	-26,398,317	-30,835,827	-28,591,864	-26,305,827	-23,976,926	-21,604,359	-19,187,306	-16,724,933	-14,216,391	-11,660,813	-9,057,319	-6,405,009	-2,914,460	1,955,718	8,194,722	14,959,399	17,665,270	17,665,270	17,665,270	0

Base HH&M  
Site 22



Site 22 Civic Centre 3							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	81.9	60.00%	120	5,000	42,750,000	9,833
	Net	71.25					
Affordable Overall			40%	80			
Affordable Rent		66.5	30.00%	60	2,650	9,198,150	3,992
Social Rent		66.5	0.00%	0	1,750	0	0
Shared Ownership		65.3	0.00%	0	3,500	0	0
First Homes		65.3	10.00%	20	3,484	3,958,000	1,306
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.858	ha	233	/ha		55,906,150	15,131
SITE AREA - Gross	0.860	ha	233	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,305,368	2,685,754	2,680,660
Existing Use Value	86,000		100,000
Uplift	0%	0	0
Plus /ha	600,000	516,000	600,000
<b>Benchmark Land Value</b>	<b>602,000</b>		<b>700,000</b>

Additional Profit	3,469,648	353
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 0

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			2,305,368
	Stamp Duty		104,768	
	Easements etc.		0	
	Legals /Acquisition	1.50%	34,581	139,349
Fees	Planning		43,800	
	Professional	8.00%	2,892,380	2,936,180
CONSTRUCTION	Build Cost	2,015	30,488,156	
	s106 / CIL / IT	5.00%	4,022,190	
	Contingency	0.00%	1,524,408	
	Abnormals		0	
		£	120,000	36,154,754
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	1,677,185	
	Legals	0.5%	279,531	
		£/unit	0	0
	Misc.	0.0%	0	1,956,715
				43,492,367
Developers Profit	Market Housing	% Value	17.50%	7,481,250
	Affordable Housing	% Value	17.50%	1,609,676
	First Homes	% Value	17.50%	692,650

Planning fee calc	dwgs	rate	
Planning app fee	200		
No dwgs	50	462	23,100
No dwgs under 50	150	138	20,700
No dwgs over 50			
		<b>Total</b>	<b>43,800</b>

Stamp duty calc - Residual		
Land payment		2,305,368
	<b>Total</b>	<b>104,768</b>

Stamp duty calc - Residual		
Land payment		602,000
	<b>Total</b>	<b>19,600</b>

Pre CIL s106	31,421	£/ Unit (all)	
			<b>6,284,275</b>

Post CIL s106	13,240	£/ Unit (all)	2,648,000
CIL	140	£/m2	1,374,190
		<b>Total</b>	<b>4,022,190</b>

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	2.00%	1,777.27
Acc & Adpt	£/m2		35.55
Water	£/m2		0.00
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		17.25
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	0.00
	BNG	0.10%	183.02
			<b>1,830.16</b>
			<b>183.02</b>
			<b>2,015.01</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Market Housing				0	0	0	5,343,750	5,343,750	5,343,750	5,343,750	5,343,750	5,343,750	5,343,750	5,343,750	5,343,750	5,343,750	5,343,750	5,343,750	5,343,750	5,343,750	5,343,750	5,343,750	5,343,750	5,343,750
Affordable Rent				0	0	0	1,149,769	1,149,769	1,149,769	1,149,769	1,149,769	1,149,769	1,149,769	1,149,769	1,149,769	1,149,769	1,149,769	1,149,769	1,149,769	1,149,769	1,149,769	1,149,769	1,149,769	1,149,769
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	494,750	494,750	494,750	494,750	494,750	494,750	494,750	494,750	494,750	494,750	494,750	494,750	494,750	494,750	494,750	494,750	494,750	494,750
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,988,269</b>	<b>6,988,269</b>	<b>6,988,269</b>	<b>6,988,269</b>	<b>6,988,269</b>	<b>6,988,269</b>	<b>6,988,269</b>	<b>6,988,269</b>	<b>6,988,269</b>	<b>6,988,269</b>	<b>6,988,269</b>	<b>6,988,269</b>	<b>6,988,269</b>	<b>6,988,269</b>	<b>6,988,269</b>	<b>6,988,269</b>	<b>6,988,269</b>	<b>6,988,269</b>
EXPENDITURE																								
Stamp Duty	104,768																							
Easements etc.	0																							
Legals Acquisition	34,581																							
Planning Fee	43,800																							
Professional	1,446,190			1,446,190																				
Build Cost - BCIS Base			0	1,270,340	2,540,680	3,811,020	3,811,020	3,811,020	3,811,020	3,811,020	3,811,020	2,540,680	1,270,340	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			1,374,190	110,333	220,667	331,000	331,000	331,000	331,000	331,000	331,000	220,667	110,333	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	63,517	127,034	190,551	190,551	190,551	190,551	190,551	190,551	127,034	63,517	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	5,000	10,000	15,000	15,000	15,000	15,000	15,000	15,000	10,000	5,000	0	0	0	0	0	0	0	0	0	0	0
Finance Fees			0																					
Legal and Valuation			0																					
Agents	0	0	0	0	0	0	209,648	209,648	209,648	209,648	209,648	209,648	209,648	209,648	209,648	209,648	209,648	209,648	209,648	209,648	209,648	209,648	209,648	209,648
Legals	0	0	0	0	0	0	34,941	34,941	34,941	34,941	34,941	34,941	34,941	34,941	34,941	34,941	34,941	34,941	34,941	34,941	34,941	34,941	34,941	34,941
Misc.			0																					
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>1,629,339</b>	<b>1,374,190</b>	<b>2,895,380</b>	<b>2,898,380</b>	<b>4,347,571</b>	<b>4,347,571</b>	<b>4,592,160</b>	<b>4,592,160</b>	<b>4,592,160</b>	<b>4,592,160</b>	<b>4,592,160</b>	<b>3,142,970</b>	<b>1,693,780</b>	<b>244,589</b>	<b>244,589</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	2,305,368																						
Interest		73,776	100,925	157,106	214,396	299,933	387,074	349,404	311,029	271,933	232,105	164,358	68,168	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							7,481,250
	Affordable for Rent																							1,609,676
	First Homes																							692,650
Cash Flow	-3,934,707	-1,447,966	-2,996,305	-3,055,486	-4,561,967	-4,647,504	-2,009,035	-2,046,704	-2,085,080	-2,124,175	-3,613,194	-5,130,131	-6,675,512	-6,743,679	0	0	0	0	0	0	0	0	0	-9,783,576
Opening Balance	0																							
Closing Balance	-3,934,707	-5,382,673	-8,378,978	-11,434,465	-15,996,431	-20,643,935	-18,634,900	-16,588,195	-14,503,115	-12,378,940	-8,765,746	-3,635,615	-3,039,897	-9,783,576	-9,783,576	-9,783,576	-9,783,576	-9,783,576	-9,783,576	-9,783,576	-9,783,576	-9,783,576	-9,783,576	0

Base HH&M  
Site 23



INCOME		Av Size	m2	%	Number	Price	GDV	GIA
						£/m2	£	m2
Market Housing		81.9	71.22	60.00%	78	5,000	27,775,000	6,388
Affordable Overall				40%	52			
Affordable Rent		66.1	57.44	30.00%	39	2,650	5,936,000	2,576
Social Rent		66.1	57.44	0.00%	0	1,750	0	0
Shared Ownership		65.5	56.92	0.00%	0	3,500	0	0
First Homes		65.5	56.92	10.00%	13	3,488	2,581,000	851
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.531	ha	245	/ha		36,292,000	9,815
SITE AREA - Gross		0.530	ha	245	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-1,775,659	-3,346,434	-3,350,299
Existing Use Value	53,000		100,000
Uplift	0%	0	0
Plus /ha	600,000	318,000	600,000
<b>Benchmark Land Value</b>	<b>371,000</b>		<b>700,000</b>

Additional Profit	-1,410,645	-221
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 0

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS			
LAND		/unit or m2	Total
Land			-1,775,659
Stamp Duty		0	0
Easements etc.		0	0
Legals /Acquisition	1.50%	-26,635	-26,635
Fees			
Planning		34,140	34,140
Professional	8.00%	2,153,937	2,188,077
CONSTRUCTION			
Build Cost	2,351	23,078,271	23,078,271
s106 / CIL / IT	5.00%	2,614,022	2,614,022
Contingency	0.00%	1,153,914	1,153,914
Abnormals	0.00%	0	0
FINANCE			
Fees	0%	0	0
Interest	7.50%	0	0
Legal and Valuation		0	0
SALES			
Agents	3.0%	1,088,760	1,088,760
Legals	0.5%	181,460	181,460
Misc.	0.0%	0	0
Developers Profit			
Market Housing % Value	17.50%		4,860,625
Affordable Housing % Value	17.50%		1,038,800
First Homes % Value	17.50%		451,675

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	130		23,100
No dwgs under 50	50	462	11,040
No dwgs over 50	80	138	34,140
<b>Total</b>			<b>34,140</b>

Stamp duty calc - Residual	
Land payment	-1,775,659
<b>Total</b>	<b>0</b>

Stamp duty calc - Residual	
Land payment	371,000
<b>Total</b>	<b>8,050</b>

Pre CIL s106	
30,946 £/ Unit (all)	
<b>Total</b>	<b>4,023,028</b>

Post CIL s106	
13,240 £/ Unit (all)	1,721,200
CIL 140 £/m2	892,822
<b>Total</b>	<b>2,614,022</b>

Inf Tariff	
% GDV	0.00%
<b>Total</b>	<b>0</b>

Build Cost			/m2
CO2 Plus	2.00%		2,076.69
Acc & Adpt	0.00%		41.53
Water			0.00
Over Extra 1	0.00%		17.25
Over Extra 2	0.00%		0.10
Small Site	0.00%		0.00
Site Costs	10.00%		2,135.57
BNG	0.10%		213.56
<b>Total</b>			<b>2,351.27</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started	20		20	20	20	20	20	20	10															
Market Housing				0	0	0	4,273,077	4,273,077	4,273,077	4,273,077	4,273,077	4,273,077	2,136,538	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	913,231	913,231	913,231	913,231	913,231	456,615	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	397,077	397,077	397,077	397,077	397,077	198,538	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,583,385</b>	<b>5,583,385</b>	<b>5,583,385</b>	<b>5,583,385</b>	<b>5,583,385</b>	<b>2,791,692</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-26,635																							
Planning Fee	34,140																							
Professional	1,076,968		1,076,968																					
Build Cost - BCIS Base		0	1,183,501	2,367,002	3,550,503	3,550,503	3,550,503	3,550,503	2,958,753	1,775,252	591,751	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		892,822	88,267	176,533	264,800	264,800	264,800	264,800	220,667	132,400	44,133	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	59,175	118,350	177,525	177,525	177,525	177,525	147,938	88,763	29,588	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	4,000	8,000	12,000	12,000	12,000	12,000	10,000	6,000	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	167,502	167,502	167,502	167,502	167,502	167,502	83,751	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	27,917	27,917	27,917	27,917	27,917	13,958	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>1,084,473</b>	<b>892,822</b>	<b>2,411,911</b>	<b>2,669,886</b>	<b>4,004,828</b>	<b>4,004,828</b>	<b>4,200,247</b>	<b>4,200,247</b>	<b>3,532,775</b>	<b>2,197,833</b>	<b>862,890</b>	<b>195,418</b>	<b>97,709</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation																								
Land Interest	-1,775,659	0	3,781	49,075	100,055	177,022	255,432	234,287	212,746	178,286	118,150	31,856	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								4,860,625
Affordable for Rent																								1,038,800
First Homes																								451,675
Cash Flow	691,185	-892,822	-2,415,692	-2,718,961	-4,104,884	-4,181,850	1,127,706	1,148,851	1,837,863	3,207,266	4,602,345	5,356,110	2,693,983	0	0	0	0	0	0	0	0	0	0	-6,351,100
Opening Balance	0																							
Closing Balance	691,185	-201,637	-2,617,328	-5,336,289	-9,441,173	-13,623,023	-12,495,317	-11,346,466	-9,508,603	-6,301,338	-1,698,993	3,657,117	6,351,100	6,351,100	6,351,100	6,351,100	6,351,100	6,351,100	6,351,100	6,351,100	6,351,100	6,351,100	6,351,100	0



Site 24 Cupid Green Depot 5							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	78.3		360			
	Net	71.23	60.00%	216	5,000	76,925,000	16,924
Affordable Overall			40%	144			
Affordable Rent	63.6	57.83	30.00%	108	2,650	16,551,900	6,871
Social Rent	63.6	57.83	0.00%	0	1,750	0	0
Shared Ownership	66.2	60.19	0.00%	0	3,500	0	0
First Homes	66.2	60.19	10.00%	36	3,446	7,467,500	2,384
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	2.880	ha	125	/ha		100,944,400	26,178
SITE AREA - Gross	2.900	ha	124	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	9,458,871	3,284,330	3,261,680
Existing Use Value	5,220,000		1,800,000
Uplift	20%	1,044,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>6,264,000</b>		<b>2,160,000</b>

Additional Profit	6,687,793	395
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 2,111

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			462,444	9,458,871
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%		141,883	604,327
Fees	Planning Professional	8.00%	4,731,027	4,796,907
CONSTRUCTION	Build Cost	1,799	47,082,005	
	s106 / CIL / IT	5.00%	7,131,628	
	Contingency	5.00%	2,354,100	
	Abnormals	5.00%	2,354,100	
			216,000	59,137,834
FINANCE	Fees	0%	0	
	Interest	7.50%	0	
	Legal and Valuation		0	0
SALES	Agents	3.0%	3,028,332	
	Legals	0.5%	504,722	
			0	
	Misc.	0.0%	0	3,533,054
				77,530,993
Developers Profit	Market Housing % Value	17.50%		13,461,875
	Affordable Housing % Value	17.50%		2,896,583
	First Homes % Value	17.50%		1,306,813

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	360		23,100
No dwgs under 50	50	462	42,780
No dwgs over 50	310	138	65,880
		<b>Total</b>	<b>131,760</b>

Stamp duty calc - Residual	
Land payment	9,458,871
<b>Total</b>	<b>462,444</b>

Stamp duty calc - Residual	
Land payment	6,264,000
<b>Total</b>	<b>302,700</b>

Pre CIL s106	
32,224	£/ Unit (all)
<b>Total</b>	<b>11,600,495</b>

Post CIL s106	
13,240	£/ Unit (all)
140	£/m2
<b>Total</b>	<b>4,766,400</b>

CIL	
140	£/m2
<b>Total</b>	<b>2,365,228</b>

Inf Tariff	
% GDV	0.00%
<b>Total</b>	<b>0</b>

Build Cost			/m2
CO2 Plus	%	2.00%	1,578.72
Acc & Adpt	%	0.00%	0.00
Water	£/m2		17.25
Over Extra 1	%	0.00%	0.00
Over Extra 2	%	0.00%	0.00
Small Site	%	0.00%	0.00
<b>Site Costs</b>	<b>Base</b>	<b>10.00%</b>	<b>162.76</b>
	<b>BNG</b>	<b>0.50%</b>	<b>8.14</b>
			<b>1,798.55</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Market Housing			0	0	0	0	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014	5,342,014
Affordable Rent			0	0	0	0	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438	1,149,438
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	0	0	518,576	518,576	518,576	518,576	518,576	518,576	518,576	518,576	518,576	518,576	518,576	518,576	518,576	518,576	518,576	518,576	518,576	518,576
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>	<b>7,010,028</b>
EXPENDITURE																								
Stamp Duty	462,444																							
Easements etc.	0																							
Legals Acquisition	141,883																							
Planning Fee	65,880																							
Professional	2,365,513		2,365,513																					
Build Cost - BCIS Base		0	1,089,861	2,179,722	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584	3,269,584
s106/CIL/Tariff		2,365,228	110,333	220,667	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000
Contingency		0	54,493	108,986	163,479	163,479	163,479	163,479	163,479	163,479	163,479	163,479	163,479	163,479	163,479	163,479	163,479	163,479	163,479	163,479	163,479	163,479	163,479	163,479
Abnormals		0	59,493	118,986	178,479	178,479	178,479	178,479	178,479	178,479	178,479	178,479	178,479	178,479	178,479	178,479	178,479	178,479	178,479	178,479	178,479	178,479	178,479	178,479
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	210,301	210,301	210,301	210,301	210,301	210,301	210,301	210,301	210,301	210,301	210,301	210,301	210,301	210,301	210,301	210,301	210,301	
Legals	0	0	0	0	0	0	35,050	35,050	35,050	35,050	35,050	35,050	35,050	35,050	35,050	35,050	35,050	35,050	35,050	35,050	35,050	35,050	35,050	
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>3,035,720</b>	<b>2,365,228</b>	<b>3,679,694</b>	<b>2,628,361</b>	<b>3,942,542</b>	<b>3,942,542</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>	<b>4,187,893</b>
For Residual Valuation	Land	9,458,871																						
Interest		234,274	283,014	357,315	413,296	494,968	578,172	536,097	493,234	449,567	405,082	359,762	313,592	266,557	218,640	169,825	120,094	54,646	0	0	0	0	0	0
Developers Return	Market Housing																							13,461,875
	Affordable for Rent																							2,896,583
	First Homes																							1,306,813
Cash Flow	-12,494,591	-2,599,502	-3,962,708	-2,985,676	-4,355,839	-4,437,511	-2,243,963	-2,286,037	-2,328,900	-2,372,567	-2,417,053	-2,462,373	-2,508,542	-2,555,577	-2,603,494	-2,652,310	-3,490,549	-4,870,178	-6,239,005	-6,764,677	-2,705,871	0	0	-17,665,270
Opening Balance	0																							
Closing Balance	-12,494,591	-15,094,093	-19,056,802	-22,042,478	-26,398,317	-30,835,827	-28,591,864	-26,305,827	-23,976,926	-21,604,359	-19,187,306	-16,724,933	-14,216,391	-11,660,813	-9,057,319	-6,405,009	-2,914,460	1,955,718						





Site 30 Apsley Mills 10							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	78.4		400	5,000	85,500,000	18,810
	Net	71.25	60.00%	240			
Affordable Overall			40%	160			
Affordable Rent		63.6	30.00%	120	2,650	18,396,300	7,636
Social Rent		63.6	0.00%	0	1,750	0	0
Shared Ownership		66.1	0.00%	0	3,500	0	0
First Homes		66.1	10.00%	40	3,448	8,281,000	2,642
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	2.632 ha		152	/ha		112,177,300	29,088
SITE AREA - Gross	2.600 ha		154	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	10,426,458	3,962,054	4,010,176
Existing Use Value	4,680,000		1,800,000
Uplift	20%	936,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>5,616,000</b>		<b>2,160,000</b>

Additional Profit	9,081,765	483
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 2,123

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			510,823	10,426,458
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	156,397	667,220	
Fees	Planning Professional	8.00%	5,257,074	5,328,474
CONSTRUCTION	Build Cost	1,799	52,316,856	
	s106 / CIL / IT	5.00%	7,924,886	
	Contingency	5.00%	2,615,843	
	Abnormals		2,615,843	
			240,000	65,713,428
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	3.0%	3,365,319	
	Legals	0.5%	560,887	
			0	0
	Misc.	0.0%	0	3,926,206
				86,061,785
Developers Profit	Market Housing % Value	17.50%		14,962,500
	Affordable Housing % Value	17.50%		3,219,353
	First Homes % Value	17.50%		1,449,175

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	400		23,100
No dwgs under 50	50	462	48,300
No dwgs over 50	350	138	71,400
		<b>Total</b>	<b>142,800</b>

Stamp duty calc - Residual	
Land payment	10,426,458
<b>Total</b>	<b>510,823</b>

Stamp duty calc - Residual	
Land payment	5,616,000
<b>Total</b>	<b>270,300</b>

Pre CIL s106	
31,880	£/ Unit (all)
<b>Total</b>	<b>12,752,000</b>

Post CIL s106	
13,240	£/ Unit (all)
140	£/m2
<b>Total</b>	<b>7,924,886</b>

Inf Tariff	
% GDV	0.00%
<b>Total</b>	<b>0</b>

Build Cost			/m2
CO2 Plus	%	2.00%	1,578.72
Acc & Adpt	£/m2	0.00%	31.57
Water	£/m2		0.00
Over Extra 1	%	0.00%	17.25
Over Extra 2	£/m2		0.10
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	1,627.64
	BNG	0.50%	162.76
			8.14
			<b>1,798.55</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			25	25			25	25			25	25			25	25			25	25			25	25
Market Housing				0			5,343,750	5,343,750			5,343,750	5,343,750			5,343,750	5,343,750			5,343,750	5,343,750			5,343,750	5,343,750
Affordable Rent				0			1,149,769	1,149,769			1,149,769	1,149,769			1,149,769	1,149,769			1,149,769	1,149,769			1,149,769	1,149,769
Social Rent				0			0	0			0	0			0	0			0	0			0	0
Shared Ownership				0			0	0			0	0			0	0			0	0			0	0
First Homes				0			517,563	517,563			517,563	517,563			517,563	517,563			517,563	517,563			517,563	517,563
Grant and Subsidy				0			0	0			0	0			0	0			0	0			0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,011,081</b>	<b>7,011,081</b>	<b>7,011,081</b>	<b>7,011,081</b>	<b>7,011,081</b>	<b>7,011,081</b>	<b>7,011,081</b>	<b>7,011,081</b>	<b>7,011,081</b>	<b>7,011,081</b>	<b>7,011,081</b>	<b>7,011,081</b>	<b>7,011,081</b>	<b>7,011,081</b>	<b>7,011,081</b>	<b>7,011,081</b>	<b>7,011,081</b>	<b>7,011,081</b>
EXPENDITURE																								
Stamp Duty	510,823																							
Easements etc.	0																							
Legals Acquisition	156,397																							
Planning Fee	71,400																							
Professional	2,628,537			2,628,537																				
Build Cost - BCIS Base		0	1,089,935	2,179,869	3,269,804	3,269,804	3,269,804	3,269,804	3,269,804	3,269,804	3,269,804	3,269,804	3,269,804	3,269,804	3,269,804	3,269,804	3,269,804	3,269,804	2,179,869	1,089,935	0	0	0	0
s106/CIL/Tariff		2,628,886	110,333	220,667	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	220,667	110,333	0	0	0	0
Contingency		0	54,497	108,993	163,490	163,490	163,490	163,490	163,490	163,490	163,490	163,490	163,490	163,490	163,490	163,490	163,490	163,490	108,993	54,497	0	0	0	0
Abnormals		0	59,497	118,993	178,490	178,490	178,490	178,490	178,490	178,490	178,490	178,490	178,490	178,490	178,490	178,490	178,490	178,490	118,993	59,497	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	210,332	210,332	210,332	210,332	210,332	210,332	210,332	210,332	210,332	210,332	210,332	210,332	210,332	210,332	210,332	210,332	210,332	210,332
Legals	0	0	0	0	0	0	35,055	35,055	35,055	35,055	35,055	35,055	35,055	35,055	35,055	35,055	35,055	35,055	35,055	35,055	35,055	35,055	35,055	35,055
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>3,367,157</b>	<b>2,628,886</b>	<b>3,942,798</b>	<b>2,628,523</b>	<b>3,942,784</b>	<b>3,942,784</b>	<b>4,188,172</b>	<b>4,188,172</b>	<b>4,188,172</b>	<b>4,188,172</b>	<b>4,188,172</b>	<b>4,188,172</b>	<b>4,188,172</b>	<b>4,188,172</b>	<b>4,188,172</b>	<b>4,188,172</b>	<b>4,188,172</b>	<b>4,188,172</b>	<b>4,188,172</b>	<b>2,873,910</b>	<b>1,559,649</b>	<b>245,388</b>	<b>245,388</b>	<b>0</b>
For Residual Valuation	Land	10,426,458																						
	Interest		258,630	312,771	392,563	449,208	531,558	615,452	574,062	531,897	488,940	445,178	400,596	355,177	308,907	261,770	213,748	164,827	114,988	64,214	0	0	0	0
Developers Return	Market Housing																							14,962,500
	Affordable for Rent																							3,219,353
	First Homes																							1,449,175
Cash Flow	-13,793,615	-2,887,516	-4,255,570	-3,021,086	-4,391,992	-4,474,342	-2,207,457	-2,248,847	-2,291,013	-2,333,969	-2,377,731	-2,422,314	-2,467,732	-2,514,002	-2,561,140	-2,609,161	-2,658,083	-2,707,922	-4,072,957	-5,451,432	-6,765,693	-6,765,693	0	-19,631,028
Opening Balance	0																							
Closing Balance	-13,793,615	-16,681,131	-20,936,700	-23,957,786	-28,349,778	-32,824,121	-30,616,663	-28,367,816	-26,076,803	-23,742,834	-21,365,102	-18,942,788	-16,475,056	-13,961,054	-11,399,914	-8,790,753	-6,132,670	-3,424,748	648,209	6,099,641	12,865,334	19,631,028	19,631,028	0









# Appendix 13 – Varied Developers’ Return

## Berkhamsted and Tring Valley

			EUV		BLV		Residual Value									
			% Market Housing	15.0%	15.0%	17.5%	17.5%	20.0%	20.0%							
										% Affordable Housing	6.0%	15.0%	6.0%	17.5%	6.0%	20.0%
										% First Homes	15.0%	15.0%	17.5%	17.5%	20.0%	20.0%
Site 5	Flats 60	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,462,671	3,151,718	2,950,105	2,586,568	2,460,371	2,016,875						
Site 6	Flats 20	Berkhamsted, Tring Valley	1,800,000	2,160,000	2,337,724	2,117,944	1,989,019	1,736,272	1,662,292	1,354,600						
Site 7	Flats 12	Berkhamsted, Tring Valley	1,800,000	2,160,000	2,452,563	2,217,081	2,086,507	1,815,703	1,744,000	1,414,325						
Site 8	Houses & Flats 100	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,148,687	3,009,037	2,879,717	2,719,119	2,624,711	2,429,201						
Site 9	Houses & Flats 50	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,288,007	3,137,135	3,005,516	2,832,014	2,738,113	2,525,291						
Site 10	Houses & Flats 25	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,630,889	3,484,636	3,338,810	3,170,619	3,061,356	2,854,953						
Site 11	Houses & Flats 12	Berkhamsted, Tring Valley	1,800,000	2,160,000	5,102,172	4,898,102	4,669,975	4,435,294	4,258,186	3,972,487						
Site 12	Brown 20 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,379,510	3,248,912	3,123,067	2,972,879	2,879,683	2,695,397						
Site 13	Brown 12 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,946,773	3,829,557	3,664,777	3,529,979	3,394,504	3,230,401						
Site 14	Brown 4 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	4,285,690	4,183,438	3,950,655	3,833,066	3,625,845	3,482,693						
Site 15	Green 100 LD	Berkhamsted, Tring Valley	25,000	625,000	3,302,171	3,196,706	3,074,047	2,952,761	2,856,469	2,708,817						
Site 16	Green 20 LD	Berkhamsted, Tring Valley	25,000	625,000	4,129,277	3,983,757	3,824,901	3,657,553	3,535,078	3,331,350						
Site 17	Green 12 LD	Berkhamsted, Tring Valley	100,000	700,000	4,585,868	4,431,138	4,248,836	4,070,896	3,927,277	3,710,654						
Site 18	Green 7 LD	Berkhamsted, Tring Valley	100,000	700,000	4,949,425	4,794,695	4,605,008	4,427,068	4,276,064	4,059,442						
Site 19	Green 4 LD	Berkhamsted, Tring Valley	100,000	700,000	4,586,806	4,401,129	4,195,662	3,982,135	3,823,086	3,563,140						
Site 26	South of Berkhamsted 7	Berkhamsted	25,000	275,000	2,848,849	2,778,352	2,699,033	2,617,961	2,556,266	2,454,305						
Site 27	Dunsley Farm 8	Tring	25,000	275,000	2,504,484	2,442,074	2,376,932	2,305,162	2,254,829	2,160,903						

