

Appendix 8 – Land Registry Development Land Data

Application No.	Date Planning Application Decision Issued	Development project	Total Dwellings	Purpose for which money intended	Developer Contribution (£)	Total Affordable Dwellings	Date of Receipt	Amount Received	Remaining Balance	Status summary	£/ha	£/unit	Site Area	Price Paid	Date	Title Numbers	Notes
S.13/1387/FUL	05/03/2015	Land at Horsemarling Farm, Stonehouse		Monitoring fee	£2,850		01/03/2017	£2,850	£2,850	Fully applied to monitoring costs as intended in agreement. Obligation can be archived.							
S.13/1387/FUL	05/03/2015	Land at Horsemarling Farm, Stonehouse aka. S'tandish Gate'	7 conversion 10 new build	Off-site public open space facilities for youths and adults in the parish of Standish	£26,086	5	26/02/2018	£26,086	£26,086	Money received 26/2/18 - Parish Council aware and Project Proposal Form is on the way.							
S.15/2804/OUT	21/12/2017	Land North East of Draycott, Cam aka. Millfields		Jubilee Fields Recreation Contribution	£20,000 Plus developer agree to pay index £460					Developer requested invoice, being arranged Dec 18. Cam PC informed.	£11,060		34.81	£385,000	16.12.2008	GR318044	
S.15/2804/OUT	21/12/2017	Land North East of Draycott, Cam aka. Millfields	450	Recreation contribution	£130,000	135											
S.13/1834/FUL	17/03/2015	Land off Woodside Lane King's Stanley		Adult and youth recreation facilities and/or improvements within the "Stonehouse Cluster"	£60,891		12/02/2018	£65,085	£57,430	Contribution received from developer. Fully allocated to recreational footpath improvements and Play Area upgrade.			2.75				built out multiple owners
S.13/1834 S.16/0798/106R	17/03/2015 deed of varying	Land off Woodside Lane King's Stanley	48	On site affordable housing	£0	14				Monitored by Housing Strategy							
S.14/0619/FUL	21/11/2016	Land rear Canonbury Street Berkeley		On-site affordable housing						Monitored by housing strategy	£548,986	#DIV/0!	11.84	£6,500,000	22.12.2017	GR421155	
S.14/0619/FUL	21/11/2016	Land rear Canonbury Street Berkeley. 188 dwellings, access, landscaping and infrastructure. ALLOWED AT APPEAL		Off-site recreation to upgrade facilities at Canon Park adjacent to the site (£140k).	£140,000					Allowed at appeal. Development trigger not met yet. Communications with the Town Council taking place to progress project proposals.							
S.14/0619/FUL	21/11/2016	Land rear Canonbury Street Berkeley. 188 dwellings, access, landscaping and infrastructure. ALLOWED AT APPEAL	188	Open Space subject to management scheme		56				Allowed at appeal. Development trigger not met yet.							
S.13/1289/OUT	21/07/2014	Land south of Leonard Stanley Primary School, aka Mankley Field (developers Gladman)	150	Off-site recreation contribution in the vicinity of the development	£235,572. To be calculated - £1196 per 1,2 or 3 bed, £1800 per 4 bed.	45	13/12/2017	£257,669	£216,555	First half of payment £126,714.18 received on account. Parish Council working very hard on projects: £84,320 committed so far	£820,195	£45,658	8.35	£6,848,630	28.7.2016	GR369055	
S.14/0810/OUT	14/04/2016	Land west of Stonehouse, Nastend Lane, Stonehouse		Community Hall Commuted Sum payable to the Parish Council (or Mgt Co) for maintenance and operational costs	£30,000					Development started August 17, need to monitor development progress for triggers. The local centre is likely to be built in 2020/21.							
S.14/0810/OUT	14/04/2016	Land west of Stonehouse, Nastend Lane, Stonehouse		Community Hall						No financial contributions - general monitoring required							
S.14/0810/OUT	14/04/2016	Land west of Stonehouse, Nastend Lane, Stonehouse		Canal contribution - towards the costs of maintaining Stroudwater canal towpath and/or providing associated amenities - note there are 2 legal agreements (£160k and £62,480)	£222,480					Development started August 17, need to monitor development progress for triggers.							
S.14/0810/OUT	14/04/2016	Land west of Stonehouse, Nastend Lane, Stonehouse		Refuse and Recycling Contributions	£67,500					Development started - August 17, need to monitor development progress for triggers.							
S.14/0810/OUT	14/04/2016	Land west of Stonehouse, Nastend Lane, Stonehouse		Employment Provision / Marketing Plan						Marketing Plan needs submitting every 6 months. First received and second one received Nov 18, copy on file.							

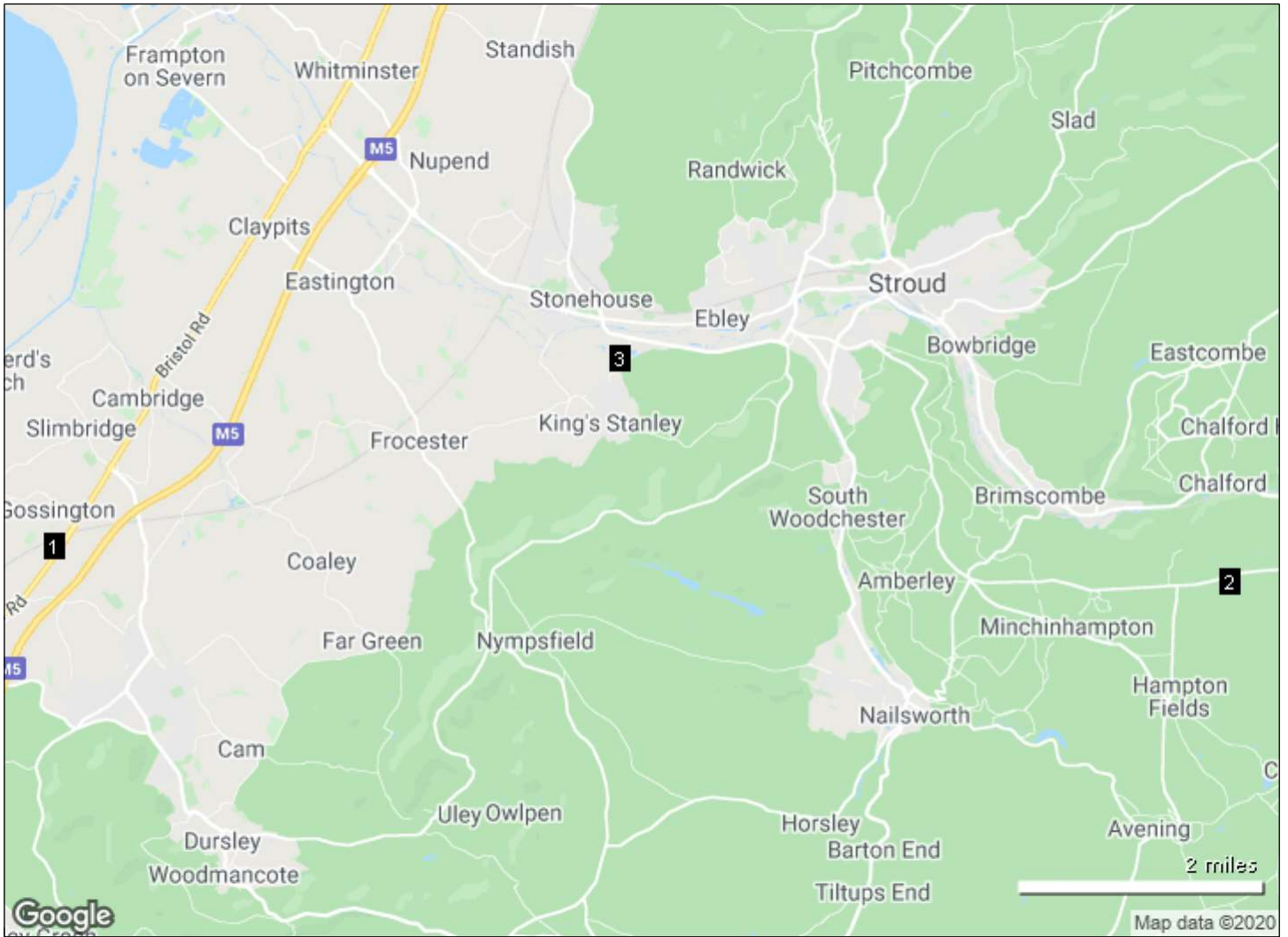


Land west of Stonehouse, Nastend Lane, Stonehouse		Healthcare Facilities Site to be reserved for a period of 10 years from date of agreement						No financial contributions - general monitoring required							
Land west of Stonehouse, Nastend Lane, Stonehouse	1350	On site play and recreation facilities including Changing Rooms to be specified in reserved matters applications		405				No financial contributions - general monitoring required	£399,810	£28,810	97.28	£38,893,500	5.7.2018/21.12.2017/5.4.2018/5.4.2018/12.1.2016	GR427220/4214731/424258/424108133943	Redrow
Mayos Land off A38 Bristol Rd Hardwicke aka 'Hardwicke Grange'		Provision and/or enhancement of youth and adult recreational facilities within the parish of Hardwicke	£75,196.46 (55 dwellings plus indexation)		08/02/2018	£75,196.46	£75,196.46	Payment received Feb 18. Parish Council actively working on public consultation on Projects ideas. Current options.							possibly gloucester council? Built out
Mayos Land off A38 Bristol Rd Hardwicke. aka 'Hardwicke Grange.'	55	Monitoring Fee	5,500	16	08/02/2018	£5,500.00	£5,500.00	Fully applied to monitoring costs as intended in agreement. Obligation can be archived.							
Sellars Farm, Hardwicke	200	LARGE DEVT OF 200 DWELLINGS		60				Monitored by SDC Affordable Housing.							doesn't appear to exist

Appendix 9 – CoStar Industrial Land

The pages in this appendix are not numbered.





	Address	City	Property Info	Sale Info
1	Gossington Truck Stop, Bristol Rd	Dursley	2.45 AC Land	Sold: -
2	Masco Salvage Site, Cirencester Rd	Stroud	1.09 AC Land	Sold: £485,000 (£444,954.13/AC)
3	Stanley Mill, Cotswold Way	Stonehouse	12 AC Land	Sold: -

Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Sale Price	£485,000	£485,000	£485,000	£485,000	1
Parcel Size	1.09 AC	5.18 AC	2.45 AC	12 AC	3
Price per Acre	£444,958	£444,954	£444,958	£444,958	1
Days on Market	123	130	130	138	2
Sale Price to Asking Price Ratio	88.18%	88.18%	88.18%	88.18%	1
Totals					
Sold Transactions	Total Sales Volume:	£485,000	Total Sales Transactions:		3
Survey Criteria					
<p>basic criteria: Type of Property - Land; Sale Date - from 07/04/2015; 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 - Stroud (Cheltenham & Gloucester)</p>					

1 Gossington Truck Stop - Bristol Rd **SOLD**

Dursley, GL11 5JA	Gloucestershire County	
True Buyer: -	True Seller: -	


Sale Date: 28/07/2015 (123 days on mkt)	Land Area: 2.45 AC (106.722 SF)	
Sale Price: -	Star Rating: ★★☆☆☆	
£/AC Land Gross: -	Lot Dimensions: -	
Density: -	Proposed Use: -	
Topography: Level		
Tenure: Freehold	Sale Conditions: Distress Sale	
Financing: -		
Comp ID: 3361988 – Research Status: Research Complete		

2 Masco Salvage Site - Cirencester Rd **SOLD**

Stroud, GL6 8PE	Gloucestershire County	
True Buyer: -	True Seller: -	

Sale Date: 30/09/2015 (138 days on mkt)	Land Area: 1.09 AC (47.480 SF)	
Sale Price: £485,000 - Confirmed	Star Rating: ★★☆☆☆	
£/AC Land Gross: £444,957.88 (£10.21/SF)	Lot Dimensions: -	
Density: -	Proposed Use: -	
Topography: -		
Tenure: Freehold	Sale Conditions: -	
Financing: -		
Comp ID: 3402768 – Research Status: Confirmed		

3 Stanley Mill - Cotswold Way **SOLD**

Stonehouse, GL10 3HQ	Gloucestershire County	
True Buyer: Stanley Mill Stroud Ltd 33 Wood St Barnet, EN5 4BE	True Seller: Avant Homes Ltd 6-9 Tallys End Chesterfield, S43 4WP 01246 575500	

Sale Date: 02/10/2017	Land Area: 12 AC (522.720 SF)	
Sale Price: -	Star Rating: ★★☆☆☆	
£/AC Land Gross: -	Lot Dimensions: -	
Density: -	Proposed Use: -	
Topography: -		
Tenure: Freehold	Sale Conditions: Condo Conversion, Historical Site ...	
Financing: -		
Comp ID: 4017634 – Research Status: Research Complete		

Appendix 10 – Residential Appraisals

The pages in this appendix are not numbered.





Base Cover



Gloucester Fringe and Cotswolds Areas - SDC Viability

Base
Site make up



Number 1 Units NET Area Density erage Unit Size Developed Density Total Cost Rate
Green 400 400 12.50 32.00 98 39,096 3,128 53,496,483 1,368.34

Locality een/ Brown .lternative Use
Glouc Fring/ Green Agricultural

Area	Gross	17.361
	Net	12.500

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	5	45.00	225.00	10%	1,437	355,658
	2	6	65.00	390.00	10%	1,437	616,473
Terrace	2	17	75.00	1,275.00		1,301	1,658,775
	3	67	95.00	6,365.00		1,301	8,280,865
Semi	2	17	85.00	1,445.00		1,304	1,884,280
	3	84	107.00	8,988.00		1,304	11,720,352
Det	3	0	112.00	0.00		1,467	0
	4	56	135.00	7,560.00		1,467	11,090,520
	5	28	150.00	4,200.00		1,467	6,161,400
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	27	40.00	1,080.00	10%	1,437	1,707,156
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	28	70.00	1,960.00		1,301	2,549,960
	3	19	84.00	1,596.00		1,301	2,076,396
Semi	2	24	79.00	1,896.00		1,304	2,472,384
	3	12	93.00	1,116.00		1,304	1,455,264
Det	3	0	93.00	0.00		1,467	0
	4	10	100.00	1,000.00		1,467	1,467,000
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 2 Units Area Density erage Unit Size Developed Density Total Cost Rate
Green 250 250 7.81 32.00 98 24,558 3,143 33,583,218 1,367.51

Locality een/Brown .lternative Use
Glouc Fring/ Green Agricultural

Area	Gross	10.146
	Net	7.813

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	1	45.00	45.00	10%	1,437	71,132
	2	4	65.00	260.00	10%	1,437	410,982
Terrace	2	11	75.00	825.00		1,301	1,073,325
	3	42	95.00	3,990.00		1,301	5,190,990
Semi	2	11	85.00	935.00		1,304	1,219,240
	3	53	107.00	5,671.00		1,304	7,394,984
Det	3	0	112.00	0.00		1,467	0
	4	35	135.00	4,725.00		1,467	6,931,575
	5	18	150.00	2,700.00		1,467	3,960,900
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	17	40.00	680.00	10%	1,437	1,074,876
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	17	70.00	1,190.00		1,301	1,548,190
	3	12	84.00	1,008.00		1,301	1,311,408
Semi	2	15	79.00	1,185.00		1,304	1,545,240
	3	8	93.00	744.00		1,304	970,176
Det	3	0	93.00	0.00		1,467	0
	4	6	100.00	600.00		1,467	880,200
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 3 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Green 100 100 3.13 32.00 98 9,802 3,137 13,393,066 1,366.36

Locality een/Brown .lternative Use

Cotswold	Green	Agricultural
Area	Gross	3.906
	Net	3.125

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	1	45.00	45.00	10%	1,437
	2	1	65.00	65.00	10%	1,437
Terrace	2	4	75.00	300.00		1,301
	3	17	95.00	1,615.00		1,301
Semi	2	4	85.00	340.00		1,304
	3	22	107.00	2,354.00		1,304
Det	3	0	112.00	0.00		1,467
	4	14	135.00	1,890.00		1,467
	5	7	150.00	1,050.00		1,467
Flat 1 High*	6	0	45.00	0.00	10%	1,478
Flat 2 High*	2	0	65.00	0.00	10%	1,478
Flat 3 High*	3	0	75.00	0.00	10%	1,478
Affordable						
Flat	1	7	40.00	280.00	10%	1,437
	2	0	61.00	0.00	10%	1,437
Terrace	2	7	70.00	490.00		1,301
	3	5	84.00	420.00		1,301
Semi	2	6	79.00	474.00		1,304
	3	3	93.00	279.00		1,304
Det	3	0	93.00	0.00		1,467
	4	2	100.00	200.00		1,467
	5	0	110.00	0.00		1,467
Flat 1 High*	1	0	40.00	0.00	10%	1,478
Flat 2 High*	2	0	61.00	0.00	10%	1,478
Flat 3 High*	3	0	74.00	0.00	10%	1,478

Number 4 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Green 60 60 1.88 32.00 98 5,860 3,125 7,988,717 1,363.26

Locality een/Brown .lternative Use

Cotswold	Green	Agricultural
Area	Gross	2.344
	Net	1.875

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	45.00	0.00	10%	1,437
	2	1	65.00	65.00	10%	1,437
Terrace	2	3	75.00	225.00		1,301
	3	10	95.00	950.00		1,301
Semi	2	3	85.00	255.00		1,304
	3	13	107.00	1,391.00		1,304
Det	3	0	112.00	0.00		1,467
	4	8	135.00	1,080.00		1,467
	5	4	150.00	600.00		1,467
Flat 1 High*	1	0	45.00	0.00	10%	1,478
Flat 2 High*	2	0	65.00	0.00	10%	1,478
Flat 3 High*	3	0	75.00	0.00	10%	1,478
Affordable						
Flat	1	4	40.00	160.00	10%	1,437
	2	0	61.00	0.00	10%	1,437
Terrace	2	4	70.00	280.00		1,301
	3	3	84.00	252.00		1,301
Semi	2	4	79.00	316.00		1,304
	3	2	93.00	186.00		1,304
Det	3	0	93.00	0.00		1,467
	4	1	100.00	100.00		1,467
	5	0	110.00	0.00		1,467
Flat 1 High*	1	0	40.00	0.00	10%	1,478
Flat 2 High*	2	0	61.00	0.00	10%	1,478
Flat 3 High*	3	0	74.00	0.00	10%	1,478

Base
Site make up



Number 5 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Green 40 40 1.25 32.00 98 3,923 3,138 5,366,225 1,367.89