## Wider Dacorum

			EUV		BLV		Residual Value									
			% Market Housing	15.0%	15.0%	17.5%	17.5%	20.0%	20.0%							
										% Affordable Housing	6.0%	15.0%	6.0%	17.5%	6.0%	20.0%
										% First Homes	15.0%	15.0%	17.5%	17.5%	20.0%	20.0%
Site 5	Flats 60	Wider DBC	1,800,000	2,160,000	800,213	489,260	381,976	4,881	-26,701	-492,045						
Site 6	Flats 20	Wider DBC	1,800,000	2,160,000	527,259	298,175	231,153	-34,044	-43,414	-366,263						
Site 7	Flats 12	Wider DBC	1,800,000	2,160,000	548,642	301,560	235,799	-48,346	-52,337	-398,252						
Site 8	Houses & Flats 100	Wider DBC	1,800,000	2,160,000	1,608,181	1,468,530	1,391,720	1,231,122	1,189,225	993,714						
Site 9	Houses & Flats 50	Wider DBC	1,800,000	2,160,000	1,692,310	1,541,439	1,464,745	1,291,242	1,252,266	1,039,732						
Site 10	Houses & Flats 25	Wider DBC	1,800,000	2,160,000	1,941,359	1,795,106	1,707,287	1,539,096	1,487,840	1,281,742						
Site 11	Houses & Flats 12	Wider DBC	1,800,000	2,160,000	2,672,146	2,468,076	2,324,055	2,089,374	1,996,371	1,710,673						
Site 12	Brown 20 LD	Wider DBC	1,800,000	2,160,000	1,828,042	1,697,444	1,624,342	1,474,154	1,433,701	1,249,692						
Site 13	Brown 12 LD	Wider DBC	1,800,000	2,160,000	2,286,113	2,168,897	2,061,070	1,926,272	1,847,748	1,683,646						
Site 14	Brown 4 LD	Wider DBC	1,800,000	2,160,000	2,291,904	2,186,688	2,021,984	1,900,986	1,762,586	1,615,285						
Site 15	Green 100 LD	Wider DBC	25,000	625,000	1,925,743	1,820,277	1,744,048	1,622,762	1,572,899	1,425,247						
Site 16	Green 20 LD	Wider DBC	25,000	625,000	2,359,603	2,214,083	2,116,223	1,948,875	1,887,395	1,683,667						
Site 17	Green 12 LD	Wider DBC	100,000	700,000	2,600,135	2,445,405	2,331,203	2,153,263	2,077,744	1,861,122						
Site 18	Green 7 LD	Wider DBC	100,000	700,000	2,920,109	2,765,379	2,645,446	2,467,506	2,386,255	2,169,633						
Site 19	Green 4 LD	Wider DBC	100,000	700,000	2,262,792	2,073,917	1,948,324	1,728,607	1,650,779	1,383,298						
Site 29	Grange Farm 9	Bovingdon	25,000	275,000	2,095,563	2,019,143	1,937,668	1,848,137	1,784,751	1,675,757						

## Hemel Hempstead & Markyate

			EUV		BLV		Residual Value									
			% Market Housing	15.0%	15.0%	17.5%	17.5%	20.0%	20.0%							
										% Affordable Housing	6.0%	15.0%	6.0%	17.5%	6.0%	20.0%
										% First Homes	15.0%	15.0%	17.5%	17.5%	20.0%	20.0%
Site 1	Flats 250 HD	Hemel H & Markyate	1,800,000	2,160,000	3,857,740	3,191,502	2,947,217	2,181,043	2,103,318	1,165,280						
Site 2	Flats 100 HD	Hemel H & Markyate	1,800,000	2,160,000	-856,735	-1,447,698	-1,665,956	-2,365,320	-2,431,542	-3,298,591						
Site 3	Flats 40 HD	Hemel H & Markyate	1,800,000	2,160,000	-871,512	-1,488,337	-1,718,645	-2,439,098	-2,513,536	-3,407,055						
Site 4	Flats 100	Hemel H & Markyate	1,800,000	2,160,000	1,597,726	1,295,053	1,186,425	838,351	805,392	379,252						
Site 5	Flats 60	Hemel H & Markyate	1,800,000	2,160,000	1,640,973	1,330,021	1,206,864	844,160	797,890	353,796						
Site 6	Flats 20	Hemel H & Markyate	1,800,000	2,160,000	1,094,962	875,182	800,404	541,792	521,384	199,941						
Site 7	Flats 12	Hemel H & Markyate	1,800,000	2,160,000	1,141,794	899,486	823,222	540,520	524,524	178,609						
Site 8	Houses & Flats 100	Hemel H & Markyate	1,800,000	2,160,000	1,998,899	1,859,248	1,775,090	1,614,492	1,565,246	1,369,735						
Site 9	Houses & Flats 50	Hemel H & Markyate	1,800,000	2,160,000	2,093,210	1,942,339	1,857,928	1,684,425	1,637,732	1,425,158						
Site 10	Houses & Flats 25	Hemel H & Markyate	1,800,000	2,160,000	2,360,391	2,214,138	2,118,234	1,950,043	1,890,703	1,684,562						
Site 11	Houses & Flats 12	Hemel H & Markyate	1,800,000	2,160,000	3,269,330	3,065,260	2,909,517	2,674,837	2,570,111	2,284,413						
Site 12	Brown 20 LD	Hemel H & Markyate	1,800,000	2,160,000	2,190,560	2,059,962	1,979,827	1,829,640	1,782,155	1,598,108						
Site 13	Brown 12 LD	Hemel H & Markyate	1,800,000	2,160,000	2,671,321	2,554,105	2,438,684	2,303,886	2,217,769	2,053,666						
Site 14	Brown 4 LD	Hemel H & Markyate	1,800,000	2,160,000	2,821,896	2,719,645	2,549,884	2,430,332	2,281,963	2,134,653						
Site 20	Hospital Site 1	Hemel Hempstead	1,800,000	2,160,000	2,517,185	2,295,271	2,211,103	1,951,117	1,923,362	1,602,519						
Site 21	Station Gateway 2	Hemel Hempstead	1,800,000	2,160,000	3,176,249	2,888,794	2,780,924	2,444,153	2,407,645	1,997,662						
Site 22	Civic Centre 3	Hemel Hempstead	100,000	700,000	4,705,331	3,901,729	3,604,803	2,680,660	2,604,634	1,459,592						
Site 23	Market Sq. 4	Hemel Hempstead	100,000	700,000	-1,052,256	-1,951,771	-2,296,462	-3,350,299	-3,468,027	-4,770,194						
Site 24	Cupid Green Depot 5	Hemel Hempstead	1,800,000	2,160,000	4,238,650	3,855,046	3,711,096	3,261,680	3,212,961	2,665,846						
Site 25	Riverside 6	Hemel Hempstead	1,800,000	2,160,000	4,043,806	3,048,197	2,673,487	1,512,744	1,390,369	-52,592						
Site 30	Apsley Mills 10	Hemel Hempstead	1,800,000	2,160,000	5,191,653	4,724,862	4,550,070	4,010,176	3,950,993	3,285,231						





# Appendix 14 – Varied Interest Rates

## Berkhamsted and Tring Valley

			EUV	BLV	Residual Value				
					6%	7%	8%	9%	10%
Site 5	Flats 60	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,236,653	3,044,277	2,857,253	2,675,431	2,498,666
Site 6	Flats 20	Berkhamsted, Tring Valley	1,800,000	2,160,000	2,175,078	2,050,242	1,928,579	1,810,009	1,694,454
Site 7	Flats 12	Berkhamsted, Tring Valley	1,800,000	2,160,000	2,276,858	2,149,184	2,024,591	1,903,005	1,784,353
Site 8	Houses & Flats 100	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,062,588	2,939,789	2,820,512	2,704,653	2,592,107
Site 9	Houses & Flats 50	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,180,520	3,063,109	2,948,653	2,837,075	2,728,300
Site 10	Houses & Flats 25	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,522,922	3,399,407	3,278,973	3,161,540	3,047,030
Site 11	Houses & Flats 12	Berkhamsted, Tring Valley	1,800,000	2,160,000	4,927,259	4,754,700	4,586,270	4,421,869	4,261,396
Site 12	Brown 20 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,287,925	3,177,331	3,069,478	2,964,294	2,861,709
Site 13	Brown 12 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,840,946	3,722,807	3,607,430	3,494,746	3,384,689
Site 14	Brown 4 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	4,138,316	4,012,543	3,889,423	3,768,898	3,650,910
Site 15	Green 100 LD	Berkhamsted, Tring Valley	25,000	625,000	3,241,983	3,129,234	3,019,635	2,913,090	2,809,509
Site 16	Green 20 LD	Berkhamsted, Tring Valley	25,000	625,000	4,014,824	3,887,458	3,763,084	3,641,631	3,523,026
Site 17	Green 12 LD	Berkhamsted, Tring Valley	100,000	700,000	4,458,471	4,317,885	4,180,602	4,046,541	3,915,623
Site 18	Green 7 LD	Berkhamsted, Tring Valley	100,000	700,000	4,828,781	4,678,693	4,532,214	4,389,255	4,249,727
Site 19	Green 4 LD	Berkhamsted, Tring Valley	100,000	700,000	4,430,898	4,273,128	4,119,126	3,968,800	3,822,058
Site 26	South of Berkhamsted 7	Berkhamsted	25,000	275,000	2,927,855	2,773,002	2,627,257	2,489,975	2,360,568
Site 27	Dunsley Farm 8	Tring	25,000	275,000	2,528,653	2,426,197	2,328,921	2,236,502	2,148,640

## Wider Dacorum

			EUV	BLV	Residual Value				
					6%	7%	8%	9%	10%
Site 5	Flats 60	Wider DBC	1,800,000	2,160,000	577,223	446,062	317,240	189,638	64,142
Site 6	Flats 20	Wider DBC	1,800,000	2,160,000	368,229	276,210	186,721	99,697	15,071
Site 7	Flats 12	Wider DBC	1,800,000	2,160,000	378,787	282,835	189,377	98,350	9,693
Site 8	Houses & Flats 100	Wider DBC	1,800,000	2,160,000	1,517,818	1,433,107	1,350,966	1,271,317	1,194,081
Site 9	Houses & Flats 50	Wider DBC	1,800,000	2,160,000	1,589,584	1,505,797	1,424,242	1,344,860	1,267,591
Site 10	Houses & Flats 25	Wider DBC	1,800,000	2,160,000	1,838,404	1,750,411	1,664,735	1,581,314	1,500,088
Site 11	Houses & Flats 12	Wider DBC	1,800,000	2,160,000	2,509,326	2,385,023	2,263,863	2,145,767	2,030,657
Site 12	Brown 20 LD	Wider DBC	1,800,000	2,160,000	1,740,958	1,662,700	1,586,488	1,512,266	1,439,983
Site 13	Brown 12 LD	Wider DBC	1,800,000	2,160,000	2,188,419	2,102,994	2,019,662	1,938,371	1,859,069
Site 14	Brown 4 LD	Wider DBC	1,800,000	2,160,000	2,159,653	2,067,360	1,977,113	1,888,866	1,802,573
Site 15	Green 100 LD	Wider DBC	25,000	625,000	1,861,732	1,782,696	1,705,967	1,631,474	1,559,149
Site 16	Green 20 LD	Wider DBC	25,000	625,000	2,253,893	2,161,541	2,071,467	1,983,614	1,897,925
Site 17	Green 12 LD	Wider DBC	100,000	700,000	2,482,462	2,380,994	2,282,030	2,185,507	2,091,363
Site 18	Green 7 LD	Wider DBC	100,000	700,000	2,807,438	2,698,755	2,592,812	2,489,538	2,388,864
Site 19	Green 4 LD	Wider DBC	100,000	700,000	2,117,215	2,003,900	1,893,457	1,785,813	1,680,896
Site 29	Grange Farm 9	Bovingdon	25,000	275,000	2,066,139	1,979,785	1,896,241	1,815,409	1,737,194

## Hemel Hempstead & Markyate

			EUV	BLV	Residual Value				
					6%	7%	8%	9%	10%
Site 1	Flats 250 HD	Hemel H & Markyate	1,800,000	2,160,000	3,427,137	3,104,410	2,792,740	2,491,748	2,201,066
Site 2	Flats 100 HD	Hemel H & Markyate	1,800,000	2,160,000	-1,339,570	-1,558,680	-1,771,615	-1,978,177	-2,178,550
Site 3	Flats 40 HD	Hemel H & Markyate	1,800,000	2,160,000	-1,371,746	-1,604,357	-1,831,536	-2,053,194	-2,269,461
Site 4	Flats 100	Hemel H & Markyate	1,800,000	2,160,000	1,399,135	1,256,088	1,117,974	984,622	855,868
Site 5	Flats 60	Hemel H & Markyate	1,800,000	2,160,000	1,418,923	1,276,494	1,138,270	1,004,129	873,953
Site 6	Flats 20	Hemel H & Markyate	1,800,000	2,160,000	941,288	846,727	754,708	662,706	573,049
Site 7	Flats 12	Hemel H & Markyate	1,800,000	2,160,000	973,795	872,768	774,311	676,949	581,602
Site 8	Houses & Flats 100	Hemel H & Markyate	1,800,000	2,160,000	1,909,779	1,819,306	1,731,540	1,646,396	1,563,794
Site 9	Houses & Flats 50	Hemel H & Markyate	1,800,000	2,160,000	1,990,468	1,901,521	1,814,910	1,730,573	1,648,450
Site 10	Houses & Flats 25	Hemel H & Markyate	1,800,000	2,160,000	2,257,414	2,164,018	2,073,048	1,984,439	1,898,129
Site 11	Houses & Flats 12	Hemel H & Markyate	1,800,000	2,160,000	3,105,779	2,974,113	2,845,732	2,720,552	2,598,493
Site 12	Brown 20 LD	Hemel H & Markyate	1,800,000	2,160,000	2,103,450	2,020,498	1,939,685	1,860,956	1,784,255
Site 13	Brown 12 LD	Hemel H & Markyate	1,800,000	2,160,000	2,573,147	2,482,957	2,394,951	2,309,074	2,225,275
Site 14	Brown 4 LD	Hemel H & Markyate	1,800,000	2,160,000	2,691,814	2,596,672	2,503,610	2,410,048	2,318,427
Site 20	Hospital Site 1	Hemel Hempstead	1,800,000	2,160,000	2,438,750	2,285,437	2,138,273	1,996,995	1,861,353
Site 21	Station Gateway 2	Hemel Hempstead	1,800,000	2,160,000	3,051,441	2,869,408	2,694,085	2,525,212	2,362,538
Site 22	Civic Centre 3	Hemel Hempstead	100,000	700,000	4,166,456	3,788,993	3,423,575	3,069,819	2,727,357
Site 23	Market Sq. 4	Hemel Hempstead	100,000	700,000	-1,797,671	-2,131,256	-2,459,315	-2,778,093	-3,087,844
Site 24	Cupid Green Depot 5	Hemel Hempstead	1,800,000	2,160,000	4,072,096	3,829,176	3,595,210	3,369,851	3,152,766
Site 25	Riverside 6	Hemel Hempstead	1,800,000	2,160,000	3,405,955	2,912,540	2,439,390	1,985,652	1,550,511
Site 30	Apsley Mills 10	Hemel Hempstead	1,800,000	2,160,000	5,004,443	4,698,571	4,404,444	4,121,584	3,849,533



# Appendix 15 – Varied Policy Requirements

## Berkhamsted and Tring Valley

			EUV	BLV	Residual Value			BNG 10%	BNG 20%	
					Part L 2021	Part L 2025	Zero Carbon			
Site 5	Flats 60	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,100,115	2,779,148	2,586,568	2,164,733	2,586,568	2,556,073
Site 6	Flats 20	Berkhamsted, Tring Valley	1,800,000	2,160,000	2,079,146	1,864,850	1,736,272	1,440,896	1,736,272	1,715,912
Site 7	Flats 12	Berkhamsted, Tring Valley	1,800,000	2,160,000	2,175,438	1,950,604	1,815,703	1,508,359	1,815,703	1,794,342
Site 8	Houses & Flats 100	Berkhamsted, Tring Valley	1,800,000	2,160,000	2,958,566	2,802,259	2,719,119	2,546,130	2,719,119	2,706,473
Site 9	Houses & Flats 50	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,081,224	2,918,463	2,832,014	2,652,809	2,832,014	2,818,865
Site 10	Houses & Flats 25	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,419,903	3,256,091	3,170,619	2,987,900	3,170,619	3,157,610
Site 11	Houses & Flats 12	Berkhamsted, Tring Valley	1,800,000	2,160,000	4,802,628	4,563,333	4,435,294	4,155,938	4,435,294	4,415,825
Site 12	Brown 20 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,188,379	3,045,671	2,972,879	2,816,668	2,972,879	2,961,793
Site 13	Brown 12 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,749,282	3,603,854	3,529,979	3,367,444	3,529,979	3,518,219
Site 14	Brown 4 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	4,080,554	3,916,879	3,833,066	3,594,629	3,833,066	3,819,726
Site 15	Green 100 LD	Berkhamsted, Tring Valley	25,000	625,000	3,133,702	3,013,651	2,952,761	2,828,544	2,952,761	2,950,816
Site 16	Green 20 LD	Berkhamsted, Tring Valley	25,000	625,000	3,902,832	3,740,069	3,657,553	3,485,251	3,657,553	3,655,031
Site 17	Green 12 LD	Berkhamsted, Tring Valley	100,000	700,000	4,345,132	4,162,308	4,070,896	3,893,124	4,070,896	4,068,101
Site 18	Green 7 LD	Berkhamsted, Tring Valley	100,000	700,000	4,694,412	4,516,183	4,427,068	4,240,220	4,427,068	4,424,220
Site 19	Green 4 LD	Berkhamsted, Tring Valley	100,000	700,000	4,320,552	4,094,940	3,982,135	3,777,013	3,982,135	3,978,532
Site 26	South of Berkhamsted 7	Berkhamsted	25,000	275,000	2,739,920	2,658,991	2,617,961	2,528,195	2,617,961	2,616,705
Site 27	Dunsley Farm 8	Tring	25,000	275,000	2,411,850	2,341,062	2,305,162	2,226,392	2,305,162	2,304,063

			EUV	BLV	Residual Value		
					100%	95%	95%
		Part M4(2)			100%	95%	95%
		Part M4(3)a				5%	
		Part M4(3)b					5%
Site 5	Flats 60	Berkhamsted, Tring Valley	1,800,000	2,160,000	2,649,211	2,586,568	2,492,967
Site 6	Flats 20	Berkhamsted, Tring Valley	1,800,000	2,160,000	1,778,096	1,736,272	1,673,778
Site 7	Flats 12	Berkhamsted, Tring Valley	1,800,000	2,160,000	1,859,584	1,815,703	1,750,136
Site 8	Houses & Flats 100	Berkhamsted, Tring Valley	1,800,000	2,160,000	2,748,857	2,719,119	2,674,684
Site 9	Houses & Flats 50	Berkhamsted, Tring Valley	1,800,000	2,160,000	2,862,975	2,832,014	2,785,753
Site 10	Houses & Flats 25	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,201,642	3,170,619	3,124,264
Site 11	Houses & Flats 12	Berkhamsted, Tring Valley	1,800,000	2,160,000	4,480,787	4,435,294	4,367,321
Site 12	Brown 20 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	2,999,207	2,972,879	2,933,539
Site 13	Brown 12 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,556,555	3,529,979	3,490,269
Site 14	Brown 4 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,863,358	3,833,066	3,787,803
Site 15	Green 100 LD	Berkhamsted, Tring Valley	25,000	625,000	2,974,222	2,952,761	2,920,695
Site 16	Green 20 LD	Berkhamsted, Tring Valley	25,000	625,000	3,686,834	3,657,553	3,613,802
Site 17	Green 12 LD	Berkhamsted, Tring Valley	100,000	700,000	4,103,204	4,070,896	4,022,622
Site 18	Green 7 LD	Berkhamsted, Tring Valley	100,000	700,000	4,458,374	4,427,068	4,380,291
Site 19	Green 4 LD	Berkhamsted, Tring Valley	100,000	700,000	4,019,201	3,982,135	3,926,750
Site 26	South of Berkhamsted 7	Berkhamsted	25,000	275,000	2,634,353	2,617,961	2,593,469
Site 27	Dunsley Farm 8	Tring	25,000	275,000	2,319,499	2,305,162	2,283,739

**Wider Dacorum**

			EUV	BLV	Residual Value			Zero Carbon District Heating		BNG 10%	BNG 20%
					Part L 2021	Part L 2025					
Site 5	Flats 60	Wider DBC	1,800,000	2,160,000	532,987	206,948	4,881	-437,733		4,881	-27,116
Site 6	Flats 20	Wider DBC	1,800,000	2,160,000	325,721	100,868	-34,044	-343,970		-34,044	-55,407
Site 7	Flats 12	Wider DBC	1,800,000	2,160,000	329,110	93,200	-48,346	-370,830		-48,346	-70,759
Site 8	Houses & Flats 100	Wider DBC	1,800,000	2,160,000	1,470,570	1,314,262	1,231,122	1,058,133		1,231,122	1,218,477
Site 9	Houses & Flats 50	Wider DBC	1,800,000	2,160,000	1,540,452	1,377,691	1,291,242	1,112,037		1,291,242	1,278,093
Site 10	Houses & Flats 25	Wider DBC	1,800,000	2,160,000	1,788,380	1,624,568	1,539,096	1,356,377		1,539,096	1,526,087
Site 11	Houses & Flats 12	Wider DBC	1,800,000	2,160,000	2,456,708	2,217,413	2,089,374	1,810,018		2,089,374	2,069,905
Site 12	Brown 20 LD	Wider DBC	1,800,000	2,160,000	1,689,654	1,546,946	1,474,154	1,317,943		1,474,154	1,463,068
Site 13	Brown 12 LD	Wider DBC	1,800,000	2,160,000	2,145,574	2,000,146	1,926,272	1,763,737		1,926,272	1,914,512
Site 14	Brown 4 LD	Wider DBC	1,800,000	2,160,000	2,155,648	1,987,229	1,900,986	1,655,639		1,900,986	1,887,260
Site 15	Green 100 LD	Wider DBC	25,000	625,000	1,803,703	1,683,652	1,622,762	1,498,544		1,622,762	1,620,817
Site 16	Green 20 LD	Wider DBC	25,000	625,000	2,194,154	2,031,391	1,948,875	1,776,573		1,948,875	1,946,353
Site 17	Green 12 LD	Wider DBC	100,000	700,000	2,427,499	2,244,675	2,153,263	1,975,491		2,153,263	2,150,469
Site 18	Green 7 LD	Wider DBC	100,000	700,000	2,734,850	2,556,620	2,467,506	2,280,658		2,467,506	2,464,658
Site 19	Green 4 LD	Wider DBC	100,000	700,000	2,076,834	1,844,683	1,728,607	1,517,540		1,728,607	1,724,900
Site 29	Grange Farm 9	Bovingdon	25,000	275,000	1,990,289	1,895,953	1,848,137	1,755,437		1,848,137	1,846,676

			EUV	BLV	Residual Value		
					100%	95%	95%
		Part M4(2)					
		Part M4(3)a					5%
		Part M4(3)b					5%
Site 5	Flats 60	Wider DBC	1,800,000	2,160,000	70,610	4,881	-93,330
Site 6	Flats 20	Wider DBC	1,800,000	2,160,000	9,841	-34,044	-99,616
Site 7	Flats 12	Wider DBC	1,800,000	2,160,000	-2,303	-48,346	-117,142
Site 8	Houses & Flats 100	Wider DBC	1,800,000	2,160,000	1,260,860	1,231,122	1,186,687
Site 9	Houses & Flats 50	Wider DBC	1,800,000	2,160,000	1,322,203	1,291,242	1,244,981
Site 10	Houses & Flats 25	Wider DBC	1,800,000	2,160,000	1,570,120	1,539,096	1,492,741
Site 11	Houses & Flats 12	Wider DBC	1,800,000	2,160,000	2,134,867	2,089,374	2,021,401
Site 12	Brown 20 LD	Wider DBC	1,800,000	2,160,000	1,500,482	1,474,154	1,434,814
Site 13	Brown 12 LD	Wider DBC	1,800,000	2,160,000	1,952,848	1,926,272	1,886,562
Site 14	Brown 4 LD	Wider DBC	1,800,000	2,160,000	1,932,157	1,900,986	1,854,412
Site 15	Green 100 LD	Wider DBC	25,000	625,000	1,644,223	1,622,762	1,590,696
Site 16	Green 20 LD	Wider DBC	25,000	625,000	1,978,156	1,948,875	1,905,124
Site 17	Green 12 LD	Wider DBC	100,000	700,000	2,185,572	2,153,263	2,104,989
Site 18	Green 7 LD	Wider DBC	100,000	700,000	2,498,812	2,467,506	2,420,729
Site 19	Green 4 LD	Wider DBC	100,000	700,000	1,766,749	1,728,607	1,671,617
Site 29	Grange Farm 9	Bovingdon	25,000	275,000	1,864,996	1,848,137	1,822,947



Hemel Hempstead & Markyate

			EUV	BLV	Residual Value				BNG 10%	BNG 20%
					Part L 2021	Part L 2025	Zero Carbon	Electric Heating		
Site 1	Flats 250 HD	Hemel H & Markyate	1,800,000	2,160,000	2,600,245	2,320,777	2,181,043	1,289,187	2,181,043	2,113,182
Site 2	Flats 100 HD	Hemel H & Markyate	1,800,000	2,160,000	-1,935,119	-2,221,920	-2,365,320	-3,165,003	-2,365,320	-2,434,867
Site 3	Flats 40 HD	Hemel H & Markyate	1,800,000	2,160,000	-1,998,396	-2,292,198	-2,439,098	-3,274,574	-2,439,098	-2,510,995
Site 4	Flats 100	Hemel H & Markyate	1,800,000	2,160,000	1,338,263	1,025,818	838,351	433,002	838,351	808,666
Site 5	Flats 60	Hemel H & Markyate	1,800,000	2,160,000	1,357,707	1,036,740	844,160	422,326	844,160	813,666
Site 6	Flats 20	Hemel H & Markyate	1,800,000	2,160,000	890,531	674,096	541,792	233,674	541,792	520,841
Site 7	Flats 12	Hemel H & Markyate	1,800,000	2,160,000	914,730	682,066	540,520	218,036	540,520	518,107
Site 8	Houses & Flats 100	Hemel H & Markyate	1,800,000	2,160,000	1,853,940	1,697,632	1,614,492	1,441,503	1,614,492	1,601,846
Site 9	Houses & Flats 50	Hemel H & Markyate	1,800,000	2,160,000	1,933,636	1,770,874	1,684,425	1,505,220	1,684,425	1,671,276
Site 10	Houses & Flats 25	Hemel H & Markyate	1,800,000	2,160,000	2,199,327	2,035,515	1,950,043	1,767,324	1,950,043	1,937,034
Site 11	Houses & Flats 12	Hemel H & Markyate	1,800,000	2,160,000	3,042,170	2,802,875	2,674,837	2,395,480	2,674,837	2,655,367
Site 12	Brown 20 LD	Hemel H & Markyate	1,800,000	2,160,000	2,045,140	1,902,432	1,829,640	1,673,429	1,829,640	1,818,554
Site 13	Brown 12 LD	Hemel H & Markyate	1,800,000	2,160,000	2,523,188	2,377,760	2,303,886	2,141,351	2,303,886	2,292,126
Site 14	Brown 4 LD	Hemel H & Markyate	1,800,000	2,160,000	2,679,783	2,516,108	2,430,332	2,184,984	2,430,332	2,416,606
Site 20	Hospital Site 1	Hemel Hempstead	1,800,000	2,160,000	2,298,204	2,081,275	1,951,117	1,633,235	1,951,117	1,930,481
Site 21	Station Gateway 2	Hemel Hempstead	1,800,000	2,160,000	2,882,248	2,608,439	2,444,153	2,042,893	2,444,153	2,418,105
Site 22	Civic Centre 3	Hemel Hempstead	100,000	700,000	3,174,749	2,845,357	2,680,660	1,621,010	2,680,660	2,665,332
Site 23	Market Sq. 4	Hemel Hempstead	100,000	700,000	-2,693,216	-3,131,271	-3,350,299	-4,576,754	-3,350,299	-3,370,657
Site 24	Cupid Green Depot 5	Hemel Hempstead	1,800,000	2,160,000	3,846,310	3,480,916	3,261,680	2,726,205	3,261,680	3,226,919
Site 25	Riverside 6	Hemel Hempstead	1,800,000	2,160,000	2,205,582	1,743,690	1,512,744	100,084	1,512,744	1,405,661
Site 30	Apsley Mills 10	Hemel Hempstead	1,800,000	2,160,000	4,725,659	4,278,482	4,010,176	3,355,077	4,010,176	3,967,635

			EUV	BLV	Residual Value		
					100%	95%	95%
		Part M4(2)					
		Part M4(3)a					5%
		Part M4(3)b					5%
Site 1	Flats 250 HD	Hemel H & Markyate	1,800,000	2,160,000	2,315,612	2,181,043	1,979,973
Site 2	Flats 100 HD	Hemel H & Markyate	1,800,000	2,160,000	-2,247,132	-2,365,320	-2,543,535
Site 3	Flats 40 HD	Hemel H & Markyate	1,800,000	2,160,000	-2,318,025	-2,439,098	-2,622,631
Site 4	Flats 100	Hemel H & Markyate	1,800,000	2,160,000	899,331	838,351	747,235
Site 5	Flats 60	Hemel H & Markyate	1,800,000	2,160,000	906,803	844,160	750,559
Site 6	Flats 20	Hemel H & Markyate	1,800,000	2,160,000	584,828	541,792	477,487
Site 7	Flats 12	Hemel H & Markyate	1,800,000	2,160,000	586,563	540,520	471,724
Site 8	Houses & Flats 100	Hemel H & Markyate	1,800,000	2,160,000	1,644,230	1,614,492	1,570,057
Site 9	Houses & Flats 50	Hemel H & Markyate	1,800,000	2,160,000	1,715,386	1,684,425	1,638,164
Site 10	Houses & Flats 25	Hemel H & Markyate	1,800,000	2,160,000	1,981,066	1,950,043	1,903,688
Site 11	Houses & Flats 12	Hemel H & Markyate	1,800,000	2,160,000	2,720,329	2,674,837	2,606,863
Site 12	Brown 20 LD	Hemel H & Markyate	1,800,000	2,160,000	1,855,968	1,829,640	1,790,300
Site 13	Brown 12 LD	Hemel H & Markyate	1,800,000	2,160,000	2,330,462	2,303,886	2,264,176
Site 14	Brown 4 LD	Hemel H & Markyate	1,800,000	2,160,000	2,461,503	2,430,332	2,383,758
Site 20	Hospital Site 1	Hemel Hempstead	1,800,000	2,160,000	1,999,313	1,951,117	1,879,105
Site 21	Station Gateway 2	Hemel Hempstead	1,800,000	2,160,000	2,504,985	2,444,153	2,353,258
Site 22	Civic Centre 3	Hemel Hempstead	100,000	700,000	2,839,269	2,680,660	2,443,670
Site 23	Market Sq. 4	Hemel Hempstead	100,000	700,000	-3,169,781	-3,350,299	-3,620,028
Site 24	Cupid Green Depot 5	Hemel Hempstead	1,800,000	2,160,000	3,342,860	3,261,680	3,140,382
Site 25	Riverside 6	Hemel Hempstead	1,800,000	2,160,000	1,735,153	1,512,744	1,180,423
Site 30	Apsley Mills 10	Hemel Hempstead	1,800,000	2,160,000	4,109,526	4,010,176	3,861,729



# Appendix 16 – Varied Affordable Housing

## Berkhamsted and Tring Valley

			EUV	BLV	Residual Value									
					0%	5%	10%	15%	20%	25%	30%	35%	40%	
Site 5	Flats 60	Berkhamsted, Tring Valley	1,800,000	2,160,000	7,338,437	6,938,279	6,538,121	5,879,555	5,220,937	4,562,344	3,903,856	3,245,134	2,586,568	
Site 6	Flats 20	Berkhamsted, Tring Valley	1,800,000	2,160,000	4,915,756	4,642,344	4,368,931	3,930,171	3,491,378	3,052,602	2,613,891	2,175,032	1,736,272	
Site 7	Flats 12	Berkhamsted, Tring Valley	1,800,000	2,160,000	5,073,506	4,805,428	4,537,350	4,083,761	3,630,135	3,176,527	2,722,993	2,269,292	1,815,703	
Site 8	Houses & Flats 100	Berkhamsted, Tring Valley	1,800,000	2,160,000	5,750,684	5,502,505	5,254,326	4,831,809	4,409,257	3,986,722	3,564,258	3,141,636	2,719,119	
Site 9	Houses & Flats 50	Berkhamsted, Tring Valley	1,800,000	2,160,000	5,952,591	5,693,718	5,434,845	5,001,057	4,567,235	4,133,429	3,699,694	3,265,802	2,832,014	
Site 10	Houses & Flats 25	Berkhamsted, Tring Valley	1,800,000	2,160,000	6,401,565	6,116,016	5,830,468	5,387,175	4,943,851	4,500,543	4,057,298	3,613,911	3,170,619	
Site 11	Houses & Flats 12	Berkhamsted, Tring Valley	1,800,000	2,160,000	9,159,137	8,768,209	8,377,281	7,720,310	7,063,285	6,406,288	5,749,396	5,092,266	4,435,294	
Site 12	Brown 20 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	5,818,649	5,551,049	5,283,450	4,898,366	4,513,259	4,128,164	3,743,116	3,357,962	2,972,879	
Site 13	Brown 12 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	6,687,088	6,405,394	6,123,699	5,691,428	5,259,126	4,826,839	4,394,613	3,962,251	3,529,979	
Site 14	Brown 4 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	8,226,260	7,755,731	7,285,203	6,709,857	6,134,490	5,559,134	4,983,820	4,408,411	3,833,066	
Site 15	Green 100 LD	Berkhamsted, Tring Valley	25,000	625,000	5,638,249	5,399,739	5,161,229	4,793,164	4,425,073	4,056,995	3,688,969	3,320,827	2,952,761	
Site 16	Green 20 LD	Berkhamsted, Tring Valley	25,000	625,000	7,027,793	6,730,370	6,432,947	5,970,398	5,507,816	5,045,250	4,582,751	4,120,102	3,657,553	
Site 17	Green 12 LD	Berkhamsted, Tring Valley	100,000	700,000	7,908,114	7,570,482	7,232,850	6,705,877	6,178,865	5,651,873	5,124,957	4,597,870	4,070,896	
Site 18	Green 7 LD	Berkhamsted, Tring Valley	100,000	700,000	8,371,937	8,021,456	7,670,974	7,130,342	6,589,672	6,049,021	5,508,446	4,967,700	4,427,068	
Site 19	Green 4 LD	Berkhamsted, Tring Valley	100,000	700,000	9,208,099	8,700,912	8,193,726	7,491,813	6,789,862	6,087,930	5,386,076	4,684,047	3,982,135	
Site 26	South of Berkhamsted 7	Berkhamsted	25,000	275,000	4,734,037	4,543,128	4,352,220	4,063,186	3,774,133	3,485,090	3,196,086	2,906,994	2,617,961	
Site 27	Dunsley Farm 8	Tring	25,000	275,000	4,033,164	3,874,778	3,716,392	3,481,195	3,245,982	3,010,777	2,775,602	2,540,359	2,305,162	

## Wider Dacorum

			EUV	BLV	Residual Value									
					0%	5%	10%	15%	20%	25%	30%	35%	40%	
Site 5	Flats 60	Wider DBC	1,800,000	2,160,000	3,010,967	2,722,897	2,434,827	2,032,274	1,629,698	1,227,134	824,615	421,994	4,881	
Site 6	Flats 20	Wider DBC	1,800,000	2,160,000	2,011,182	1,822,080	1,632,978	1,360,345	1,087,696	815,055	536,431	252,019	-34,044	
Site 7	Flats 12	Wider DBC	1,800,000	2,160,000	2,092,242	1,894,853	1,697,464	1,415,098	1,129,316	838,758	544,258	247,929	-48,346	
Site 8	Houses & Flats 100	Wider DBC	1,800,000	2,160,000	3,116,174	2,944,299	2,772,424	2,515,549	2,258,657	2,001,773	1,744,923	1,487,997	1,231,122	
Site 9	Houses & Flats 50	Wider DBC	1,800,000	2,160,000	3,226,043	3,046,920	2,867,797	2,605,046	2,342,279	2,079,520	1,816,794	1,553,993	1,291,242	
Site 10	Houses & Flats 25	Wider DBC	1,800,000	2,160,000	3,544,021	3,352,676	3,161,331	2,890,967	2,620,596	2,350,214	2,079,873	1,809,461	1,539,996	
Site 11	Houses & Flats 12	Wider DBC	1,800,000	2,160,000	4,979,760	4,723,834	4,467,907	4,071,999	3,675,063	3,278,641	2,882,275	2,485,782	2,089,374	
Site 12	Brown 20 LD	Wider DBC	1,800,000	2,160,000	3,227,355	3,052,049	2,876,743	2,642,984	2,409,213	2,175,448	1,941,707	1,707,913	1,474,154	
Site 13	Brown 12 LD	Wider DBC	1,800,000	2,160,000	3,841,855	3,658,073	3,474,291	3,216,296	2,958,285	2,700,281	2,442,308	2,184,267	1,926,272	
Site 14	Brown 4 LD	Wider DBC	1,800,000	2,160,000	4,761,573	4,444,263	4,126,953	3,758,776	3,390,588	3,022,406	2,654,245	2,279,835	1,900,986	
Site 15	Green 100 LD	Wider DBC	25,000	625,000	3,293,162	3,131,510	2,969,859	2,745,349	2,520,827	2,296,311	2,071,820	1,847,272	1,622,762	
Site 16	Green 20 LD	Wider DBC	25,000	625,000	3,989,445	3,795,583	3,601,721	3,326,255	3,050,772	2,775,298	2,499,856	2,224,341	1,948,875	
Site 17	Green 12 LD	Wider DBC	100,000	700,000	4,505,928	4,278,687	4,051,447	3,735,092	3,418,719	3,102,355	2,786,027	2,469,619	2,153,263	
Site 18	Green 7 LD	Wider DBC	100,000	700,000	4,899,173	4,663,029	4,426,886	4,100,332	3,773,759	3,447,196	3,120,669	2,794,060	2,467,506	
Site 19	Green 4 LD	Wider DBC	100,000	700,000	5,149,147	4,794,077	4,439,007	3,989,438	3,539,849	3,090,270	2,640,729	2,191,103	1,728,607	
Site 29	Grange Farm 9	Bovingdon	25,000	275,000	3,699,716	3,533,184	3,366,652	3,113,575	2,860,481	2,607,395	2,354,344	2,101,214	1,848,137	

## Hemel Hempstead & Markyate

			EUV	BLV	Residual Value									
					0%	5%	10%	15%	20%	25%	30%	35%	40%	
Site 1	Flats 250 HD	Hemel H & Markyate	1,800,000	2,160,000	9,321,216	8,657,924	7,994,632	7,025,731	6,056,769	5,087,837	4,119,028	3,149,944	2,181,043	
Site 2	Flats 100 HD	Hemel H & Markyate	1,800,000	2,160,000	3,309,562	2,808,130	2,306,697	1,552,114	797,480	28,431	-763,244	-1,558,504	-2,365,320	
Site 3	Flats 40 HD	Hemel H & Markyate	1,800,000	2,160,000	3,364,882	2,859,026	2,353,169	1,583,220	807,803	3,992	-803,803	-1,615,846	-2,439,098	
Site 4	Flats 100	Hemel H & Markyate	1,800,000	2,160,000	4,051,377	3,753,938	3,456,499	3,020,154	2,583,783	2,147,425	1,711,122	1,274,695	838,351	
Site 5	Flats 60	Hemel H & Markyate	1,800,000	2,160,000	4,124,021	3,817,901	3,511,782	3,067,192	2,622,575	2,177,971	1,733,423	1,288,750	844,160	
Site 6	Flats 20	Hemel H & Markyate	1,800,000	2,160,000	2,753,933	2,551,031	2,348,128	2,048,059	1,747,971	1,447,892	1,147,853	847,725	541,792	
Site 7	Flats 12	Hemel H & Markyate	1,800,000	2,160,000	2,844,203	2,635,540	2,426,876	2,116,480	1,806,064	1,495,658	1,183,417	863,961	540,520	
Site 8	Houses & Flats 100	Hemel H & Markyate	1,800,000	2,160,000	3,658,337	3,475,953	3,293,568	3,013,732	2,733,876	2,454,030	2,174,223	1,894,328	1,614,492	
Site 9	Houses & Flats 50	Hemel H & Markyate	1,800,000	2,160,000	3,782,446	3,592,464	3,402,481	3,116,148	2,829,796	2,543,453	2,257,149	1,970,758	1,684,425	
Site 10	Houses & Flats 25	Hemel H & Markyate	1,800,000	2,160,000	4,125,842	3,921,367	3,716,893	3,422,427	3,127,943	2,833,468	2,539,029	2,244,509	1,950,043	
Site 11	Houses & Flats 12	Hemel H & Markyate	1,800,000	2,160,000	5,820,756	5,546,014	5,271,272	4,838,549	4,405,794	3,973,055	3,540,378	3,107,560	2,674,837	
Site 12	Brown 20 LD	Hemel H & Markyate	1,800,000	2,160,000	3,728,516	3,540,905	3,353,293	3,099,357	2,845,409	2,591,468	2,337,551	2,083,575	1,829,640	
Site 13	Brown 12 LD	Hemel H & Markyate	1,800,000	2,160,000	4,385,006	4,188,169	3,991,332	3,710,100	3,428,850	3,147,609	2,866,402	2,585,118	2,303,886	
Site 14	Brown 4 LD	Hemel H & Markyate	1,800,000	2,160,000	5,482,605	5,144,866	4,807,126	4,411,327	4,015,516	3,619,711	3,223,929	2,828,094	2,430,332	
Site 20	Hospital Site 1	Hemel Hempstead	1,800,000	2,160,000	4,608,107	4,359,545	4,110,984	3,751,017	3,391,029	3,031,051	2,671,118	2,311,084	1,951,117	
Site 21	Station Gateway 2	Hemel Hempstead	1,800,000	2,160,000	5,789,029	5,475,965	5,162,901	4,709,790	4,256,651	3,803,527	3,350,458	2,897,263	2,444,153	
Site 22	Civic Centre 3	Hemel Hempstead	100,000	700,000	11,123,763	10,338,702	9,553,641	8,408,180	7,262,648	6,117,151	4,971,798	3,826,121	2,680,660	
Site 23	Market Sq. 4	Hemel Hempstead	100,000	700,000	5,318,600	4,547,817	3,777,033	2,622,255	1,467,399	307,970	-903,081	-2,115,562	-3,350,299	
Site 24	Cupid Green Depot 5	Hemel Hempstead	1,800,000	2,160,000	7,725,359	7,307,581	6,889,802	6,285,134	5,680,428	5,075,741	4,471,129	3,866,348	3,261,680	
Site 25	Riverside 6	Hemel Hempstead	1,800,000	2,160,000	12,690,688	11,657,894	10,625,099	9,106,422	7,587,647	6,068,921	4,550,390	3,031,421	1,512,744	
Site 30	Apsley Mills 10	Hemel Hempstead	1,800,000	2,160,000	9,481,841	8,969,485	8,457,129	7,715,993	6,974,811	6,233,653	5,492,585	4,751,312	4,010,176	



# Appendix 17 – Varied First Home Prices

## Berkhamsted and Tring Valley

			EUV	BLV Residual Value								
				Discount	70%	60%	50%	70%	70%	70%	70%	70%
Site 5	Flats 60	Berkhamsted, Tring Valley	1,800,000	2,160,000	2,586,568	2,447,370	2,257,485	2,586,568	2,466,570	2,346,572	2,226,574	2,093,328
Site 6	Flats 20	Berkhamsted, Tring Valley	1,800,000	2,160,000	1,736,272	1,631,457	1,514,563	1,736,272	1,687,566	1,638,860	1,590,154	1,514,563
Site 7	Flats 12	Berkhamsted, Tring Valley	1,800,000	2,160,000	1,815,703	1,696,398	1,562,762	1,815,703	1,717,591	1,619,478	1,521,366	1,423,254
Site 8	Houses & Flats 100	Berkhamsted, Tring Valley	1,800,000	2,160,000	2,719,119	2,710,667	2,683,595	2,719,119	2,665,537	2,611,954	2,557,399	2,497,863
Site 9	Houses & Flats 50	Berkhamsted, Tring Valley	1,800,000	2,160,000	2,832,014	2,827,188	2,794,197	2,832,014	2,771,098	2,710,182	2,649,265	2,588,349
Site 10	Houses & Flats 25	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,170,619	3,149,839	3,112,490	3,170,619	3,130,008	3,089,397	3,045,466	2,984,550
Site 11	Houses & Flats 12	Berkhamsted, Tring Valley	1,800,000	2,160,000	4,435,294	4,435,294	4,362,431	4,435,294	4,346,000	4,256,706	4,167,412	4,078,118
Site 12	Brown 20 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	2,972,879	2,945,922	2,902,974	2,972,879	2,947,087	2,921,296	2,887,345	2,835,762
Site 13	Brown 12 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,529,979	3,529,979	3,497,768	3,529,979	3,478,026	3,426,073	3,374,120	3,322,168
Site 14	Brown 4 LD	Berkhamsted, Tring Valley	1,800,000	2,160,000	3,833,066	3,833,066	3,833,066	3,833,066	3,833,066	3,833,066	3,833,066	3,833,066
Site 15	Green 100 LD	Berkhamsted, Tring Valley	25,000	625,000	2,952,761	2,943,825	2,929,587	2,952,761	2,918,561	2,884,361	2,847,455	2,804,704
Site 16	Green 20 LD	Berkhamsted, Tring Valley	25,000	625,000	3,657,553	3,657,553	3,622,323	3,657,553	3,600,730	3,543,906	3,487,083	3,430,259
Site 17	Green 12 LD	Berkhamsted, Tring Valley	100,000	700,000	4,070,896	4,070,896	4,070,896	4,070,896	4,014,073	3,957,249	3,900,426	3,843,602
Site 18	Green 7 LD	Berkhamsted, Tring Valley	100,000	700,000	4,427,068	4,427,068	4,427,068	4,427,068	4,370,521	4,313,974	4,257,427	4,200,879
Site 19	Green 4 LD	Berkhamsted, Tring Valley	100,000	700,000	3,982,135	3,982,135	3,982,135	3,982,135	3,982,135	3,982,135	3,982,135	3,982,135
Site 26	South of Berkhamsted 7	Berkhamsted	25,000	275,000	2,617,961	2,609,894	2,597,759	2,617,961	2,592,876	2,567,791	2,540,264	2,507,461
Site 27	Dunsley Farm 8	Tring	25,000	275,000	2,305,162	2,297,947	2,284,719	2,305,162	2,283,482	2,261,803	2,240,123	2,211,298

## Wider Dacorum

			EUV	BLV Residual Value								
				Discount	70%	60%	50%	70%	70%	70%	70%	70%
Site 5	Flats 60	Wider DBC	1,800,000	2,160,000	4,881	-167,725	-340,332	4,881	-18,931	-64,097	-190,006	-315,915
Site 6	Flats 20	Wider DBC	1,800,000	2,160,000	-34,044	-132,166	-230,288	-34,044	-34,044	-44,183	-95,289	-146,394
Site 7	Flats 12	Wider DBC	1,800,000	2,160,000	-48,346	-168,915	-289,485	-48,346	-48,346	-68,770	-171,716	-274,661
Site 8	Houses & Flats 100	Wider DBC	1,800,000	2,160,000	1,231,122	1,197,020	1,125,253	1,231,122	1,183,493	1,131,379	1,077,977	1,024,215
Site 9	Houses & Flats 50	Wider DBC	1,800,000	2,160,000	1,291,242	1,248,132	1,163,062	1,291,242	1,242,509	1,184,596	1,123,680	1,062,784
Site 10	Houses & Flats 25	Wider DBC	1,800,000	2,160,000	1,539,096	1,494,637	1,421,040	1,539,096	1,498,485	1,457,874	1,417,264	1,376,653
Site 11	Houses & Flats 12	Wider DBC	1,800,000	2,160,000	2,089,374	1,985,256	1,837,119	2,089,374	2,000,080	1,910,786	1,821,492	1,732,198
Site 12	Brown 20 LD	Wider DBC	1,800,000	2,160,000	1,474,154	1,420,632	1,362,158	1,474,154	1,448,362	1,422,571	1,396,780	1,370,989
Site 13	Brown 12 LD	Wider DBC	1,800,000	2,160,000	1,926,272	1,860,603	1,784,960	1,926,272	1,874,319	1,822,366	1,770,413	1,718,460
Site 14	Brown 4 LD	Wider DBC	1,800,000	2,160,000	1,900,986	1,900,986	1,900,986	1,900,986	1,900,986	1,900,986	1,900,986	1,900,986
Site 15	Green 100 LD	Wider DBC	25,000	625,000	1,622,762	1,603,815	1,562,173	1,622,762	1,588,562	1,554,361	1,520,161	1,485,960
Site 16	Green 20 LD	Wider DBC	25,000	625,000	1,948,875	1,877,050	1,794,315	1,948,875	1,892,052	1,835,228	1,778,405	1,721,581
Site 17	Green 12 LD	Wider DBC	100,000	700,000	2,153,263	2,153,263	2,081,439	2,153,263	2,096,440	2,039,617	1,982,793	1,925,970
Site 18	Green 7 LD	Wider DBC	100,000	700,000	2,467,506	2,467,506	2,396,030	2,467,506	2,410,959	2,354,411	2,297,864	2,241,317
Site 19	Green 4 LD	Wider DBC	100,000	700,000	1,728,607	1,728,607	1,728,607	1,728,607	1,728,607	1,728,607	1,728,607	1,728,607
Site 29	Grange Farm 9	Bovingdon	25,000	275,000	1,848,137	1,841,723	1,828,627	1,848,137	1,822,439	1,796,741	1,771,042	1,738,991

## Hemel Hempstead & Markyate

			EUV	BLV Residual Value								
				Discount	70%	60%	50%	70%	70%	70%	70%	70%
Site 1	Flats 250 HD	Hemel H & Markyate	1,800,000	2,160,000	2,181,043	1,838,642	1,482,824	2,181,043	2,143,772	1,999,158	1,763,105	1,527,052
Site 2	Flats 100 HD	Hemel H & Markyate	1,800,000	2,160,000	-2,365,320	-2,673,155	-2,992,473	-2,365,320	-2,392,387	-2,523,147	-2,743,747	-2,964,347
Site 3	Flats 40 HD	Hemel H & Markyate	1,800,000	2,160,000	-2,439,098	-2,752,461	-3,066,455	-2,439,098	-2,439,098	-2,553,033	-2,765,191	-2,977,349
Site 4	Flats 100	Hemel H & Markyate	1,800,000	2,160,000	838,351	681,531	519,679	838,351	824,374	757,565	645,750	533,936
Site 5	Flats 60	Hemel H & Markyate	1,800,000	2,160,000	844,160	681,443	510,086	844,160	820,160	744,322	624,324	504,326
Site 6	Flats 20	Hemel H & Markyate	1,800,000	2,160,000	541,792	441,390	339,180	541,792	541,792	514,728	464,610	413,793
Site 7	Flats 12	Hemel H & Markyate	1,800,000	2,160,000	540,520	414,927	289,334	540,520	540,520	484,930	381,984	279,039
Site 8	Houses & Flats 100	Hemel H & Markyate	1,800,000	2,160,000	1,614,492	1,586,029	1,521,110	1,614,492	1,566,297	1,512,715	1,459,133	1,405,551
Site 9	Houses & Flats 50	Hemel H & Markyate	1,800,000	2,160,000	1,684,425	1,649,141	1,570,261	1,684,425	1,634,534	1,573,617	1,512,701	1,451,785
Site 10	Houses & Flats 25	Hemel H & Markyate	1,800,000	2,160,000	1,950,043	1,911,773	1,843,228	1,950,043	1,909,432	1,868,821	1,828,210	1,787,600
Site 11	Houses & Flats 12	Hemel H & Markyate	1,800,000	2,160,000	2,674,837	2,580,721	2,447,583	2,674,837	2,585,543	2,496,249	2,406,955	2,317,660
Site 12	Brown 20 LD	Hemel H & Markyate	1,800,000	2,160,000	1,829,640	1,783,979	1,723,256	1,829,640	1,803,848	1,778,057	1,752,266	1,726,474
Site 13	Brown 12 LD	Hemel H & Markyate	1,800,000	2,160,000	2,303,886	2,255,673	2,177,121	2,303,886	2,251,933	2,199,980	2,148,027	2,096,074
Site 14	Brown 4 LD	Hemel H & Markyate	1,800,000	2,160,000	2,430,332	2,430,332	2,430,332	2,430,332	2,430,332	2,430,332	2,430,332	2,430,332
Site 20	Hospital Site 1	Hemel Hempstead	1,800,000	2,160,000	1,951,117	1,831,434	1,697,524	1,951,117	1,911,602	1,848,080	1,764,108	1,680,137
Site 21	Station Gateway 2	Hemel Hempstead	1,800,000	2,160,000	2,444,153	2,293,958	2,125,582	2,444,153	2,393,648	2,313,772	2,208,877	2,103,982
Site 22	Civic Centre 3	Hemel Hempstead	100,000	700,000	2,680,660	2,277,508	1,861,161	2,680,660	2,644,010	2,478,717	2,203,841	1,928,964
Site 23	Market Sq. 4	Hemel Hempstead	100,000	700,000	-3,350,299	-3,816,101	-4,300,718	-3,350,299	-3,382,441	-3,570,792	-3,895,342	-4,222,786
Site 24	Cupid Green Depot 5	Hemel Hempstead	1,800,000	2,160,000	3,261,680	3,061,248	2,836,553	3,261,680	3,194,282	3,087,689	2,947,708	2,807,727
Site 25	Riverside 6	Hemel Hempstead	1,800,000	2,160,000	1,512,744	971,708	416,475	1,512,744	1,473,310	1,258,197	893,431	528,666
Site 30	Apsley Mills 10	Hemel Hempstead	1,800,000	2,160,000	4,010,176	3,764,367	3,489,746	4,010,176	3,930,145	3,800,724	3,629,229	3,457,734



# Appendix 18 – Varied Values and Costs

## Berkhamsted and Tring Valley

				Residual Value									
		EUV	BLV	-20%	-15%	-10%	-5%	0%	+5%	+10%	+15%	+20%	
Site 5	Flats 60	Berkhamsted, Tring Valle	1,800,000	2,160,000	-221,428	662,594	1,520,290	2,377,986	3,214,849	4,029,504	4,844,159	5,658,814	6,473,468
Site 6	Flats 20	Berkhamsted, Tring Valle	1,800,000	2,160,000	-176,416	427,945	1,013,418	1,589,406	2,154,824	2,708,974	3,263,124	3,817,274	4,371,424
Site 7	Flats 12	Berkhamsted, Tring Valle	1,800,000	2,160,000	-175,902	450,453	1,070,492	1,672,497	2,248,155	2,801,115	3,354,075	3,907,034	4,459,994
Site 8	Houses & Flats 100	Berkhamsted, Tring Valle	1,800,000	2,160,000	1,367,464	1,809,464	2,251,027	2,690,108	3,129,190	3,568,272	4,007,354	4,446,436	4,885,518
Site 9	Houses & Flats 50	Berkhamsted, Tring Valle	1,800,000	2,160,000	1,436,492	1,893,794	2,350,201	2,801,532	3,252,862	3,704,193	4,155,523	4,606,854	5,058,184
Site 10	Houses & Flats 25	Berkhamsted, Tring Valle	1,800,000	2,160,000	1,688,642	2,166,739	2,644,835	3,122,932	3,601,028	4,079,125	4,557,222	5,035,318	5,513,415
Site 11	Houses & Flats 12	Berkhamsted, Tring Valle	1,800,000	2,160,000	2,320,117	3,008,348	3,696,579	4,384,810	5,073,042	5,761,273	6,449,504	7,137,735	7,825,966
Site 12	Brown 20 LD	Berkhamsted, Tring Valle	1,800,000	2,160,000	1,653,267	2,076,688	2,500,110	2,923,532	3,346,953	3,770,375	4,193,797	4,617,219	5,040,640
Site 13	Brown 12 LD	Berkhamsted, Tring Valle	1,800,000	2,160,000	2,131,058	2,585,926	3,040,795	3,495,663	3,950,532	4,405,400	4,860,269	5,315,137	5,770,006
Site 14	Brown 4 LD	Berkhamsted, Tring Valle	1,800,000	2,160,000	2,122,702	2,698,699	3,264,069	3,829,438	4,394,808	4,960,177	5,525,547	6,090,916	6,656,286
Site 15	Green 100 LD	Berkhamsted, Tring Valle	25,000	625,000	1,799,252	2,179,218	2,559,184	2,939,150	3,319,116	3,699,081	4,079,047	4,459,013	4,838,979
Site 16	Green 20 LD	Berkhamsted, Tring Valle	25,000	625,000	2,168,841	2,656,102	3,143,362	3,630,622	4,117,882	4,605,142	5,092,403	5,579,663	6,066,923
Site 17	Green 12 LD	Berkhamsted, Tring Valle	100,000	700,000	2,417,773	2,962,183	3,506,594	4,051,004	4,595,415	5,139,826	5,684,236	6,228,647	6,773,058
Site 18	Green 7 LD	Berkhamsted, Tring Valle	100,000	700,000	2,746,069	3,300,849	3,855,629	4,410,410	4,965,190	5,519,970	6,074,751	6,629,531	7,184,311
Site 19	Green 4 LD	Berkhamsted, Tring Valle	100,000	700,000	2,013,673	2,684,121	3,349,672	4,015,224	4,680,775	5,346,326	6,011,877	6,677,428	7,342,980
Site 26	South of Berkhamsted 7	Berkhamsted	25,000	275,000	1,736,983	2,029,886	2,321,898	2,613,909	2,905,921	3,197,933	3,489,945	3,781,957	4,073,968
Site 27	Dunsley Farm 8	Tring	25,000	275,000	1,551,570	1,799,732	2,047,872	2,293,636	2,539,401	2,785,166	3,030,930	3,276,695	3,522,460
				Residual Value									
		EUV	BLV	-10%	-5%	0%	+5%	+10%	+15%	+20%			
Site 5	Flats 60	Berkhamsted, Tring Valle	1,800,000	2,160,000	4,567,706	3,891,278	3,214,849	2,538,421	1,861,993	1,185,565	509,137		
Site 6	Flats 20	Berkhamsted, Tring Valle	1,800,000	2,160,000	3,056,884	2,605,854	2,154,824	1,703,794	1,252,764	801,735	336,946		
Site 7	Flats 12	Berkhamsted, Tring Valle	1,800,000	2,160,000	3,192,850	2,720,502	2,248,155	1,775,808	1,303,461	818,972	324,715		
Site 8	Houses & Flats 100	Berkhamsted, Tring Valle	1,800,000	2,160,000	3,716,280	3,422,735	3,129,190	2,835,646	2,542,101	2,248,556	1,955,012		
Site 9	Houses & Flats 50	Berkhamsted, Tring Valle	1,800,000	2,160,000	3,862,630	3,557,746	3,252,862	2,947,979	2,643,095	2,338,211	2,033,327		
Site 10	Houses & Flats 25	Berkhamsted, Tring Valle	1,800,000	2,160,000	4,206,472	3,903,750	3,601,028	3,298,307	2,995,585	2,692,863	2,390,141		
Site 11	Houses & Flats 12	Berkhamsted, Tring Valle	1,800,000	2,160,000	5,979,637	5,526,339	5,073,042	4,619,744	4,166,446	3,713,149	3,259,851		
Site 12	Brown 20 LD	Berkhamsted, Tring Valle	1,800,000	2,160,000	3,862,674	3,604,814	3,346,953	3,089,093	2,831,233	2,573,373	2,315,513		
Site 13	Brown 12 LD	Berkhamsted, Tring Valle	1,800,000	2,160,000	4,478,184	4,214,358	3,950,532	3,686,706	3,422,880	3,159,053	2,895,227		
Site 14	Brown 4 LD	Berkhamsted, Tring Valle	1,800,000	2,160,000	5,000,845	4,697,826	4,394,808	4,091,789	3,788,771	3,485,752	3,182,733		
Site 15	Green 100 LD	Berkhamsted, Tring Valle	25,000	625,000	3,751,556	3,535,336	3,319,116	3,102,895	2,886,675	2,670,455	2,454,235		
Site 16	Green 20 LD	Berkhamsted, Tring Valle	25,000	625,000	4,703,047	4,410,465	4,117,882	3,825,300	3,532,717	3,240,135	2,947,552		
Site 17	Green 12 LD	Berkhamsted, Tring Valle	100,000	700,000	5,245,606	4,920,510	4,595,415	4,270,320	3,945,224	3,620,129	3,295,034		
Site 18	Green 7 LD	Berkhamsted, Tring Valle	100,000	700,000	5,599,696	5,282,443	4,965,190	4,647,937	4,330,684	4,013,431	3,696,178		
Site 19	Green 4 LD	Berkhamsted, Tring Valle	100,000	700,000	5,484,085	5,082,430	4,680,775	4,279,120	3,877,465	3,475,810	3,074,155		
Site 26	South of Berkhamsted 7	Berkhamsted	25,000	275,000	3,197,130	3,051,525	2,905,921	2,760,317	2,614,713	2,469,109	2,323,505		
Site 27	Dunsley Farm 8	Tring	25,000	275,000	2,794,232	2,666,817	2,539,401	2,411,985	2,284,569	2,155,197	2,025,523		