Locality een/Brown .lternative Use

Cotswold Green Agricultural

Area	Gross	1.563
	Net	1.250

	Beds	No	m2	Total		BCIS	COST
Market							
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	2	75.00	150.00		1,301	195,150
	3	7	95.00	665.00		1,301	865,165
Semi	2	2	85.00	170.00		1,304	221,680
	3	8	107.00	856.00		1,304	1,116,224
Det	3	0	112.00	0.00		1,467	0
	4	6	135.00	810.00		1,467	1,188,270
	5	3	150.00	450.00		1,467	660,150
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	3	40.00	120.00	10%	1,437	189,684
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	5	70.00	350.00		1,301	455,350
	3	3	84.00	252.00		1,301	327,852
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	1	100.00	100.00		1,467	146,700
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 6 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Green 20 20 0.67 30.00 98 1,953 2,930 2,646,031 1,354.85

Locality een/Brown .lternative Use

Cotswold Green Agricultural

Area	Gross	0.815
	Net	0.667

	Beds	No	m2	Total		BCIS	COST
Market							
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	1	75.00	75.00		1,301	97,575
	3	3	95.00	285.00		1,301	370,785
Semi	2	1	85.00	85.00		1,304	110,840
	3	5	107.00	535.00		1,304	697,640
Det	3	0	112.00	0.00		1,467	0
	4	3	135.00	405.00		1,467	594,135
	5	1	150.00	150.00		1,467	220,050
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	1	40.00	40.00	10%	1,437	63,228
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	3	70.00	210.00		1,301	273,210
	3	2	84.00	168.00		1,301	218,568
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 7 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Green 10 10 0.33 30.00 99 985 2,955 1,341,183 1,361.61

Locality een/Brown .lternative Use

Cotswold Green Paddock

Area	Gross	0.407
	Net	0.333

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	2	95.00	190.00		1,301	247,190
Semi	2	0	85.00	0.00		1,304	0
	3	3	107.00	321.00		1,304	418,584
Det	3	0	112.00	0.00		1,467	0
	4	1	135.00	135.00		1,467	198,045
	5	1	150.00	150.00		1,467	220,050
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	1	40.00	40.00	10%	1,437	63,228
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	1	70.00	70.00		1,301	91,070
	3	0	84.00	0.00		1,301	0
Semi	2	1	79.00	79.00		1,304	103,016
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 8 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Green 6 6 0.20 30.00 107 642 3,210 881,178 1,372.55

Locality een/ Brown .lternative Use

Cotswold Green Paddock

Area	Gross	0.211
	Net	0.200

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	0	85.00	0.00		1,304	0
	3	2	107.00	214.00		1,304	279,056
Det	3	0	112.00	0.00		1,467	0
	4	2	135.00	270.00		1,467	396,090
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	0	70.00	0.00		1,301	0
	3	0	84.00	0.00		1,301	0
Semi	2	2	79.00	158.00		1,304	206,032
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 9 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Green 3 3 0.12 25.00 116 349 2,908 477,101 1,367.05

Locality een/Brown .lternative Use

Cotswold	Green	Paddock
Area	Gross	0.126
	Net	0.120

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	0	85.00	0.00		1,304	0
	3	2	107.00	214.00		1,304	279,056
Det	3	0	112.00	0.00		1,467	0
	4	1	135.00	135.00		1,467	198,045
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	0	70.00	0.00		1,301	0
	3	0	84.00	0.00		1,301	0
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 10 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Brown 100 100 2.22 45.00 97 9,721 4,374 13,285,426 1,366.67

Locality een/Brown .lternative Use

Cotswold	Brown	PDL
Area	Gross	2.963
	Net	2.222

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	1	45.00	45.00	10%	1,437	71,132
	2	1	65.00	65.00	10%	1,437	102,746
Terrace	2	4	75.00	300.00		1,301	390,300
	3	17	95.00	1,615.00		1,301	2,101,115
Semi	2	4	85.00	340.00		1,304	443,360
	3	22	107.00	2,354.00		1,304	3,069,616
Det	3	0	112.00	0.00		1,467	0
	4	14	135.00	1,890.00		1,467	2,772,630
	5	7	150.00	1,050.00		1,467	1,540,350
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	7	40.00	280.00	10%	1,437	442,596
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	13	70.00	910.00		1,301	1,183,910
	3	8	84.00	672.00		1,301	874,272
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	2	100.00	200.00		1,467	293,400
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 11 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Brown 60 60 1.33 45.00 97 5,806 4,355 7,916,957 1,363.58

Locality een/Brown .lternative Use

Cotswold Brown PDL

Area	Gross	1.778
	Net	1.333

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	1	65.00	65.00	10%	1,437	102,746
Terrace	2	3	75.00	225.00		1,301	292,725
	3	10	95.00	950.00		1,301	1,235,950
Semi	2	3	85.00	255.00		1,304	332,520
	3	13	107.00	1,391.00		1,304	1,813,864
Det	3	0	112.00	0.00		1,467	0
	4	8	135.00	1,080.00		1,467	1,584,360
	5	4	150.00	600.00		1,467	880,200
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	4	40.00	160.00	10%	1,437	252,912
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	8	70.00	560.00		1,301	728,560
	3	5	84.00	420.00		1,301	546,420
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	1	100.00	100.00		1,467	146,700
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 12 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Brown 40 40 0.89 45.00 93 3,733 4,200 5,100,002 1,366.19

Locality een/Brown .lternative Use

Cotswold Brown PDL

Area	Gross	1.185
	Net	0.889

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	1	45.00	45.00	10%	1,437	71,132
	2	1	65.00	65.00	10%	1,437	102,746
Terrace	2	2	75.00	150.00		1,301	195,150
	3	7	95.00	665.00		1,301	865,165
Semi	2	2	85.00	170.00		1,304	221,680
	3	8	107.00	856.00		1,304	1,116,224
Det	3	0	112.00	0.00		1,467	0
	4	6	135.00	810.00		1,467	1,188,270
	5	1	150.00	150.00		1,467	220,050
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	3	40.00	120.00	10%	1,437	189,684
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	5	70.00	350.00		1,301	455,350
	3	3	84.00	252.00		1,301	327,852
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	1	100.00	100.00		1,467	146,700
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 13 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Brown 20 20 0.44 45.00 98 1,953 4,394 2,646,031 1,354.85

Locality een/Brown .lternative Use

Cotswold Brown PDL

Area	Gross	0.593
	Net	0.444

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	1	75.00	75.00		1,301	97,575
	3	3.0	95.00	285.00		1,301	370,785
Semi	2	1	85.00	85.00		1,304	110,840
	3	5	107.00	535.00		1,304	697,640
Det	3	0	112.00	0.00		1,467	0
	4	3	135.00	405.00		1,467	594,135
	5	1	150.00	150.00		1,467	220,050
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							0
Flat	1	1	40.00	40.00	10%	1,437	63,228
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	3.0	70.00	210.00		1,301	273,210
	3	2	84.00	168.00		1,301	218,568
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 14 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Brown 20 HD 20 0.33 60.00 62 1,246 3,738 2,025,747 1,625.80

Locality een/Brown .lternative Use

Cotswold Brown PDL

Area	Gross	0.481
	Net	0.333

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	0.0	85.00	0.00		1,304	0
	3	0.0	107.00	0.00		1,304	0
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	3	45.00	135.00	10%	1,478	219,483
Flat 2 High*	2	8	65.00	520.00	10%	1,478	845,416
Flat 3 High*	3	3	75.00	225.00	10%	1,478	365,805
Affordable							0
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	0	70.00	0.00		1,301	0
	3	0	84.00	0.00		1,301	0
Semi	2	0.0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	6	61.00	366.00	10%	1,478	595,043
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 15 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Brown 10 10 0.22 45.00 88 883 3,974 1,160,613 1,314.40

Locality een/ Brown .lternative Use

Cotswold Brown PDL

Area	Gross	0.296
	Net	0.222

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	5	95.00	475.00		1,301	617,975
Semi	2	0	85.00	0.00		1,304	0
	3	2	107.00	214.00		1,304	279,056
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							0
Flat	1	1	40.00	40.00	10%	1,437	63,228
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	1	70.00	70.00		1,301	91,070
	3	1	84.00	84.00		1,301	109,284
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 16 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Brown 10 HD 10 0.17 60.00 64 638 3,828 1,037,260 1,625.80

Locality een/Brown .lternative Use

Cotswold Brown PDL

Area	Gross	0.241
	Net	0.167

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	0	85.00	0.00		1,304	0
	3	0	107.00	0.00		1,304	0
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	1	45.00	45.00	10%	1,478	73,161
Flat 2 High*	2	4	65.00	260.00	10%	1,478	422,708
Flat 3 High*	3	2	75.00	150.00	10%	1,478	243,870
Affordable							0
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	0	70.00	0.00		1,301	0
	3	0	84.00	0.00		1,301	0
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	3	61.00	183.00	10%	1,478	297,521
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 17 Units NET Area Density erage Unit Size Developed Density Total Cost Rate
Brown 6 6 0.13 45.00 95 568 4,260 740,252 1,303.26

Locality een/Brown .lternative Use

Cotswold	Brown	PDL	
Area	Gross		0.140
	Net		0.133

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	0	85.00	0.00		1,304	0
	3	4	107.00	428.00		1,304	558,112
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							0
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	2	70.00	140.00		1,301	182,140
	3	0	84.00	0.00		1,301	0
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 18 Units Area Density erage Unit Size Developed Density Total Cost Rate
Brown 6 HD 6 0.11 55.00 64 382 3,502 603,827 1,580.70

Locality een/Brown .lternative Use

Cotswold	Brown	PDL	
Area	Gross		0.115
	Net		0.109

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	4	65.00	260.00	10%	1,437	410,982
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	0	85.00	0.00		1,304	0
	3	0	107.00	0.00		1,304	0
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							0
Flat	1	0	40.00	0.00	10%	1,437	0
	2	2	61.00	122.00	10%	1,437	192,845
Terrace	2	0	70.00	0.00		1,301	0
	3	0	84.00	0.00		1,301	0
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 19 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Brown 3 3 0.08 40.00 95 285 3,800 370,785 1,301.00

Locality een/Brown .lternative Use

Cotswold Brown PDL

Area	Gross	0.079
	Net	0.075

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	3	95.00	285.00		1,301	370,785
Semi	2	0	85.00	0.00		1,304	0
	3	0	107.00	0.00		1,304	0
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	0	70.00	0.00		1,301	0
	3	0	84.00	0.00		1,301	0
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 20 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

PRS 20 20 0.57 35.00 92 1,844 3,227 2,403,652 1,303.50

Locality een/Brown .lternative Use

Cotswold Brown PDL

Area	Gross	0.720
	Net	0.571

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	8	85.00	680.00		1,304	886,720
	3	8	107.00	856.00		1,304	1,116,224
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	2	70.00	140.00		1,301	182,140
	3	2	84.00	168.00		1,301	218,568
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number	21	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
PRS 20 HD		20	0.40	50.00	63	1,254	3,135	2,038,753	1,625.80

Locality een/Brown .Iternative Use

Cotswold **Brown** PDL

Area	Gross	Net
		0.548
		0.400

	Beds	No	m2	Total		BCIS	COST
Market							
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	0	85.00	0.00		1,304	0
	3	0	107.00	0.00		1,304	0
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	3	45.00	135.00	10%	1,478	219,483
Flat 2 High*	2	10	65.00	650.00	10%	1,478	1,056,770
Flat 3 High*	3	3	75.00	225.00	10%	1,478	365,805
Affordable							
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	0	70.00	0.00		1,301	0
	3	0	84.00	0.00		1,301	0
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	4	61.00	244.00	10%	1,478	396,695
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
For Apps



			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	
			Green 400	Green 250	Green 100	Green 60	Green 40	Green 20	Green 10	Green 6	Green 3	Brown 100	Brown 60	Brown 40	Brown 20	Brown 20 HD	Brown 10	Brown 10 HD	Brown 6	Brown 6 HD	Brown 3	PRS 20	PRS 20 HD	
			Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
			Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Paddock	Paddock	Paddock	Paddock	Paddock	Paddock	Paddock	Paddock	Paddock	Paddock	Paddock	Paddock
			Glouc Fringe & NW	Glouc Fringe & NW	Cotswold	Cotswold	Cotswold	Cotswold	Cotswold	Cotswold	Cotswold	Cotswold	Cotswold	Cotswold	Cotswold	Cotswold	Cotswold	Cotswold	Cotswold	Cotswold	Cotswold	Cotswold	Cotswold	
Green/brown field Use Locality	Gross	ha	17.36	10.15	3.91	2.34	1.56	0.81	0.41	0.21	0.13	2.96	1.78	1.19	0.59	0.48	0.30	0.24	0.14	0.11	0.08	0.72	0.55	
	Net	ha	12.50	7.81	3.13	1.88	1.25	0.67	0.33	0.20	0.12	2.22	1.33	0.89	0.44	0.33	0.22	0.17	0.13	0.11	0.08	0.57	0.40	
Units			400	250	100	60	40	20	10	6	3	100	60	40	20	20	10	10	6	6	3	20	20	
Average Unit Size		m2	97.74	98.23	98.02	97.67	98.08	97.65	98.50	107.00	116.33	97.21	96.77	93.33	97.65	62.30	88.30	63.80	94.67	63.67	95.00	92.20	62.70	
Mix	Intermediate to Buy		10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	
	Affordable Rent		20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	
	Social Rent		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%	20.00%	20.00%	
Price	Market	£/m2	3,000	3,000	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	2,730	2,730
	Intermediate to Buy	£/m2	2,100	2,100	2,590	2,590	2,590	2,590	2,590	2,590	2,590	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	1,911	1,911
	Affordable Rent	£/m2	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900
	Social Rent	£/m2	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280
Grant and Subsidies	Intermediate to Buy	£/unit																						
Affordable Rent	£/unit																							
Social Rent	£/unit																							
Sales per Quarter			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
Alternative Use Value	£/ha		25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	
Up Lift %	%										20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	
Additional Uplift	£/ha		350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000													
Easements etc	£		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals / Acquisition	% land		1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	
Planning Fee	<50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	>50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
Architects	%		4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	
QS / PM	%		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%	0.50%	0.50%	0.50%	0.50%	0.50%	
Planning Consultants	%		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	
Other Professional	%		3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	
BCIS	£/m2		1,368	1,368	1,366	1,363	1,368	1,355	1,362	1,373	1,367	1,364	1,366	1,355	1,626	1,314	1,626	1,303	1,581	1,301	1,301	1,303	1,626	
Future Homes Standard	%		9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	
Energy	£/m2		10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	
Design	£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Acc & Adpt	£/m2		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	
Water	£/m2		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	0.1	
Small Sites	%																							
Site Costs	%		15.66%	15.66%	15.66%	15.66%	15.66%	10.66%	10.66%	10.66%	10.66%	15.66%	15.66%	15.66%	10.66%	5.66%	10.66%	5.66%	10.66%	5.66%	10.66%	10.66%	5.66%	
Pre CIL s106	£/Unit		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
Post CIL s106	£/Unit		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
	£/m2		96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	
LIT	%		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%	0.00%	
Contingency	%		5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	
Abnormals	%																							
	£/site																							
FINANCE	Fees	£																						
	Interest	%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	
	Legal and Valuation	£																						
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	
	Legals	%	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%	0.50%	0.50%	0.50%	0.50%	0.50%	
	Misc.	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Profit	Market Housing		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	15.00%	15.00%	
	Affordable Housing		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	15.00%	15.00%	

		Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21
		Green 400	Green 250	Green 100	Green 60	Green 40	Green 20	Green 10	Green 6	Green 3	Brown 100	Brown 60	Brown 40	Brown 20	Brown 20 HD	Brown 10	Brown 10 HD	Brown 6	Brown 6 HD	Brown 3	PRS 20	PRS 20 HD
Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Paddock	Paddock	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
Site Are Gross	ha	17.36	10.15	3.91	2.34	1.56	0.81	0.41	0.21	0.13	2.96	1.78	1.19	0.59	0.48	0.30	0.24	0.14	0.11	0.08	0.72	0.55
Net	ha	12.50	7.81	3.13	1.88	1.25	0.67	0.33	0.20	0.12	2.22	1.33	0.89	0.44	0.33	0.22	0.17	0.13	0.11	0.08	0.57	0.40
Units		400	250	100	60	40	20	10	6	3	100	60	40	20	20	10	10	6	6	3	20	20
Mix	Market	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	100.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	100.00%	80.00%	80.00%
	Intermediate to Buy	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	0.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	0.00%	0.00%	0.00%
	Affordable Rent	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	0.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	0.00%	20.00%	20.00%
	Social Rent	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%	0.00%
Existing Use Value	£/ha	25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000
	£ site	434,028	253,653	97,656	58,594	39,063	20,370	20,370	10,526	6,316	1,925,834	1,155,501	770,334	385,167	312,945	192,583	156,472	91,228	74,641	51,316	467,707	356,278
Uplift	£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000
	£ site	6,076,389	3,551,136	1,367,188	820,313	546,875	285,175	142,588	73,684	44,211	385,167	231,100	154,067	77,033	62,589	38,517	31,294	18,246	14,928	10,263	93,541	71,256
Benchmark Land Value	£/ha	375,000	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000
	£ site	6,510,417	3,804,789	1,464,844	878,906	585,938	305,545	162,957	84,211	50,526	2,311,001	1,386,601	924,401	462,200	375,534	231,100	187,767	109,474	89,569	61,579	561,248	427,534
Residua Gross	£/ha	64,711	93,069	886,384	893,520	913,627	1,067,510	1,128,012	1,348,233	1,839,873	558,380	557,594	506,172	843,739	-290,978	904,400	-282,681	1,334,105	-153,703	1,892,296	-106,071	-1,000,261
Net	£/ha	89,876	120,869	1,107,980	1,116,900	1,142,034	1,304,689	1,378,634	1,419,193	1,936,708	744,471	743,424	674,864	1,124,933	-420,277	1,205,809	-408,293	1,404,322	-161,792	1,991,890	-133,566	-1,370,657
	£ site	1,123,449	944,288	3,462,437	2,094,187	1,427,543	869,793	459,545	283,839	232,405	1,654,380	991,232	599,879	499,970	-140,092	267,957	-68,049	187,243	-17,650	149,392	-76,323	-548,263
Additional Profit	£ site	-2,873,084	-1,033,588	3,454,521	2,046,698	1,412,080	712,845	375,723	241,653	241,047	408,097	241,076	76,359	122,138	-670,625	76,195	-333,380	105,619	-149,302	130,118	-605,242	-1,119,677
	£/m2	-94	-54	451	448	455	464	472	476	691	53	53	26	80	-762	111	-733	235	-547	457	-394	-1,109



Base Site 1

SITE NAME Site 1 Green 400

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

Table with columns: Sales per Quarter, Unit Build Time, Quarters.