**Wider Dacorum**

Changes in Value					Residual Value									
			EUV	BLV	-20%	-15%	-10%	-5%	0%	+5%	+10%	+15%	+20%	
Site 5	Flats 60	Wider DBC	1,800,000	2,160,000	-2,581,193	-1,822,613	-1,073,461	-335,744	391,407	1,078,705	1,764,862	2,451,018	3,137,175	
Site 6	Flats 20	Wider DBC	1,800,000	2,160,000	-1,739,364	-1,237,575	-741,416	-252,854	230,635	709,020	1,170,964	1,631,754	2,092,544	
Site 7	Flats 12	Wider DBC	1,800,000	2,160,000	-1,817,311	-1,297,260	-782,197	-275,554	225,529	726,613	1,218,466	1,696,913	2,174,472	
Site 8	Houses & Flats 100	Wider DBC	1,800,000	2,160,000	57,331	419,123	772,435	1,125,287	1,475,364	1,820,677	2,165,989	2,510,956	2,853,988	
Site 9	Houses & Flats 50	Wider DBC	1,800,000	2,160,000	62,697	443,094	811,376	1,178,720	1,540,862	1,898,130	2,255,397	2,611,956	2,964,558	
Site 10	Houses & Flats 25	Wider DBC	1,800,000	2,160,000	257,742	649,902	1,032,339	1,414,775	1,796,413	2,169,926	2,543,439	2,916,952	3,290,465	
Site 11	Houses & Flats 12	Wider DBC	1,800,000	2,160,000	122,693	727,252	1,315,966	1,892,888	2,466,295	3,003,975	3,541,656	4,079,337	4,617,017	
Site 12	Brown 20 LD	Wider DBC	1,800,000	2,160,000	338,887	680,735	1,020,861	1,360,987	1,696,780	2,025,406	2,354,032	2,682,657	3,011,283	
Site 13	Brown 12 LD	Wider DBC	1,800,000	2,160,000	678,324	1,052,522	1,428,720	1,804,918	2,172,388	2,525,421	2,878,453	3,231,485	3,584,517	
Site 14	Brown 4 LD	Wider DBC	1,800,000	2,160,000	439,170	899,580	1,359,990	1,814,208	2,265,721	2,711,115	3,149,909	3,588,703	4,027,497	
Site 15	Green 100 LD	Wider DBC	25,000	625,000	645,235	949,055	1,249,435	1,548,146	1,845,421	2,140,320	2,435,219	2,730,118	3,025,016	
Site 16	Green 20 LD	Wider DBC	25,000	625,000	617,453	1,020,963	1,424,473	1,827,982	2,221,946	2,600,118	2,978,290	3,356,462	3,734,634	
Site 17	Green 12 LD	Wider DBC	100,000	700,000	766,119	1,199,371	1,621,898	2,044,426	2,466,954	2,889,481	3,312,009	3,734,537	4,157,064	
Site 18	Green 7 LD	Wider DBC	100,000	700,000	1,052,811	1,499,613	1,930,189	2,360,765	2,791,341	3,221,916	3,652,492	4,083,068	4,513,644	
Site 19	Green 4 LD	Wider DBC	100,000	700,000	36,896	578,889	1,120,882	1,656,105	2,187,621	2,704,168	3,220,715	3,737,262	4,253,810	
Site 29	Grange Farm 9	Bovingdon	25,000	275,000	1,005,593	1,279,171	1,552,750	1,826,328	2,099,907	2,373,485	2,647,064	2,920,642	3,194,221	
Changes in Build Costs					Residual Value									
			EUV	BLV	-10%	-5%	0%	+5%	+10%	+15%	+20%			
Site 5	Flats 60	Wider DBC	1,800,000	2,160,000	1,744,263	1,067,835	391,407	-314,579	-1,029,254	-1,753,432	-2,488,953			
Site 6	Flats 20	Wider DBC	1,800,000	2,160,000	1,151,444	698,977	230,635	-242,613	-719,839	-1,203,537	-1,693,980			
Site 7	Flats 12	Wider DBC	1,800,000	2,160,000	1,207,741	721,145	225,529	-270,086	-770,318	-1,278,000	-1,791,630			
Site 8	Houses & Flats 100	Wider DBC	1,800,000	2,160,000	2,062,453	1,768,909	1,475,364	1,181,819	888,275	594,730	301,185			
Site 9	Houses & Flats 50	Wider DBC	1,800,000	2,160,000	2,150,629	1,845,746	1,540,862	1,235,978	931,094	626,211	321,327			
Site 10	Houses & Flats 25	Wider DBC	1,800,000	2,160,000	2,401,856	2,099,134	1,796,413	1,493,691	1,190,969	888,247	585,525			
Site 11	Houses & Flats 12	Wider DBC	1,800,000	2,160,000	3,372,890	2,919,592	2,466,295	2,012,997	1,559,700	1,105,259	637,863			
Site 12	Brown 20 LD	Wider DBC	1,800,000	2,160,000	2,212,500	1,954,640	1,696,780	1,438,920	1,181,060	923,200	665,340			
Site 13	Brown 12 LD	Wider DBC	1,800,000	2,160,000	2,700,041	2,436,214	2,172,388	1,908,562	1,644,736	1,380,910	1,117,084			
Site 14	Brown 4 LD	Wider DBC	1,800,000	2,160,000	2,878,358	2,575,339	2,265,721	1,953,919	1,642,117	1,326,972	1,009,026			
Site 15	Green 100 LD	Wider DBC	25,000	625,000	2,277,862	2,061,641	1,845,421	1,629,201	1,412,981	1,196,760	980,540			
Site 16	Green 20 LD	Wider DBC	25,000	625,000	2,807,111	2,514,528	2,221,946	1,929,363	1,636,780	1,344,198	1,051,615			
Site 17	Green 12 LD	Wider DBC	100,000	700,000	3,117,144	2,792,049	2,466,954	2,141,858	1,816,763	1,491,667	1,166,572			
Site 18	Green 7 LD	Wider DBC	100,000	700,000	3,425,846	3,108,594	2,791,341	2,474,088	2,156,835	1,839,582	1,522,329			
Site 19	Green 4 LD	Wider DBC	100,000	700,000	2,990,931	2,589,276	2,187,621	1,774,327	1,361,030	940,545	519,104			
Site 29	Grange Farm 9	Bovingdon	25,000	275,000	2,439,432	2,269,670	2,099,907	1,930,144	1,760,381	1,590,619	1,420,856			





## Hemel Hempstead & Markyate

Changes in Value			Residual Value										
			EUV	BLV	-20%	-15%	-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Flats 250 HD	Hemel H & Markyate	1,800,000	2,160,000	-2,218,189	-337,450	1,466,294	3,246,307	5,017,934	6,785,881	8,553,828	10,321,774	12,058,910
Site 2	Flats 100 HD	Hemel H & Markyate	1,800,000	2,160,000	-6,330,753	-4,719,755	-3,134,455	-1,566,393	-41,875	1,423,437	2,871,009	4,318,581	5,738,679
Site 3	Flats 40 HD	Hemel H & Markyate	1,800,000	2,160,000	-6,500,167	-4,874,222	-3,248,277	-1,638,705	-68,139	1,467,590	2,960,684	4,453,777	5,916,673
Site 4	Flats 100	Hemel H & Markyate	1,800,000	2,160,000	-1,165,956	-314,207	512,952	1,316,486	2,116,876	2,915,885	3,714,895	4,513,904	5,297,749
Site 5	Flats 60	Hemel H & Markyate	1,800,000	2,160,000	-1,242,527	-363,882	495,953	1,323,915	2,146,478	2,966,670	3,786,863	4,607,056	5,412,369
Site 6	Flats 20	Hemel H & Markyate	1,800,000	2,160,000	-843,033	-260,510	315,061	878,396	1,426,946	1,975,495	2,524,045	3,072,594	3,613,594
Site 7	Flats 12	Hemel H & Markyate	1,800,000	2,160,000	-895,486	-291,675	303,775	896,342	1,473,800	2,041,295	2,608,790	3,176,285	3,728,573
Site 8	Houses & Flats 100	Hemel H & Markyate	1,800,000	2,160,000	423,199	790,265	1,157,331	1,521,887	1,881,526	2,240,282	2,599,013	2,955,399	3,311,785
Site 9	Houses & Flats 50	Hemel H & Markyate	1,800,000	2,160,000	442,656	825,276	1,207,896	1,585,381	1,957,461	2,328,637	2,699,764	3,066,092	3,432,420
Site 10	Houses & Flats 25	Hemel H & Markyate	1,800,000	2,160,000	649,741	1,047,073	1,444,405	1,841,736	2,231,304	2,619,364	3,007,424	3,395,484	3,783,543
Site 11	Houses & Flats 12	Hemel H & Markyate	1,800,000	2,160,000	712,161	1,323,767	1,923,157	2,522,547	3,087,793	3,646,410	4,205,027	4,763,643	5,322,260
Site 12	Brown 20 LD	Hemel H & Markyate	1,800,000	2,160,000	672,759	1,025,946	1,379,132	1,731,082	2,072,326	2,413,570	2,754,814	3,096,058	3,437,302
Site 13	Brown 12 LD	Hemel H & Markyate	1,800,000	2,160,000	1,037,081	1,427,721	1,818,360	2,206,509	2,573,092	2,939,675	3,306,258	3,672,841	4,039,424
Site 14	Brown 4 LD	Hemel H & Markyate	1,800,000	2,160,000	937,073	1,415,170	1,885,668	2,354,527	2,814,276	3,269,928	3,725,580	4,181,231	4,636,883
Site 20	Hospital Site 1	Hemel Hempstead	1,800,000	2,160,000	459,019	1,098,935	1,738,851	2,378,767	3,009,792	3,636,914	4,264,037	4,891,159	5,511,391
Site 21	Station Gateway 2	Hemel Hempstead	1,800,000	2,160,000	563,784	1,369,851	2,175,917	2,981,984	3,776,687	4,566,403	5,356,119	6,145,834	6,927,120
Site 22	Civic Centre 3	Hemel Hempstead	100,000	700,000	-2,445,722	-225,087	1,901,163	4,005,382	6,101,354	8,193,707	10,286,060	12,378,413	14,433,841
Site 23	Market Sq. 4	Hemel Hempstead	100,000	700,000	-9,373,613	-6,912,343	-4,469,037	-2,059,263	287,741	2,526,859	4,760,795	6,994,731	9,186,721
Site 24	Cupid Green Depot 5	Hemel Hempstead	1,800,000	2,160,000	752,360	1,828,042	2,903,724	3,979,406	5,039,924	6,093,786	7,147,648	8,201,510	9,244,122
Site 25	Riverside 6	Hemel Hempstead	1,800,000	2,160,000	-5,887,997	-2,649,481	310,592	3,138,999	5,958,534	8,774,174	11,589,814	14,405,455	17,170,668
Site 30	Apsley Mills 10	Hemel Hempstead	1,800,000	2,160,000	935,754	2,253,772	3,571,790	4,889,808	6,189,819	7,481,926	8,774,034	10,066,142	11,344,073
Changes in Build Costs			Residual Value										
			EUV	BLV	-10%	-5%	0%	+5%	+10%	+15%	+20%		
Site 1	Flats 250 HD	Hemel H & Markyate	1,800,000	2,160,000	7,946,811	6,482,373	5,017,934	3,553,496	2,089,057	624,619	-889,466		
Site 2	Flats 100 HD	Hemel H & Markyate	1,800,000	2,160,000	2,787,174	1,381,520	-41,875	-1,517,774	-3,026,912	-4,555,338	-6,092,405		
Site 3	Flats 40 HD	Hemel H & Markyate	1,800,000	2,160,000	2,858,770	1,416,633	-68,139	-1,583,099	-3,132,707	-4,700,866	-6,269,026		
Site 4	Flats 100	Hemel H & Markyate	1,800,000	2,160,000	3,457,494	2,787,185	2,116,876	1,446,567	776,258	101,858	-601,470		
Site 5	Flats 60	Hemel H & Markyate	1,800,000	2,160,000	3,528,546	2,837,512	2,146,478	1,455,444	764,409	61,472	-663,603		
Site 6	Flats 20	Hemel H & Markyate	1,800,000	2,160,000	2,346,177	1,886,561	1,426,946	967,330	500,692	19,434	-462,822		
Site 7	Flats 12	Hemel H & Markyate	1,800,000	2,160,000	2,433,030	1,953,415	1,473,800	986,770	488,194	-15,047	-518,289		
Site 8	Houses & Flats 100	Hemel H & Markyate	1,800,000	2,160,000	2,468,608	2,175,067	1,881,526	1,587,986	1,294,445	1,000,904	707,363		
Site 9	Houses & Flats 50	Hemel H & Markyate	1,800,000	2,160,000	2,567,222	2,262,342	1,957,461	1,652,581	1,347,701	1,042,820	737,940		
Site 10	Houses & Flats 25	Hemel H & Markyate	1,800,000	2,160,000	2,836,747	2,534,026	2,231,304	1,928,582	1,625,860	1,323,139	1,020,417		
Site 11	Houses & Flats 12	Hemel H & Markyate	1,800,000	2,160,000	3,994,382	3,541,088	3,087,793	2,634,499	2,181,204	1,727,910	1,274,615		
Site 12	Brown 20 LD	Hemel H & Markyate	1,800,000	2,160,000	2,588,053	2,330,190	2,072,326	1,814,463	1,556,599	1,298,736	1,040,872		
Site 13	Brown 12 LD	Hemel H & Markyate	1,800,000	2,160,000	3,100,738	2,836,915	2,573,092	2,309,269	2,045,446	1,781,622	1,517,799		
Site 14	Brown 4 LD	Hemel H & Markyate	1,800,000	2,160,000	3,420,314	3,117,295	2,814,276	2,511,258	2,199,782	1,887,981	1,576,179		
Site 20	Hospital Site 1	Hemel Hempstead	1,800,000	2,160,000	3,941,530	3,475,661	3,009,792	2,543,923	2,078,054	1,612,185	1,146,316		
Site 21	Station Gateway 2	Hemel Hempstead	1,800,000	2,160,000	4,953,007	4,364,847	3,776,687	3,188,527	2,600,367	2,012,207	1,424,047		
Site 22	Civic Centre 3	Hemel Hempstead	100,000	700,000	9,548,407	7,824,881	6,101,354	4,377,827	2,654,301	930,774	-843,833		
Site 23	Market Sq. 4	Hemel Hempstead	100,000	700,000	4,588,611	2,440,767	287,741	-1,965,815	-4,260,717	-6,596,180	-8,931,642		
Site 24	Cupid Green Depot 5	Hemel Hempstead	1,800,000	2,160,000	6,609,703	5,824,813	5,039,924	4,255,035	3,470,145	2,685,256	1,900,366		
Site 25	Riverside 6	Hemel Hempstead	1,800,000	2,160,000	10,802,347	8,380,441	5,958,534	3,536,627	1,114,720	-1,378,477	-3,935,786		
Site 30	Apsley Mills 10	Hemel Hempstead	1,800,000	2,160,000	8,110,969	7,150,394	6,189,819	5,229,243	4,268,668	3,308,092	2,347,517		



# Appendix 19 – Commuted Sum Calculation

## Berkhamsted and Tring Valley

					Units		Residual Value (£)		Difference	
					All	Affordable	No Affordable	With Affordable	Site	Per Affordable
Site 5	Flats 60	Berkhamsted, Tring	Brown	PDL	60	21	4,870,270	2,143,233	2,727,037	129,859
Site 6	Flats 20	Berkhamsted, Tring	Brown	PDL	20	7	1,631,193	718,275	912,919	130,417
Site 7	Flats 12	Berkhamsted, Tring	Brown	PDL	12	4	1,010,164	449,631	560,533	133,460
Site 8	Houses & Flats 100	Berkhamsted, Tring	Brown	PDL	100	35	15,180,822	8,280,406	6,900,415	197,155
Site 9	Houses & Flats 50	Berkhamsted, Tring	Brown	PDL	50	18	7,856,953	4,303,833	3,553,121	203,035
Site 10	Houses & Flats 25	Berkhamsted, Tring	Brown	PDL	25	9	4,225,235	2,382,244	1,842,991	210,628
Site 11	Houses & Flats 12	Berkhamsted, Tring	Brown	PDL	12	4	1,993,591	1,106,845	886,746	211,130
Site 12	Brown 20 LD	Berkhamsted, Tring	Brown	PDL	20	7	3,628,785	2,091,846	1,536,939	219,563
Site 13	Brown 12 LD	Berkhamsted, Tring	Brown	PDL	12	4	2,502,476	1,481,449	1,021,026	243,101
Site 14	Brown 4 LD	Berkhamsted, Tring	Brown	PDL	4	1				
Site 15	Green 100 LD	Berkhamsted, Tring	Green	Agricultural	100	35	20,769,542	12,231,415	8,538,127	243,946
Site 16	Green 20 LD	Berkhamsted, Tring	Green	Agricultural	20	7	4,014,239	2,353,076	1,661,164	237,309
Site 17	Green 12 LD	Berkhamsted, Tring	Green	Paddock	12	4	2,710,252	1,575,571	1,134,681	270,162
Site 18	Green 7 LD	Berkhamsted, Tring	Green	Paddock	7	2				
Site 19	Green 4 LD	Berkhamsted, Tring	Brown	Paddock	4	1				

## Wider Dacorum

					Units		Residual Value (£)		Difference	
					All	Affordable	No Affordable	With Affordable	Site	Per Affordable
Site 5	Flats 60	Wider DBC	Brown	PDL	60	21	1,985,290	260,938	1,724,353	82,112
Site 6	Flats 20	Wider DBC	Brown	PDL	20	7	663,002	76,878	586,124	83,732
Site 7	Flats 12	Wider DBC	Brown	PDL	12	4	413,911	45,106	368,805	87,811
Site 8	Houses & Flats 100	Wider DBC	Brown	PDL	100	35	8,209,428	3,904,081	4,305,346	123,010
Site 9	Houses & Flats 50	Wider DBC	Brown	PDL	50	18	4,249,482	2,038,700	2,210,782	126,330
Site 10	Houses & Flats 25	Wider DBC	Brown	PDL	25	9	2,334,839	1,188,409	1,146,431	131,021
Site 11	Houses & Flats 12	Wider DBC	Brown	PDL	12	4	1,081,727	538,101	543,627	129,435
Site 12	Brown 20 LD	Wider DBC	Brown	PDL	20	7	2,009,226	1,060,488	948,738	135,534
Site 13	Brown 12 LD	Wider DBC	Brown	PDL	12	4	1,435,513	814,646	620,868	147,826
Site 14	Brown 4 LD	Wider DBC	Brown	PDL	4	1				
Site 15	Green 100 LD	Wider DBC	Green	Agricultural	100	35	12,127,562	6,800,640	5,326,922	152,198
Site 16	Green 20 LD	Wider DBC	Green	Agricultural	20	7	2,278,041	1,269,683	1,008,357	144,051
Site 17	Green 12 LD	Wider DBC	Green	Paddock	12	4	1,543,788	845,813	697,976	166,185
Site 18	Green 7 LD	Wider DBC	Green	Paddock	7	2				
Site 19	Green 4 LD	Wider DBC	Brown	Paddock	4	1				

## Hemel Hempstead & Markyate

					Units		Residual Value (£)		Difference	
					All	Affordable	No Affordable	With Affordable	Site	Per Affordable
Site 1	Flats 250 HD	Hemel H & Markyate	Brown	PDL	250	63	11,559,809	2,726,304	8,833,505	141,336
Site 2	Flats 100 HD	Hemel H & Markyate	Brown	PDL	100	25	2,024,592	-1,478,325	3,502,917	140,117
Site 3	Flats 40 HD	Hemel H & Markyate	Brown	PDL	40	10	823,119	-609,775	1,432,893	143,289
Site 4	Flats 100	Hemel H & Markyate	Brown	PDL	100	25	4,465,961	931,501	3,534,460	141,378
Site 5	Flats 60	Hemel H & Markyate	Brown	PDL	60	15	2,727,326	562,773	2,164,553	144,304
Site 6	Flats 20	Hemel H & Markyate	Brown	PDL	20	5	910,586	180,597	729,988	145,998
Site 7	Flats 12	Hemel H & Markyate	Brown	PDL	12	3	564,303	108,104	456,199	152,066
Site 8	Houses & Flats 100	Hemel H & Markyate	Brown	PDL	100	35	9,644,090	4,272,239	5,371,852	153,481
Site 9	Houses & Flats 50	Hemel H & Markyate	Brown	PDL	50	18	4,985,654	2,228,648	2,757,006	157,543
Site 10	Houses & Flats 25	Hemel H & Markyate	Brown	PDL	25	9	2,719,740	1,290,042	1,429,698	163,394
Site 11	Houses & Flats 12	Hemel H & Markyate	Brown	PDL	12	4	1,265,217	583,601	681,617	162,290
Site 12	Brown 20 LD	Hemel H & Markyate	Brown	PDL	20	7	2,322,452	1,143,525	1,178,927	168,418
Site 13	Brown 12 LD	Hemel H & Markyate	Brown	PDL	12	4				
Site 14	Brown 4 LD	Hemel H & Markyate	Brown	PDL	4	1				



## Appendix 20 – Specialist Housing Appraisals

*The pages in this appendix are not numbered.*



# Specialist B&T Valley Cover



Dacorum Borough Council - Specialist Housing

10/10/2023  
12:08

**Build to Rent - Flats**

1	UNITS	<b>60</b>	Aff - rented	100% % of Aff
	Affordable	35%	21 Shared Owne	0%
			First Homes	0% % of Aff

	Rounded
21	21
0.00	0
0	0
21	21

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

		Market			
Beds	m2	Circulation	39	Rounded	m2
Terrace	2	73	0.0%	0.00	0
Terrace	3	86	0.0%	0.00	0
Semi	2	81	0.0%	0.00	0
Semi	3	96	0.0%	0.00	0
Semi	4	106	0.0%	0.00	0
Flat to5	1	40	10.0%	0.00	0
Flat to5	2	65	10.0%	60%	23.40
Flat to5	3	80	10.0%	40%	15.60
IRC Flat	1	40	25.0%	0.00	0
IRC Flat	2	60	25.0%	0.00	0
IRC Bungalow	3	50	25.0%	0.00	0
Sheltered	1	50	20.0%	0.00	0
Sheltered	2	75	20.0%	0.00	0
Extracare	1	65	30.0%	0.00	0
Extracare	2	80	30.0%	0.00	0
			<b>100%</b>	<b>39.00</b>	<b>39</b>
					<b>3,053</b>

m2	Circulation
73	0.0%
86	0.0%
81	0.0%
96	0.0%
106	0.0%
40	0.0%
65	0.0%
80	0.0%
40	0.0%
60	10.0%
50	10.0%
50	10.0%
75	15.0%
65	15.0%
80	15.0%

Affordable for Rent				Shared Ownership				First Homes			
21	Rounded	m2	0	0	Rounded	m2	0	0	Rounded	m2	
0.00	0	0	0.00	0	0	0	0.00	0	0	0	
0.00	0	0	0.00	0	0	0	0.00	0	0	0	
0.00	0	0	0.00	0	0	0	0.00	0	0	0	
0.00	0	0	0.00	0	0	0	0.00	0	0	0	
0.00	0	0	0.00	0	0	0	0.00	0	0	0	
0.00	0	0	0.00	0	0	0	0.00	0	0	0	
60%	12.60	13	845	60%	0.00	0	0	60%	0.00	0	
40%	8.40	8	640	40%	0.00	0	0	40%	0.00	0	
0.00	0	0	0.00	0	0	0	0.00	0	0	0	
0.00	0	0	0.00	0	0	0	0.00	0	0	0	
0.00	0	0	0.00	0	0	0	0.00	0	0	0	
0.00	0	0	0.00	0	0	0	0.00	0	0	0	
0.00	0	0	0.00	0	0	0	0.00	0	0	0	
0.00	0	0	0.00	0	0	0	0.00	0	0	0	
<b>100%</b>	<b>21.00</b>	<b>21</b>	<b>1,485</b>	<b>100%</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>100%</b>	<b>0.00</b>	<b>0</b>	

		BCIS			
		Lower Q	Median	Used	m2
Terrace	2		1,530	1,530	0
Terrace	3		1,530	1,530	0
Semi	2		1,576	1,576	0
Semi	3		1,576	1,576	0
Semi	4		1,576	1,576	0
Flat to5	1		1,771	1,771	0
Flat to5	2		1,771	1,771	2,490
Flat to5	3		1,771	1,771	2,048
IRC Flat	1		1,802	1,802	0
IRC Flat	2		1,802	1,802	0
IRC Bungalow	3		1,925	1,925	0
Sheltered	1		1,771	1,771	0
Sheltered	2		1,771	1,771	0
Extracare	1		1,776	1,776	0
Extracare	2		1,776	1,776	0
					4,538
					8,036,820

1,771 £/m2

Occupants	Beds	Count	Population per unit
Terrace	2	0	2.4
Terrace	3	0	2.5
Semi	2	0	2.4
Semi	3	0	2.4
Semi	4	0	2.5
Flat to5	1	0	2.4
Flat to5	2	36	2.5
Flat to5	3	24	2.4
IRC Flat	1	0	2.4
IRC Flat	2	0	2.4
IRC Bungal	3	0	2.4
Sheltered	1	0	2.5
Sheltered	2	0	2.4
Extracare	1	0	2.4
Extracare	2	0	2.5
			<b>Residents 148</b>

ha per 1,000	
0.8000	Parks & Garden
1.8000	Natural & Semi Natural
0.6000	Amenity
	Allotments
0.2500	Play Space
<b>3.4500</b>	<b>ha</b>

Open Space Required	0.509
Gross - Net	0.176
Shortfall / Surplus	-0.333

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





**Sheltered Flats**

7 UNITS **60**  
Affordable 35%

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

	Rounded
14.7	15
6.30	6
0	0
21	21

Modelling Density 120 units/ha  
Net:Gross 100%

Area ha  
Total 0.500  
Gross 0.500 ha  
Net 0.500 ha

Characteristics  
Sub Area Lower  
Green Brov Brown  
Use PDL

				Market					
	Beds	m2	Circulation	39	Rounded	m2	m2	Circulation	
Terrace	2	73	0.0%	0.00	0	0	73	0.0%	
Terrace	3	86	0.0%	0.00	0	0	86	0.0%	
Semi	2	81	0.0%	0.00	0	0	81	0.0%	
Semi	3	96	0.0%	0.00	0	0	96	0.0%	
Semi	4	106	0.0%	0.00	0	0	106	0.0%	
Flat to5	1	40	10.0%	0.00	0	0	40	0.0%	
Flat to5	2	65	10.0%	0.00	0	0	65	0.0%	
Flat to5	3	80	10.0%	0.00	0	0	80	0.0%	
IRC Flat	1	40	25.0%	0.00	0	0	40	0.0%	
IRC Flat	2	60	25.0%	0.00	0	0	60	10.0%	
IRC Bungalow	3	50	25.0%	0.00	0	0	50	10.0%	
Sheltered	1	50	20.0%	50%	19.50	19	50	10.0%	
Sheltered	2	75	20.0%	50%	19.50	20	75	15.0%	
Extracare	1	65	30.0%	0.00	0	0	65	15.0%	
Extracare	2	80	30.0%	0.00	0	0	80	15.0%	
				<b>100%</b>	<b>39.00</b>	<b>39</b>	<b>2,940</b>		

				Affordable for Rent			Shared Ownership			First Homes			
	Beds	m2	Circulation	15	Rounded	m2	6	Rounded	m2	0	Rounded	m2	
Terrace	2	73	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	
Terrace	3	86	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	
Semi	2	81	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	
Semi	3	96	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	
Semi	4	106	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	
Flat to5	1	40	10.0%	0.00	0	0	0.00	0	0	0.00	0	0	
Flat to5	2	65	10.0%	0.00	0	0	0.00	0	0	0.00	0	0	
Flat to5	3	80	10.0%	0.00	0	0	0.00	0	0	0.00	0	0	
IRC Flat	1	40	25.0%	0.00	0	0	0.00	0	0	0.00	0	0	
IRC Flat	2	60	25.0%	0.00	0	0	0.00	0	0	0.00	0	0	
IRC Bungalow	3	50	25.0%	0.00	0	0	0.00	0	0	0.00	0	0	
Sheltered	1	50	20.0%	50%	7.50	8	50%	3.00	3	165	50%	0.00	
Sheltered	2	75	20.0%	50%	7.50	7	50%	3.00	3	259	50%	0.00	
Extracare	1	65	30.0%	0.00	0	0	0.00	0	0	0.00	0	0	
Extracare	2	80	30.0%	0.00	0	0	0.00	0	0	0.00	0	0	
				<b>100%</b>	<b>15.00</b>	<b>15</b>	<b>1,044</b>	<b>100%</b>	<b>6.00</b>	<b>6</b>	<b>424</b>	<b>100%</b>	<b>0.00</b>

						BCIS	
			Lower Q	Median	Used	m2	
Terrace	2			1,530	1,530	0	0
Terrace	3			1,530	1,530	0	0
Semi	2			1,576	1,576	0	0
Semi	3			1,576	1,576	0	0
Semi	4			1,576	1,576	0	0
Flat to5	1			1,771	1,771	0	0
Flat to5	2			1,771	1,771	0	0
Flat to5	3			1,771	1,771	0	0
IRC Flat	1			1,802	1,802	0	0
IRC Flat	2			1,802	1,802	0	0
IRC Bungalow	3			1,925	1,925	0	0
Sheltered	1			1,771	1,771	1,745	3,090,744
Sheltered	2			1,771	1,771	2,663	4,715,820
Extracare	1			1,776	1,776	0	0
Extracare	2			1,776	1,776	0	0
						4,408	7,806,564

1,771 £/m2

				Occupants		Population	
	Beds	Count	per unit				
Terrace	2	0	2.4	0	0		
Terrace	3	0	2.5	0	0		
Semi	2	0	2.4	0	0		
Semi	3	0	2.4	0	0		
Semi	4	0	2.5	0	0		
Flat to5	1	0	2.4	0	0		
Flat to5	2	0	2.5	0	0		
Flat to5	3	0	2.4	0	0		
IRC Flat	1	0	2.4	0	0		
IRC Flat	2	0	2.4	0	0		
IRC Bungal	3	0	2.4	0	0		
Sheltered	1	30	2.5	75			
Sheltered	2	30	2.4	72			
Extracare	1	0	2.4	0			
Extracare	2	0	2.5	0			
				<b>Residents</b>	<b>147</b>		

ha per 1,000	
0.8000	Parks & Garden
1.8000	Natural & Semi Natural
0.6000	Amenity
0.0000	Allotments
0.2500	Play Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
<b>3.4500</b>	<b>ha</b>

Open Space Required	0.507
Gross - Net	0.000
Shortfall / Surplus	-0.507

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

**Extra Care Flats**

10 UNITS  
Affordable 35%

60  
Aff - rented 70% % of Aff  
21 Shared Own 30%  
First Homes 0% % of Aff

	Rounded
14.7	15
6.30	6
0	0
21	21

Modelling  
Density 100 units/ha  
Net:Gross 100%

Area ha  
Total 0.600  
Gross 0.600 ha  
Net 0.600 ha

Characteristics  
Sub Area Lower  
Green Brov Brown  
Use PDL

				Market											
	Beds	m2	Circulation	39	Rounded	m2	m2	Circulation	15	Rounded	m2	6	0	Rounded	m2
Terrace	2	73	0.0%	0.00	0	0	73	0.0%	0.00	0	0	0.00	0	0	0
Terrace	3	86	0.0%	0.00	0	0	86	0.0%	0.00	0	0	0.00	0	0	0
Semi	2	81	0.0%	0.00	0	0	81	0.0%	0.00	0	0	0.00	0	0	0
Semi	3	96	0.0%	0.00	0	0	96	0.0%	0.00	0	0	0.00	0	0	0
Semi	4	106	0.0%	0.00	0	0	106	0.0%	0.00	0	0	0.00	0	0	0
Flat to5	1	40	10.0%	0.00	0	0	40	0.0%	0.00	0	0	0.00	0	0	0
Flat to5	2	65	10.0%	0.00	0	0	65	0.0%	0.00	0	0	0.00	0	0	0
Flat to5	3	80	10.0%	0.00	0	0	80	0.0%	0.00	0	0	0.00	0	0	0
IRC Flat	1	40	25.0%	0.00	0	0	40	0.0%	0.00	0	0	0.00	0	0	0
IRC Flat	2	60	25.0%	0.00	0	0	60	10.0%	0.00	0	0	0.00	0	0	0
IRC Bungalow	3	50	25.0%	0.00	0	0	50	10.0%	0.00	0	0	0.00	0	0	0
Sheltered	1	50	20.0%	0.00	0	0	50	10.0%	0.00	0	0	0.00	0	0	0
Sheltered	2	75	20.0%	0.00	0	0	75	15.0%	0.00	0	0	0.00	0	0	0
Extracare	1	65	30.0%	60%	23.40	23	1,944	65	60%	9.00	9	673	60%	3.60	4
Extracare	2	80	30.0%	40%	15.60	16	1,664	80	40%	6.00	6	552	40%	2.40	2
				100%	39.00	39	3,608		100%	15.00	15	1,225	100%	6.00	6

				Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	15	Rounded	m2	6	0	Rounded	m2	0	0	Rounded	m2	
Terrace	2	73	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	
Terrace	3	86	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	
Semi	2	81	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	
Semi	3	96	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	
Semi	4	106	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	
Flat to5	1	40	10.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	
Flat to5	2	65	10.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	
Flat to5	3	80	10.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	
IRC Flat	1	40	25.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	
IRC Flat	2	60	25.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	
IRC Bungalow	3	50	25.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	
Sheltered	1	50	20.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	
Sheltered	2	75	20.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	
Extracare	1	65	30.0%	60%	9.00	9	673	60%	3.60	4	299	60%	0.00	0	
Extracare	2	80	30.0%	40%	6.00	6	552	40%	2.40	2	184	40%	0.00	0	
				100%	15.00	15	1,225	100%	6.00	6	483	100%	0.00	0	

BCIS						
			Lower Q	Median	Used	m2
Terrace	2			1,530	1,530	0
Terrace	3			1,530	1,530	0
Semi	2			1,576	1,576	0
Semi	3			1,576	1,576	0
Semi	4			1,576	1,576	0
Flat to5	1			1,771	1,771	0
Flat to5	2			1,771	1,771	0
Flat to5	3			1,771	1,771	0
IRC Flat	1			1,802	1,802	0
IRC Flat	2			1,802	1,802	0
IRC Bungalow	3			1,925	1,925	0
Sheltered	1			1,771	1,771	0
Sheltered	2			1,771	1,771	0
Extracare	1			1,776	1,776	2,915
Extracare	2			1,776	1,776	2,400
						5,315

1,776 £/m2

Occupants				Population	
	Beds	Count	per unit		
Terrace	2	0	2.4	0	0
Terrace	3	0	2.5	0	0
Semi	2	0	2.4	0	0
Semi	3	0	2.4	0	0
Semi	4	0	2.5	0	0
Flat to5	1	0	2.4	0	0
Flat to5	2	0	2.5	0	0
Flat to5	3	0	2.4	0	0
IRC Flat	1	0	2.4	0	0
IRC Flat	2	0	2.4	0	0
IRC Bungal	3	0	2.4	0	0
Sheltered	1	0	2.5	0	0
Sheltered	2	0	2.4	0	0
Extracare	1	36	2.4	86	
Extracare	2	24	2.5	60	
			<b>Residents</b>	<b>146</b>	

ha per 1,000	
0.8000	Parks & Garden
1.8000	Natural & Semi Natural
0.6000	Amenity
0.0000	Allotments
0.2500	Play Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
<b>3.4500</b>	<b>ha</b>

Open Space Required	0.505
Gross - Net	0.000
Shortfall / Surplus	-0.505

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	39	3,608	92.50	2,775	71.15
Aff - rented	15	1,225	81.65	1,065	71.00
Shared Ownership	6	483	80.50	420	70.00
First Homes	0	0	80.50	0	70.00
	<b>60</b>	<b>5,315</b>		<b>4,260</b>	

**Integrated Retirement Communities**  
13 UNITS  
Affordable 35%

**150**  
35%

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

	<b>Rounded</b>
36.75	37
15.75	16
0	0
52.5	53

Modelling Density 37.5 units/ha  
Net:Gross 100%

Area ha  
Total 4.000  
Gross 4.000 ha  
Net 4.000 ha

Characteristics  
Sub Area Lower  
Green Brov Green  
Use Agricultural

				Market							
	Beds	m2	Circulation	97.5	Rounded		m2	m2	Circulation		
Terrace	2	73	0.0%		0.00	0	0	73	0.0%		
Terrace	3	86	0.0%		0.00	0	0	86	0.0%		
Semi	2	81	0.0%		0.00	0	0	81	0.0%		
Semi	3	96	0.0%		0.00	0	0	96	0.0%		
Semi	4	106	0.0%		0.00	0	0	106	0.0%		
Flat to5	1	40	10.0%		0.00	0	0	40	0.0%		
Flat to5	2	65	10.0%		0.00	0	0	65	0.0%		
Flat to5	3	80	10.0%		0.00	0	0	80	0.0%		
IRC Flat	1	40	25.0%	27%	26.33	26	1,300	40	0.0%		
IRC Flat	2	60	25.0%	40%	39.00	39	2,925	60	10.0%		
IRC Bungalow	3	50	25.0%	33%	32.18	32	2,000	50	10.0%		
Sheltered	1	50	20.0%		0.00	0	0	50	10.0%		
Sheltered	2	75	20.0%		0.00	0	0	75	15.0%		
Extracare	1	65	30.0%		0.00	0	0	65	15.0%		
Extracare	2	80	30.0%		0.00	0	0	80	15.0%		
				<b>100%</b>	<b>97.50</b>	<b>97</b>	<b>6,225</b>				

				Affordable for Rent			Shared Ownership			First Homes				
	Beds	m2	Circulation	37	Rounded	m2	16	Rounded	m2	0	Rounded	m2		
Terrace	2	73	0.0%		0.00	0	0	0.00	0	0	0.00	0		
Terrace	3	86	0.0%		0.00	0	0	0.00	0	0	0.00	0		
Semi	2	81	0.0%		0.00	0	0	0.00	0	0	0.00	0		
Semi	3	96	0.0%		0.00	0	0	0.00	0	0	0.00	0		
Semi	4	106	0.0%		0.00	0	0	0.00	0	0	0.00	0		
Flat to5	1	40	10.0%		0.00	0	0	0.00	0	0	0.00	0		
Flat to5	2	65	10.0%		0.00	0	0	0.00	0	0	0.00	0		
Flat to5	3	80	10.0%		0.00	0	0	0.00	0	0	0.00	0		
IRC Flat	1	40	25.0%	27%	9.99	10	400	27%	4.32	4	160	27%		
IRC Flat	2	60	25.0%	40%	14.80	15	990	40%	6.40	7	462	40%		
IRC Bungalow	3	50	25.0%	33%	12.21	12	660	33%	5.28	5	275	33%		
Sheltered	1	50	20.0%		0.00	0	0	0.00	0	0	0.00	0		
Sheltered	2	75	20.0%		0.00	0	0	0.00	0	0	0.00	0		
Extracare	1	65	30.0%		0.00	0	0	0.00	0	0	0.00	0		
Extracare	2	80	30.0%		0.00	0	0	0.00	0	0	0.00	0		
				<b>100%</b>	<b>37.00</b>	<b>37</b>	<b>2,050</b>	<b>100%</b>	<b>16.00</b>	<b>16</b>	<b>897</b>	<b>100%</b>	<b>0.00</b>	<b>0</b>

							BCIS	
				Lower Q	Median	Used	m2	
Terrace	2				1,530	1,530	0	0
Terrace	3				1,530	1,530	0	0
Semi	2				1,576	1,576	0	0
Semi	3				1,576	1,576	0	0
Semi	4				1,576	1,576	0	0
Flat to5	1				1,771	1,771	0	0
Flat to5	2				1,771	1,771	0	0
Flat to5	3				1,771	1,771	0	0
IRC Flat	1				1,802	1,802	1,860	3,351,627
IRC Flat	2				1,802	1,802	4,377	7,887,135
IRC Bungalow	3				1,925	1,925	2,935	5,650,080
Sheltered	1				1,771	1,771	0	0
Sheltered	2				1,771	1,771	0	0
Extracare	1				1,776	1,776	0	0
Extracare	2				1,776	1,776	0	0
							9,172	16,888,843

1,841 €/m2

				Occupants		Population	
	Beds	Count	per unit				
Terrace	2	0	2.4	0	0		
Terrace	3	0	2.5	0	0		
Semi	2	0	2.4	0	0		
Semi	3	0	2.4	0	0		
Semi	4	0	2.5	0	0		
Flat to5	1	0	2.4	0	0		
Flat to5	2	0	2.5	0	0		
Flat to5	3	0	2.4	0	0		
IRC Flat	1	40	2.4	96			
IRC Flat	2	61	2.4	146			
IRC Bungal	3	49	2.4	118			
Sheltered	1	0	2.5	0			
Sheltered	2	0	2.4	0			
Extracare	1	0	2.4	0			
Extracare	2	0	2.5	0			
				<b>Residents</b>	<b>360</b>		

ha per 1,000	
0.8000	Parks & Garden
	Natural & Semi Natural
0.6000	Amenity
0.0000	Allotments
0.2500	Play Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
<b>1.6500</b>	<b>ha</b>

Open Space Required	0.594
Gross - Net	0.000
Shortfall / Surplus	-0.594

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	97	6,225	64.18	4,980	51.34
Aff - rented	37	2,050	55.41	1,900	51.35
Shared Ownership	16	897	56.06	830	51.88
First Homes	0	0	56.06	0	51.88
	<b>150</b>	<b>9,172</b>		<b>7,710</b>	



			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
			Build to Rent Flats	Build to Rent Flats	Build to Rent Flats	Build to Rent Housing	Build to Rent Housing	Build to Rent Housing	Sheltered Flats	Sheltered Flats	Sheltered Flats	Extra Care Flats	Extra Care Flats	Extra Care Flats	Integrated Retirement Communities	Integrated Retirement Communities	Integrated Retirement Communities
			Lower	Mid	Higher	Lower	Mid	Higher	Lower	Mid	Higher	Lower	Mid	Higher	Lower	Mid	Higher
	Green/brown field		Brown	Brown	Brown	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green
	Use		PDL	PDL	PDL	Agricultural	Agricultural	Agricultural	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	Agricultural
Site Area	Gross	ha	0.882	0.882	0.882	3.571	3.571	3.571	0.500	0.500	0.500	0.600	0.600	0.600	4.000	4.000	4.000
	Net	ha	0.706	0.706	0.706	2.857	2.857	2.857	0.500	0.500	0.500	0.600	0.600	0.600	4.000	4.000	4.000
Units			60	60	60	100	100	100	60	60	60	60	60	60	150	150	150
Mix	Market Housing		65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%
	Affordable Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
	Affordable Rent		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Shared Ownership		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing Use Value		£/ha	1,800,000	1,800,000	1,800,000	25,000	25,000	25,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	25,000	25,000	25,000
		£ site	1,588,235	1,588,235	1,588,235	89,286	89,286	89,286	900,000	900,000	900,000	1,080,000	1,080,000	1,080,000	100,000	100,000	100,000
Uplift		£/ha	360,000	360,000	360,000	600,000	600,000	600,000	360,000	360,000	360,000	360,000	360,000	360,000	600,000	600,000	600,000
		£ site	317,647	317,647	317,647	2,142,857	2,142,857	2,142,857	180,000	180,000	180,000	216,000	216,000	216,000	2,400,000	2,400,000	2,400,000
Benchmark Land Value		£/ha	2,160,000	2,160,000	2,160,000	625,000	625,000	625,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	625,000	625,000	625,000
		£ site	1,905,882	1,905,882	1,905,882	2,232,143	2,232,143	2,232,143	1,080,000	1,080,000	1,080,000	1,296,000	1,296,000	1,296,000	2,500,000	2,500,000	2,500,000
Residual	Gross	£/ha	877,605	698,960	304,655	1,533,792	1,463,760	1,300,834	8,000,729	7,706,370	7,041,204	8,093,611	7,797,219	7,221,582	1,762,792	485,319	290,884
	Net	£/ha	1,097,006	873,701	380,818	1,917,240	1,829,700	1,626,043	8,000,729	7,706,370	7,041,204	8,093,611	7,797,219	7,221,582	1,762,792	485,319	290,884
		£ site	774,357	616,730	268,813	5,477,828	5,227,713	4,645,837	4,000,364	3,853,185	3,520,602	4,856,167	4,678,331	4,332,949	7,051,167	1,941,277	1,163,537

Specialist B&T Valley  
Site 1



Site 1 Build to Rent - Flats							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	78.3	65.00%	39	4,430	12,293,250	3,053
	Net	71.15					
Affordable Overall			35%	21			
Affordable Rent		70.7	35.00%	21	3,544	5,262,840	1,485
Social Rent		70.7	0.00%	0	3,544	0	0
Shared Ownership		70.7	0.00%	0	3,101	0	0
First Homes		70.7	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.706 ha		85	/ha		17,556,090	4,538
SITE AREA - Gross	0.882 ha		68	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	774,357	1,097,006	877,605
Existing Use Value	1,588,235		1,800,000
Uplift	20%	317,647	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>1,905,882</b>		<b>2,160,000</b>

Additional Profit	-1,438,214	-471
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 1,420,884

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
		/unit or m2	Total	
<b>LAND</b>	Land			774,357
	Stamp Duty		28,218	
	Easements etc.		0	
	Legals /Acquisition	1.50%	11,615	39,833
<b>Fees</b>	Planning		24,480	
	Professional	8.00%	929,997	954,477
<b>CONSTRUCTION</b>	Build Cost	2,006	9,102,172	
	s106 / CIL / IT		1,576,574	
	Contingency	5.00%	455,109	
	Abnormals	5.00%	455,109	
			36,000	11,624,963
<b>FINANCE</b>	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
<b>SALES</b>	Agents	3.0%	526,683	
	Legals	0.5%	87,780	
		£/unit	0	60
	Misc.	0.0%	0	614,523
				14,008,154
<b>Developers Profit</b>	Market Housing % Value	15.00%		1,843,988
	Affordable Housing % Value	15.00%		789,426
	First Homes % Value	15.00%		0

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

Stamp duty calc - Residual	
Land payment	774,357
<b>Total</b>	<b>28,218</b>

Stamp duty calc - Residual	
Land payment	1,905,882
<b>Total</b>	<b>84,794</b>

Pre CIL s106		
8,500	£/ Unit (all)	
<b>Total</b>		<b>510,000</b>

Post CIL s106			
	8,500	£/ Unit (all)	510,000
CIL	349	£/m2	1,066,574
<b>Total</b>			<b>1,576,574</b>

Inf Tariff	
% GDV	
0.00%	0
spell	

Build Cost			
			/m2
CO2 Plus	%	2.00%	1,771.20
Acc & Adpt	£/m2		35.42
Water	£/m2		0.00
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	1,815.37
	BNG	0.50%	181.54
			9.08
			<b>2,005.99</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			15	15																				
Market Housing																								
Affordable Rent																								
Social Rent																								
Shared Ownership																								
First Homes																								
Grant and Subsidy																								
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,389,023</b>	<b>4,389,023</b>	<b>4,389,023</b>	<b>4,389,023</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>EXPENDITURE</b>																								
Stamp Duty	28,218																							
Easements etc.	0																							
Legals Acquisition	11,615																							
Planning Fee	24,480																							
Professional	464,999		464,999																					
Build Cost - BCIS Base		0	758,514	1,517,029	2,275,543	2,275,543	1,517,029	758,514	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		1,066,574	42,500	85,000	127,500	127,500	85,000	42,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	37,926	75,851	113,777	113,777	75,851	37,926	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	40,926	81,851	122,777	122,777	81,851	40,926	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	131,671	131,671	131,671	131,671	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	21,945	21,945	21,945	21,945	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>529,312</b>	<b>1,066,574</b>	<b>1,344,864</b>	<b>1,759,731</b>	<b>2,639,597</b>	<b>2,639,597</b>	<b>1,913,347</b>	<b>1,033,482</b>	<b>153,616</b>	<b>153,616</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>For Residual Valuation</b>																								
Land	774,357																							
Interest		24,444	44,900	70,958	105,284	156,750	209,182	166,685	106,894	29,485	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Developers Return</b>																								
Market Housing																								1,843,988
Affordable for Rent																								789,426
First Homes																								0
Cash Flow	-1,303,669	-1,091,018	-1,389,765	-1,830,690	-2,744,881	-2,796,348	2,266,493	3,188,856	4,128,513	4,205,922	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,633,414
Opening Balance	0																							
Closing Balance	-1,303,669	-2,394,687	-3,784,452	-5,615,141	-8,360,023	-11,156,370	-8,889,877	-5,701,021	-1,572,509	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	0

Specialist B&T Valley  
Site 2



Site 2 Build to Rent - Flats							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
Market Housing	Gross	78.3	65.00%	39	4,430	12,293,250	3,053
	Net	71.15					
Affordable Overall			35%	21			
Affordable Rent	70.7	70.71	35.00%	21	3,544	5,262,840	1,485
Social Rent	70.7	70.71	0.00%	0	3,544	0	0
Shared Ownership	70.7	70.71	0.00%	0	3,101	0	0
First Homes	70.7	70.71	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.706	ha	85	/ha		17,556,090	4,538
SITE AREA - Gross	0.882	ha	68	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	616,730	873,701	698,960
Existing Use Value	1,588,235		1,800,000
Uplift	20%	317,647	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>1,905,882</b>		<b>2,160,000</b>

Additional Profit	-1,718,385	-563
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 1,535,667

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
		/unit or m2	Total	
LAND	Land			616,730
	Stamp Duty		20,336	
	Easements etc.		0	
	Legals /Acquisition	1.50%	9,251	29,587
Fees	Planning		24,480	
	Professional	8.00%	943,445	967,925
CONSTRUCTION	Build Cost	2,040	9,254,990	
	s106 / CIL / IT		1,576,574	
	Contingency	5.00%	462,750	
	Abnormals	5.00%	462,750	
			36,000	11,793,063
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	526,683	
	Legals	0.5%	87,780	
		£/unit	0	0
	Misc.	0.0%	0	614,463
				14,021,769
Developers Profit	Market Housing	% Value	15.00%	1,843,988
	Affordable Housing	% Value	15.00%	789,426
	First Homes	% Value	15.00%	0

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

Stamp duty calc - Residual	
Land payment	616,730
<b>Total</b>	<b>20,336</b>

Stamp duty calc - Residual	
Land payment	1,905,882
<b>Total</b>	<b>84,794</b>

Pre CIL s106		
8,500	£/ Unit (all)	
<b>Total</b>		<b>510,000</b>

Post CIL s106		
8,500	£/ Unit (all)	510,000
CIL	349	£/m2
<b>Total</b>		<b>1,066,574</b>

Inf Tariff	
% GDV	0.00%
	0

Build Cost			
			/m2
CO2 Plus	%	3.00%	53.14
Acc & Adpt	£/m2	0.00%	0.00
Water	£/m2		17.25
Over Extra 1	£/m2	0.00%	0.00
Over Extra 2	£/m2	0.00%	0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	184.17
	BNG	0.75%	13.81
			<b>2,039.67</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			15	15																				
Market Housing			0	0	0	0	3,073,313	3,073,313	3,073,313	3,073,313	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	1,315,710	1,315,710	1,315,710	1,315,710	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,389,023</b>	<b>4,389,023</b>	<b>4,389,023</b>	<b>4,389,023</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																								
Stamp Duty	20,336																							
Easements etc.	0																							
Legals Acquisition	9,251																							
Planning Fee	24,480																							
Professional	471,723		471,723																					
Build Cost - BCIS Base		0	771,249	1,542,498	2,313,748	2,313,748	1,542,498	771,249	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		1,066,574	42,500	85,000	127,500	127,500	85,000	42,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	38,562	77,125	115,687	115,687	77,125	38,562	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	41,562	83,125	124,687	124,687	83,125	41,562	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	131,671	131,671	131,671	131,671	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	21,945	21,945	21,945	21,945	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>525,790</b>	<b>1,066,574</b>	<b>1,365,597</b>	<b>1,787,748</b>	<b>2,681,622</b>	<b>2,681,622</b>	<b>1,941,364</b>	<b>1,047,490</b>	<b>153,616</b>	<b>153,616</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	616,730																						
	Interest		21,422	41,822	68,211	103,011	155,222	208,413	166,427	106,894	29,485	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							1,843,988
	Affordable for Rent																							789,426
	First Homes																							0
Cash Flow		-1,142,520	-1,087,996	-1,407,419	-1,855,959	-2,784,633	-2,836,845	2,239,245	3,175,105	4,128,513	4,205,922	0	0	0	0	0	0	0	0	0	0	0	0	-2,633,414
Opening Balance		0																						
Closing Balance		-1,142,520	-2,230,516	-3,637,935	-5,493,894	-8,278,527	-11,115,372	-8,876,126	-5,701,021	-1,572,509	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	0



Specialist B&T Valley  
Site 3



Site 3 Build to Rent - Flats							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	78.3	65.00%	39	4,430	12,293,250	3,053
	Net	71.15					
Affordable Overall			35%	21			
Affordable Rent	70.7	70.71	35.00%	21	3,544	5,262,840	1,485
Social Rent	70.7	70.71	0.00%	0	3,544	0	0
Shared Ownership	70.7	70.71	0.00%	0	3,101	0	0
First Homes	70.7	70.71	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.706	ha	85	/ha		17,556,090	4,538
SITE AREA - Gross	0.882	ha	68	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	268,813	380,818	304,655
Existing Use Value	1,588,235		1,800,000
Uplift	20%	317,647	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>1,905,882</b>		<b>2,160,000</b>