Table with columns: Whole Site, Per ha NET, Per ha GROSS. Rows include Residual Land Value, Alternative Use Value, Uplift, Plus /ha, Viability Threshold.

Table with columns: Additional Profit, £/m2.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+h Closing balance = -567,675

Check on phasing dwgs nos correct

Table with columns: DEVELOPMENT COSTS, LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit. Rows include Land, Stamp Duty, Esasements etc., Legals Acquisition, Planning Fee, Architects, OS / PM, Planning Consultants, Other Professional, Build Cost - BCIS Based, s106 / CIL, Contingency, Abnormals, Finance Fees, Interest, Legal and Valuation, Agents, Legals, Misc., Market Housing, Affordable Housing.

Table with columns: Planning fee calc, Planning app fee, No dwgs, No dwgs under, No dwgs over 5l, dwgs, rate.

Table with columns: Stamp duty calc - Residual, Land payment, Total.

Table with columns: Stamp duty calc - Add Profit, Land payment, Total.

Table with columns: Pre CIL s106, 5,000 £/ Unit (all), Total, 2,000,000.

Table with columns: Post CIL s106, 5,000 £/ Unit (all), 2,000,000, CIL, 96 £/m2, 2,936,405, Total, 4,936,405.

Table with columns: Build Cost /m2, BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs, % GDV.

Table with columns: LIT, % GDV, 0.00%, 0.

RESIDUAL CASH FLOW FOR INTEREST. Table with columns: Year 1 to Year 24. Rows include INCOME (UNITS Started, Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy), EXPENDITURE (Stamp Duty, Esasements etc., Legals Acquisition, Planning Fee, Architects, QS, Planning Consultants, Other Professional, Build Cost - BCIS Base, s106/CIL, Contingency, Abnormals, Finance Fees, Legal and Valuation, Agents, Legals, Misc.), COSTS BEFORE LAND INT AND PROFIT, For Residual Valuation (Land, Interest, Profit on Costs, Profit on GDV), Cash Flow, Opening Balance, Closing Balance.

CASH FLOW FOR CIL ADDITIONAL PROFIT. Table with columns: Year 1 to Year 24. Rows include INCOME (As Above), EXPENDITURE (Land, Stamp Duty, Esasements etc., Legals Acquisition, Planning Fee, Architects, QS, Planning Consultants, Other Professional, Build Cost - BCIS Base, POTENTIAL CIL, Post CIL s106, Contingency, Abnormals, Finance Fees, Legal and Valuation, Agents, Legals, Misc.), COSTS BEFORE LAND INT AND PROFIT, For CIL calculation (Interest, Profit on cost, Profit on GDV), Cash Flow, Opening Balance, Closing Balance.



Base Site 3

SITE NAME Site 3 Green 100

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

Table with columns: Sales per Quarter, Unit Build Time, Quarters.

Table with columns: Whole Site, Per ha NET, Per ha GROSS. Rows include Residual Land Value, Alternative Use Value, Uplift, Plus /ha, Viability Threshold.

Table with columns: Additional Profit, £/m2.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+l Closing balance = -143,206

Check on phasing dwgs nos correct

Table with columns: DEVELOPMENT COSTS, LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit. Rows include Land, Stamp Duty, Planning Fee, Build Cost, Finance Fees, Agents, Legals, Misc.

Table with columns: Planning fee calc, Planning app fee, No dwgs, No dwgs under, No dwgs over 5l, dwgs, rate.

Table with columns: Stamp duty calc - Residual, Land payment, Total.

Table with columns: Stamp duty calc - Add Profit, Land payment, 0%, 1%, 250,000, 1%, 500,000, 3%, 1,000,000, 4%, above, 5%, Total.

Table with columns: Pre CIL s106, 5,000 £/ Unit (all), Total, 500,000.

Table with columns: Post CIL s106, 5,000 £/ Unit (all), 500,000, CIL, 96 £/m2, 738,634, Total, 1,238,634.

Table with columns: Build Cost /m2, BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs.

Table with columns: LIT, % GDV, 0.00%, 0.

RESIDUAL CASH FLOW FOR INTEREST. Multi-year table with columns for Year 1-6 and quarters Q1-Q4. Rows include INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For Residual Valuation.

CASH FLOW FOR CIL ADDITIONAL PROFIT. Multi-year table with columns for Year 1-6 and quarters Q1-Q4. Rows include INCOME, EXPENDITURE, POTENTIAL CIL, For CIL calculation.



Base Site 4

SITE NAME Site 4 Green 60

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

Table with columns: Sales per Quarter, Unit Build Time, Quarters.

Table with columns: Whole Site, Per ha NET, Per ha GROSS. Rows include Residual Land Value, Alternative Use Value, Uplift, Plus /ha, Viability Threshold.

Table with columns: Additional Profit, £/m2.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+l Closing balance = -84,785

Check on phasing dwgs nos correct

DEVELOPMENT COSTS table with columns: LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit. Includes sub-totals and grand totals.

Planning fee calc table with columns: Planning app fee, dwgs, rate. Rows include No dwgs, No dwgs under 50, No dwgs over 50.

Stamp duty calc - Residual table with columns: Land payment, Total. Total is 2,094,187.

Stamp duty calc - Add Profit table with columns: Land payment, 0%, 1%, 250,000, 1%, 3%, 500,000, 3%, 4%, 1,000,000, 4%, 5%, above, 5%, 5%. Total is 43,945.

Pre CIL s106 table with columns: 5,000 £/ Unit (all), Total. Total is 300,000.

Post CIL s106 table with columns: 5,000 £/ Unit (all), 300,000, CIL, 96 £/m2, 440,345, Total, 740,345.

Build Cost table with columns: /m2, BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs. Total is 1,727.

LIT table with columns: % GDV, 0.00%, 0.

RESIDUAL CASH FLOW FOR INTEREST table with columns: Year 1, Year 2, Year 3, Year 4, Year 5, Year 6. Rows include INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For Residual Valuation, Cash Flow, Opening Balance, Closing Balance.

CASH FLOW FOR CIL ADDITIONAL PROFIT table with columns: Year 1, Year 2, Year 3, Year 4, Year 5, Year 6. Rows include INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For CIL calculation, Cash Flow, Opening Balance, Closing Balance.



Base Site 5

SITE NAME Site 5 Green 40

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

DEVELOPMENT COSTS table with columns: LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit. Includes sub-totals for each category.

Planning fee calc table with columns: Planning app fee, dwgs, rate. Rows: No dwgs, No dwgs under 50, No dwgs over 50.

Build Cost table with columns: /m2, % GDV. Rows: BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs.

Stamp duty calc - Residual table with columns: Land payment, Total. Shows a total of 1,427,543.

Stamp duty calc - Add Profit table with columns: Land payment, Total. Shows a total of 585,938.

Pre CIL s106 table with columns: 5,000 £/Unit (all), Total. Shows a total of 200,000.

LIT % GDV table with columns: % GDV. Shows 0.00%.

Post CIL s106 table with columns: 5,000 £/Unit (all), 96 £/m2, Total. Shows a total of 499,060.

Sales per Quarter table with columns: 0, 3 Quarters.

Residual Land Value table with columns: Whole Site, Per ha NET, Per ha GROSS. Shows values like 1,427,543 and 913,627.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+h Closing balance = -56,377

Check on phasing dwgs nos correct

Additional Profit table with columns: £/m2. Shows 1,412,060 and 455.

RESIDUAL CASH FLOW FOR INTEREST table with columns: Year 1-6, Q1-Q4. Includes INCOME, EXPENDITURE, and CASH FLOW sections.

CASH FLOW FOR CIL ADDITIONAL PROFIT table with columns: Year 1-6, Q1-Q4. Includes INCOME, EXPENDITURE, and CASH FLOW sections.



Base Site 6

SITE NAME Site 6 Green 20

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

Table with columns: Sales per Quarter, Unit Build Time, Quarters.

Table with columns: Whole Site, Per ha NET, Per ha GROSS. Rows include Residual Land Value, Alternative Use Value, Uplift, Plus /ha, Viability Threshold.

Table with columns: Additional Profit, £/m2.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+r Closing balance = 162,062

Check on phasing dwgs nos correct

Table with columns: DEVELOPMENT COSTS, LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit. Includes sub-headers like Land, Stamp Duty, Planning Fee, etc.

Table: Planning fee calc. Columns: Planning app fee, dwgs, rate. Rows: No dwgs, No dwgs under, No dwgs over 5l.

Table: Stamp duty calc - Residual. Columns: Land payment, Total. Value: 869,793.

Table: Stamp duty calc - Add Profit. Columns: Land payment, Total. Value: 305,545.

Table: Pre CIL s106. Columns: 5,000 £/ Unit (all), Total. Value: 100,000.

Table: Post CIL s106. Columns: 5,000 £/ Unit (all), CIL, Total. Value: 248,035.

Table: Build Cost /m2. Columns: BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs. Values range from 1,355 to 144.

Table: LIT % GDV. Value: 0.00%.

Table: RESIDUAL CASH FLOW FOR INTEREST. Columns: Year 1-6, Q1-Q4. Rows: INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For Residual Valuation, Cash Flow.

Table: CASH FLOW FOR CIL ADDITIONAL PROFIT. Columns: Year 1-6, Q1-Q4. Rows: INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For CIL calculation, Cash Flow.



Base Site 7

SITE NAME Site 7 Green 10

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

Table with columns: Sales per Quarter, Unit Build Time, Quarters.

Table with columns: Whole Site, Per ha NET, Per ha GROSS. Rows include Residual Land Value, Alternative Use Value, Uplift, Plus /ha, Viability Threshold.

Table with columns: Additional Profit, £/m2.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+l Closing balance = 80,978

Check on phasing dwgs nos correct

DEVELOPMENT COSTS table with columns: LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit. Includes sub-totals and grand totals.

Planning fee calc table with columns: Planning app fee, dwgs, rate. Rows include No dwgs, No dwgs under, No dwgs over 5l.

Stamp duty calc - Residual table with columns: Land payment, Total. Total value is 459,545.

Stamp duty calc - Add Profit table with columns: Land payment, Total. Total value is 162,957.

Pre CIL s106 table with columns: 5,000 £/ Unit (all), Total. Total value is 50,000.

Post CIL s106 table with columns: 5,000 £/ Unit (all), 96 £/m2, Total. Total value is 126,766.

Build Cost table with columns: /m2, % GDV. Rows include BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs.

LIT table with columns: % GDV. Value is 0.00%.

RESIDUAL CASH FLOW FOR INTEREST table with columns: Year 1-6, Q1-Q4. Includes INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For Residual Valuation, Cash Flow, Opening Balance, Closing Balance.

CASH FLOW FOR CIL ADDITIONAL PROFIT table with columns: Year 1-6, Q1-Q4. Includes INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For CIL calculation, Cash Flow, Opening Balance, Closing Balance.



Base Site 8

SITE NAME Site 8 Green 6

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

Table with columns: Sales per Quarter, Unit Build Time, Quarters.

Table with columns: Whole Site, Per ha NET, Per ha GROSS. Rows include Residual Land Value, Alternative Use Value, Uplift, Plus /ha, Viability Threshold.

Table with columns: Additional Profit, £/m2.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+h Closing balance = 52,173

Check on phasing dwgs nos correct

DEVELOPMENT COSTS table with columns: LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit. Includes sub-rows for various cost categories and their unit/m2 and total values.

Planning fee calc table with columns: Planning app fee, dwgs, rate. Rows include No dwgs, No dwgs under 6, No dwgs over 5l.

Stamp duty calc - Residual table with columns: Land payment, Total. Value: 283,839.

Stamp duty calc - Add Profit table with columns: Land payment, Total. Value: 84,211.

Pre CIL s106 table with columns: 5,000 £/ Unit (all), Total. Value: 30,000.

Post CIL s106 table with columns: 5,000 £/ Unit (all), CIL, Total. Value: 79,011.

Build Cost table with columns: /m2, 9.00%, 0%, 11%. Rows include BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs.

LIT % GDV table with columns: % GDV, 0.00%, 0.

RESIDUAL CASH FLOW FOR INTEREST table with columns: Year 1-6, Q1-Q4. Rows include INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For Residual Valuation, Cash Flow, Opening Balance, Closing Balance.

CASH FLOW FOR CIL ADDITIONAL PROFIT table with columns: Year 1-6, Q1-Q4. Rows include INCOME, EXPENDITURE, POTENTIAL CIL, COSTS BEFORE LAND INT AND PROFIT, For CIL calculation, Cash Flow, Opening Balance, Closing Balance.



Base Site 9

SITE NAME Site 9 Green 3

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

Table with columns: Sales per Quarter, Unit Build Time, Quarters.

Table with columns: Whole Site, Per ha NET, Per ha GROSS. Rows include Residual Land Value, Alternative Use Value, Uplift, Plus /ha, Viability Threshold.

Table with columns: Additional Profit, £/m2.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+h Closing balance = 29,045

Check on phasing dwgs nos correct

DEVELOPMENT COSTS table with columns: LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit. Includes sub-categories like Land, Stamp Duty, Planning Fee, etc.

Planning fee calc table with columns: Planning app fee, dwgs, rate. Rows include No dwgs, No dwgs under 5t, No dwgs over 5t.

Stamp duty calc - Residual table with columns: Land payment, Total. Shows a value of 232,405.

Stamp duty calc - Add Profit table with columns: Land payment, Total. Shows a value of 50,526.

Pre CIL s106 table with columns: 5,000 £/ Unit (all), Total. Shows a value of 15,000.

Post CIL s106 table with columns: 5,000 £/ Unit (all), CIL, Total. Shows a value of 48,658.

Build Cost table with columns: /m2, 9.00%, 0%, 11%. Rows include BCIS, Future Homes £, Energy, Design, etc.

LIT % GDV table with columns: % GDV, 0.00%, 0.

RESIDUAL CASH FLOW FOR INTEREST table with columns: Year 1-6, Q1-Q4. Includes INCOME, EXPENDITURE, and CASH FLOW sections.

CASH FLOW FOR CIL ADDITIONAL PROFIT table with columns: Year 1-6, Q1-Q4. Includes INCOME, EXPENDITURE, and CASH FLOW sections.



SITE NAME Site 11 Brown 60						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	108.7	70%	42	3,500	15,981,000	4,566
Shared Ownership	68.9	10%	6	2,450	1,012,565	413
Affordable Rent	68.9	20%	12	1,900	1,570,745	827
Social Rent	68.9	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	1.33 ha		45	/ha	18,564,311	5,806
SITE AREA - Gross	1.78 ha		34	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	991,232	743,424	557,594
Alternative Use Value	1,155,501		650,000
Uplift	20%	231,100	130,000
Plus /ha	0	0	0
Viability Threshold	1,386,601		780,000

Additional Profit	241,076	53
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -69,212

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND	Unit or m2	Total	
Land	16,521	39,062	991,232
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	14,868	53,930
PLANNING			
Planning Fee		24,480	
Architects	4.00%	470,913	
QS / PM	0.50%	58,864	
Planning Consultants	1.00%	117,728	
Other Professional	3.50%	412,049	1,084,034
CONSTRUCTION			
Build Cost - BCIS Based	1,727	10,029,524	
s106 / CIL		740,345	
Contingency	5.00%	501,476	
Abnormals		501,476	11,772,821
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	556,929	
Legals	0.5%	92,822	
Misc.		0	649,751
			14,551,768
Developers Profit			
Market Housing		17.50%	2,796,675
Affordable Housing		17.50%	452,079

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

Stamp duty calc - Residual	
Land payment	Total
	991,232
	39,062

Stamp duty calc - Add Profit			
Land payment	0%	1%	
125,000			1,386,601
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	0%	
above	5%	4%	
Total			55,464

Pre CIL s106	5,000	£/ Unit (all)	300,000
Total			300,000

Post CIL s106	5,000	£/ Unit (all)	300,000
CIL	96	£/m2	440,345
Total			740,345

Build Cost /m2			
BCIS	1,364		
Future Homes £	123	9.00%	
Energy	10		
Design	0		
Acc & Adpt	18		
Water	0		
Small Sites	0	0%	
Site Costs	214	16%	
Total			1,727

LIT	% GDV	0
	0.00%	0

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	9 13				12 13																			
Market Housing	0	0	0	0	0	0	2,397,150	3,462,550	3,196,200	3,462,550	3,462,550	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	151,885	219,389	202,513	219,389	219,389	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	235,612	340,328	314,149	340,328	340,328	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	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	0
INCOME	0	0	0	0	0	0	2,784,647	4,022,267	3,712,862	4,022,267	4,022,267	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	39,062																							
Easements etc.	0																							
Legals Acquisition	14,868																							
Planning Fee	24,480																							
Architects	235,456		235,456																					
QS	29,432		29,432																					
Planning Consultants	58,864		58,864																					
Other Professional	206,024		206,024																					
Build Cost - BCIS Base	0	0	501,476	1,225,831	1,894,466	2,117,344	2,117,344	1,448,709	724,354	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	44,035	15,000	137,946		56,667	164,613	63,333	144,613	21,667	92,472	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	25,074	61,292		94,723	105,867	105,867	72,435	36,218	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	25,074	61,292		94,723	105,867	105,867	72,435	36,218	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	83,539	120,668	111,386	120,668	120,668	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	13,923	20,111	18,564	20,111	20,111	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
COSTS BEFORE LAND INT AND PROFIT	608,187	44,035	1,096,401	1,486,360	2,140,579	2,493,691	2,489,874	1,878,972	948,407	233,252	140,779	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	991,232																							
Interest		25,991	27,128	45,386	70,277	106,203	148,451	146,074	113,619	70,543	10,118	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-1,599,419	-70,025	-1,123,529	-1,531,746	-2,210,855	-2,599,894	146,321	1,997,222	2,650,837	3,718,473	3,871,370	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	0																							
Closing Balance	-1,599,419	-1,669,444	-2,792,973	-4,324,719	-6,535,574	-9,135,468	-8,989,147	-6,991,925	-4,341,089	-622,616	3,248,754	3,248,754	3,248,754	3,248,754	3,248,754	3,248,754	3,248,754	3,248,754	3,248,754	3,248,754	3,248,754	3,248,754	3,248,754	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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																								
As Above	0 0 0 0				0 0 2,784,647 4,022,267				3,712,862 4,022,267 4,022,267 0				0 0 0 0				0 0 0 0				0 0 0 0			
EXPENDITURE																								
Land	1,386,601																							
Stamp Duty	55,464	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	20,799	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	24,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	235,456	0	235,456	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	29,432	0	29,432	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	58,864	0	58,864	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	206,024	0	206,024	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	501,476	1,225,831	1,894,466	2,117,344	2,117,344	1,448,709	724,354	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL																								



SITE NAME Site 12 Brown 40

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	104.0	70%	28	3,500	10,188,500	2,911
Shared Ownership	68.5	10%	4	2,450	671,233	274
Affordable Rent	68.5	20%	8	1,900	1,041,252	548
Social Rent	68.5	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.89 ha		45	/ha	11,900,985	3,733
SITE AREA - Gross	1.19 ha		34	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	599,879	674,864	506,172
Alternative Use Value	770,334		650,000
Uplift	20%	154,067	130,000
Plus /ha	0	0	0
Viability Threshold	924,401		780,000

Additional Profit	76,359	26
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+i
Closing balance = -56,201

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND	unit or m2	Total	
Land	14,997	19,494	599,879
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	8,998	28,492
PLANNING			
Planning Fee		18,480	
Architects	4.00%	303,500	
QS / PM	0.50%	37,937	
Planning Consultants	1.00%	75,875	
Other Professional	3.50%	265,562	701,355
CONSTRUCTION			
Build Cost - BCIS Based	1,731	6,460,693	
s106 / CIL		480,737	
Contingency	5.00%	323,035	7,587,499
Abnormals		323,035	
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	357,030	
Legals	0.5%	59,505	
Misc.		0	416,534
			9,333,760
Developers Profit			
Market Housing	17.50%		1,782,988
Affordable Housing	17.50%		299,685

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	40		18,480
No dwgs under	40	462	18,480
No dwgs over 5t	0	138	0
			Total 18,480

Stamp duty calc - Residual	
Land payment	Total
	599,879
	19,494

Stamp duty calc - Add Profit			
Land payment	0%	1%	
125,000			125,000
250,000			250,000
500,000			500,000
1,000,000			1,000,000
above			above
			Total 924,401

Pre CIL s106	5,000	£/ Unit (all)	200,000
			Total 200,000

Post CIL s106	5,000	£/ Unit (all)	200,000
CIL	96	£/m2	280,737
			Total 480,737

Build Cost /m2		
BCIS	1,366	
Future Homes £	123	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	214	16%
	1,731	

LIT	% GDV	0
	0.00%	0

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			10	10			10	10			10	10			10	10			10	10			10	10
Market Housing	0	0	0	0	0	0	2,547,125	2,547,125	2,547,125	2,547,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	167,808	167,808	167,808	167,808	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	260,313	260,313	260,313	260,313	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	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	0
INCOME	0	0	0	0	0	0	2,975,246	2,975,246	2,975,246	2,975,246	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	19,494																							
Easements etc.	0																							
Legals Acquisition	8,998																							
Planning Fee	18,480																							
Architects	151,750		151,750																					
QS	18,969		18,969																					
Planning Consultants	37,937		37,937																					
Other Professional	132,781		132,781																					
Build Cost - BCIS Base	0	0	538,391	1,076,782	1,615,173	1,615,173	1,076,782	538,391	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	28,074	16,667	117,554		50,000	134,221	33,333	100,888	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	26,920	53,839		80,759	80,759	53,839	26,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	26,920	53,839		80,759	80,759	53,839	26,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	89,257	89,257	89,257	89,257	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	14,876	14,876	14,876	14,876	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	89,257	89,257	89,257	89,257	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	14,876	14,876	14,876	14,876	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
COSTS BEFORE LAND INT AND PROFIT	388,410	28,074	950,334	1,302,015	1,826,691	1,910,912	1,321,927	797,252	104,134	104,134	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	599,879																							
Interest		16,060	16,777	32,492	54,178	84,742	117,172	92,209	58,315	12,607	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-988,288	-44,133	-967,111	-1,334,507	-1,880,869	-1,995,654	1,536,147	2,085,785	2,812,797	2,858,505	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	0																							
Closing Balance	-988,288	-1,032,422	-1,999,533	-3,334,040	-5,214,909	-7,210,563	-5,674,416	-3,588,630	-775,833	2,082,672	2,082,672	2,082,672	2,082,672	2,082,672	2,082,672	2,082,672	2,082,672	2,082,672	2,082,672	2,082,672	2,082,672	2,082,672	2,082,672	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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																								
As Above																								
INCOME	0	0	0	0	0	0	2,975,246	2,975,246	2,975,246	2,975,246	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	924,401																							
Stamp Duty	36,976	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	13,866	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	18,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	151,750	0	151,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	18,969	0	18,969	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	37,937	0	37,937</																					



SITE NAME Site 13 Brown 20

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	109.6	70%	14	3,500	5,372,500	1,535
Shared Ownership	69.7	10%	2	2,450	341,333	139
Affordable Rent	69.7	20%	4	1,900	529,493	279
Social Rent	69.7	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.44 ha		45	/ha	6,243,326	1,953
SITE AREA - Gross	0.59 ha		34	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	499,970	1,124,933	843,739
Alternative Use Value	385,167		650,000
Uplift	20%	77,033	130,000
Plus /ha	0	0	0
Viability Threshold	462,200		780,000

Additional Profit	122,138	89
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 169,779

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND		Unit or m2	Total
Land		24,999	499,970
Stamp Duty			14,499
Easements etc.			0
Legals Acquisition	1.50%	7,500	21,998
PLANNING			
Planning Fee			9,240
Architects	4.00%	151,608	
QS / PM	0.50%	18,951	
Planning Consultants	1.00%	37,902	
Other Professional	3.50%	132,657	350,357
CONSTRUCTION			
Build Cost - BCIS Based		1,649	3,220,143
s106 / CIL			248,035
Contingency	5.00%	161,007	3,790,193
Abnormals			161,007
FINANCE			
Fees			0
Interest	6.50%		0
Legal and Valuation			0
SALES			
Agents	3.0%	187,300	
Legals	0.5%	31,217	
Misc.			0
		218,516	4,881,035
Developers Profit			
Market Housing	17.50%		940,188
Affordable Housing	17.50%		152,394

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	20		9,240
No dwgs under	20	462	9,240
No dwgs over 5t	0	138	0
			Total 9,240

Stamp duty calc - Residual	
Land payment	Total
	499,970
	14,499

Stamp duty calc - Add Profit			
Land payment	0%	1%	
125,000			125,000
250,000		3%	7,500
500,000		0%	0
1,000,000		4%	40,000
above		5%	3,866
			Total 13,866

Pre CIL s106	5,000	£/ Unit (all)	100,000
			Total 100,000

Post CIL s106	5,000	£/ Unit (all)	100,000
CIL	96	£/m2	148,035
			Total 248,035

Build Cost /m2		
BCIS	1,355	
Future Homes £	122	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	144	
	1,649	11%

LIT	% GDV	0
		0.00%

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6							
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
INCOME																												
UNITS Started	5				5				5				5				5				5							
Market Housing	0	0	0	0	0	0	0	1,343,125	1,343,125	1,343,125	1,343,125	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	85,333	85,333	85,333	85,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent	0	0	0	0	0	0	0	132,373	132,373	132,373	132,373	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	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	0	0	0	0	0
INCOME	0	0	0	0	0	0	0	1,560,831	1,560,831	1,560,831	1,560,831	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																												
Stamp Duty	14,499																											
Easements etc.	0																											
Legals Acquisition	7,500																											
Planning Fee	9,240																											
Architects	75,804		75,804																									
QS	9,475		9,475																									
Planning Consultants	18,951		18,951																									
Other Professional	66,328		66,328																									
Build Cost - BCIS Base	0	0	268,345	536,691	805,036	805,036	536,691	268,345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	14,804	8,333	8,333	83,283	25,000	91,616	16,667	8,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	13,417	26,835	40,252	40,252	26,835	13,417	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	13,417	26,835	40,252	40,252	26,835	13,417	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																											
Legal and Valuation	0																											
Agents	0	0	0	0	0	0	46,825	46,825	46,825	46,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,804	7,804	7,804	7,804	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																											
COSTS BEFORE LAND INT AND PROFIT	201,797	14,804	474,072	673,642	910,539	977,155	661,655	358,142	54,629	54,629	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																												
Land	499,970																											
Interest		11,404	11,830	19,725	30,993	46,293	62,924	49,335	30,593	6,614	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																												
Affordable Housing																												
Cash Flow	-701,767	-26,207	-485,901	-693,368	-941,532	-1,023,448	836,252	1,153,355	1,475,610	1,499,588	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	0																											
Closing Balance	-701,767	-727,974	-1,213,875	-1,907,243	-2,848,775	-3,872,223	-3,035,971	-1,882,616	-407,006	1,092,582	1,092,582	1,092,582	1,092,582	1,092,582	1,092,582	1,092,582	1,092,582	1,092,582	1,092,582	1,092,582	1,092,582	1,092,582	1,092,582	1,092,582	1,092,582	1,092,582	0	

CASH FLOW FOR CIL ADDITIONAL PROFIT	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																												
As Above	0				0				0				0				0				0							
INCOME	0	0	0	0	0	0	0	1,560,831	1,560,831	1,560,831	1,560,831	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																												
Land	462,200																											
Stamp Duty	13,866	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0																											
Legals Acquisition	6,933	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	75,804	0	75,804	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	9,475	0	9,475	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	18,951	0	18,951	0	0	0	0	0	0																			



SITE NAME Site 14 Brown 20 HD

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	62.9	70%	14	3,500	3,080,000	880
Shared Ownership	61.0	10%	2	2,450	298,870	122
Affordable Rent	61.0	20%	4	1,900	463,623	244
Social Rent	61.0	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.33 ha		60	/ha	3,842,493	1,246
SITE AREA - Gross	0.48 ha		42	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-140,092	-420,277	-290,978
Alternative Use Value	312,945		650,000
Uplift	20%	62,589	130,000
Plus /ha	0	0	0
Viability Threshold	375,534		780,000

Additional Profit	-670,625	-762
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+i
Closing balance = 281,916

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND	unit or m2	Total	
Land	-7,005	-140,092	
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	-2,101	-2,101
PLANNING			
Planning Fee		9,240	
Architects	4.00%	111,108	
QS / PM	0.50%	13,888	
Planning Consultants	1.00%	27,777	
Other Professional	3.50%	97,219	259,232
CONSTRUCTION			
Build Cost - BCIS Based	1,892	2,357,111	
s106 / CIL		184,867	
Contingency	5.00%	117,856	2,777,689
Abnormals		117,856	
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	115,275	
Legals	0.5%	19,212	
Misc.		0	134,487
			3,029,215
Developers Profit			
Market Housing	17.50%		539,000
Affordable Housing	17.50%		133,436

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	20		9,240
No dwgs under	20	462	9,240
No dwgs over 5t	0	138	0
			Total 9,240

Stamp duty calc - Residual	
Land payment	Total
	-140,092
	0
	Total 0

Stamp duty calc - Add Profit			
Land payment			
125,000	0%	0%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	0%	
			Total 375,534

Pre CIL s106	5,000	£/ Unit (all)	100,000
			Total 100,000

Post CIL s106	5,000	£/ Unit (all)	100,000
CIL	96	£/m2	84,867
			Total 184,867

Build Cost /m2		
BCIS	1,626	
Future Homes £	146	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	92	6%
	1,892	

LIT	% GDV	0
	0.00%	0

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	10																							
UNITS Started	10																							
Market Housing	0	0	0	0	0	0	1,540,000	1,540,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	149,435	149,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	231,812	231,812	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	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	0
INCOME	0	0	0	0	0	0	1,921,247	1,921,247	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	-2,101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	55,554	0	55,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	6,944	0	6,944	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	13,888	0	13,888	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	48,610	0	48,610	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	392,852	785,704	785,704	392,852	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	8,487	16,667	71,524	33,333	33,333	54,857	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	19,643	39,285	39,285	39,285	19,643	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	19,643	39,285	39,285	39,285	19,643	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	57,637	57,637	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	9,606	9,606	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
COSTS BEFORE LAND INT AND PROFIT	132,135	8,487	573,800	935,798	897,607	486,994	67,244	67,244	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	-140,092	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	0	9	9,333	24,691	39,679	48,237	18,893	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								539,000
Affordable Housing																								133,436
Cash Flow	7,958	-8,487	-573,808	-945,131	-922,299	-526,673	1,805,766	1,835,110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-672,436
Opening Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance	7,958	-529	-574,337	-1,519,468	-2,441,767	-2,968,439	-1,162,673	672,436	672,436	672,436	672,436	672,436	672,436	672,436	672,436	672,436	672,436	672,436	672,436	672,436	672,436	672,436	672,436	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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	As Above																							
INCOME	0	0	0	0	0	0	1,921,247	1,921,247	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	375,534	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	5,633	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	55,554	0	55,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	6,944	0	6,944	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	13,888	0	13,888	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	48,610	0	48,610	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0</					



SITE NAME Site 16 Brown 10 HD

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	65.0	70%	7	3,500	1,592,500	455
Shared Ownership	61.0	10%	1	2,450	149,435	61
Affordable Rent	61.0	20%	2	1,900	231,812	122
Social Rent	61.0	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.17 ha		60	/ha	1,973,747	638
SITE AREA - Gross	0.24 ha		42	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-68,049	-406,293	-282,681
Alternative Use Value	156,472		650,000
Uplift	20%	31,294	130,000
Plus /ha	0	0	0
Viability Threshold	187,767		780,000

Additional Profit	-333,380	-733
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 143,269

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND	unit or m2	Total	
Land	-6,805		-68,049
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	-1,021	-1,021
PLANNING			
Planning Fee		4,620	
Architects	4.00%	56,860	
QS / PM	0.50%	7,108	
Planning Consultants	1.00%	14,215	
Other Professional	3.50%	49,753	132,555
CONSTRUCTION			
Build Cost - BCIS Based	1,892	1,206,932	
s106 / CIL		93,880	
Contingency	5.00%	60,347	
Abnormals		60,347	1,421,505
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	59,212	
Legals	0.5%	9,869	
Misc.		0	69,081
Developers Profit			
Market Housing	17.50%		278,688
Affordable Housing	17.50%		66,718

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	10		4,620
No dwgs under	10	462	4,620
No dwgs over 5t	0	138	0
Total			4,620

Stamp duty calc - Residual	
Land payment	
	-68,049
Total	

Stamp duty calc - Add Profit			
Land payment			
125,000	0%	0%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	0%	
Total			187,767

Pre CIL s106	5,000	£/ Unit (all)	
Total			50,000

Post CIL s106	5,000	£/ Unit (all)	50,000
CIL	96	£/m2	43,880
Total			93,880

Build Cost /m2		
Item	Value	%
BCIS	1,626	
Future Homes £	146	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	92	6%
Total		1,892

LIT	% GDV	0.00%	0
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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	10																											
UNITS Started	0																											
Market Housing	0																											
Shared Ownership	0																											
Affordable Rent	0																											
Social Rent	0																											
Grant and Subsidy	0																											
INCOME	0	0	0	0	0	0	1,973,747	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE	0																											
Stamp Duty	0																											
Easements etc.	0																											
Legals Acquisition	-1,021																											
Planning Fee	4,620																											
Architects	28,430																											
QS	3,554																											
Planning Consultants	7,108																											
Other Professional	24,876																											
Build Cost - BCIS Base	0																											
s106/CIL	4,388																											
Contingency	0																											
Abnormals	0																											
Finance Fees	0																											
Legal and Valuation	0																											
Agents	0																											
Legals	0																											
Misc.	0																											
COSTS BEFORE LAND INT AND PROFIT	67,567	4,388	523,176	478,954	459,208	19,746	69,081	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land -68,049																											
Interest	0																											
Market Housing	63																											
Affordable Housing	8,566																											
Cash Flow	482																											
Opening Balance	0																											
Closing Balance	482	-3,906	-527,146	-1,014,666	-1,490,363	-1,534,327	345,406	345,406	345,406	345,406	345,406	345,406	345,406	345,406	345,406	345,406	345,406	345,406	345,406	345,406	345,406	345,406	345,406	345,406	345,406	345,406	345,406	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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	As Above																											
INCOME	0	0	0	0	0	0	1,973,747	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE	Land 187,767																											
Stamp Duty	0																											
Easements etc.	0																											
Legals Acquisition	2,817																											
Planning Fee	4,620																											
Architects	28,430																											
QS	3,554																											
Planning Consultants	7,108																											
Other Professional	24,876																											
Build Cost - BCIS Base	0																											
POTENTIAL CIL	0																											
Post CIL s106	-333,380																											
Contingency	0																											
Abnormals	0																											
Finance Fees	0																											
Legal and Valuation	0																											
Agents	0																											
Legals	0																											
Misc.	0																											
COSTS BEFORE LAND INT AND PROFIT	259,171	0	173,130	442,542	492,542	0	69,081	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation	Interest 4,212																											
Market Housing	4,280																											
Affordable Housing	7,163																											
Cash Flow	-259,171																											
Opening Balance	0																											
Closing Balance	-259,171	-263,383	-440,792	-890,497	-1,397,509	-1,420,218	461,369	461,369	461,369	461,369	461,369	461,369	461,369	461,369	461,369	461,369	461,369	461,369	461,369	461,369	461,369	461,369	461,369	461,369	461,369	461,369	461,369	143,269



SITE NAME Site 17 Brown 6

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	107.0	70%	4	3,500	1,572,900	449
Shared Ownership	70.0	10%	1	2,450	102,890	42
Affordable Rent	70.0	20%	1	1,900	159,608	84
Social Rent	70.0	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.13 ha		45	/ha	1,835,398	575
SITE AREA - Gross	0.14 ha		43	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	187,243	1,404,322	1,334,105
Alternative Use Value	91,228		650,000
Uplift	20%	18,246	130,000
Plus /ha	0		0
Viability Threshold	109,474		780,000

Additional Profit	105,619	235
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 47,425

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS	Unit or m2	Total
LAND		
Land	31,207	187,243
Stamp Duty		745
Easements etc.		0
Legals Acquisition	1.50%	2,809 3,554
PLANNING		
Planning Fee		2,772
Architects	4.00%	43,115
QS / PM	0.50%	5,389
Planning Consultants	1.00%	10,779
Other Professional	3.50%	37,225 99,780
CONSTRUCTION		
Build Cost - BCIS Based	1,587	913,207
s106 / CIL		73,340
Contingency	5.00%	45,660
Abnormals		45,660 1,077,868
FINANCE		
Fees		0
Interest	6.50%	0
Legal and Valuation		0 0
SALES		
Agents	3.0%	55,062
Legals	0.5%	9,177
Misc.		0 64,239 1,432,683
Developers Profit		
Market Housing	17.50%	275,258
Affordable Housing	17.50%	45,937

Planning fee calc	dwgs	rate
Planning app fee	6	2,772
No dwgs	0	0
No dwgs under 5	0	0
No dwgs over 5	0	0
Total		2,772