Additional Profit	-1,947,251	-638
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 1,353,558

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			2,941	268,813
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	4,032	6,973	
Fees	Planning		24,480	
	Professional	8.00%	973,128	997,608
CONSTRUCTION	Build Cost	2,054	9,319,565	
	s106 / CIL / IT		1,576,574	
	Contingency	5.00%	465,978	
	Abnormals	5.00%	465,978	
			336,000	12,164,096
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	526,683	
	Legals	0.5%	87,780	
	£/unit	0	0	
	Misc.	0.0%	0	614,463
				14,051,952
Developers Profit	Market Housing	% Value	15.00%	1,843,988
	Affordable Housing	% Value	15.00%	789,426
	First Homes	% Value	15.00%	0

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

Stamp duty calc - Residual		
Land payment		268,813
	<b>Total</b>	<b>2,941</b>

Stamp duty calc - Residual		
Land payment		1,905,882
	<b>Total</b>	<b>84,794</b>

Pre CIL s106	8,500	£/ Unit (all)	
			510,000
		<b>Total</b>	<b>510,000</b>

Post CIL s106	8,500	£/ Unit (all)	510,000
CIL	349	£/m2	1,066,574
		<b>Total</b>	<b>1,576,574</b>

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2	
CO2 Plus	%	3.00%	53.14
Acc & Adpt	£/m2	0.00%	0.00
Water	£/m2		30.10
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	185.45
	BNG	0.75%	13.91
			<b>2,053.90</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			15	15																				
Market Housing				0	0	0	3,073,313	3,073,313	3,073,313	3,073,313	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	1,315,710	1,315,710	1,315,710	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,389,023</b>	<b>4,389,023</b>	<b>4,389,023</b>	<b>4,389,023</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																								
Stamp Duty	2,941																							
Easements etc.	0																							
Legals Acquisition	4,032																							
Planning Fee	24,480																							
Professional	486,564			486,564																				
Build Cost - BCIS Base			0	776,630	1,553,261	2,329,891	2,329,891	1,553,261	776,630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			1,066,574	42,500	85,000	127,500	127,500	85,000	42,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	38,832	77,663	116,495	116,495	77,663	38,832	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	66,832	133,663	200,495	200,495	133,663	66,832	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees			0																					
Legal and Valuation			0																					
Agents	0	0	0	0	0	0	0	131,671	131,671	131,671	131,671	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	21,945	21,945	21,945	21,945	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>518,017</b>	<b>1,066,574</b>	<b>1,411,357</b>	<b>1,849,587</b>	<b>2,774,380</b>	<b>2,774,380</b>	<b>2,003,203</b>	<b>1,078,409</b>	<b>153,616</b>	<b>153,616</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	268,813																						
	Interest		14,753	35,028	62,148	97,993	151,850	206,716	165,858	106,894	29,485	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							1,843,988
	Affordable for Rent																							789,426
	First Homes																							0
Cash Flow	-786,830	-1,081,327	-1,446,385	-1,911,735	-2,872,373	-2,926,230	2,179,103	3,144,755	4,128,513	4,205,922	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,633,414
Opening Balance	0																							
Closing Balance	-786,830	-1,868,157	-3,314,542	-5,226,276	-8,098,649	-11,024,879	-8,845,776	-5,701,021	-1,572,509	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	2,633,414	0

Specialist B&T Valley  
Site 4



Site 4 Build to Rent Housing							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
Market Housing	Gross	84.0	65.00%	65	4,430	24,196,660	5,462
	Net	84.03					
Affordable Overall			35%	35			
Affordable Rent		79.7	35.00%	35	3,544	9,884,216	2,789
Social Rent		79.7	0.00%	0	3,544	0	0
Shared Ownership		79.7	0.00%	0	3,101	0	0
First Homes		79.7	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	2.857	ha	35	/ha		34,080,876	8,251
SITE AREA - Gross	3.571	ha	28	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	5,477,828	1,917,240	1,533,792
Existing Use Value	89,286		25,000
Uplift	0%	0	0
Plus /ha	600,000	2,142,857	600,000
<b>Benchmark Land Value</b>	<b>2,232,143</b>		<b>625,000</b>

Additional Profit	2,093,821	383
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 4,007,754

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				5,477,828
Stamp Duty			263,391	
Easements etc.			0	
Legals /Acquisition	1.50%		82,167	345,559
Fees	Planning Professional	8.00%	1,464,172	1,494,172
CONSTRUCTION	Build Cost	1,831	15,106,023	
	s106 / CIL / IT		2,758,477	
	Contingency	2.50%	377,651	
	Abnormals	0.00%	0	
	£		60,000	18,302,151
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	1,022,426	
	Legals	0.5%	170,404	
	£/unit	0	0	
	Misc.	0.0%	0	1,192,831
Developers Profit	Market Housing % Value	15.00%		3,629,499
	Affordable Housing % Value	15.00%		1,482,632
	First Homes % Value	15.00%		0

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

Stamp duty calc - Residual			
Land payment			
			5,477,828
		<b>Total</b>	<b>263,391</b>

Stamp duty calc - Residual			
Land payment			
			2,232,143
		<b>Total</b>	<b>101,107</b>

Pre CIL s106			
	8,500	£/ Unit (all)	
			850,000
		<b>Total</b>	<b>850,000</b>

Post CIL s106			
	8,500	£/ Unit (all)	
			850,000
	349	£/m2	1,908,477
		<b>Total</b>	<b>2,758,477</b>

Inf Tariff			
% GDV			
0.00%			0

Build Cost			
			/m2
CO2 Plus	%	2.00%	1,545.46
Acc & Adpt	£/m2		30.91
Water	£/m2		0.00
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		0.10
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	1,585.12
	BNG	0.50%	237.77
			<b>7.93</b>
			<b>1,830.81</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started	20		20	20	20	20	20	20																
Market Housing				0	0	0	4,839,332	4,839,332	4,839,332	4,839,332	4,839,332	4,839,332	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	1,976,843	1,976,843	1,976,843	1,976,843	1,976,843	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,816,175</b>	<b>6,816,175</b>	<b>6,816,175</b>	<b>6,816,175</b>	<b>6,816,175</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																								
Stamp Duty	263,391																							
Easements etc.	0																							
Legals Acquisition	82,167																							
Planning Fee	30,000																							
Professional	732,086		732,086																					
Build Cost - BCIS Base		0	1,007,068	2,014,136	3,021,205	3,021,205	3,021,205	2,014,136	1,007,068	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		1,908,477	56,667	113,333	170,000	170,000	170,000	113,333	56,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	25,177	50,353	75,530	75,530	75,530	50,353	25,177	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	4,000	8,000	12,000	12,000	12,000	8,000	4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	204,485	204,485	204,485	204,485	204,485	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	34,081	34,081	34,081	34,081	34,081	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>1,107,645</b>	<b>1,908,477</b>	<b>1,824,998</b>	<b>2,185,823</b>	<b>3,278,735</b>	<b>3,278,735</b>	<b>3,517,301</b>	<b>2,424,389</b>	<b>1,331,478</b>	<b>238,566</b>	<b>238,566</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	5,477,828																						
	Interest		123,478	161,577	198,825	243,537	309,580	376,861	322,073	245,766	147,536	26,972	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							3,629,499
	Affordable for Rent																							1,482,632
	First Homes																							0
Cash Flow		-6,585,473	-2,031,955	-1,986,574	-2,384,648	-3,522,272	-3,588,315	2,922,014	4,069,713	5,238,932	6,430,073	6,550,637	0	0	0	0	0	0	0	0	0	0	0	-5,112,131
Opening Balance		0																						
Closing Balance		-6,585,473	-8,617,428	-10,604,002	-12,988,650	-16,510,922	-20,099,237	-17,177,223	-13,107,511	-7,868,579	-1,438,506	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	0

Specialist B&T Valley  
Site 5



Site 5 Build to Rent Housing							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
Market Housing	Gross	84.0	65.00%	65	4,430	24,196,660	5,462
	Net	84.03					
Affordable Overall			35%	35			
Affordable Rent		79.7	35.00%	35	3,544	9,884,216	2,789
Social Rent		79.7	0.00%	0	3,544	0	0
Shared Ownership		79.7	0.00%	0	3,101	0	0
First Homes		79.7	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	2.857	ha	35	/ha		34,080,876	8,251
SITE AREA - Gross	3.571	ha	28	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	5,227,713	1,829,700	1,463,760
Existing Use Value	89,286		25,000
Uplift	0%	0	0
Plus /ha	600,000	2,142,857	600,000
<b>Benchmark Land Value</b>	<b>2,232,143</b>		<b>625,000</b>

Additional Profit	1,649,918	302
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 4,184,584

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			250,886	5,227,713
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%		78,416	329,301
Fees	Planning Professional	8.00%	1,485,691	1,515,691
CONSTRUCTION	Build Cost	1,863	15,368,455	
	s106 / CIL / IT		2,758,477	
	Contingency	2.50%	384,211	
	Abnormals	0.00%	0	
			60,000	18,571,143
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	3.0%	1,022,426	
	Legals	0.5%	170,404	
		£/unit	0	
	Misc.	0.0%	0	1,192,831
Developers Profit	Market Housing % Value	15.00%		3,629,499
	Affordable Housing % Value	15.00%		1,482,632
	First Homes % Value	15.00%		0

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

Stamp duty calc - Residual			
Land payment			
			5,227,713
		<b>Total</b>	<b>250,886</b>

Stamp duty calc - Residual			
Land payment			
			2,232,143
		<b>Total</b>	<b>101,107</b>

Pre CIL s106			
	8,500	£/ Unit (all)	
			850,000
		<b>Total</b>	<b>850,000</b>

Post CIL s106			
	8,500	£/ Unit (all)	
			850,000
	349	£/m2	1,908,477
		<b>Total</b>	<b>2,758,477</b>

Inf Tariff			
% GDV			
0.00%			0

Build Cost			
			/m2
CO2 Plus	%	3.00%	1,545.46
Acc & Adpt	£/m2		46.36
Water	£/m2		0.00
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		17.25
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	0.00
	BNG	0.75%	241.38
			<b>1,609.17</b>
			<b>1,862.62</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started	20		20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Market Housing				0	0	0	4,839,332	4,839,332	4,839,332	4,839,332	4,839,332	4,839,332	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	1,976,843	1,976,843	1,976,843	1,976,843	1,976,843	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,816,175</b>	<b>6,816,175</b>	<b>6,816,175</b>	<b>6,816,175</b>	<b>6,816,175</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																								
Stamp Duty	250,886																							
Easements etc.	0																							
Legals Acquisition	78,416																							
Planning Fee	30,000																							
Professional	742,846		742,846																					
Build Cost - BCIS Base		0	1,024,564	2,049,127	3,073,691	3,073,691	3,073,691	2,049,127	1,024,564	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		1,908,477	56,667	113,333	170,000	170,000	170,000	113,333	56,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	25,614	51,228	76,842	76,842	76,842	51,228	25,614	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	4,000	8,000	12,000	12,000	12,000	8,000	4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	204,485	204,485	204,485	204,485	204,485	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	34,081	34,081	34,081	34,081	34,081	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>1,102,147</b>	<b>1,908,477</b>	<b>1,853,690</b>	<b>2,221,689</b>	<b>3,332,533</b>	<b>3,332,533</b>	<b>3,571,099</b>	<b>2,460,255</b>	<b>1,349,411</b>	<b>238,566</b>	<b>238,566</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	5,227,713																						
	Interest		118,685	156,694	194,389	239,690	306,670	374,905	321,089	245,436	147,536	26,972	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							3,629,499
	Affordable for Rent																							1,482,632
	First Homes																							0
Cash Flow	-6,329,860	-2,027,162	-2,010,384	-2,416,078	-3,572,224	-3,639,203	2,870,171	4,034,831	5,221,329	6,430,073	6,550,637	0	0	0	0	0	0	0	0	0	0	0	0	-5,112,131
Opening Balance	0																							
Closing Balance	-6,329,860	-8,357,022	-10,367,407	-12,783,484	-16,355,708	-19,994,911	-17,124,739	-13,089,908	-7,868,579	-1,438,506	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	0

Specialist B&T Valley  
Site 6



Site 6 Build to Rent Housing							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
Market Housing	Gross	84.0	65.00%	65	4,430	24,196,660	5,462
	Net	84.03					
Affordable Overall			35%	35			
Affordable Rent		79.7	35.00%	35	3,544	9,884,216	2,789
Social Rent		79.7	0.00%	0	3,544	0	0
Shared Ownership		79.7	0.00%	0	3,101	0	0
First Homes		79.7	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	2.857	ha	35	/ha		34,080,876	8,251
SITE AREA - Gross	3.571	ha	28	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	4,645,837	1,626,043	1,300,834
Existing Use Value	89,286		25,000
Uplift	0%	0	0
Plus /ha	600,000	2,142,857	600,000
<b>Benchmark Land Value</b>	<b>2,232,143</b>		<b>625,000</b>

Additional Profit	1,245,477	228
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 3,900,082

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			221,792	4,645,837
Stamp Duty			0	
Easements etc.			69,688	291,479
Legals /Acquisition	1.50%			
Fees	Planning		30,000	
	Professional	8.00%	1,535,755	1,565,755
CONSTRUCTION				
Build Cost		1,877	15,491,179	
s106 / CIL / IT			2,758,477	
Contingency	2.50%		387,279	
Abnormals	0.00%		0	
	£		560,000	19,196,936
FINANCE				
Fees		0%	0	
Interest		7.50%	0	0
Legal and Valuation			0	
SALES				
Agents	%	3.0%	1,022,426	
Legals	%	0.5%	170,404	
	£/unit	0	0	
Misc.	%	0.0%	0	1,192,831
<b>Developers Profit</b>				
Market Housing	% Value	15.00%		3,629,499
Affordable Housing	% Value	15.00%		1,482,632
First Homes	% Value	15.00%		0

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

Stamp duty calc - Residual			
Land payment			
			4,645,837
		<b>Total</b>	<b>221,792</b>

Stamp duty calc - Residual			
Land payment			
			2,232,143
		<b>Total</b>	<b>101,107</b>

Pre CIL s106			
	8,500	£/ Unit (all)	
			850,000
		<b>Total</b>	<b>850,000</b>

Post CIL s106			
	8,500	£/ Unit (all)	
			850,000
CIL	349	£/m2	1,908,477
		<b>Total</b>	<b>2,758,477</b>

Inf Tariff		
% GDV		
0.00%		0

Build Cost			
			/m2
CO2 Plus	%	3.00%	1,545.46
Acc & Adpt	£/m2		46.36
Water	£/m2		0.00
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		30.10
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	1,622.02
	BNG	0.75%	243.30
			12.17
			<b>1,877.49</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
UNITS Started	20		20	20	20	20	20	20																	
Market Housing				0	0	0	4,839,332	4,839,332	4,839,332	4,839,332	4,839,332	4,839,332	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	1,976,843	1,976,843	1,976,843	1,976,843	1,976,843	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,816,175</b>	<b>6,816,175</b>	<b>6,816,175</b>	<b>6,816,175</b>	<b>6,816,175</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																									
Stamp Duty	221,792																								
Easements etc.	0																								
Legals Acquisition	69,688																								
Planning Fee	30,000																								
Professional	767,877		767,877																						
Build Cost - BCIS Base		0	1,032,745	2,065,491	3,098,236	3,098,236	3,098,236	2,065,491	1,032,745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		1,908,477	56,667	113,333	170,000	170,000	170,000	113,333	56,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	25,819	51,637	77,456	77,456	77,456	51,637	25,819	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	37,333	74,667	112,000	112,000	112,000	74,667	37,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	204,485	204,485	204,485	204,485	204,485	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	34,081	34,081	34,081	34,081	34,081	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																								
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>1,089,357</b>	<b>1,908,477</b>	<b>1,920,441</b>	<b>2,305,128</b>	<b>3,457,692</b>	<b>3,457,692</b>	<b>3,696,258</b>	<b>2,543,694</b>	<b>1,391,130</b>	<b>238,566</b>	<b>238,566</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation																									
Land	4,645,837																								
Interest		107,535	145,335	184,068	230,741	299,899	370,354	318,799	244,668	147,536	26,972	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return																									
Market Housing																									3,629,499
Affordable for Rent																									1,482,632
First Homes																									0
Cash Flow	-5,735,194	-2,016,012	-2,065,776	-2,489,196	-3,688,433	-3,757,591	2,749,564	3,953,682	5,180,377	6,430,073	6,550,637	0	0	0	0	0	0	0	0	0	0	0	0	0	-5,112,131
Opening Balance	0																								
Closing Balance	-5,735,194	-7,751,206	-9,816,982	-12,306,178	-15,994,611	-19,752,202	-17,002,638	-13,048,956	-7,868,579	-1,438,506	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	5,112,131	0

Specialist B&T Valley  
Site 7



Site 7 Sheltered Flats							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	75.4	65.00%	39	7,800	19,110,000	2,940
	Net	62.82					
Affordable Overall			35%	21			
Affordable Rent		69.6	24.50%	15	2,650	2,402,225	1,023
Social Rent		69.6	0.00%	0	1,750	0	0
Shared Ownership		70.6	10.50%	6	5,460	2,149,875	445
First Homes		70.6	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.500 ha		120	/ha		23,662,100	4,408
SITE AREA - Gross	0.500 ha		120	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	4,000,364	8,000,729	8,000,729
Existing Use Value	900,000		1,800,000
Uplift	20%	180,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>1,080,000</b>		<b>2,160,000</b>

Additional Profit	1,842,901	627
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 2,468,029

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			4,000,364
	Stamp Duty		189,518	
	Easements etc.		0	
	Legals /Acquisition	1.50%	60,005	249,524
Fees	Planning		24,480	
	Professional	10.00%	1,117,584	1,142,064
CONSTRUCTION	Build Cost	2,006	8,842,020	
	s106 / CIL / IT		1,023,618	
	Contingency	5.00%	442,101	
	Abnormals	5.00%	442,101	
			426,000	11,175,840
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	5.5%	1,301,416	
	Legals	0.5%	118,311	
		£/unit	0	0
	Misc.	0.0%	0	1,419,726
				17,987,518
Developers Profit	Market Housing % Value	17.50%		3,344,250
	Affordable Housing % Value	17.50%		796,618
	First Homes % Value	17.50%		0

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

Stamp duty calc - Residual		
Land payment		4,000,364
	<b>Total</b>	<b>189,518</b>

Stamp duty calc - Residual		
Land payment		1,080,000
	<b>Total</b>	<b>43,500</b>

Pre CIL s106	8,500	£/ Unit (all)	
			510,000
		<b>Total</b>	<b>510,000</b>

Post CIL s106	8,500	£/ Unit (all)	510,000
CIL	175	£/m2	513,618
		<b>Total</b>	<b>1,023,618</b>

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	1,771.20
		35.42
Acc & Adpt	%	0.00
		8.65
Water	£/m2	0.10
Over Extra 1	%	0.00
		0.00
Over Extra 2	%	0.00
		0.00
Small Site	%	0.00
		1,815.37
Site Costs	Base	181.54
	BNG	9.08
		<b>2,005.99</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started			6	6	6	6	4	5	4	5	4	5	4	5	4	5	4	5	4	5	4	5	4	5
Market Housing			0	0	0	0	1,911,000	1,911,000	1,911,000	1,911,000	1,274,000	1,592,500	1,274,000	1,592,500	1,274,000	1,592,500	1,274,000	1,592,500	1,274,000	1,592,500	0	0	0	0
Affordable Rent			0	0	0	0	240,223	240,223	240,223	240,223	160,148	200,185	160,148	200,185	160,148	200,185	160,148	200,185	160,148	200,185	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	214,988	214,988	214,988	214,988	143,325	179,156	143,325	179,156	143,325	179,156	143,325	179,156	143,325	179,156	0	0	0	0
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,366,210	2,366,210	2,366,210	2,366,210	1,577,473	1,971,842	1,577,473	1,971,842	1,577,473	1,971,842	1,577,473	1,971,842	1,577,473	1,971,842	0	0	0	0
EXPENDITURE																								
Stamp Duty	189,518																							
Easements etc.	0																							
Legals Acquisition	60,005																							
Planning Fee	24,480																							
Professional	558,792		558,792																					
Build Cost - BCIS Base		0	294,734	589,468	884,202	884,202	785,957	736,835	638,590	687,713	638,590	687,713	638,590	687,713	442,101	245,612	0	0	0	0	0	0	0	0
s106/CIL/Tariff		513,618	17,000	34,000	51,000	51,000	45,333	42,500	36,833	39,667	36,833	39,667	36,833	39,667	25,500	14,167	0	0	0	0	0	0	0	0
Contingency		0	14,737	29,473	44,210	44,210	39,298	36,842	31,930	34,386	31,930	34,386	31,930	34,386	22,105	12,281	0	0	0	0	0	0	0	0
Abnormals		0	28,937	57,873	86,810	86,810	77,165	72,342	62,696	67,519	62,696	67,519	62,696	67,519	43,405	24,114	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	130,142	130,142	130,142	130,142	86,761	108,451	86,761	108,451	86,761	108,451	86,761	108,451	86,761	108,451	0	0	0	0
Legals	0	0	0	0	0	0	11,831	11,831	11,831	11,831	7,887	9,859	7,887	9,859	7,887	9,859	7,887	9,859	7,887	9,859	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	832,796	513,618	914,199	710,815	1,066,222	1,066,222	1,089,726	1,030,491	912,022	971,257	864,698	947,594	864,698	947,594	627,760	414,483	94,648	118,311	0	0	0	0	0	0
For Residual Valuation	Land	4,000,364																						
Interest		90,622	101,951	121,004	136,601	159,154	182,129	161,610	139,596	114,947	90,947	79,288	61,570	49,360	31,080	13,856	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							3,344,250
	Affordable for Rent																							796,618
	First Homes																							0
Cash Flow	-4,833,160	-604,240	-1,016,151	-831,819	-1,202,823	-1,225,376	1,094,355	1,174,109	1,314,592	1,280,006	621,829	944,960	651,206	974,888	918,633	1,543,502	1,482,825	1,853,531	0	0	0	0	0	-4,140,868
Opening Balance	0																							
Closing Balance	-4,833,160	-5,437,400	-6,453,550	-7,285,369	-8,488,192	-9,713,568	-8,619,213	-7,445,104	-6,130,512	-4,850,506	-4,228,677	-3,283,718	-2,632,512	-1,657,624	-738,991	804,511	2,287,336	4,140,868	4,140,868	4,140,868	4,140,868	4,140,868	4,140,868	0

Specialist B&T Valley  
Site 8



Site 8 Sheltered Flats							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	75.4	65.00%	39	7,800	19,110,000	2,940
	Net	62.82					
Affordable Overall			35%	21			
Affordable Rent		69.6	24.50%	15	2,650	2,402,225	1,023
Social Rent		69.6	0.00%	0	1,750	0	0
Shared Ownership		70.6	10.50%	6	5,460	2,149,875	445
First Homes		70.6	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.500	ha	120	/ha		23,662,100	4,408
SITE AREA - Gross	0.500	ha	120	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	3,853,185	7,706,370	7,706,370
Existing Use Value	900,000		1,800,000
Uplift	20%	180,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>1,080,000</b>		<b>2,160,000</b>

Additional Profit	816,292	278
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 3,466,162

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			3,853,185
	Stamp Duty		182,159	
	Easements etc.		0	
	Legals /Acquisition	1.50%	57,798	239,957
Fees	Planning		24,480	
	Professional	10.00%	1,133,914	1,158,394
CONSTRUCTION	Build Cost	2,040	8,990,471	
	s106 / CIL / IT		1,023,618	
	Contingency	5.00%	449,524	
	Abnormals	5.00%	449,524	
			426,000	11,339,136
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	5.5%	1,301,416	
	Legals	0.5%	118,311	
		£/unit	0	0
	Misc.	0.0%	0	1,419,726
				18,010,398
Developers Profit	Market Housing % Value	17.50%		3,344,250
	Affordable Housing % Value	17.50%		796,618
	First Homes % Value	17.50%		0

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

Stamp duty calc - Residual		
Land payment		3,853,185
	<b>Total</b>	<b>182,159</b>

Stamp duty calc - Residual		
Land payment		1,080,000
	<b>Total</b>	<b>43,500</b>

Pre CIL s106	8,500	£/ Unit (all)	
			510,000
		<b>Total</b>	<b>510,000</b>

Post CIL s106	8,500	£/ Unit (all)	510,000
CIL	175	£/m2	513,618
		<b>Total</b>	<b>1,023,618</b>

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	1,771.20
		53.14
Acc & Adpt	%	0.00
		17.25
Water	£/m2	0.10
Over Extra 1	%	0.00
		0.00
Over Extra 2	%	0.00
		0.00
Small Site	%	0.00
		1,841.69
Site Costs	Base	184.17
	BNG	13.81
		<b>2,039.67</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started			6	6	6	6	4	5	4	5	4	5	4	5	4	5	4	5	4	5	4	5	4	5
Market Housing			0	0	0	0	1,911,000	1,911,000	1,911,000	1,911,000	1,274,000	1,592,500	1,274,000	1,592,500	1,274,000	1,592,500	1,274,000	1,592,500	1,274,000	1,592,500	0	0	0	0
Affordable Rent			0	0	0	0	240,223	240,223	240,223	240,223	160,148	200,185	160,148	200,185	160,148	200,185	160,148	200,185	160,148	200,185	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	214,988	214,988	214,988	214,988	143,325	179,156	143,325	179,156	143,325	179,156	143,325	179,156	143,325	179,156	0	0	0	0
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,366,210	2,366,210	2,366,210	2,366,210	1,577,473	1,971,842	1,577,473	1,971,842	1,577,473	1,971,842	1,577,473	1,971,842	1,577,473	1,971,842	0	0	0	0
EXPENDITURE																								
Stamp Duty	182,159																							
Easements etc.	0																							
Legals Acquisition	57,798																							
Planning Fee	24,480																							
Professional	566,957		566,957																					
Build Cost - BCIS Base		0	299,682	599,365	899,047	899,047	799,153	749,206	649,312	699,259	649,312	699,259	649,312	699,259	449,524	249,735	0	0	0	0	0	0	0	0
s106/CIL/Tariff		513,618	17,000	34,000	51,000	51,000	45,333	42,500	36,833	39,667	36,833	39,667	36,833	39,667	25,500	14,167	0	0	0	0	0	0	0	0
Contingency		0	14,984	29,968	44,952	44,952	39,958	37,460	32,466	34,963	32,466	34,963	32,466	34,963	22,476	12,487	0	0	0	0	0	0	0	0
Abnormals		0	29,184	58,368	87,552	87,552	77,824	72,960	63,232	68,096	63,232	68,096	63,232	68,096	43,776	24,320	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	130,142	130,142	130,142	130,142	86,761	108,451	86,761	108,451	86,761	108,451	86,761	108,451	86,761	108,451	0	0	0	0
Legals	0	0	0	0	0	0	11,831	11,831	11,831	11,831	7,887	9,859	7,887	9,859	7,887	9,859	7,887	9,859	7,887	9,859	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	831,394	513,618	927,807	721,701	1,082,552	1,082,552	1,104,241	1,044,099	923,816	983,957	876,491	960,295	876,491	960,295	635,924	419,019	94,648	118,311	0	0	0	0	0	0
For Residual Valuation	Land	3,853,185																						
Interest		87,836	99,113	118,368	134,119	156,932	180,172	159,888	138,097	113,641	89,855	78,396	60,899	48,898	30,848	13,773	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							3,344,250
	Affordable for Rent																							796,618
	First Homes																							0
Cash Flow	-4,684,579	-601,454	-1,026,921	-840,069	-1,216,671	-1,239,484	1,081,797	1,162,223	1,304,298	1,268,612	611,127	933,150	640,083	962,649	910,701	1,539,050	1,482,825	1,853,531	0	0	0	0	0	0
Opening Balance	0																							
Closing Balance	-4,684,579	-5,286,033	-6,312,953	-7,153,022	-8,369,693	-9,609,177	-8,527,380	-7,365,157	-6,060,860	-4,792,248	-4,181,121	-3,247,970	-2,607,888	-1,645,239	-734,538	804,511	2,287,336	4,140,868	4,140,868	4,140,868	4,140,868	4,140,868	4,140,868	

Specialist B&T Valley  
Site 9



Site 9 Sheltered Flats							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	75.4	65.00%	39	7,800	19,110,000	2,940
	Net	62.82					
Affordable Overall			35%	21			
Affordable Rent		69.6	24.50%	15	2,650	2,402,225	1,023
Social Rent		69.6	0.00%	0	1,750	0	0
Shared Ownership		70.6	10.50%	6	5,460	2,149,875	445
First Homes		70.6	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.500	ha	120	/ha		23,662,100	4,408
SITE AREA - Gross	0.500	ha	120	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	3,520,602	7,041,204	7,041,204
Existing Use Value	900,000		1,800,000
Uplift	20%	180,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>1,080,000</b>		<b>2,160,000</b>