Stamp duty calc - Residual	Total
Land payment	187,243
Total	745

Stamp duty calc - Add Profit	Total
Land payment	109,474
125,000	0%
250,000	1%
500,000	3%
1,000,000	4%
above	5%
Total	1,095

Pre CIL s106	5,000	£/ Unit (all)	30,000
Total			30,000

Post CIL s106	5,000	£/ Unit (all)	30,000
CIL	96	£/m2	43,340
Total			73,340

Build Cost	/m2	%
BCIS	1,303	9.00%
Future Homes £	117	
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	139	11%
Total	1,587	

LIT	% GDV	0
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started		2		2		2		2																
Market Housing		0		0		0		524,300		524,300		524,300		0		0		0		0		0		0
Shared Ownership		0		0		0		34,297		34,297		34,297		0		0		0		0		0		0
Affordable Rent		0		0		0		53,203		53,203		53,203		0		0		0		0		0		0
Social Rent		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	611,799	611,799	611,799	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	745																							
Easements etc.	0																							
Legals Acquisition	2,809																							
Planning Fee	2,772																							
Architects	21,557		21,557																					
QS	2,695		2,695																					
Planning Consultants	5,389		5,389																					
Other Professional	18,863		18,863																					
Build Cost - BCIS Base	0		101,467	202,935	304,402	202,935	101,467	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	4,334	3,333	26,170	3,333	10,000	26,170	3,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	5,073	10,147	10,147	15,220	10,147	5,073	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	5,073	10,147	10,147	15,220	10,147	5,073	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	18,354	18,354	18,354	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,059	3,059	3,059	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
COSTS BEFORE LAND INT AND PROFIT	54,830	4,334	163,452	249,398	344,842	249,398	136,360	21,413	21,413	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	187,243																							
Interest		3,934	4,068	6,790	10,953	16,735	21,060	13,676	4,304	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-242,072	-8,268	-167,520	-256,188	-355,796	-266,133	454,379	576,710	586,082	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	0																							
Closing Balance	-242,072	-250,340	-417,860	-674,048	-1,029,844	-1,295,977	-841,598	-264,887	321,195	321,195	321,195	321,195	321,195	321,195	321,195	321,195	321,195	321,195	321,195	321,195	321,195	321,195	321,195	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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																								
As Above																								
INCOME	0	0	0	0	0	0	611,799	611,799	611,799	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	109,474																							
Stamp Duty	1,095	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	1,642	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	2,772	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	21,557	0	21,557	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	2,695	0	2,695	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	5,389	0	5,389	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	18,863	0	18,863	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	101,467	202,935	304,40																			



SITE NAME Site 18 Brown 6 HD

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	65.0	70%	4	3,500	955,500	273
Shared Ownership	61.0	10%	1	2,450	89,661	37
Affordable Rent	61.0	20%	1	1,900	139,087	73
Social Rent	61.0	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.11 ha		55	/ha	1,184,248	383
SITE AREA - Gross	0.11 ha		52	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-17,650	-161,792	-153,703
Alternative Use Value	74,641		650,000
Uplift	20%	14,928	130,000
Plus /ha	0	0	0
Viability Threshold	89,569		780,000

Additional Profit	-149,302	-547
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 84,051

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND	unit or m2	Total	
Land	-2,942		-17,650
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	-265	-265
PLANNING			
Planning Fee		2,772	
Architects	4.00%	33,245	
QS / PM	0.50%	4,156	
Planning Consultants	1.00%	8,311	
Other Professional	3.50%	29,089	77,574
CONSTRUCTION			
Build Cost - BCIS Based	1,840	704,364	
s106 / CIL		56,328	
Contingency	5.00%	35,218	
Abnormals		35,218	831,128
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	35,527	
Legals	0.5%	5,921	
Misc.		0	41,449
			932,236
Developers Profit			
Market Housing	17.50%		167,213
Affordable Housing	17.50%		40,031

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	6		2,772
No dwgs under	6	462	2,772
No dwgs over 5t	0	138	0
			Total 2,772

Stamp duty calc - Residual	
Land payment	
	-17,650
	Total 0

Stamp duty calc - Add Profit			
Land payment			
125,000	0%	0%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	0%	
			Total 89,569

Pre CIL s106	5,000	£/ Unit (all)	
			Total 30,000

Post CIL s106	5,000	£/ Unit (all)	30,000
CIL	96	£/m2	26,328
			Total 56,328

Build Cost /m2		
Item	Value	%
BCIS	1,581	
Future Homes £	142	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	89	6%
	1,840	

LIT	% GDV	0
		0.00%

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		3		3																				
Market Housing							477,750	477,750																
Shared Ownership							44,831	44,831																
Affordable Rent							69,543	69,543																
Social Rent																								
Grant and Subsidy																								
INCOME	0	0	0	0	0	0	592,124	592,124	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-265																							
Planning Fee	2,772																							
Architects	16,623		16,623																					
QS	2,078		2,078																					
Planning Consultants	4,156		4,156																					
Other Professional	14,545		14,545																					
Build Cost - BCIS Base		0	117,394	234,788	234,788	117,394	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		2,633	5,000	21,848	10,000	16,848	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,870	11,739	11,739	5,870	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	5,870	11,739	11,739	5,870	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
Legal and Valuation		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
Agents		0	0	0		0	17,764	17,764		0	0	0		0	0	0		0	0	0		0	0	0
Legals		0	0	0		0	2,961	2,961		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
COSTS BEFORE LAND INT AND PROFIT	39,908	2,633	171,534	280,114	268,267	145,981	20,724	20,724	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land		-17,650																						
Interest		362	410	3,204	7,808	12,295	14,867	5,823	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-22,258	-2,995	-171,944	-283,319	-276,075	-158,276	556,533	565,577	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	0																							
Closing Balance	-22,258	-25,252	-197,197	-480,516	-756,591	-914,866	-358,333	207,243	207,243	207,243	207,243	207,243	207,243	207,243	207,243	207,243	207,243	207,243	207,243	207,243	207,243	207,243	207,243	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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																								
As Above																								
INCOME	0	0	0	0	0	0	592,124	592,124	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	89,569																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	1,344	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	2,772	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	16,623	0	16,623	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	2,078	0	2,078	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	4,156	0	4,156	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	14,545	0	14,545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	117,394	234,788	234,788	117,394	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL			-149,302																					
Post CIL s106		0	5,870	11,739	15,000	15,000	0	0	0	0	0	0	0	0										



SITE NAME Site 19 Brown 3

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	95.0	100%	3	3,500	997,500	285
Shared Ownership	95.0	0%	0	2,450	0	0
Affordable Rent	95.0	0%	0	1,900	0	0
Social Rent	95.0	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.08 ha		40	/ha	997,500	285
SITE AREA - Gross	0.08 ha		38	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	149,392	1,991,890	1,892,296
Alternative Use Value	51,316		650,000
Uplift	20%	10,263	130,000
Plus /ha	0		0
Viability Threshold	61,579		780,000

Additional Profit	130,118	457
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 23,442

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND	unit or m2	Total	
Land	49,797	149,392	
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	2,241	2,241
PLANNING			
Planning Fee		1,386	
Architects	4.00%	21,567	
QS / PM	0.50%	2,696	
Planning Consultants	1.00%	5,392	
Other Professional	3.50%	18,872	49,913
CONSTRUCTION			
Build Cost - BCIS Based	1,584	451,547	
s106 / CIL		42,485	
Contingency	5.00%	22,577	539,187
Abnormals		22,577	
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	29,925	
Legals	0.5%	4,988	
Misc.		0	34,913
			775,645
Developers Profit			
Market Housing		17.50%	174,563
Affordable Housing		17.50%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	3		1,386
No dwgs under	3	462	1,386
No dwgs over 5t	0	138	0
			Total 1,386

Stamp duty calc - Residual	
Land payment	Total
	149,392
	0
	Total 0

Stamp duty calc - Add Profit			
Land payment			Total
125,000	0%	1%	61,579
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	1%	
			Total 61,579

Pre CIL s106	5,000	£/ Unit (all)	15,000
			Total 15,000

Post CIL s106	5,000	£/ Unit (all)	15,000
CIL	96	£/m2	27,485
			Total 42,485

Build Cost /m2		
BCIS	1,301	
Future Homes £	117	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	139	11%
	1,584	

LIT	% GDV	0
	0.00%	0

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	1		1																			
Market Housing		0	0	0	0	0	332,500	332,500	332,500	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
Affordable Rent		0	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	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	332,500	332,500	332,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	2,241																							
Planning Fee	1,386																							
Architects	10,784		10,784																					
QS	1,348		1,348																					
Planning Consultants	2,696		2,696																					
Other Professional	9,436		9,436																					
Build Cost - BCIS Base		0	50,172	100,344	150,516	100,344	50,172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		2,749	1,667	15,702	5,000	15,702	1,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	2,509	5,017	7,526	5,017	2,509	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	2,509	5,017	7,526	5,017	2,509	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	9,975	9,975	9,975	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,663	1,663	1,663	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	27,890	2,749	81,119	126,080	170,567	126,080	68,493	11,638	11,638	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land		149,392																						
Interest		2,881	2,972	4,339	6,458	9,335	11,535	7,433	2,339	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-177,282	-5,629	-84,092	-130,419	-177,025	-135,415	262,471	313,430	318,523	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	0																							
Closing Balance	-177,282	-182,911	-267,003	-397,422	-574,447	-709,862	-467,391	-143,961	174,563	174,563	174,563	174,563	174,563	174,563	174,563	174,563	174,563	174,563	174,563	174,563	174,563	174,563	174,563	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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																								
As Above																								
INCOME	0	0	0	0	0	0	332,500	332,500	332,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	61,579																							
Stamp Duty	616	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	924	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	1,386	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	10,784	0	10,784	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	1,348	0	1,348	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	2,696	0	2,696	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	9,436	0	9,436	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	50,172	100,344	150,516	100,344	50,172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL			130,118								</													



SITE NAME Site 20 PRS 20

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	96.0	80%	16	2,730	4,193,280	1,536
Shared Ownership	77.0	0%	0	1,911	0	0
Affordable Rent	77.0	20%	4	1,900	585,200	308
Social Rent	77.0	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.57 ha		35	/ha	4,778,480	1,844
SITE AREA - Gross	0.72 ha		28	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-76,323	-133,566	-106,071
Alternative Use Value	467,707		650,000
Uplift	20%	93,541	130,000
Plus /ha	0	0	0
Viability Threshold	561,248		780,000

Additional Profit	-605,242	-394
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+i
Closing balance = 150,125

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND	unit or m2	Total	
Land	-3,816	0	-76,323
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	-1,145	-1,145
PLANNING			
Planning Fee		9,240	
Architects	4.00%	138,718	
QS / PM	0.50%	17,340	
Planning Consultants	1.00%	34,679	
Other Professional	3.50%	121,378	321,355
CONSTRUCTION			
Build Cost - BCIS Based	1,587	2,927,104	
s106 / CIL		248,132	
Contingency	5.00%	146,355	3,467,947
Abnormals		146,355	
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	143,354	
Legals	0.5%	23,892	
Misc.		0	167,247
			3,879,081
Developers Profit			
Market Housing	15.00%		628,992
Affordable Housing	15.00%		87,780

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	20		9,240
No dwgs under	20	462	9,240
No dwgs over 5t	0	138	0
			Total 9,240

Stamp duty calc - Residual	
Land payment	
	-76,323
	Total 0

Stamp duty calc - Add Profit			
Land payment			
125,000	0%	0%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	0%	
			Total 561,248

Pre CIL s106	5,000	£/ Unit (all)	100,000
			Total 100,000

Post CIL s106	5,000	£/ Unit (all)	100,000
CIL	96	£/m2	148,132
			Total 248,132

Build Cost /m2		
BCIS	1,303	
Future Homes £	117	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	139	11%
	1,587	

LIT	% GDV	0.00%	0
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RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6							
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
INCOME																												
UNITS Started	5				5				5				5				5				5							
Market Housing	0	0	0	0	0	0	0	0	1,048,320	1,048,320	1,048,320	1,048,320	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
Affordable Rent	0	0	0	0	0	0	0	0	146,300	146,300	146,300	146,300	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	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	0	0	0	0	0
INCOME	0	0	0	0	0	0	0	0	1,194,620	1,194,620	1,194,620	1,194,620	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																												
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	-1,145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	69,359	0	69,359	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	8,670	0	8,670	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	17,340	0	17,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	60,689	0	60,689	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	243,925	487,851	731,776	731,776	487,851	243,925	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	14,813	8,333	8,333	83,326	25,000	91,659	16,667	8,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	12,196	24,393	36,589	36,589	24,393	12,196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	12,196	24,393	36,589	36,589	24,393	12,196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	35,839	35,839	35,839	35,839	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,973	5,973	5,973	5,973	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
COSTS BEFORE LAND INT AND PROFIT	164,153	14,813	432,709	619,962	829,954	896,613	595,114	318,463	41,812	41,812	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																												
Land	-76,323	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	1,427	1,691	8,750	18,967	32,762	47,864	38,900	25,294	6,972	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	-87,830	-16,240	-434,400	-628,712	-848,920	-929,375	551,642	837,257	1,127,514	1,145,836	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-716,772
Opening Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance	-87,830	-104,070	-538,470	-1,167,182	-2,016,102	-2,945,477	-2,393,835	-1,556,578	-429,064	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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																												
As Above	0				0				0				0				0				0							
INCOME	0	0	0	0	0	0	0	0	1,194,620	1,194,620	1,194,620	1,194,620	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																												
Land	561,248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	8,419	0	0																									



SITE NAME Site 21 PRS 20 HD

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	63.1	80%	16	2,730	2,757,300	1,010
Shared Ownership	61.0	0%	0	1,911	0	0
Affordable Rent	61.0	20%	4	1,900	463,600	244
Social Rent	61.0	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.40 ha		50	/ha	3,220,900	1,254
SITE AREA - Gross	0.55 ha		36	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-548,263	-1,370,657	-1,000,261
Alternative Use Value	356,278		650,000
Uplift	20%	71,256	130,000
Plus /ha	0	0	0
Viability Threshold	427,534		780,000

Additional Profit	-1,119,677	-1,109
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 277,991

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND		Unit or m2	Total
Land		-27,413	-548,263
Stamp Duty			0
Easements etc.			0
Legals Acquisition	1.50%	-8,224	-8,224
PLANNING			
Planning Fee			9,240
Architects	4.00%	112,275	
QS / PM	0.50%	14,034	
Planning Consultants	1.00%	28,069	
Other Professional	3.50%	98,241	261,859
CONSTRUCTION			
Build Cost - BCIS Based		1,892	2,372,245
s106 / CIL			197,404
Contingency	5.00%	118,612	
Abnormals		118,612	2,806,874
FINANCE			
Fees			0
Interest	6.50%		0
Legal and Valuation			0
SALES			
Agents	3.0%	96,627	
Legals	0.5%	16,105	
Misc.		0	112,732
			2,624,977
Developers Profit			
Market Housing	15.00%		413,595
Affordable Housing	15.00%		69,540

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	20		9,240
No dwgs under	20	462	9,240
No dwgs over 5t	0	138	0
			Total 9,240

Stamp duty calc - Residual	
Land payment	Total
	-548,263
	0

Stamp duty calc - Add Profit	
Land payment	Total
125,000	0%
250,000	1%
500,000	3%
1,000,000	4%
above	5%
	Total 427,534

Pre CIL s106	5,000	£/ Unit (all)	100,000
			Total 100,000

Post CIL s106	5,000	£/ Unit (all)	100,000
CIL	96	£/m2	97,404
			Total 197,404

Build Cost		/m2
BCIS	1,626	
Future Homes £	146	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	92	6%
	1,892	

LIT	% GDV	0
	0.00%	0

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	10																							
UNITS Started	10																							
Market Housing	0	0	0	0	0	0	1,378,650	1,378,650	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
Affordable Rent	0	0	0	0	0	0	231,800	231,800	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	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	0
INCOME	0	0	0	0	0	0	1,610,450	1,610,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	-8,224	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	56,137	0	56,137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	7,017	0	7,017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	14,034	0	14,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	49,120	0	49,120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	395,374	790,748	790,748	395,374	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	9,740	0	16,667	77,165	33,333	60,499	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	19,769	39,537	39,537	19,769	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	19,769	39,537	39,537	19,769	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	48,314	48,314	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,052	8,052	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
COSTS BEFORE LAND INT AND PROFIT	127,325	9,740	577,888	946,988	903,156	495,410	56,366	56,366	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	-548,263	0	0	0	18,141	33,112	41,701	17,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	2,709	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	420,937	-9,740	-577,888	-949,697	-921,298	-528,523	1,512,383	1,536,960	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-483,135
Opening Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance	420,937	411,197	-166,691	-1,116,388	-2,037,685	-2,566,208	-1,053,825	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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	As Above																							
INCOME	0	0	0	0	0	0	1,610,450	1,610,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	427,534	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	6,413	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	56,137	0	56,137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	7,017	0	7,017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	14,034	0	14,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	49,120	0	49,120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0																							

Base Cover



Rural West and Lower Value Villages - SDC Viability

Base
Site make up



Number 1 Units NET Area Density erage Unit Size Developed Density Total Cost Rate
Green 400 400 12.50 32.00 98 39,096 3,128 53,496,483 1,368.34

Locality een/ Brown .lternative Use

West Green Agricultural

Area	Gross	17.361
	Net	12.500

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	5	45.00	225.00	10%	1,437	355,658
	2	6	65.00	390.00	10%	1,437	616,473
Terrace	2	17	75.00	1,275.00		1,301	1,658,775
	3	67	95.00	6,365.00		1,301	8,280,865
Semi	2	17	85.00	1,445.00		1,304	1,884,280
	3	84	107.00	8,988.00		1,304	11,720,352
Det	3	0	112.00	0.00		1,467	0
	4	56	135.00	7,560.00		1,467	11,090,520
	5	28	150.00	4,200.00		1,467	6,161,400
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	27	40.00	1,080.00	10%	1,437	1,707,156
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	28	70.00	1,960.00		1,301	2,549,960
	3	19	84.00	1,596.00		1,301	2,076,396
Semi	2	24	79.00	1,896.00		1,304	2,472,384
	3	12	93.00	1,116.00		1,304	1,455,264
Det	3	0	93.00	0.00		1,467	0
	4	10	100.00	1,000.00		1,467	1,467,000
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 2 Units Area Density erage Unit Size Developed Density Total Cost Rate
Green 250 250 7.81 32.00 98 24,558 3,143 33,583,218 1,367.51

Locality een/Brown .lternative Use

West Green Agricultural

Area	Gross	10.146
	Net	7.813

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	1	45.00	45.00	10%	1,437	71,132
	2	4	65.00	260.00	10%	1,437	410,982
Terrace	2	11	75.00	825.00		1,301	1,073,325
	3	42	95.00	3,990.00		1,301	5,190,990
Semi	2	11	85.00	935.00		1,304	1,219,240
	3	53	107.00	5,671.00		1,304	7,394,984
Det	3	0	112.00	0.00		1,467	0
	4	35	135.00	4,725.00		1,467	6,931,575
	5	18	150.00	2,700.00		1,467	3,960,900
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	17	40.00	680.00	10%	1,437	1,074,876
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	17	70.00	1,190.00		1,301	1,548,190
	3	12	84.00	1,008.00		1,301	1,311,408
Semi	2	15	79.00	1,185.00		1,304	1,545,240
	3	8	93.00	744.00		1,304	970,176
Det	3	0	93.00	0.00		1,467	0
	4	6	100.00	600.00		1,467	880,200
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 3 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Green 100 100 3.13 32.00 98 9,802 3,137 13,393,066 1,366.36

Locality een/Brown .lternative Use

West Green Agricultural

Area	Gross	3.906
	Net	3.125

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	1	45.00	45.00	10%	1,437	71,132
	2	1	65.00	65.00	10%	1,437	102,746
Terrace	2	4	75.00	300.00		1,301	390,300
	3	17	95.00	1,615.00		1,301	2,101,115
Semi	2	4	85.00	340.00		1,304	443,360
	3	22	107.00	2,354.00		1,304	3,069,616
Det	3	0	112.00	0.00		1,467	0
	4	14	135.00	1,890.00		1,467	2,772,630
	5	7	150.00	1,050.00		1,467	1,540,350
Flat 1 High*	6	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	7	40.00	280.00	10%	1,437	442,596
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	7	70.00	490.00		1,301	637,490
	3	5	84.00	420.00		1,301	546,420
Semi	2	6	79.00	474.00		1,304	618,096
	3	3	93.00	279.00		1,304	363,816
Det	3	0	93.00	0.00		1,467	0
	4	2	100.00	200.00		1,467	293,400
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 4 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Green 60 60 1.88 32.00 98 5,860 3,125 7,988,717 1,363.26

Locality een/Brown .lternative Use

West Green Agricultural

Area	Gross	2.344
	Net	1.875

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	1	65.00	65.00	10%	1,437	102,746
Terrace	2	3	75.00	225.00		1,301	292,725
	3	10	95.00	950.00		1,301	1,235,950
Semi	2	3	85.00	255.00		1,304	332,520
	3	13	107.00	1,391.00		1,304	1,813,864
Det	3	0	112.00	0.00		1,467	0
	4	8	135.00	1,080.00		1,467	1,584,360
	5	4	150.00	600.00		1,467	880,200
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	4	40.00	160.00	10%	1,437	252,912
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	4	70.00	280.00		1,301	364,280
	3	3	84.00	252.00		1,301	327,852
Semi	2	4	79.00	316.00		1,304	412,064
	3	2	93.00	186.00		1,304	242,544
Det	3	0	93.00	0.00		1,467	0
	4	1	100.00	100.00		1,467	146,700
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 5 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Green 40 40 1.25 32.00 98 3,923 3,138 5,366,225 1,367.89

Locality een/Brown .Iternative Use

West Green Agricultural

Area	Gross	1.563
	Net	1.250

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	2	75.00	150.00		1,301	195,150
	3	7	95.00	665.00		1,301	865,165
Semi	2	2	85.00	170.00		1,304	221,680
	3	8	107.00	856.00		1,304	1,116,224
Det	3	0	112.00	0.00		1,467	0
	4	6	135.00	810.00		1,467	1,188,270
	5	3	150.00	450.00		1,467	660,150
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	3	40.00	120.00	10%	1,437	189,684
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	5	70.00	350.00		1,301	455,350
	3	3	84.00	252.00		1,301	327,852
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	1	100.00	100.00		1,467	146,700
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 6 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Green 20 20 0.67 30.00 98 1,953 2,930 2,646,031 1,354.85

Locality een/Brown .Iternative Use

West Green Agricultural

Area	Gross	0.815
	Net	0.667

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	1	75.00	75.00		1,301	97,575
	3	3	95.00	285.00		1,301	370,785
Semi	2	1	85.00	85.00		1,304	110,840
	3	5	107.00	535.00		1,304	697,640
Det	3	0	112.00	0.00		1,467	0
	4	3	135.00	405.00		1,467	594,135
	5	1	150.00	150.00		1,467	220,050
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	1	40.00	40.00	10%	1,437	63,228
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	3	70.00	210.00		1,301	273,210
	3	2	84.00	168.00		1,301	218,568
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 7 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Green 10 10 0.33 30.00 99 985 2,955 1,341,183 1,361.61

Locality een/Brown .lternative Use

West Green Paddock

Area	Gross	0.407
	Net	0.333

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	2	95.00	190.00		1,301	247,190
Semi	2	0	85.00	0.00		1,304	0
	3	3	107.00	321.00		1,304	418,584
Det	3	0	112.00	0.00		1,467	0
	4	1	135.00	135.00		1,467	198,045
	5	1	150.00	150.00		1,467	220,050
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	1	40.00	40.00	10%	1,437	63,228
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	1	70.00	70.00		1,301	91,070
	3	0	84.00	0.00		1,301	0
Semi	2	1	79.00	79.00		1,304	103,016
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 8 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Green 6 6 0.20 30.00 107 642 3,210 881,178 1,372.55

Locality een/ Brown .lternative Use

West Green Paddock

Area	Gross	0.211
	Net	0.200

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	0	85.00	0.00		1,304	0
	3	2	107.00	214.00		1,304	279,056
Det	3	0	112.00	0.00		1,467	0
	4	2	135.00	270.00		1,467	396,090
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	0	70.00	0.00		1,301	0
	3	0	84.00	0.00		1,301	0
Semi	2	2	79.00	158.00		1,304	206,032
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 9 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Green 3 3 0.12 25.00 116 349 2,908 477,101 1,367.05

Locality een/Brown .lternative Use

West	Green	Paddock
Area	Gross	0.126
	Net	0.120

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	0	85.00	0.00		1,304	0
	3	2	107.00	214.00		1,304	279,056
Det	3	0	112.00	0.00		1,467	0
	4	1	135.00	135.00		1,467	198,045
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	0	70.00	0.00		1,301	0
	3	0	84.00	0.00		1,301	0
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 10 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Brown 100 100 2.22 45.00 97 9,721 4,374 13,285,426 1,366.67

Locality een/Brown .lternative Use

West	Brown	PDL
Area	Gross	2.963
	Net	2.222

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	1	45.00	45.00	10%	1,437	71,132
	2	1	65.00	65.00	10%	1,437	102,746
Terrace	2	4	75.00	300.00		1,301	390,300
	3	17	95.00	1,615.00		1,301	2,101,115
Semi	2	4	85.00	340.00		1,304	443,360
	3	22	107.00	2,354.00		1,304	3,069,616
Det	3	0	112.00	0.00		1,467	0
	4	14	135.00	1,890.00		1,467	2,772,630
	5	7	150.00	1,050.00		1,467	1,540,350
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	7	40.00	280.00	10%	1,437	442,596
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	13	70.00	910.00		1,301	1,183,910
	3	8	84.00	672.00		1,301	874,272
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	2	100.00	200.00		1,467	293,400
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 11 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Brown 60 60 1.33 45.00 97 5,806 4,355 7,916,957 1,363.58

Locality een/Brown .lternative Use

West Brown PDL

Area	Gross	1.778
	Net	1.333

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	1	65.00	65.00	10%	1,437	102,746
Terrace	2	3	75.00	225.00		1,301	292,725
	3	10	95.00	950.00		1,301	1,235,950
Semi	2	3	85.00	255.00		1,304	332,520
	3	13	107.00	1,391.00		1,304	1,813,864
Det	3	0	112.00	0.00		1,467	0
	4	8	135.00	1,080.00		1,467	1,584,360
	5	4	150.00	600.00		1,467	880,200
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	4	40.00	160.00	10%	1,437	252,912
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	8	70.00	560.00		1,301	728,560
	3	5	84.00	420.00		1,301	546,420
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	1	100.00	100.00		1,467	146,700
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 12 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Brown 40 40 0.89 45.00 93 3,733 4,200 5,100,002 1,366.19

Locality een/Brown .lternative Use

West Brown PDL

Area	Gross	1.185
	Net	0.889

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	1	45.00	45.00	10%	1,437	71,132
	2	1	65.00	65.00	10%	1,437	102,746
Terrace	2	2	75.00	150.00		1,301	195,150
	3	7	95.00	665.00		1,301	865,165
Semi	2	2	85.00	170.00		1,304	221,680
	3	8	107.00	856.00		1,304	1,116,224
Det	3	0	112.00	0.00		1,467	0
	4	6	135.00	810.00		1,467	1,188,270
	5	1	150.00	150.00		1,467	220,050
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	3	40.00	120.00	10%	1,437	189,684
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	5	70.00	350.00		1,301	455,350
	3	3	84.00	252.00		1,301	327,852
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	1	100.00	100.00		1,467	146,700
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 13 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Brown 20 20 0.44 45.00 98 1,953 4,394 2,646,031 1,354.85

Locality een/Brown .lternative Use

West **Brown** PDL

Area	Gross	0.593
	Net	0.444

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	1	75.00	75.00		1,301	97,575
	3	3.0	95.00	285.00		1,301	370,785
Semi	2	1	85.00	85.00		1,304	110,840
	3	5	107.00	535.00		1,304	697,640
Det	3	0	112.00	0.00		1,467	0
	4	3	135.00	405.00		1,467	594,135
	5	1	150.00	150.00		1,467	220,050
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							0
Flat	1	1	40.00	40.00	10%	1,437	63,228
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	3.0	70.00	210.00		1,301	273,210
	3	2	84.00	168.00		1,301	218,568
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 14 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Brown 20 HD 20 0.33 60.00 62 1,246 3,738 2,025,747 1,625.80

Locality een/Brown .lternative Use

West **Brown** PDL

Area	Gross	0.481
	Net	0.333

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	0.0	85.00	0.00		1,304	0
	3	0.0	107.00	0.00		1,304	0
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	3	45.00	135.00	10%	1,478	219,483
Flat 2 High*	2	8	65.00	520.00	10%	1,478	845,416
Flat 3 High*	3	3	75.00	225.00	10%	1,478	365,805
Affordable							0
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	0	70.00	0.00		1,301	0
	3	0	84.00	0.00		1,301	0
Semi	2	0.0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	6	61.00	366.00	10%	1,478	595,043
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 15 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Brown 10 10 0.22 45.00 88 883 3,974 1,160,613 1,314.40

Locality een/ Brown .lternative Use

West **Brown** PDL

Area	Gross	0.296
	Net	0.222

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	5	95.00	475.00		1,301	617,975
Semi	2	0	85.00	0.00		1,304	0
	3	2	107.00	214.00		1,304	279,056
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							0
Flat	1	1	40.00	40.00	10%	1,437	63,228
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	1	70.00	70.00		1,301	91,070
	3	1	84.00	84.00		1,301	109,284
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 16 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Brown 10 HD 10 0.17 60.00 64 638 3,828 1,037,260 1,625.80

Locality een/Brown .lternative Use

West **Brown** PDL

Area	Gross	0.241
	Net	0.167

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	0	85.00	0.00		1,304	0
	3	0	107.00	0.00		1,304	0
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	1	45.00	45.00	10%	1,478	73,161
Flat 2 High*	2	4	65.00	260.00	10%	1,478	422,708
Flat 3 High*	3	2	75.00	150.00	10%	1,478	243,870
Affordable							0
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	0	70.00	0.00		1,301	0
	3	0	84.00	0.00		1,301	0
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	3	61.00	183.00	10%	1,478	297,521
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 17 Units NET Area Density erage Unit Size Developed Density Total Cost Rate
Brown 6 6 0.13 45.00 95 568 4,260 740,252 1,303.26

Locality een/Brown .lternative Use

West	Brown	PDL	
Area	Gross		0.140
	Net		0.133

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	0	85.00	0.00		1,304	0
	3	4	107.00	428.00		1,304	558,112
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							0
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	2	70.00	140.00		1,301	182,140
	3	0	84.00	0.00		1,301	0
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 18 Units Area Density erage Unit Size Developed Density Total Cost Rate
Brown 6 HD 6 0.11 55.00 64 382 3,502 603,827 1,580.70

Locality een/Brown .lternative Use

West	Brown	PDL	
Area	Gross		0.115
	Net		0.109

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	4	65.00	260.00	10%	1,437	410,982
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	0	85.00	0.00		1,304	0
	3	0	107.00	0.00		1,304	0
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	0	40.00	0.00	10%	1,437	0
	2	2	61.00	122.00	10%	1,437	192,845
Terrace	2	0	70.00	0.00		1,301	0
	3	0	84.00	0.00		1,301	0
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 19 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Brown 3 3 0.08 40.00 95 285 3,800 370,785 1,301.00

Locality een/Brown .lternative Use

West Brown PDL

Area	Gross	0.079
	Net	0.075

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	3	95.00	285.00		1,301	370,785
Semi	2	0	85.00	0.00		1,304	0
	3	0	107.00	0.00		1,304	0
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	0	70.00	0.00		1,301	0
	3	0	84.00	0.00		1,301	0
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 20 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

PRS 20 20 0.57 35.00 92 1,844 3,227 2,403,652 1,303.50

Locality een/Brown .lternative Use

West Brown PDL

Area	Gross	0.720
	Net	0.571

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	8	85.00	680.00		1,304	886,720
	3	8	107.00	856.00		1,304	1,116,224
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	2	70.00	140.00		1,301	182,140
	3	2	84.00	168.00		1,301	218,568
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number	21	Units	Area ha	Density Units/ha	erage Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
PRS 20 HD		20	0.40	50.00	63	1,254	3,135	2,038,753	1,625.80

Locality 'een/Brown .lternative Use

West **Brown** PDL

Area	Gross	0.548
	Net	0.400

	Beds	No	m2	Total		BCIS	COST
Market							
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	0	85.00	0.00		1,304	0
	3	0	107.00	0.00		1,304	0
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	3	45.00	135.00	10%	1,478	219,483
Flat 2 High*	2	10	65.00	650.00	10%	1,478	1,056,770
Flat 3 High*	3	3	75.00	225.00	10%	1,478	365,805
Affordable							
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	0	70.00	0.00		1,301	0
	3	0	84.00	0.00		1,301	0
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	4	61.00	244.00	10%	1,478	396,695
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
For Apps



			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	
			Green 400	Green 250	Green 100	Green 60	Green 40	Green 20	Green 10	Green 6	Green 3	Brown 100	Brown 60	Brown 40	Brown 20	Brown 20 HD	Brown 10	Brown 10 HD	Brown 6	Brown 6 HD	Brown 3	PRS 20	PRS 20 HD	
			Green Agricultural West	Green Agricultural West	Green Agricultural West	Green Agricultural West	Green Agricultural West	Green Agricultural West	Green Paddock West	Green Paddock West	Green Paddock West	Brown PDL West	Brown PDL West	Brown PDL West	Brown PDL West	Brown PDL West	Brown PDL West	Brown PDL West	Brown PDL West	Brown PDL West	Brown PDL West	Brown PDL West	Brown PDL West	Brown PDL West
Site Area	Gross	ha	17.36	10.15	3.91	2.34	1.56	0.81	0.41	0.21	0.13	2.96	1.78	1.19	0.59	0.48	0.30	0.24	0.14	0.11	0.08	0.72	0.55	
	Net	ha	12.50	7.81	3.13	1.88	1.25	0.67	0.33	0.20	0.12	2.22	1.33	0.89	0.44	0.33	0.22	0.17	0.13	0.11	0.08	0.57	0.40	
Units			400	250	100	60	40	20	10	6	3	100	60	40	20	20	10	10	6	6	3	20	20	
Average Unit Size		m2	97.74	98.23	98.02	97.67	98.08	97.65	98.50	107.00	116.33	97.21	96.77	93.33	97.65	62.30	88.30	63.80	94.67	63.67	95.00	92.20	62.70	
Mix	Intermediate to Buy		10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%		10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%				
	Affordable Rent		20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%		20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	
	Social Rent		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%	20.00%	20.00%	
Price	Market	£/m2	3,225	3,225	3,225	3,225	3,225	3,225	3,350	3,350	3,350	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,730	2,730	
	Intermediate to Buy	£/m2	2,258	2,258	2,258	2,258	2,258	2,258	2,345	2,345	2,345	1,855	1,855	1,855	1,855	1,855	1,855	1,855	1,855	1,855	1,855	1,911	1,911	
	Affordable Rent	£/m2	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	
	Social Rent	£/m2	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	
Grant and Subsidy	Intermediate to Buy	£/unit																						
	Affordable Rent	£/unit																						
	Social Rent	£/unit																						
Sales per Quarter																								
Unit Build Time			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
Alternative Use Value	£/ha		25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	
Up Lift %	%											20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	
Additional Uplift	£/ha		350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000													
Easements etc	£		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals / Acquisition	% land		1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	
Planning Fee	<50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	
	>50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	
Architects	%		4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	
QS / PM	%		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%	0.50%	0.50%	0.50%	0.50%	0.50%	
Planning Consultants	%		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	
Other Professional	%		3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	
BCIS	£/m2		1,368	1,368	1,366	1,363	1,368	1,355	1,362	1,373	1,367	1,364	1,366	1,355	1,626	1,314	1,626	1,303	1,581	1,301	1,301	1,303	1,626	
Future Homes Standard	%		9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	
Energy	£/m2		10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	
Design	£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Acc & Adpt	£/m2		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	
Water	£/m2		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	0.1	
Small Sites	%																							
Site Costs	%		15.66%	15.66%	15.66%	15.66%	15.66%	10.66%	10.66%	10.66%	10.66%	15.66%	15.66%	15.66%	10.66%	5.66%	10.66%	5.66%	10.66%	5.66%	10.66%	10.66%	5.66%	
Pre CIL s106	£/Unit		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
Post CIL s106	£/Unit		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
	£/m2		96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	
LIT	%		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%	0.00%	
Contingency	%		5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	
Abnormals	%											5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	
	£/site											5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
FINANCE	Fees	£																						
	Interest	%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	
	Legal and Valuation	£																						
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	
	Legals	%	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%	0.50%	0.50%	0.50%	0.50%	0.50%	
	Misc.	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Profit	Market Housing		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	15.00%	15.00%	
	Affordable Housing		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	15.00%	15.00%	

		Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21
		Green 400	Green 250	Green 100	Green 60	Green 40	Green 20	Green 10	Green 6	Green 3	Brown 100	Brown 60	Brown 40	Brown 20	Brown 20 HD	Brown 10	Brown 10 HD	Brown 6	Brown 6 HD	Brown 3	PRS 20	PRS 20 HD
Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Paddock	Paddock	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
Site Are Gross	ha	17.36	10.15	3.91	2.34	1.56	0.81	0.41	0.21	0.13	2.96	1.78	1.19	0.59	0.48	0.30	0.24	0.14	0.11	0.08	0.72	0.55
Net	ha	12.50	7.81	3.13	1.88	1.25	0.67	0.33	0.20	0.12	2.22	1.33	0.89	0.44	0.33	0.22	0.17	0.13	0.11	0.08	0.57	0.40
Units		400	250	100	60	40	20	10	6	3	100	60	40	20	20	10	10	6	6	3	20	20
Mix	Market	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	100.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	100.00%	80.00%	80.00%
	Intermediate to Buy	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	0.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	0.00%	0.00%	0.00%
	Affordable Rent	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	0.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	0.00%	20.00%	20.00%
	Social Rent	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%	0.00%
Existing Use Value	£/ha	25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000
	£ site	434,028	253,653	97,656	58,594	39,063	20,370	20,370	10,526	6,316	1,925,834	1,155,501	770,334	385,167	312,945	192,583	156,472	91,228	74,641	51,316	467,707	356,278
Uplift	£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000
	£ site	6,076,389	3,551,136	1,367,188	820,313	546,875	285,175	142,588	73,684	44,211	385,167	231,100	154,067	77,033	62,589	38,517	31,294	18,246	14,928	10,263	93,541	71,256
Benchmark Land Value	£/ha	375,000	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000
	£ site	6,510,417	3,804,789	1,464,844	878,906	585,938	305,545	162,957	84,211	50,526	2,311,001	1,386,601	924,401	462,200	375,534	231,100	187,767	109,474	89,569	61,579	561,248	427,534
Residua Gross	£/ha	316,870	380,017	247,588	246,374	252,039	438,496	645,014	736,970	1,177,928	-1,019,742	-1,041,010	-1,044,149	-770,702	-1,527,938	-574,570	-1,564,804	-694,249	-1,750,016	-248,941	-106,071	-1,000,261
Net	£/ha	440,098	493,529	309,484	307,967	315,049	535,921	788,323	775,758	1,239,925	-1,359,592	-1,387,947	-1,392,132	-1,027,554	-2,206,893	-766,057	-2,260,140	-730,788	-1,842,122	-262,043	-133,566	-1,370,657
	£ site	5,501,222	3,855,697	967,139	577,439	393,812	357,280	262,774	155,152	148,791	-3,021,315	-1,850,596	-1,237,451	-456,691	-735,631	-170,235	-376,690	-97,438	-200,959	-19,653	-76,323	-548,263
Additional Profit	£ site	-2,873,084	-1,033,588	3,454,521	2,046,698	1,412,080	712,845	375,723	241,653	241,047	408,097	241,076	76,359	122,138	-670,625	76,195	-333,380	105,619	-149,302	130,118	-605,242	-1,119,677
	£/m2	-94	-54	451	448	455	464	472	476	691	53	53	26	80	-762	111	-733	235	-547	457	-394	-1,109



Base Site 1

SITE NAME Site 1 Green 400

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

DEVELOPMENT COSTS LAND: Land, Stamp Duty, Easements etc., Legals Acquisition. Unit or m2, Total.

DEVELOPMENT COSTS PLANNING: Planning Fee, Architects, OS / PM, Planning Consultants, Other Professional. Unit or m2, Total.

DEVELOPMENT COSTS CONSTRUCTION: Build Cost - BCIS Based, s106 / CIL, Contingency, Abnormals. Unit or m2, Total.

DEVELOPMENT COSTS FINANCE: Fees, Interest, Legal and Valuation. Unit or m2, Total.

DEVELOPMENT COSTS SALES: Agents, Legals, Misc. Unit or m2, Total.

Developers Profit: Market Housing, Affordable Housing. % GDV, Total.

Planning fee calc: Planning app fee, No dwgs, No dwgs under, No dwgs over 5l. dwgs, rate, Total.

Stamp duty calc - Residual: Land payment. Total.

Stamp duty calc - Add Profit: Land payment, 125,000, 250,000, 500,000, 1,000,000, above. % GDV, Total.

Pre CIL s106: 5,000 £/ Unit (all). Total.

Post CIL s106: 5,000 £/ Unit (all), CIL. Total.

Build Cost /m2: BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs. % GDV.

Sales per Quarter, Unit Build Time. 0, 3 Quarters.

Residual Land Value: Whole Site, Per ha NET, Per ha GROSS. 5,501,222, 440,098, 316,870.

Additional Profit: -2,873,084, -94.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+h Closing balance = 6,694,292

Check on phasing dwgs nos correct

RESIDUAL CASH FLOW FOR INTEREST

Table with columns: Year 1 to Year 24. Rows include INCOME (Units Started, Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy), EXPENDITURE (Stamp Duty, Easements etc., Legals Acquisition, Planning Fee, Architects, QS, Planning Consultants, Other Professional, Build Cost - BCIS Base, s106/CIL, Contingency, Abnormals, Finance Fees, Legal and Valuation, Agents, Legals, Misc.), COSTS BEFORE LAND INT AND PROFIT, For Residual Valuation (Land, Interest, Profit on Costs, Profit on GDV), Cash Flow (Opening Balance, Closing Balance).

CASH FLOW FOR CIL ADDITIONAL PROFIT

Table with columns: Year 1 to Year 24. Rows include INCOME (As Above), EXPENDITURE (Land, Stamp Duty, Easements etc., Legals Acquisition, Planning Fee, Architects, QS, Planning Consultants, Other Professional, Build Cost - BCIS Base, POTENTIAL CIL, Post CIL s106, Contingency, Abnormals, Finance Fees, Legal and Valuation, Agents, Legals, Misc.), COSTS BEFORE LAND INT AND PROFIT, For CIL calculation (Interest, Profit on cost, Profit on GDV), Cash Flow (Opening Balance, Closing Balance).



Base Site 2

SITE NAME Site 2 Green 250

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

Table with columns: Sales per Quarter, Unit Build Time, Quarters.

Table with columns: Whole Site, Per ha NET, Per ha GROSS. Rows include Residual Land Value, Alternative Use Value, Uplift, Plus /ha, Viability Threshold.

Table with columns: Additional Profit, £/m2.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+h Closing balance = 4,129,477

Check on phasing dwgs nos correct

Table with columns: DEVELOPMENT COSTS, LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit. Rows include Land, Stamp Duty, Legal Acquisition, Planning Fee, Architects, OS / PM, etc.

Table with columns: Planning fee calc, Planning app fee, dwgs, rate. Rows include No dwgs, No dwgs under, No dwgs over 5l.

Table with columns: Stamp duty calc - Residual, Land payment. Total 3,855,697.

Table with columns: Stamp duty calc - Add Profit, Land payment. Total 3,804,789.

Table with columns: Pre CIL s106, 5,000 £/ Unit (all), Total 1,250,000.

Table with columns: Post CIL s106, 5,000 £/ Unit (all), CIL, 96 £/m2, Total 3,096,922.

Table with columns: Build Cost /m2, BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs.

Table with columns: LIT, % GDV, 0.00%, 0.

RESIDUAL CASH FLOW FOR INTEREST. Large table with columns: Year 1 to Year 24. Rows include INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For Residual Valuation.

CASH FLOW FOR CIL ADDITIONAL PROFIT. Large table with columns: Year 1 to Year 24. Rows include INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For CIL calculation.



Base Site 3

SITE NAME Site 3 Green 100

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

DEVELOPMENT COSTS LAND Table with columns: Land, unit or m2, Total. Rows include Stamp Duty, Esasements etc., Legals Acquisition.

DEVELOPMENT COSTS PLANNING Table with columns: Planning Fee, Architects, QS / PM, Planning Consultants, Other Professional.

DEVELOPMENT COSTS CONSTRUCTION Table with columns: Build Cost - BCIS Based, s106 / CIL, Contingency, Abnormals.

DEVELOPMENT COSTS FINANCE Table with columns: Fees, Interest, Legal and Valuation.

DEVELOPMENT COSTS SALES Table with columns: Agents, Legals, Misc.

Developers Profit Table with columns: Market Housing, Affordable Housing.

Planning fee calc Table with columns: Planning app fee, dwgs, rate. Rows include No dwgs, No dwgs under 50, No dwgs over 50.

Stamp duty calc - Residual Table with columns: Land payment, Total.

Stamp duty calc - Add Profit Table with columns: Land payment, 0%, 1%, 250,000, 1%, 3%, 500,000, 3%, 4%, 1,000,000, 4%, 0%, above, 5%, 4%.

Pre CIL s106 Table with columns: 5,000 £/ Unit (all), Total, 500,000.

Post CIL s106 Table with columns: 5,000 £/ Unit (all), 500,000, CIL, 96 £/m2, 738,634, Total, 1,238,634.

Build Cost Table with columns: /m2, BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs.

Sales per Quarter, Unit Build Time, 3 Quarters.

Residual Land Value Table with columns: Whole Site, Per ha NET, Per ha GROSS. Rows include Residual Land Value, Alternative Use Value, Uplift, Plus /ha, Viability Threshold.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+h Closing balance = -3,997,481

Check on phasing dwgs nos correct

Additional Profit Table with columns: £/m2, 3,454,521, 451.

RESIDUAL CASH FLOW FOR INTEREST Table with columns: Year 1, Year 2, Year 3, Year 4, Year 5, Year 6. Rows include INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For Residual Valuation, Cash Flow, Opening Balance, Closing Balance.

CASH FLOW FOR CIL ADDITIONAL PROFIT Table with columns: Year 1, Year 2, Year 3, Year 4, Year 5, Year 6. Rows include INCOME, EXPENDITURE, POTENTIAL CIL, For CIL calculation, Cash Flow, Opening Balance, Closing Balance.



Base Site 4

SITE NAME Site 4 Green 60

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

DEVELOPMENT COSTS LAND Table with columns: Land, Unit or m2, Total. Rows include Stamp Duty, Easements etc., Legals Acquisition.

DEVELOPMENT COSTS PLANNING Table with columns: Planning Fee, Architects, QS / PM, Planning Consultants, Other Professional. Rows include Planning Fee, Architects, QS / PM, Planning Consultants, Other Professional.

DEVELOPMENT COSTS CONSTRUCTION Table with columns: Build Cost - BCIS Based, s106 / CIL, Contingency, Abnormals. Rows include Build Cost - BCIS Based, s106 / CIL, Contingency, Abnormals.

DEVELOPMENT COSTS FINANCE Table with columns: Fees, Interest, Legal and Valuation. Rows include Fees, Interest, Legal and Valuation.

DEVELOPMENT COSTS SALES Table with columns: Agents, Legals, Misc. Rows include Agents, Legals, Misc.

Developers Profit Table with columns: Market Housing, Affordable Housing. Rows include Market Housing, Affordable Housing.

Planning fee calc Table with columns: Planning app fee, dwgs, rate. Rows include Planning app fee, dwgs, rate.

Stamp duty calc - Residual Table with columns: Land payment, Total. Rows include Land payment, Total.

Stamp duty calc - Add Profit Table with columns: Land payment, 0%, 1%, 250,000, 1%, 3%, 500,000, 3%, 4%, 1,000,000, 4%, 0%, above, 5%, 4%. Rows include Land payment, 0%, 1%, 250,000, 1%, 3%, 500,000, 3%, 4%, 1,000,000, 4%, 0%, above, 5%, 4%.

Pre CIL s106 Table with columns: 5,000 £/ Unit (all), Total. Rows include 5,000 £/ Unit (all), Total.

Post CIL s106 Table with columns: 5,000 £/ Unit (all), 300,000, CIL, 96 £/m2, 440,345, Total, 740,345. Rows include 5,000 £/ Unit (all), 300,000, CIL, 96 £/m2, 440,345, Total, 740,345.

Build Cost Table with columns: /m2, BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs. Rows include /m2, BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs.

Sales per Quarter, Unit Build Time, 3 Quarters.

Residual Land Value, Whole Site, Per ha NET, Per ha GROSS. Rows include Residual Land Value, Whole Site, Per ha NET, Per ha GROSS.

Additional Profit, £/m2, 2,046,696, 448.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+i Closing balance = -2,336,187

Check on phasing dwgs nos correct

RESIDUAL CASH FLOW FOR INTEREST

Large table with columns: Year 1, Year 2, Year 3, Year 4, Year 5, Year 6. Rows include INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For Residual Valuation, Cash Flow, Opening Balance, Closing Balance.

CASH FLOW FOR CIL ADDITIONAL PROFIT

Large table with columns: Year 1, Year 2, Year 3, Year 4, Year 5, Year 6. Rows include INCOME, EXPENDITURE, POTENTIAL CIL, COSTS BEFORE LAND INT AND PROFIT, For CIL calculation, Cash Flow, Opening Balance, Closing Balance.



Base Site 5

SITE NAME Site 5 Green 40

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

DEVELOPMENT COSTS table with columns: LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit. Includes sub-totals for each category.

Planning fee calc table with columns: Planning app fee, No dwgs, No dwgs under, No dwgs over 5l, dwgs, rate, Total.

Build Cost table with columns: /m2, BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs. Includes a 9.00% and 16% margin.

Stamp duty calc - Residual table with columns: Land payment, Total. Total value is 393,812.

Stamp duty calc - Add Profit table with columns: Land payment, 0%, 1%, 250,000, 1%, 3%, 500,000, 3%, 0%, 1,000,000, 4%, 0%, above, 5%, 3%, Total. Total value is 585,938.

Pre CIL s106 table with columns: 5,000 £/ Unit (all), Total, 200,000.

LIT % GDV table with columns: LIT, % GDV, 0.00%, 0.

Post CIL s106 table with columns: 5,000 £/ Unit (all), 200,000, CIL, 96 £/m2, 299,060, Total, 499,060.

Sales per Quarter table with columns: 0, Unit Build Time, 3 Quarters.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+i Closing balance = -1,561,774

Check on phasing dwgs ros correct

Summary table with columns: Whole Site, Per ha NET, Per ha GROSS. Rows include Residual Land Value, Alternative Use Value, Uplift, Plus /ha, Viability Threshold.

Additional Profit table with columns: £/m2, 1,412,080, 455.

RESIDUAL CASH FLOW FOR INTEREST table with columns: Year 1-6, Q1-Q4. Includes INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, and For Residual Valuation.

CASH FLOW FOR CIL ADDITIONAL PROFIT table with columns: Year 1-6, Q1-Q4. Includes INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, and For CIL calculation.



Base Site 6

SITE NAME Site 6 Green 20

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

Table with columns: Sales per Quarter, Unit Build Time, Quarters.

Table with columns: Whole Site, Per ha NET, Per ha GROSS. Rows include Residual Land Value, Alternative Use Value, Uplift, Plus /ha, Viability Threshold.

Table with columns: Additional Profit, £/m2.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+l Closing balance = -587,761

Check on phasing dwgs nos correct

DEVELOPMENT COSTS table with columns: LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit. Includes sub-totals for each category.

Planning fee calc table with columns: Planning app fee, dwgs, rate. Rows include No dwgs, No dwgs under 5l, No dwgs over 5l.

Stamp duty calc - Residual table with columns: Land payment, Total. Includes a visual representation of a plot.

Stamp duty calc - Add Profit table with columns: Land payment, Total. Rows include 125,000, 250,000, 500,000, 1,000,000, above.

Pre CIL s106 table with columns: 5,000 £/Unit (all), Total. Includes a visual representation of a plot.

Post CIL s106 table with columns: 5,000 £/Unit (all), 100,000 CIL, Total. Includes a visual representation of a plot.

Build Cost table with columns: /m2, Total. Rows include BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs.

LIT table with columns: % GDV, Total.

RESIDUAL CASH FLOW FOR INTEREST table with columns: Year 1-6, Q1-Q4. Includes INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For Residual Valuation, Cash Flow, Opening Balance, Closing Balance.

CASH FLOW FOR CIL ADDITIONAL PROFIT table with columns: Year 1-6, Q1-Q4. Includes INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For CIL calculation, Cash Flow, Opening Balance, Closing Balance.



Base Site 7

SITE NAME Site 7 Green 10

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

Table with columns: Sales per Quarter, Unit Build Time, Quarters.

Table with columns: Whole Site, Per ha NET, Per ha GROSS. Rows include Residual Land Value, Alternative Use Value, Uplift, Plus /ha, Viability Threshold.

Table with columns: Additional Profit, £/m2.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+l Closing balance = -200,568

Check on phasing dwgs nos correct

DEVELOPMENT COSTS table with columns: LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit. Includes sub-totals for each category.

Planning fee calc table with columns: Planning app fee, dwgs, rate. Rows include No dwgs, No dwgs under 10, No dwgs over 5l.

Stamp duty calc - Residual table with columns: Land payment, Total.

Stamp duty calc - Add Profit table with columns: Land payment, Total. Rows include 125,000, 250,000, 500,000, 1,000,000, above.

Pre CIL s106 table with columns: 5,000 £/ Unit (all), Total.

Post CIL s106 table with columns: 5,000 £/ Unit (all), 96 £/m2, Total.

Build Cost table with columns: /m2, 9.00%, 0%, 11%. Rows include BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs.

LIT % GDV table with columns: % GDV, 0.00%, 0.

RESIDUAL CASH FLOW FOR INTEREST table with columns: Year 1-6, Q1-Q4. Rows include INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For Residual Valuation, Cash Flow, Opening Balance, Closing Balance.

CASH FLOW FOR CIL ADDITIONAL PROFIT table with columns: Year 1-6, Q1-Q4. Rows include INCOME, EXPENDITURE, POTENTIAL CIL, For CIL calculation, Cash Flow, Opening Balance, Closing Balance.



Base Site 8

SITE NAME Site 8 Green 6

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

Table with columns: Sales per Quarter, Unit Build Time, Quarters.

Table with columns: Whole Site, Per ha NET, Per ha GROSS. Rows include Residual Land Value, Alternative Use Value, Uplift, Plus /ha, Viability Threshold.

Table with columns: Additional Profit, £/m2.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+l Closing balance = -128,261

Check on phasing dwgs nos correct

Table with columns: DEVELOPMENT COSTS, LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit. Rows include Land, Stamp Duty, Planning Fee, Build Cost, Finance Fees, Agents, etc.

Table: Planning fee calc. Columns: Planning app fee, dwgs, rate. Rows: No dwgs, No dwgs under 5l, No dwgs over 5l.

Table: Stamp duty calc - Residual. Columns: Land payment, Total. Row: Land payment.