Additional Profit	1,347,610	458
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 2,401,978

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
		/unit or m2	Total	
LAND	Land			3,520,602
	Stamp Duty		165,530	
	Easements etc.		0	
	Legals /Acquisition	1.50%	52,809	218,339
Fees	Planning		24,480	
	Professional	10.00%	1,170,814	1,195,294
CONSTRUCTION	Build Cost	2,054	9,053,200	
	s106 / CIL / IT		1,023,618	
	Contingency	5.00%	452,660	
	Abnormals	5.00%	452,660	
			726,000	11,708,138
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	5.5%	1,301,416	
	Legals	0.5%	118,311	
		£/unit	0	0
	Misc.	0.0%	0	1,419,726
				18,062,099
Developers Profit	Market Housing % Value	17.50%		3,344,250
	Affordable Housing % Value	17.50%		796,618
	First Homes % Value	17.50%		0

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

Stamp duty calc - Residual		
Land payment		3,520,602
	<b>Total</b>	<b>165,530</b>

Stamp duty calc - Residual		
Land payment		1,080,000
	<b>Total</b>	<b>43,500</b>

Pre CIL s106	8,500	£/ Unit (all)	
			510,000
		<b>Total</b>	<b>510,000</b>

Post CIL s106	8,500	£/ Unit (all)	510,000
CIL	175	£/m2	513,618
		<b>Total</b>	<b>1,023,618</b>

Inf Tariff	% GDV	
	0.00%	0

Build Cost		/m2
CO2 Plus	%	1,771.20
		53.14
Acc & Adpt	%	0.00
		30.10
Water	£/m2	0.10
Over Extra 1	%	0.00
		0.00
Over Extra 2	%	0.00
		0.00
Small Site	%	0.00
		1,854.54
Site Costs	Base	185.45
	BNG	13.91
		<b>2,053.90</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started			6	6	6	6	4	5	4	5	4	5	4	5	4	5	4	5	4	5	4	5	4	5
Market Housing			0	0	0	0	1,911,000	1,911,000	1,911,000	1,911,000	1,274,000	1,592,500	1,274,000	1,592,500	1,274,000	1,592,500	1,274,000	1,592,500	1,274,000	1,592,500	0	0	0	0
Affordable Rent			0	0	0	0	240,223	240,223	240,223	240,223	160,148	200,185	160,148	200,185	160,148	200,185	160,148	200,185	160,148	200,185	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	214,988	214,988	214,988	214,988	143,325	179,156	143,325	179,156	143,325	179,156	143,325	179,156	143,325	179,156	0	0	0	0
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,366,210	2,366,210	2,366,210	2,366,210	1,577,473	1,971,842	1,577,473	1,971,842	1,577,473	1,971,842	1,577,473	1,971,842	1,577,473	1,971,842	0	0	0	0
EXPENDITURE																								
Stamp Duty	165,530																							
Easements etc.	0																							
Legals Acquisition	52,809																							
Planning Fee	24,480																							
Professional	585,407			585,407																				
Build Cost - BCIS Base		0	301,773	603,547	905,320	905,320	804,729	754,433	653,842	704,138	653,842	704,138	653,842	704,138	452,660	251,478	0	0	0	0	0	0	0	0
s106/CIL/Tariff		513,618	17,000	34,000	51,000	51,000	45,333	42,500	36,833	39,667	36,833	39,667	36,833	39,667	25,500	14,167	0	0	0	0	0	0	0	0
Contingency		0	15,089	30,177	45,266	45,266	40,236	37,722	32,692	35,207	32,692	35,207	32,692	35,207	22,633	12,574	0	0	0	0	0	0	0	0
Abnormals		0	39,289	78,577	117,866	117,866	104,770	98,222	85,125	91,674	85,125	91,674	85,125	91,674	58,933	32,741	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	130,142	130,142	130,142	130,142	86,761	108,451	86,761	108,451	86,761	108,451	86,761	108,451	86,761	108,451	0	0	0	0
Legals	0	0	0	0	0	0	11,831	11,831	11,831	11,831	7,887	9,859	7,887	9,859	7,887	9,859	7,887	9,859	7,887	9,859	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	828,226	513,618	958,558	746,301	1,119,452	1,119,452	1,137,041	1,074,849	950,466	1,012,657	903,142	988,995	903,142	988,995	654,374	429,269	94,648	118,311	0	0	0	0	0	0
For Residual Valuation	Land	3,520,602																						
Interest		81,541	92,700	112,411	128,512	151,911	175,749	155,997	134,709	110,690	87,386	76,381	59,385	47,855	30,323	13,584	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							3,344,250
	Affordable for Rent																							796,618
	First Homes																							0
Cash Flow	-4,348,828	-595,159	-1,051,257	-858,712	-1,247,964	-1,271,363	1,053,420	1,135,363	1,281,035	1,242,863	586,946	906,465	614,947	934,992	892,775	1,528,988	1,482,825	1,853,531	0	0	0	0	0	-4,140,868
Opening Balance	0																							
Closing Balance	-4,348,828	-4,943,986	-5,995,244	-6,853,956	-8,101,920	-9,373,283	-8,319,863	-7,184,499	-5,903,464	-4,660,602	-4,073,656	-3,167,191	-2,552,244	-1,617,252	-724,477	804,511	2,287,336	4,140,868	4,140,868	4,140,868	4,140,868	4,140,868	4,140,868	0

Specialist B&T Valley  
Site 10



Site 10 Extra Care Flats							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
Market Housing	Gross	92.5	65.00%	39	8,300	23,032,500	3,608
	Net	71.15					
Affordable Overall			35%	21			
Affordable Rent	81.7	71.00	24.50%	15	2,650	2,765,805	1,200
Social Rent	81.7	71.00	0.00%	0	1,750	0	0
Shared Ownership	80.5	70.00	10.50%	6	5,810	2,562,210	507
First Homes	80.5	70.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.600	ha	100	/ha		28,360,515	5,315
SITE AREA - Gross	0.600	ha	100	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	4,856,167	8,093,611	8,093,611
Existing Use Value	1,080,000		1,800,000
Uplift	20%	216,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>1,296,000</b>		<b>2,160,000</b>

Additional Profit	3,086,416	856
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 2,019,880

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS			
LAND		/unit or m2	Total
Land			4,856,167
Stamp Duty			232,308
Easements etc.			0
Legals /Acquisition	1.50%	72,842	305,151
Fees			
Planning		24,480	
Professional	10.00%	1,332,780	1,357,260
CONSTRUCTION			
Build Cost	2,012	10,692,338	
s106 / CIL / IT		1,140,230	
Contingency	5.00%	534,617	
Abnormals	5.00%	534,617	
		426,000	13,327,802
FINANCE			
Fees	0%	0	
Interest	7.50%	0	
Legal and Valuation		0	0
SALES			
Agents	%	5.5%	1,559,828
Legals	%	0.5%	141,803
	£/unit	0	0
Misc.	%	0.0%	0
			1,701,631
<b>Developers Profit</b>			<b>21,548,011</b>
Market Housing	% Value	17.50%	4,030,688
Affordable Housing	% Value	17.50%	932,403
First Homes	% Value	17.50%	0

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

Stamp duty calc - Residual			
Land payment			
			4,856,167
		<b>Total</b>	<b>232,308</b>

Stamp duty calc - Residual			
Land payment			
			1,296,000
		<b>Total</b>	<b>54,300</b>

Pre CIL s106			
	8,500	£/ Unit (all)	
			510,000
		<b>Total</b>	<b>510,000</b>

Post CIL s106			
	8,500	£/ Unit (all)	
			510,000
CIL	175	£/m2	630,230
		<b>Total</b>	<b>1,140,230</b>

Inf Tariff			
% GDV			
0.00%			0

Build Cost			
			/m2
CO2 Plus	%	2.00%	1,776.33
Acc & Adpt	£/m2		35.53
Water	£/m2		0.00
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	1,820.60
	BNG	0.50%	182.06
			9.10
			<b>2,011.76</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing			6	6	6	6	4	5	4	5	4	5	4	5	4	5	4	5	4	5	4	5	4	5
Affordable Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,836,052</b>	<b>2,836,052</b>	<b>2,836,052</b>	<b>2,836,052</b>	<b>1,890,701</b>	<b>2,363,376</b>	<b>1,890,701</b>	<b>2,363,376</b>	<b>1,890,701</b>	<b>2,363,376</b>	<b>1,890,701</b>	<b>2,363,376</b>	<b>1,890,701</b>	<b>2,363,376</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																								
Stamp Duty	232,308																							
Easements etc.	0																							
Legals Acquisition	72,842																							
Planning Fee	24,480																							
Professional	666,390		666,390																					
Build Cost - BCIS Base		0	356,411	712,823	1,069,234	1,069,234	950,430	891,028	772,224	831,626	772,224	831,626	772,224	831,626	534,617	297,009	0	0	0	0	0	0	0	0
s106/CIL/Tariff		630,230	17,000	34,000	51,000	51,000	45,333	42,500	36,833	39,667	36,833	39,667	36,833	39,667	25,500	14,167	0	0	0	0	0	0	0	0
Contingency		0	17,821	35,641	53,462	53,462	47,522	44,551	38,611	41,581	38,611	41,581	38,611	41,581	26,731	14,850	0	0	0	0	0	0	0	0
Abnormals		0	32,021	64,041	96,062	96,062	85,388	80,051	69,378	74,715	69,378	74,715	69,378	74,715	48,031	26,684	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	155,983	155,983	155,983	155,983	103,989	129,986	103,989	129,986	103,989	129,986	103,989	129,986	103,989	129,986	0	0	0	0
Legals	0	0	0	0	0	0	14,180	14,180	14,180	14,180	9,454	11,817	9,454	11,817	9,454	11,817	9,454	11,817	9,454	11,817	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>996,021</b>	<b>630,230</b>	<b>1,089,642</b>	<b>846,505</b>	<b>1,269,757</b>	<b>1,269,757</b>	<b>1,298,836</b>	<b>1,228,294</b>	<b>1,087,210</b>	<b>1,157,752</b>	<b>1,030,489</b>	<b>1,129,391</b>	<b>1,030,489</b>	<b>1,129,391</b>	<b>748,321</b>	<b>494,513</b>	<b>113,442</b>	<b>141,803</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	4,856,167																						
Interest		109,729	123,603	146,351	164,967	191,868	219,274	194,562	168,065	138,425	109,553	95,478	74,131	59,392	37,368	16,649	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							4,030,688
	Affordable for Rent																							932,403
	First Homes																							0
Cash Flow	-5,852,187	-739,959	-1,213,245	-992,856	-1,434,724	-1,461,625	1,317,942	1,413,195	1,580,777	1,539,874	750,659	1,138,507	786,081	1,174,593	1,105,012	1,852,214	1,777,259	2,221,574	0	0	0	0	0	-4,963,090
Opening Balance	0																							
Closing Balance	-5,852,187	-6,592,146	-7,805,391	-8,798,247	-10,232,972	-11,694,597	-10,376,655	-8,963,460	-7,382,684	-5,842,809	-5,092,150	-3,953,643	-3,167,562	-1,992,969	-887,957	964,258	2,741,516	4,963,090	4,963,090	4,963,090	4,963,090	4,963,090	4,963,090	0



Specialist B&T Valley  
Site 11



Site 11 Extra Care Flats							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	92.5	65.00%	39	8,300	23,032,500	3,608
	Net	71.15					
Affordable Overall			35%	21			
Affordable Rent	81.7	71.00	24.50%	15	2,650	2,765,805	1,200
Social Rent	81.7	71.00	0.00%	0	1,750	0	0
Shared Ownership	80.5	70.00	10.50%	6	5,810	2,562,210	507
First Homes	80.5	70.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.600	ha	100	/ha		28,360,515	5,315
SITE AREA - Gross	0.600	ha	100	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	4,678,331	7,797,219	7,797,219
Existing Use Value	1,080,000		1,800,000
Uplift	20%	216,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>1,296,000</b>		<b>2,160,000</b>

Additional Profit	£/m2	2,179,318	604
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 2,827,308

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			223,417	4,678,331
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%		70,175	293,592
Fees	Planning		24,480	
	Professional	10.00%	1,352,511	1,376,991
CONSTRUCTION	Build Cost	2,046	10,871,710	
	s106 / CIL / IT		1,140,230	
	Contingency	5.00%	543,585	
	Abnormals	5.00%	543,585	
			426,000	13,525,111
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	5.5%	1,559,828	
	Legals	0.5%	141,803	
		£/unit	0	0
	Misc.	0.0%	0	1,701,631
				21,575,656
Developers Profit	Market Housing % Value	17.50%		4,030,688
	Affordable Housing % Value	17.50%		932,403
	First Homes % Value	17.50%		0

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

Stamp duty calc - Residual	
Land payment	223,417
<b>Total</b>	<b>4,678,331</b>

Stamp duty calc - Residual	
Land payment	54,300
<b>Total</b>	<b>1,296,000</b>

Pre CIL s106		
8,500	£/ Unit (all)	
	<b>Total</b>	<b>510,000</b>

Post CIL s106			
	8,500	£/ Unit (all)	510,000
CIL	175	£/m2	630,230
		<b>Total</b>	<b>1,140,230</b>

Inf Tariff	
% GDV	
0.00%	0

Build Cost			
			/m2
CO2 Plus	%	3.00%	1,776.33
Acc & Adpt	£/m2		53.29
Water	£/m2		0.00
Over Extra 1	%	0.00%	17.25
Over Extra 2	£/m2		0.10
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	184.70
	BNG	0.75%	13.85
			<b>2,045.51</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing			6	6	6	6	4	5	4	5	4	5	4	5	4	5	4	5	4	5	4	5	4	5
Affordable Rent																								
Social Rent																								
Shared Ownership																								
First Homes																								
Grant and Subsidy																								
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,836,052</b>	<b>2,836,052</b>	<b>2,836,052</b>	<b>2,836,052</b>	<b>1,890,701</b>	<b>2,363,376</b>	<b>1,890,701</b>	<b>2,363,376</b>	<b>1,890,701</b>	<b>2,363,376</b>	<b>1,890,701</b>	<b>2,363,376</b>	<b>1,890,701</b>	<b>2,363,376</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EXPENDITURE																								
Stamp Duty	223,417																							
Easements etc.	0																							
Legals Acquisition	70,175																							
Planning Fee	24,480																							
Professional	676,256		676,256																					
Build Cost - BCIS Base		0	362,390	724,781	1,087,171	1,087,171	966,374	905,976	785,179	845,577	785,179	845,577	785,179	845,577	785,179	845,577	543,585	301,992	0	0	0	0	0	0
s106/CIL/Tariff		630,230	17,000	34,000	51,000	51,000	45,333	42,500	36,833	39,667	36,833	39,667	36,833	39,667	36,833	39,667	25,500	14,167	0	0	0	0	0	0
Contingency		0	18,120	36,239	54,359	54,359	48,319	45,299	39,259	42,279	39,259	42,279	39,259	42,279	39,259	42,279	27,179	15,100	0	0	0	0	0	0
Abnormals		0	32,320	64,639	96,959	96,959	86,185	80,799	70,026	75,412	70,026	75,412	70,026	75,412	70,026	75,412	48,479	26,933	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	155,983	155,983	155,983	155,983	103,989	129,986	103,989	129,986	103,989	129,986	103,989	129,986	0	0	0	0	0	0
Legals	0	0	0	0	0	0	14,180	14,180	14,180	14,180	9,454	11,817	9,454	11,817	9,454	11,817	9,454	11,817	0	0	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>994,327</b>	<b>630,230</b>	<b>1,106,085</b>	<b>859,659</b>	<b>1,289,488</b>	<b>1,289,488</b>	<b>1,316,375</b>	<b>1,244,736</b>	<b>1,101,460</b>	<b>1,173,098</b>	<b>1,044,739</b>	<b>1,144,738</b>	<b>1,044,739</b>	<b>1,144,738</b>	<b>758,186</b>	<b>499,994</b>	<b>113,442</b>	<b>141,803</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	4,678,331																						
Interest		106,362	120,173	143,166	161,969	189,184	216,909	192,482	166,254	136,847	108,233	94,400	73,321	58,834	37,088	16,548	0	0	0	0	0	0	0	0
Developers Return	Market Housing																							4,030,688
	Affordable for Rent																							932,403
	First Homes																							0
Cash Flow		-5,672,658	-736,593	-1,226,258	-1,002,825	-1,451,457	-1,478,672	1,302,768	1,398,833	1,568,338	1,526,106	737,729	1,124,238	772,641	1,159,805	1,095,427	1,846,834	1,777,259	2,221,574	0	0	0	0	-4,963,090
Opening Balance		0																						
Closing Balance		-5,672,658	-6,409,251	-7,635,509	-8,638,334	-10,089,791	-11,568,462	-10,265,694	-8,866,861	-7,298,523	-5,772,417	-5,034,688	-3,910,450	-3,137,809	-1,978,004	-882,577	964,258	2,741,516	4,963,090	4,963,090	4,963,090	4,963,090	4,963,090	0

Specialist B&T Valley  
Site 12



Site 12 Extra Care Flats							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
					£/m2	£	m2
Market Housing	Gross	92.5	65.00%	39	8,300	23,032,500	3,608
	Net	71.15					
Affordable Overall			35%	21			
Affordable Rent	81.7	71.00	24.50%	15	2,650	2,765,805	1,200
Social Rent	81.7	71.00	0.00%	0	1,750	0	0
Shared Ownership	80.5	70.00	10.50%	6	5,810	2,562,210	507
First Homes	80.5	70.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.600	ha	100	/ha		28,360,515	5,315
SITE AREA - Gross	0.600	ha	100	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	4,332,949	7,221,582	7,221,582
Existing Use Value	1,080,000		1,800,000
Uplift	20%	216,000	360,000
Plus /ha	0	0	0
<b>Benchmark Land Value</b>	<b>1,296,000</b>		<b>2,160,000</b>

RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 2,675,674

Check on phasing dwgs nos  
correct

	£/m2
Additional Profit	1,930,984 535

DEVELOPMENT COSTS			
LAND		/unit or m2	Total
Land			4,332,949
Stamp Duty			206,147
Easements etc.			0
Legals /Acquisition	1.50%	64,994	271,142
<b>Fees</b>			
Planning		24,480	
Professional	10.00%	1,390,831	1,415,311
<b>CONSTRUCTION</b>			
Build Cost	2,060	10,947,348	
s106 / CIL / IT		1,140,230	
Contingency	5.00%	547,367	
Abnormals	5.00%	547,367	
		726,000	13,908,313
<b>FINANCE</b>			
Fees	0%	0	
Interest	7.50%	0	
Legal and Valuation		0	0
<b>SALES</b>			
Agents	%	5.5%	1,559,828
Legals	%	0.5%	141,803
	£/unit	0	0
Misc.	%	0.0%	0
			1,701,631
			21,629,346
<b>Developers Profit</b>			
Market Housing	% Value	17.50%	4,030,688
Affordable Housing	% Value	17.50%	932,403
First Homes	% Value	17.50%	0

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

Stamp duty calc - Residual	
Land payment	4,332,949
<b>Total</b>	<b>206,147</b>

Stamp duty calc - Residual	
Land payment	1,296,000
<b>Total</b>	<b>54,300</b>

Pre CIL s106	
8,500 £/ Unit (all)	
<b>Total</b>	<b>510,000</b>

Post CIL s106	
8,500 £/ Unit (all)	510,000
CIL 175 £/m2	630,230
<b>Total</b>	<b>1,140,230</b>

Inf Tariff	
% GDV	0.00%
	0

Build Cost			/m2
CO2 Plus	%	3.00%	1,776.33
Acc & Adpt	£/m2		53.29
Water	£/m2		0.00
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		30.10
Small Site	%	0.00%	0.00
Site Costs	Base	10.00%	0.00
	BNG	0.75%	185.98
			13.95
			<b>2,059.74</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			6	6	6	6	4	5	4	5	4	5	4	5	4	5	4	5	4	5	4	5	4	5
Market Housing			0	0	0	0	2,303,250	2,303,250	2,303,250	2,303,250	1,535,500	1,919,375	1,535,500	1,919,375	1,535,500	1,919,375	1,535,500	1,919,375	1,535,500	1,919,375	0	0	0	0
Affordable Rent			0	0	0	0	276,581	276,581	276,581	276,581	184,387	230,484	184,387	230,484	184,387	230,484	184,387	230,484	184,387	230,484	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	256,221	256,221	256,221	256,221	170,814	213,518	170,814	213,518	170,814	213,518	170,814	213,518	170,814	213,518	0	0	0	0
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,836,052</b>	<b>2,836,052</b>	<b>2,836,052</b>	<b>2,836,052</b>	<b>1,890,701</b>	<b>2,363,376</b>	<b>1,890,701</b>	<b>2,363,376</b>	<b>1,890,701</b>	<b>2,363,376</b>	<b>1,890,701</b>	<b>2,363,376</b>	<b>1,890,701</b>	<b>2,363,376</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>EXPENDITURE</b>																								
Stamp Duty	206,147																							
Easements etc.	0																							
Legals Acquisition	64,994																							
Planning Fee	24,480																							
Professional	695,416			695,416																				
Build Cost - BCIS Base		0	364,912	729,823	1,094,735	1,094,735	973,098	912,279	790,642	851,460	790,642	851,460	790,642	851,460	547,367	304,093	0	0	0	0	0	0	0	0
s106/CIL/Tariff		630,230	17,000	34,000	51,000	51,000	45,333	42,500	36,833	39,667	36,833	39,667	36,833	39,667	25,500	14,167	0	0	0	0	0	0	0	0
Contingency		0	18,246	36,491	54,737	54,737	48,655	45,614	39,532	42,573	39,532	42,573	39,532	42,573	27,368	15,205	0	0	0	0	0	0	0	0
Abnormals		0	42,446	84,891	127,337	127,337	113,188	106,114	91,965	99,040	91,965	99,040	91,965	99,040	63,668	35,371	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	155,983	155,983	155,983	155,983	103,989	129,986	103,989	129,986	103,989	129,986	103,989	129,986	103,989	129,986	0	0	0	0
Legals	0	0	0	0	0	0	14,180	14,180	14,180	14,180	9,454	11,817	9,454	11,817	9,454	11,817	9,454	11,817	9,454	11,817	0	0	0	0
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>991,037</b>	<b>630,230</b>	<b>1,138,018</b>	<b>885,206</b>	<b>1,327,808</b>	<b>1,327,808</b>	<b>1,350,437</b>	<b>1,276,670</b>	<b>1,129,136</b>	<b>1,202,903</b>	<b>1,072,415</b>	<b>1,174,542</b>	<b>1,072,415</b>	<b>1,174,542</b>	<b>777,346</b>	<b>510,638</b>	<b>113,442</b>	<b>141,803</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>For Residual Valuation</b>																								
Land	4,332,949																							
Interest		99,825	113,513	136,979	156,145	183,970	212,315	188,441	162,736	133,783	105,669	92,308	71,748	57,750	36,543	16,352	0	0	0	0	0	0	0	0
<b>Developers Return</b>																								
Market Housing																								4,030,688
Affordable for Rent																								932,403
First Homes																								0
Cash Flow	-5,323,987	-730,055	-1,251,532	-1,022,185	-1,483,954	-1,511,778	1,273,299	1,370,940	1,544,180	1,499,366	712,617	1,096,526	746,538	1,131,083	1,076,812	1,836,386	1,777,259	2,221,574	0	0	0	0	0	-4,963,090
Opening Balance	0																							
Closing Balance	-5,323,987	-6,054,042	-7,305,573	-8,327,758	-9,811,712	-11,323,490	-10,050,191	-8,679,251	-7,135,071	-5,635,705	-4,923,088	-3,826,562	-3,080,024	-1,948,940	-872,128	964,258	2,741,516	4,963,090	4,963,090	4,963,090	4,963,090	4,963,090	4,963,090	0

Specialist B&T Valley  
Site 13



Site 13 Integrated Retirement Communities							
INCOME	Av Size m2		%	Number	Price	GDV	GIA
	Gross	Net		150	£/m2	£	m2
Market Housing	64.2	51.34	65.00%	98	7,800	39,044,227	6,257
Affordable Overall			35%	52.5			
Affordable Rent	55.4	51.35	24.50%	37	2,650	5,000,980	2,036
Social Rent	55.4	51.35	0.00%	0	1,750	0	0
Shared Ownership	56.1	51.88	10.50%	16	5,460	4,460,991	883
First Homes	56.1	51.88	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	4.000	ha	38	/ha		48,506,197	9,176
SITE AREA - Gross	4.000	ha	38	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	7,051,167	1,762,792	1,762,792
Existing Use Value	100,000		25,000
Uplift	0%	0	0
Plus /ha	600,000	2,400,000	600,000
<b>Benchmark Land Value</b>	<b>2,500,000</b>		<b>625,000</b>

Additional Profit	2,027,976	324
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = 5,581,601

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				7,051,167
Stamp Duty			342,058	
Easements etc.			0	
Legals /Acquisition	1.50%	105,768	447,826	
Fees			36,900	
Planning			2,391,518	2,428,418
Professional	10.00%			
CONSTRUCTION				
Build Cost	2.172	19,929,379		
s106 / CIL / IT		2,362,508		
Contingency	2.50%	498,234		
Abnormals	0.00%	0		
FINANCE				
Fees	0%	0		
Interest	7.50%	0		
Legal and Valuation		0	0	
SALES				
Agents	5.5%	2,667,841		
Legals	0.5%	242,531		
Misc.	0.0%	0	2,910,372	36,752,964
Developers Profit				
Market Housing	% Value	17.50%		6,832,740
Affordable Housing	% Value	17.50%		1,655,845
First Homes	% Value	17.50%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	150		23,100
No dwgs under 50	50	462	13,800
No dwgs over 50	100	138	36,900
<b>Total</b>			<b>73,800</b>

Stamp duty calc - Residual	
Land payment	7,051,167
<b>Total</b>	<b>342,058</b>

Stamp duty calc - Residual	
Land payment	2,500,000
<b>Total</b>	<b>114,500</b>

Pre CIL s106	
8,500 £/ Unit (all)	
<b>Total</b>	<b>1,275,000</b>

Post CIL s106			
	8,500	£/ Unit (all)	1,275,000
CIL	175	£/m2	1,087,508
<b>Total</b>			<b>2,362,508</b>

Inf Tariff	
% GDV	0.00%
<b>Total</b>	<b>0</b>

Build Cost			/m2
CO2 Plus	%	2.00%	1,841.35
Acc & Adpt	£/m2	0.00%	36.83
Water	£/m2		0.00
Over Extra 1	£/m2	0.00%	8.65
Over Extra 2	£/m2	0.00%	0.10
Small Site	%	0.00%	0.00
<b>Site Costs</b>	Base	15.00%	<b>1,886.92</b>
	BNG	0.10%	283.04
			<b>1.89</b>
			<b>2,171.85</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Market Housing				0	0	0	2,602,948	2,602,948	2,602,948	2,602,948	2,602,948	2,602,948	2,602,948	2,602,948	2,602,948	2,602,948	2,602,948	2,602,948	2,602,948	2,602,948	2,602,948	2,602,948	2,602,948	2,602,948
Affordable Rent				0	0	0	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	297,399	297,399	297,399	297,399	297,399	297,399	297,399	297,399	297,399	297,399	297,399	297,399	297,399	297,399	297,399	297,399	297,399	297,399
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,233,746</b>	<b>3,233,746</b>	<b>3,233,746</b>	<b>3,233,746</b>	<b>3,233,746</b>	<b>3,233,746</b>	<b>3,233,746</b>	<b>3,233,746</b>	<b>3,233,746</b>	<b>3,233,746</b>	<b>3,233,746</b>	<b>3,233,746</b>	<b>3,233,746</b>	<b>3,233,746</b>	<b>3,233,746</b>	<b>3,233,746</b>	<b>3,233,746</b>	<b>3,233,746</b>
EXPENDITURE																								
Stamp Duty	342,058																							
Easements etc.	0																							
Legals Acquisition	105,768																							
Planning Fee	36,900																							
Professional	1,195,759		1,195,759																					
Build Cost - BCIS Base		0	442,875	885,750	1,328,625	1,328,625	1,328,625	1,328,625	1,328,625	1,328,625	1,328,625	1,328,625	1,328,625	1,328,625	1,328,625	1,328,625	1,328,625	885,750	442,875	0	0	0	0	0
s106/CIL/Tariff		1,087,508	28,333	56,667	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	56,667	28,333	0	0	0	0	0
Contingency		0	11,072	22,144	33,216	33,216	33,216	33,216	33,216	33,216	33,216	33,216	33,216	33,216	33,216	33,216	33,216	22,144	11,072	0	0	0	0	0
Abnormals		0	25,001	50,003	75,004	75,004	75,004	75,004	75,004	75,004	75,004	75,004	75,004	75,004	75,004	75,004	75,004	50,003	25,001	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	177,856	177,856	177,856	177,856	177,856	177,856	177,856	177,856	177,856	177,856	177,856	177,856	177,856	177,856	177,856	177,856	177,856	177,856
Legals	0	0	0	0	0	0	16,169	16,169	16,169	16,169	16,169	16,169	16,169	16,169	16,169	16,169	16,169	16,169	16,169	16,169	16,169	16,169	16,169	16,169
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>1,680,485</b>	<b>1,087,508</b>	<b>1,703,041</b>	<b>1,014,563</b>	<b>1,521,845</b>	<b>1,521,845</b>	<b>1,715,870</b>	<b>1,715,870</b>	<b>1,715,870</b>	<b>1,715,870</b>	<b>1,715,870</b>	<b>1,715,870</b>	<b>1,715,870</b>	<b>1,715,870</b>	<b>1,715,870</b>	<b>1,715,870</b>	<b>1,715,870</b>	<b>1,208,588</b>	<b>701,306</b>	<b>194,025</b>	<b>194,025</b>	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuation	Land	7,051,167																						
Interest		163,718	187,179	222,621	245,818	278,961	312,727	290,130	267,110	243,658	219,766	195,427	170,631	145,370	119,635	93,418	66,710	39,500	2,269	0	0	0	0	0
Developers Return																								
Market Housing																								6,832,740
Affordable for Rent																								1,655,845
First Homes																								0
Cash Flow	-8,731,652	-1,251,226	-1,890,220	-1,237,184	-1,767,663	-1,800,806	1,205,150	1,227,747	1,250,767	1,274,219	1,298,111	1,322,450	1,347,246	1,372,507	1,398,241	1,424,458	1,451,167	1,985,658	2,530,171	3,039,722	3,039,722	0	0	-8,488,585
Opening Balance	0																							
Closing Balance	-8,731,652	-9,982,878	-11,873,098	-13,110,282	-14,877,944	-16,678,751	-15,473,601	-14,245,854	-12,995,087	-11,720,868	-10,422,757	-9,100,307	-7,753,061	-6,380,554	-4,982,313	-3,557,855	-2,106,688	-121,030	2,409,141	5,448,863	8,488,585	8,488,585	8,488,585	0

Specialist B&T Valley  
Site 14



Site 14 Integrated Retirement Communities								
INCOME	Av Size	m2	%	Number	Price	GDV	GIA	
				150	£/m2	£	m2	
Market Housing	Gross	64.2	51.34	65.00%	98	6,300	31,535,722	6,257
Affordable Overall	Net	55.4	51.35	24.50%	37	2,650	5,000,980	2,036
Affordable Rent		55.4	51.35	0.00%	0	1,750	0	0
Social Rent		56.1	51.88	10.50%	16	4,410	3,603,108	883
Shared Ownership		56.1	51.88	0.00%	0	0	0	0
First Homes								
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	4.000	ha	38	/ha		40,139,809	9,176	
SITE AREA - Gross	4.000	ha	38	/ha				

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,941,277	485,319	485,319
Existing Use Value	100,000		25,000
Uplift	0%	0	0
Plus /ha	600,000	2,400,000	600,000
<b>Benchmark Land Value</b>	<b>2,500,000</b>		<b>625,000</b>

Additional Profit	1,456,988	233
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -1,113,260

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			86,564	1,941,277
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	29,119	115,683	
<b>Fees</b>			36,900	
Planning			36,900	
Professional	10.00%	2,420,763	2,457,663	
<b>CONSTRUCTION</b>			20,214,691	
Build Cost	2.203	20,214,691	2,362,508	
s106 / CIL / IT	2.50%	505,367	0	
Contingency	0.00%	1,125,060	24,207,626	
Abnormals				
<b>FINANCE</b>			0	
Fees	0%	0	0	
Interest	7.50%	0	0	
Legal and Valuation				
<b>SALES</b>			2,207,690	
Agents	5.5%	2,207,690	200,699	
Legals	0.5%	200,699	0	
	£/unit	0	0	
Misc.	0.0%	0	2,408,389	31,130,637
<b>Developers Profit</b>				
Market Housing	% Value	17.50%	5,518,751	
Affordable Housing	% Value	17.50%	1,505,715	
First Homes	% Value	17.50%	0	

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	150		23,100
No dwgs under 50	50	462	13,800
No dwgs over 50	100	138	36,900
<b>Total</b>			<b>86,564</b>

Stamp duty calc - Residual	
Land payment	1,941,277
<b>Total</b>	<b>86,564</b>

Stamp duty calc - Residual	
Land payment	2,500,000
<b>Total</b>	<b>114,500</b>

Pre CIL s106		
8,500	£/ Unit (all)	
<b>Total</b>		<b>1,275,000</b>

Post CIL s106			
8,500	£/ Unit (all)	1,275,000	
CIL	175	£/m2	1,087,508
<b>Total</b>			<b>2,362,508</b>

Inf Tariff	
% GDV	0.00%
<b>Total</b>	<b>0</b>

Build Cost			
CO2 Plus	%	3.00%	1,841.35
Acc & Adpt	£/m2		55.24
Water	£/m2		0.00
Over Extra 1	%	0.00%	17.25
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
<b>Site Costs</b>	Base	15.00%	<b>1,913.94</b>
	BNG	0.10%	287.09
			1.91
			<b>2,202.94</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Market Housing				0	0	0	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381
Affordable Rent				0	0	0	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	240,207	240,207	240,207	240,207	240,207	240,207	240,207	240,207	240,207	240,207	240,207	240,207	240,207	240,207	240,207	240,207	240,207	240,207
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>
<b>EXPENDITURE</b>																								
Stamp Duty	86,564																							
Easements etc.	0																							
Legals Acquisition	29,119																							
Planning Fee	36,900																							
Professional	1,210,381		1,210,381																					
Build Cost - BCIS Base		0	449,215	898,431	1,347,646	1,347,646	1,347,646	1,347,646	1,347,646	1,347,646	1,347,646	1,347,646	1,347,646	1,347,646	1,347,646	1,347,646	1,347,646	898,431	449,215	0	0	0	0	0
s106/CIL/Tariff		1,087,508	28,333	56,667	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	56,667	28,333	0	0	0	0	0
Contingency		0	11,230	22,461	33,691	33,691	33,691	33,691	33,691	33,691	33,691	33,691	33,691	33,691	33,691	33,691	33,691	22,461	11,230	0	0	0	0	0
Abnormals		0	25,001	50,003	75,004	75,004	75,004	75,004	75,004	75,004	75,004	75,004	75,004	75,004	75,004	75,004	75,004	50,003	25,001	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	147,179	147,179	147,179	147,179	147,179	147,179	147,179	147,179	147,179	147,179	147,179	147,179	147,179	147,179	147,179	147,179	147,179	147,179
Legals	0	0	0	0	0	0	13,380	13,380	13,380	13,380	13,380	13,380	13,380	13,380	13,380	13,380	13,380	13,380	13,380	13,380	13,380	13,380	13,380	13,380
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>1,362,964</b>	<b>1,087,508</b>	<b>1,724,162</b>	<b>1,027,561</b>	<b>1,541,341</b>	<b>1,541,341</b>	<b>1,701,900</b>	<b>1,701,900</b>	<b>1,701,900</b>	<b>1,701,900</b>	<b>1,701,900</b>	<b>1,701,900</b>	<b>1,701,900</b>	<b>1,701,900</b>	<b>1,701,900</b>	<b>1,701,900</b>	<b>1,701,900</b>	<b>1,188,120</b>	<b>674,340</b>	<b>160,559</b>	<b>160,559</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>For Residual Valuation</b>																								
Land	1,941,277																							
Interest		61,955	83,507	117,401	138,869	170,373	202,467	187,999	173,260	158,245	142,948	127,364	111,488	95,314	78,837	62,051	44,951	27,529	148	0	0	0	0	0
<b>Developers Return</b>																								
Market Housing																								5,518,751
Affordable for Rent																								1,505,715
First Homes																								0
Cash Flow	-3,304,242	-1,149,462	-1,807,669	-1,144,962	-1,680,210	-1,711,714	771,620	786,087	800,827	815,842	831,139	846,723	862,599	878,773	895,250	912,036	929,136	1,460,338	2,001,500	2,515,428	2,515,428	0	0	-7,024,467
Opening Balance	0																							
Closing Balance	-3,304,242	-4,453,704	-6,261,372	-7,406,334	-9,086,544	-10,798,258	-10,026,638	-9,240,551	-8,439,724	-7,623,882	-6,792,743	-5,946,020	-5,083,421	-										

Specialist B&T Valley  
Site 15



Site 15 Integrated Retirement Communities							
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				150	£/m2	£	m2
Market Housing	Gross	64.2	65.00%	98	6,300	31,535,722	6,257
	Net	51.34					
Affordable Overall			35%	52.5			
Affordable Rent	55.4	51.35	24.50%	37	2,650	5,000,980	2,036
Social Rent	55.4	51.35	0.00%	0	1,750	0	0
Shared Ownership	56.1	51.88	10.50%	16	4,410	3,603,108	883
First Homes	56.1	51.88	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	4.000	ha	38	/ha		40,139,809	9,176
SITE AREA - Gross	4.000	ha	38	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,163,537	290,884	290,884
Existing Use Value	100,000		25,000
Uplift	0%	0	0
Plus /ha	600,000	2,400,000	600,000
<b>Benchmark Land Value</b>	<b>2,500,000</b>		<b>625,000</b>

Additional Profit	1,107,065	177
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RUN Residual MACRO ctrl+r  
Closing balance = 0

RUN CIL MACRO ctrl+h  
Closing balance = -1,844,329

Check on phasing dwgs nos  
correct

DEVELOPMENT COSTS			
LAND		/unit or m2	Total
Land			1,163,537
Stamp Duty			47,677
Easements etc.			0
Legals /Acquisition	1.50%	17,453	65,130
Fees			
Planning		36,900	
Professional	10.00%	2,509,674	2,546,574
CONSTRUCTION			
Build Cost	2.218	20,350,410	
s106 / CIL / IT		2,362,508	
Contingency	2.50%	508,760	
Abnormals	0.00%	0	
FINANCE			
Fees	0%	0	
Interest	7.50%	0	0
Legal and Valuation			
SALES			
Agents	5.5%	2,207,690	
Legals	0.5%	200,699	
Misc.	0.0%	0	2,408,389
Developers Profit			
Market Housing	% Value	17.50%	5,518,751
Affordable Housing	% Value	17.50%	1,505,715
First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	150		23,100
No dwgs under 50	50	462	13,800
No dwgs over 50	100	138	36,900
<b>Total</b>			<b>73,800</b>

Stamp duty calc - Residual	
Land payment	1,163,537
<b>Total</b>	<b>47,677</b>

Stamp duty calc - Residual	
Land payment	2,500,000
<b>Total</b>	<b>114,500</b>

Pre CIL s106	
8,500 £/ Unit (all)	
<b>Total</b>	<b>1,275,000</b>

Post CIL s106	
8,500 £/ Unit (all)	1,275,000
CIL 175 £/m2	1,087,508
<b>Total</b>	<b>2,362,508</b>

Inf Tariff	
% GDV	0.00%
<b>Total</b>	<b>0</b>

Build Cost			
			/m2
CO2 Plus	%	3.00%	1,841.35
Acc & Adpt	£/m2		55.24
Water	£/m2		0.00
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		30.10
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	1,926.79
	BNG	0.10%	289.02
			<b>1.93</b>

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Market Housing				0	0	0	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381	2,102,381
Affordable Rent				0	0	0	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399	333,399
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	240,207	240,207	240,207	240,207	240,207	240,207	240,207	240,207	240,207	240,207	240,207	240,207	240,207	240,207	240,207	240,207	240,207	240,207
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>	<b>2,675,987</b>
<b>EXPENDITURE</b>																								
Stamp Duty	47,677																							
Easements etc.	0																							
Legals Acquisition	17,453																							
Planning Fee	36,900																							
Professional	1,254,837			1,254,837																				
Build Cost - BCIS Base		0	452,231	904,463	1,356,694	1,356,694	1,356,694	1,356,694	1,356,694	1,356,694	1,356,694	1,356,694	1,356,694	1,356,694	1,356,694	1,356,694	1,356,694	904,463	452,231	0	0	0	0	0
s106/CIL/Tariff		1,087,508	28,333	56,667	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	56,667	28,333	0	0	0	0	0
Contingency		0	11,306	22,612	33,917	33,917	33,917	33,917	33,917	33,917	33,917	33,917	33,917	33,917	33,917	33,917	33,917	22,612	11,306	0	0	0	0	0
Abnormals		0	41,668	83,336	125,004	125,004	125,004	125,004	125,004	125,004	125,004	125,004	125,004	125,004	125,004	125,004	125,004	83,336	41,668	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	147,179	147,179	147,179	147,179	147,179	147,179	147,179	147,179	147,179	147,179	147,179	147,179	147,179	147,179	147,179	147,179	147,179	147,179
Legals	0	0	0	0	0	0	13,380	13,380	13,380	13,380	13,380	13,380	13,380	13,380	13,380	13,380	13,380	13,380	13,380	13,380	13,380	13,380	13,380	13,380
Misc.	0																							
<b>COSTS BEFORE LAND INT AND PROFIT</b>	<b>1,356,867</b>	<b>1,087,508</b>	<b>1,788,375</b>	<b>1,067,077</b>	<b>1,600,615</b>	<b>1,600,615</b>	<b>1,761,175</b>	<b>1,761,175</b>	<b>1,761,175</b>	<b>1,761,175</b>	<b>1,761,175</b>	<b>1,761,175</b>	<b>1,761,175</b>	<b>1,761,175</b>	<b>1,761,175</b>	<b>1,761,175</b>	<b>1,761,175</b>	<b>1,227,636</b>	<b>694,098</b>	<b>160,559</b>	<b>160,559</b>	<b>160,559</b>	<b>160,559</b>	<b>160,559</b>
<b>For Residual Valuation</b>																								
Land	1,163,537																							
Interest		47,258	68,534	103,351	125,297	157,658	190,625	177,047	163,214	149,121	134,765	120,139	105,239	90,059	74,595	58,841	42,791	26,441	0	0	0	0	0	0
<b>Developers Return</b>																								
Market Housing																								5,518,751
Affordable for Rent																								1,505,715
First Homes																								0
Cash Flow	-2,520,403	-1,134,765	-1,856,910	-1,170,428	-1,725,912	-1,758,273	724,187	737,766	751,599	765,691	780,048	794,674	809,574	824,754	840,218	855,972	872,021	1,421,910	1,981,890	2,515,428	2,515,428	0	0	-7,024,467
Opening Balance	0																							
Closing Balance	-2,520,403	-3,655,168	-5,512,078	-6,682,507	-8,408,419	-10,166,692	-9,442,505	-8,704,739	-7,953,141	-7,187,449	-6,407,401	-5,612,727	-4,803,153	-3,978,400	-3,138,182	-2,282,210	-1,410,189	11,721	1,993,611	4,509,039	7,024,467	7,024,467	7,024,467	0



# Appendix 21 – Non-Residential Appraisals

## Greenfield

Results (2)			Offices - Central	Offices - Park	Industrial	Industrial - Small	Distribution
	CIL	£/m2	0	0	0	0	0
Income	m2		2,000	2,000	4,000	400	4,000
	£/m2		4,740	4,740	2,850	2,170	4,500
	<b>Capital Value</b>		<b>8,532,000</b>	<b>8,532,000</b>	<b>10,830,000</b>	<b>868,000</b>	<b>18,000,000</b>
	Buyers Costs		426,600	426,600	541,500	43,400	900,000
	<b>Capital Value</b>		<b>8,105,400</b>	<b>8,105,400</b>	<b>10,288,500</b>	<b>824,600</b>	<b>17,100,000</b>
Costs	Land Used	Coverage	280%	75%	40%	40%	35%
		ha	0.071	0.267	1.000	0.100	1.143
		£/ha	100,000	100,000	25,000	100,000	25,000
		Uplift £/ha	600,000	600,000	600,000	600,000	600,000
			0	0	0	0	0
		<b>Site Cost</b>	<b>50,000</b>	<b>186,667</b>	<b>625,000</b>	<b>70,000</b>	<b>720,000</b>
	Stamp Duty (on VT)	4.00%	2,000	7,467	25,000	2,800	28,800
	Acquisition	1.50%	750	2,800	9,375	1,050	10,800
	Strategic Promotion	0.00%	0	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000	10,000
	Construction	/m2	2,274	2,274	899	1,244	787
		£	4,547,160	4,547,160	3,594,480	497,760	3,149,760
	Infrastructure	15.00%	682,074	682,074	539,172	74,664	472,464
	BNG	3,150	225	840	3,150	315	3,600
	Abnormals	0.00%	0	0	0	0	0
	Fees	8.00%	418,339	418,339	330,692	45,794	289,778
	S106		0	0	0	0	0
	CIL		0	0	0	0	0
	Contingency	5.00%	261,462	261,462	206,683	28,621	90,556
	Finance Costs	0.00%	0	0	0	0	0
	Sales	2.50%	106,650	106,650	135,375	10,850	225,000
	Misc. Financial	0.00%	10,000	10,000	10,000	10,000	10,000
	<b>Subtotal</b>	<b>0.00%</b>	<b>6,038,659</b>	<b>6,046,791</b>	<b>4,863,927</b>	<b>681,854</b>	<b>4,290,758</b>
	Interest	7.50%	226,450	226,755	182,397	25,570	160,903
	Profit % GDV	15.00%	1,215,810	1,215,810	1,543,275	123,690	2,565,000
	<b>COSTS</b>		<b>7,480,919</b>	<b>7,489,356</b>	<b>6,589,599</b>	<b>831,114</b>	<b>7,016,661</b>
<b>Residual Land Worth</b>	<b>Site</b>		<b>624,481</b>	<b>616,044</b>	<b>3,698,901</b>	<b>-6,514</b>	<b>10,083,339</b>
	Existing Use Value	£/ha	100,000	100,000	25,000	100,000	25,000
	Viability Threshold	£/ha	700,000	700,000	625,000	700,000	630,000
	Residual Value	£/ha	8,742,732	2,310,166	3,698,901	-65,136	8,822,922

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Results (3)			Prime Retail Berkhamsted	Prime Retail Tring	Prime Retail Hemel H	Secondary Retail	Small Supermarket	Retail Warehouse
	CIL	£/m2	0	0	0	0	209.65	209.65
Income	m2		200	200	200	200	1,200	4,000
	£/m2		7,500	6,000	4,500	2,700	5,300	4,530
	<b>Capital Value</b>		<b>1,500,000</b>	<b>1,200,000</b>	<b>900,000</b>	<b>540,000</b>	<b>6,360,000</b>	<b>18,120,000</b>
	Buyers Costs		75,000	60,000	45,000	27,000	318,000	906,000
	<b>Capital Value</b>		<b>1,425,000</b>	<b>1,140,000</b>	<b>855,000</b>	<b>513,000</b>	<b>6,042,000</b>	<b>17,214,000</b>
Costs	Land Used	Coverage	80%	80%	80%	80%	33%	50%
		ha	0.025	0.025	0.025	0.025	0.364	0.800
		£/ha	100,000	100,000	100,000	100,000	100,000	25,000
		Uplift £/ha	600,000	600,000	600,000	600,000	600,000	600,000
			0	0	0	0	0	0
		<b>Site Cost</b>	<b>17,500</b>	<b>17,500</b>	<b>17,500</b>	<b>17,500</b>	<b>254,545</b>	<b>500,000</b>
	Stamp Duty (on VT)	4.00%	700	700	700	700	10,182	20,000
	Acquisition	1.50%	263	263	263	263	3,818	7,500
	Strategic Promotion	0.00%	0	0	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000	10,000	10,000
	Construction	/m2	1,581	1,581	1,581	1,581	1,808	1,021
		£	316,200	316,200	316,200	316,200	2,170,152	4,084,080
	Infrastructure	15.00%	47,430	47,430	47,430	47,430	325,523	612,612
	BNG	3,150	79	79	79	79	1,145	2,520
	Abnormals	0.00%	0	0	0	0	0	0
	Fees	8.00%	29,090	29,090	29,090	29,090	199,654	375,735
	S106		0	0	0	0	0	0
	CIL		0	0	0	0	251,580	838,600
	Contingency	5.00%	18,182	18,182	18,182	18,182	124,784	234,835
	Finance Costs	0.00%	0	0	0	0	25,000	0
	Sales	2.50%	18,750	15,000	11,250	6,750	79,500	226,500
	Misc. Financial	0.00%	10,000	10,000	10,000	25,000	25,000	25,000
	<b>Subtotal</b>	<b>0.00%</b>	<b>450,693</b>	<b>446,943</b>	<b>443,193</b>	<b>453,693</b>	<b>3,226,338</b>	<b>6,437,382</b>
	Interest	7.50%	16,901	16,760	16,620	17,013	120,988	241,402
	Profit % GDV	15.00%	213,750	171,000	128,250	76,950		2,582,100
					0.00%		0.00%	
	<b>COSTS</b>		<b>681,344</b>	<b>634,704</b>	<b>588,063</b>	<b>547,657</b>	<b>4,253,626</b>	<b>9,260,884</b>
<b>Residual Land Worth</b>	<b>Site</b>		<b>743,656</b>	<b>505,296</b>	<b>266,937</b>	<b>-34,657</b>	<b>1,788,374</b>	<b>7,953,116</b>
	Existing Use Value	£/ha	100,000	100,000	100,000	100,000	100,000	25,000
	Viability Threshold	£/ha	700,000	700,000	700,000	700,000	700,000	625,000
	<b>Residual Value</b>	<b>£/ha</b>	<b>29,746,234</b>	<b>20,211,859</b>	<b>10,677,484</b>	<b>-1,386,266</b>	<b>4,918,029</b>	<b>9,941,395</b>



## Brownfield

Results (2)			Offices - Central	Offices - Park	Industrial	Industrial - Small	Distribution
	CIL	£/m2	0	0	0	0	0
Income	m2		2,000	2,000	4,000	400	4,000
	£/m2		4,740	4,740	2,850	2,170	4,500
	<b>Capital Value</b>		<b>8,532,000</b>	<b>8,532,000</b>	<b>10,830,000</b>	<b>868,000</b>	<b>18,000,000</b>
	Buyers Costs		383,940	383,940	487,350	39,060	810,000
	<b>Capital Value</b>		<b>8,148,060</b>	<b>8,148,060</b>	<b>10,342,650</b>	<b>828,940</b>	<b>17,190,000</b>
Costs	Land Used	Coverage	280%	75%	40%	40%	35%
		ha	0.071	0.267	1.000	0.100	1.143
		£/ha	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
		Uplift £/ha	0	0	0	0	0
			360,000	360,000	360,000	360,000	360,000
		<b>Site Cost</b>	<b>154,286</b>	<b>576,000</b>	<b>2,160,000</b>	<b>216,000</b>	<b>2,468,571</b>
	Stamp Duty (on VT)	4.00%	6,171	23,040	86,400	8,640	98,743
	Acquisition	1.50%	2,314	8,640	32,400	3,240	37,029
	Strategic Promotion	0.00%	0	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000	10,000
	Construction	/m2	2,274	2,274	899	1,244	787
		£	4,547,160	4,547,160	3,594,480	497,760	3,149,760
	Infrastructure	15.00%	682,074	682,074	539,172	74,664	472,464
	BNG	47,885	3,420	12,769	47,885	4,789	54,726
	Abnormals	5.00%	261,462	261,462	206,683	28,621	181,111
	Fees	8.00%	439,256	439,256	347,227	48,084	304,267
	S106		0	0	0	0	0
	CIL		0	0	0	0	0
	Contingency	5.00%	274,535	274,535	217,017	30,052	95,083
	Finance Costs	0.00%	0	0	0	0	0
	Sales	2.50%	106,650	106,650	135,375	10,850	225,000
	Misc. Financial	0.00%	10,000	10,000	10,000	10,000	10,000
	<b>Subtotal</b>	<b>0.00%</b>	<b>6,343,042</b>	<b>6,375,585</b>	<b>5,226,638</b>	<b>726,700</b>	<b>4,638,183</b>
	Interest	7.50%	237,864	239,084	195,999	27,251	173,932
	Profit % GDV	15.00%	1,222,209	1,222,209	1,551,398	124,341	2,578,500
	<b>COSTS</b>		<b>7,803,115</b>	<b>7,836,879</b>	<b>6,974,035</b>	<b>878,292</b>	<b>7,390,614</b>
<b>Residual Land Worth</b>	<b>Site</b>		<b>344,945</b>	<b>311,181</b>	<b>3,368,615</b>	<b>-49,352</b>	<b>9,799,386</b>
	Existing Use Value	£/ha	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
	Viability Threshold	£/ha	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000
	Residual Value	£/ha	4,829,226	1,166,929	3,368,615	-493,518	8,574,462

**Dacorum Borough Council**  
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Results (3)			Prime Retail Berkhamsted	Prime Retail Tring	Prime Retail Hemel H	Secondary Retail	Small Supermarket	Retail Warehouse
	CIL	£/m2	0	0	0	0	209.65	209.65
Income	m2		200	200	200	200	1,200	4,000
	£/m2		7,500	6,000	4,500	2,700	5,300	4,530
	<b>Capital Value</b>		<b>1,500,000</b>	<b>1,200,000</b>	<b>900,000</b>	<b>540,000</b>	<b>6,360,000</b>	<b>18,120,000</b>
	Buyers Costs		67,500	54,000	40,500	24,300	286,200	815,400
	<b>Capital Value</b>		<b>1,432,500</b>	<b>1,146,000</b>	<b>859,500</b>	<b>515,700</b>	<b>6,073,800</b>	<b>17,304,600</b>
Costs	Land Used	Coverage	80%	80%	80%	80%	33%	50%
		ha	0.025	0.025	0.025	0.025	0.364	0.800
		£/ha	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
		Uplift £/ha	0	0	0	0	0	0
			360,000	360,000	360,000	360,000	360,000	360,000
		<b>Site Cost</b>	<b>54,000</b>	<b>54,000</b>	<b>54,000</b>	<b>54,000</b>	<b>785,455</b>	<b>1,728,000</b>
	Stamp Duty (on VT)	4.00%	2,160	2,160	2,160	2,160	31,418	69,120
	Acquisition	1.50%	810	810	810	810	11,782	25,920
	Strategic Promotion	0.00%	0	0	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000	10,000	10,000
	Construction	/m2	1,581	1,581	1,581	1,581	1,808	1,021
		£	316,200	316,200	316,200	316,200	2,170,152	4,084,080
	Infrastructure	15.00%	47,430	47,430	47,430	47,430	325,523	612,612
	BNG	47,885	1,197	1,197	1,197	1,197	17,413	38,308
	Abnormals	5.00%	18,182	18,182	18,182	18,182	124,784	234,835
	Fees	8.00%	30,545	30,545	30,545	30,545	209,637	394,522
	S106		0	0	0	0	0	0
	CIL		0	0	0	0	251,580	838,600
	Contingency	5.00%	19,091	19,091	19,091	19,091	131,023	246,576
	Finance Costs	0.00%	0	0	0	0	25,000	0
	Sales	2.50%	18,750	15,000	11,250	6,750	79,500	226,500
	Misc. Financial	0.00%	10,000	10,000	10,000	25,000	25,000	25,000
	<b>Subtotal</b>	<b>0.00%</b>	<b>474,364</b>	<b>470,614</b>	<b>466,864</b>	<b>477,364</b>	<b>3,412,811</b>	<b>6,806,073</b>
	Interest	7.50%	17,789	17,648	17,507	17,901	127,980	255,228
	Profit % GDV	15.00%	214,875	171,900	128,925	77,355		2,595,690
					0.00%		0.00%	
	<b>COSTS</b>		<b>707,028</b>	<b>660,162</b>	<b>613,297</b>	<b>572,620</b>	<b>4,451,861</b>	<b>9,656,991</b>
<b>Residual Land Worth</b>	<b>Site</b>		<b>725,472</b>	<b>485,838</b>	<b>246,203</b>	<b>-56,920</b>	<b>1,621,939</b>	<b>7,647,609</b>
	Existing Use Value	£/ha	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
	Viability Threshold	£/ha	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000	2,160,000
	<b>Residual Value</b>	<b>£/ha</b>	<b>29,018,889</b>	<b>19,433,514</b>	<b>9,848,139</b>	<b>-2,276,811</b>	<b>4,460,331</b>	<b>9,559,512</b>



**HDH Planning & 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

HDH Planning and Development have clients throughout England and Wales.

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