Table: Stamp duty calc - Add Profit. Columns: Land payment, Total. Rows: 125,000, 250,000, 500,000, 1,000,000, above.

Table: Pre CIL s106. Columns: 5,000 £/ Unit (all), Total. Row: Total.

Table: Post CIL s106. Columns: 5,000 £/ Unit (all), 96 £/m2, Total. Rows: CIL, Total.

Table: Build Cost /m2. Columns: Build Cost, /m2. Rows: BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs.

Table: LIT % GDV. Columns: LIT, % GDV. Row: 0.00%.

Table: RESIDUAL CASH FLOW FOR INTEREST. Columns: Year 1-6, Q1-Q4. Rows: INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For Residual Valuation, Cash Flow, Opening Balance, Closing Balance.

Table: CASH FLOW FOR CIL ADDITIONAL PROFIT. Columns: Year 1-6, Q1-Q4. Rows: INCOME, EXPENDITURE, POTENTIAL CIL, For CIL calculation, Cash Flow, Opening Balance, Closing Balance.



Base Site 9

SITE NAME Site 9 Green 3

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

DEVELOPMENT COSTS LAND: Land, Stamp Duty, Easements etc., Legals Acquisition. Total 148,791.

DEVELOPMENT COSTS PLANNING: Planning Fee, Architects, QS / PM, Planning Consultants, Other Professional. Total 60,625.

DEVELOPMENT COSTS CONSTRUCTION: Build Cost - BCIS Based, s106 / CIL, Contingency, Abnormals. Total 658,216.

DEVELOPMENT COSTS FINANCE: Fees, Interest, Legal and Valuation. Total 0.

DEVELOPMENT COSTS SALES: Agents, Legals, Misc. Total 40,920.

Developers Profit: Market Housing 17.50%, Affordable Housing 17.50%. Total 204,601.

Planning fee calc: Planning app fee, No dwgs, No dwgs under, No dwgs over 5t. Total 1,386.

Stamp duty calc - Residual: Land payment. Total 148,791.

Stamp duty calc - Add Profit: Land payment, 125,000, 250,000, 500,000, 1,000,000, above. Total 50,526.

Pre CIL s106: 5,000 £/ Unit (all). Total 15,000.

Post CIL s106: 5,000 £/ Unit (all), CIL 96 £/m2. Total 48,658.

Build Cost /m2: BCIS 1,367, Future Homes £ 123, Energy Homes £ 10, Design 0, Acc & Adpt 18, Water 0, Small Sites 0, Site Costs 146. Total 1,663.

Sales per Quarter: 0. Unit Build Time: 3 Quarters.

Residual Land Value: Whole Site 148,791, Per ha NET 1,239,925, Per ha GROSS 1,177,928.

Additional Profit: 241,047. 691.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+h Closing balance = -90,007

Check on phasing dwgs ros correct

RESIDUAL CASH FLOW FOR INTEREST: Multi-year table with columns for Year 1-6 and rows for INCOME, EXPENDITURE, and CASH FLOW.

CASH FLOW FOR CIL ADDITIONAL PROFIT: Multi-year table with columns for Year 1-6 and rows for INCOME, EXPENDITURE, and CASH FLOW.



SITE NAME Site 11 Brown 60						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	108.7	70%	42	2,650	12,099,900	4,566
Shared Ownership	68.9	10%	6	1,855	766,657	413
Affordable Rent	68.9	20%	12	1,900	1,570,745	827
Social Rent	68.9	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	1.33 ha		45	/ha	14,437,302	5,806
SITE AREA - Gross	1.78 ha		34	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-1,850,596	-1,387,947	-1,041,010
Alternative Use Value	1,155,501		650,000
Uplift	20%	231,100	130,000
Plus /ha	0	0	0
Viability Threshold	1,386,601		780,000

Additional Profit	241,076	53
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -4,281,255

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND		Unit or m2	Total
Land		-30,843	-1,850,596
Stamp Duty			0
Easements etc.			0
Legals Acquisition	1.50%	-27,759	-27,759
PLANNING			
Planning Fee		24,480	24,480
Architects	4.00%	470,913	470,913
QS / PM	0.50%	58,864	58,864
Planning Consultants	1.00%	117,728	117,728
Other Professional	3.50%	412,049	1,084,034
CONSTRUCTION			
Build Cost - BCIS Based	1,727	10,029,524	10,029,524
s106 / CIL		740,345	740,345
Contingency	5.00%	501,476	501,476
Abnormals		501,476	11,772,821
FINANCE			
Fees		0	0
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	433,119	433,119
Legals	0.5%	72,187	72,187
Misc.		0	505,306
			11,483,806
Developers Profit			
Market Housing	17.50%		2,117,483
Affordable Housing	17.50%		409,045

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

Stamp duty calc - Residual	
Land payment	Total
	-1,850,596
	0

Stamp duty calc - Add Profit	
Land payment	Total
125,000	0%
250,000	1%
500,000	3%
1,000,000	4%
above	5%
Total 1,386,601	

Pre CIL s106	5,000	£/ Unit (all)	300,000
			Total 300,000

Post CIL s106	5,000	£/ Unit (all)	300,000
CIL	96	£/m2	440,345
			Total 740,345

Build Cost		/m2
BCIS	1,364	
Future Homes £	123	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	214	16%
		1,727

LIT	% GDV	0.00%	0
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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	9 13 12 13 13																							
Market Housing	0 0 0 0 1,814,985 2,621,645 2,419,980 2,621,645 2,621,645 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0																							
Shared Ownership	0 0 0 0 114,998 166,109 153,331 166,109 166,109 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0																							
Affordable Rent	0 0 0 0 235,612 340,328 314,149 340,328 340,328 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0																							
Social Rent	0 0																							
Grant and Subsidy	0 0																							
INCOME	0 0 0 0 2,165,595 3,128,082 2,887,460 3,128,082 3,128,082 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0																							
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-27,759																							
Planning Fee	24,480																							
Architects	235,456 235,456																							
QS	29,432 29,432																							
Planning Consultants	58,864 58,864																							
Other Professional	206,024 206,024																							
Build Cost - BCIS Base	0 501,476 1,225,831 1,894,466 2,117,344 2,117,344 1,448,709 724,354 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0																							
s106/CIL	44,035 15,000 137,946 56,667 164,613 63,333 144,613 21,667 92,472 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0																							
Contingency	0 25,074 61,292 94,723 105,867 105,867 72,435 36,218 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0																							
Abnormals	0 25,074 61,292 94,723 105,867 105,867 72,435 36,218 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 64,968 93,842 86,624 93,842 93,842 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0																							
Legals	0 0 0 0 10,828 15,640 14,437 15,640 15,640 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0																							
Misc.	0 0																							
COSTS BEFORE LAND INT AND PROFIT	526,498 44,035 1,096,401 1,486,360 2,140,579 2,493,691 2,468,207 1,847,675 919,518 201,955 109,483 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0																							
For Residual Valuation																								
Land	-1,850,596																							
Interest	0 0 0 0 21,169 56,297 97,735 104,240 85,127 54,532 7,868 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0																							
Market Housing																								
Affordable Housing																								
Cash Flow	1,324,098 -44,035 -1,096,401 -1,486,360 -2,161,748 -2,549,988 -400,347 1,176,166 1,882,815 2,871,595 3,010,731 0 0 0 0 0 0 0 0 0 0 0 0 0 0 -2,526,528																							
Opening Balance	0																							
Closing Balance	1,324,098 1,280,063 183,662 -1,302,697 -3,464,445 -6,014,433 -6,414,780 -5,238,613 -3,355,798 -484,203 2,526,528 2,526,528 2,526,528 2,526,528 2,526,528 2,526,528 2,526,528 2,526,528 2,526,528 2,526,528 2,526,528 2,526,528 2,526,528 2,526,528 2,526,528																							

CASH FLOW FOR CIL ADDITIONAL PROFIT	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	As Above																							
INCOME	0 0 0 0 2,165,595 3,128,082 2,887,460 3,128,082 3,128,082 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0																							
EXPENDITURE																								
Land	1,386,601																							
Stamp Duty	0 0																							
Easements etc.	0 0																							
Legals Acquisition	20,799 0																							
Planning Fee	24,480 0																							
Architects	235,456 0 235,456 0																							
QS	29,432 0 29,432 0																							
Planning Consultants	58,864 0 58,864 0																							
Other Professional	206,024 0 206,024 0																							
Build Cost - BCIS Base	0 0 501,476 1,225,831 1,894,466 2,117,344 2,117,344 1,448,709 724,354 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0																							
POTENTIAL CIL	80,359 80,359 45,000 65,000 60,000 65,000 65,000 0																							
Post CIL s106	0 0 25,074 61,292 94,723 105,867 105,867 72,435 36,218 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0																							
Contingency	0 0 25,074 61,292 94,723 105,867 105,867 72,435 36,218 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0																							
Abnormals	0 0 25,074 61,292 94,723 105,867 105,867 72,435 36,218 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0																							
Finance Fees	0 0																							
Legal and Valuation	0 0																							
Agents	0 0 0 0 64,968 93,842 86,624 93,842 93,842 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0																							
Legals	0 0 0 0 10,828 15,640 14,437 15,640 15,640 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0																							
Misc.	0 0																							
COSTS BEFORE LAND INT AND PROFIT	1,961,657 0 1,161,759 1,428,772 2,209,271 2,394,078 2,464,874 1,768,063 962,851 109,483 109,483 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0																							
For CIL calculation																								
Interest	31,877 32,395 51,800 75,859 112,993 153,732 161,094 141,611 112,638 65,416 17,427 17,710 17,998 18,290 18,587 18,889 19,196 19,508 19,825 20,147 20,475 20,807 21,146																							
Market Housing																								
Affordable Housing																								
Cash Flow	-1,961,657 -31,877 -1,194,154 -1,480,572 -2,285,130 -2,507,071 -453,011 1,198,925 1,782,998 2,905,962 2,953,183 -17,427 -17,710 -17,998 -18,290 -18,587 -18,889 -19,196 -19,508 -19,825 -20,147 -20,475 -20,807 -2,979,992																							
Opening Balance	0																							
Closing Balance	-1,961,657 -1,993,534 -3,187,688 -4,668,260 -6,953,390 -9,460,461 -9,913,472 -8,714,547 -6,931,549 -4,025,587 -1,072,404 -1,089,831 -1,107,540 -1,125,538 -1,143,828 -1,162,415 -1,181,304 -1,200,500 -1,220,009 -1,239,834 -1,259,981 -1,280,456 -1,301,263 -4,281,255																							



SITE NAME Site 12 Brown 40

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	104.0	70%	28	2,650	7,714,150	2,911
Shared Ownership	68.5	10%	4	1,855	508,219	274
Affordable Rent	68.5	20%	8	1,900	1,041,252	548
Social Rent	68.5	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.89 ha		45	/ha	9,263,621	3,733
SITE AREA - Gross	1.19 ha		34	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-1,237,451	-1,392,132	-1,044,148
Alternative Use Value	770,334		650,000
Uplift	20%	154,067	130,000
Plus /ha	0	0	0
Viability Threshold	924,401		780,000

Additional Profit	76,359	26
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -2,737,962

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS	Unit or m2	Total
LAND		
Land	-30,936	-1,237,451
Stamp Duty		0
Easements etc.		0
Legals Acquisition	1.50%	-18,562
PLANNING		
Planning Fee		18,480
Architects	4.00%	303,500
QS / PM	0.50%	37,937
Planning Consultants	1.00%	75,875
Other Professional	3.50%	265,562
CONSTRUCTION		
Build Cost - BCIS Based	1,731	6,460,693
s106 / CIL		480,737
Contingency	5.00%	323,035
Abnormals		323,035
FINANCE		
Fees		0
Interest	6.50%	0
Legal and Valuation		0
SALES		
Agents	3.0%	277,909
Legals	0.5%	46,318
Misc.		0
Total		7,357,069

Planning fee calc	dwgs	rate	
Planning app fee	40		18,480
No dwgs	40	462	18,480
No dwgs under	40	138	0
No dwgs over 5t	0		0
Total			18,480

Stamp duty calc - Residual		
Land payment		-1,237,451
Total		0

Stamp duty calc - Add Profit		
Land payment		924,401
125,000	0%	0%
250,000	1%	0%
500,000	3%	0%
1,000,000	4%	0%
above	5%	0%
Total		0

Pre CIL s106	5,000	£/ Unit (all)	200,000
Total			200,000

Post CIL s106	5,000	£/ Unit (all)	200,000
CIL	96	£/m2	280,737
Total			480,737

Build Cost	/m2	
BCIS	1,366	
Future Homes £	123	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	214	16%
Total	1,731	

LIT	% GDV	0
	0.00%	0

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			10	10			10	10			10	10			10	10			10	10			10	10
Market Housing	0	0	0	0	0	0	1,928,538	1,928,538	1,928,538	1,928,538	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	127,055	127,055	127,055	127,055	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	260,313	260,313	260,313	260,313	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	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	0
INCOME	0	0	0	0	0	0	2,315,905	2,315,905	2,315,905	2,315,905	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	-18,562	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	18,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	151,750	0	151,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	18,969	0	18,969	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	37,937	0	37,937	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	132,781	0	132,781	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	538,391	1,076,782	1,615,173	1,615,173	1,076,782	538,391	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	28,074	0	16,667	117,554	50,000	134,221	33,333	100,888	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	26,920	53,839	80,759	80,759	53,839	26,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	26,920	53,839	80,759	80,759	53,839	26,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	69,477	69,477	69,477	69,477	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,580	11,580	11,580	11,580	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
COSTS BEFORE LAND INT AND PROFIT	341,356	28,074	950,334	1,302,015	1,826,691	1,910,912	1,298,850	774,175	81,057	81,057	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	-1,237,451	0	0	1,338	22,517	52,567	84,473	69,319	45,392	9,813	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	896,095	-28,074	-950,334	-1,303,352	-1,849,208	-1,963,478	932,582	1,472,412	2,189,457	2,225,035	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance	896,095	868,021	-62,313	-1,385,666	-3,234,873	-5,198,352	-4,265,770	-2,793,358	-603,902	1,621,134	1,621,134	1,621,134	1,621,134	1,621,134	1,621,134	1,621,134	1,621,134	1,621,134	1,621,134	1,621,134	1,621,134	1,621,134	1,621,134	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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																								
As Above	0	0	0	0	0	0	2,315,905	2,315,905	2,315,905	2,315,905	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	924,401	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	13,866	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	18,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	151,750	0	151,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0							



SITE NAME Site 13 Brown 20

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	109.6	70%	14	2,650	4,067,750	1,535
Shared Ownership	69.7	10%	2	1,855	258,437	139
Affordable Rent	69.7	20%	4	1,900	529,493	279
Social Rent	69.7	0%	0	1,280	0	0
Grant and Subsidy					0	0
Shared Ownership					0	0
Affordable Rent					0	0
Social Rent					0	0
SITE AREA - Net	0.44 ha		45	/ha	4,855,681	1,953
SITE AREA - Gross	0.59 ha		34	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-456,691	-1,027,554	-770,702
Alternative Use Value	385,167		650,000
Uplift	20%	77,033	130,000
Plus /ha	0	0	0
Viability Threshold	462,200		780,000

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -1,209,194

Check on phasing dwgs nos
correct

Additional Profit	122,138	89
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DEVELOPMENT COSTS			
LAND	Unit or m2	Total	
Land	-22,835		-456,691
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	-6,850	-6,850
PLANNING			
Planning Fee		9,240	
Architects	4.00%	151,608	
QS / PM	0.50%	18,951	
Planning Consultants	1.00%	37,902	
Other Professional	3.50%	132,657	350,357
CONSTRUCTION			
Build Cost - BCIS Based	1,649	3,220,143	
s106 / CIL		248,035	
Contingency	5.00%	161,007	3,790,193
Abnormals		161,007	
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	145,670	
Legals	0.5%	24,278	
Misc.		0	169,949
			3,846,958
Developers Profit			
Market Housing	17.50%		711,856
Affordable Housing	17.50%		137,888

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	20		9,240
No dwgs under	20	462	9,240
No dwgs over 5t	0	138	0
			Total 9,240

Build Cost /m2		
BCIS	1,355	
Future Homes £	122	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	144	11%
	1,649	

Stamp duty calc - Residual	
Land payment	-456,691
	Total 0

Stamp duty calc - Add Profit		
Land payment	0%	0%
125,000	250,000	1%
500,000	1,000,000	3%
1,000,000	above	4%
		5%
		Total 462,200

Pre CIL s106	5,000	£/ Unit (all)	100,000
		Total	100,000

LIT	% GDV	0.00%	0
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Post CIL s106	5,000	£/ Unit (all)	100,000
CIL	96	£/m2	148,035
		Total	248,035

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6							
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
INCOME																												
UNITS Started	5				5				5				5				5				5							
Market Housing	0	0	0	0	0	0	0	1,016,938	1,016,938	1,016,938	1,016,938	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	64,609	64,609	64,609	64,609	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent	0	0	0	0	0	0	0	132,373	132,373	132,373	132,373	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	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	0	0	0	0	0
INCOME	0	0	0	0	0	0	0	1,213,920	1,213,920	1,213,920	1,213,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																												
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	-6,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	75,804	0	75,804	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	9,475	0	9,475	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	18,951	0	18,951	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	66,328	0	66,328	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	268,345	536,691	805,036	805,036	536,691	268,345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	14,804	8,333	83,283	83,283	25,000	91,616	16,667	8,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	13,417	26,835	40,252	40,252	26,835	13,417	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	13,417	26,835	40,252	40,252	26,835	13,417	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	36,418	36,418	36,418	36,418	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,070	6,070	6,070	6,070	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
COSTS BEFORE LAND INT AND PROFIT	172,948	14,804	474,072	673,642	910,539	977,155	649,514	346,000	42,487	42,487	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																												
Land	-456,691	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	3,333	14,334	29,363	45,719	37,291	23,793	5,144	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	283,742	-14,804	-474,072	-676,976	-924,874	-1,006,519	518,687	830,629	1,147,640	1,166,289	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-849,744
Opening Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance	283,742	268,939	-205,133	-882,109	-1,806,982	-2,813,501	-2,294,814	-1,464,185	-316,545	849,744	849,744	849,744	849,744	849,744	849,744	849,744	849,744	849,744	849,744	849,744	849,744	849,744	849,744	849,744	849,744	849,744	849,744	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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																												
As Above	0				0				0				0				0				0							
INCOME	0	0	0	0	0	0	0	1,213,920	1,213,920	1,213,920	1,213,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																												
Land	462,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	6,933	0	0	0	0																							



SITE NAME Site 15 Brown 10

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	98.4	70%	7	2,650	1,825,850	689
Shared Ownership	64.7	10%	1	1,855	119,945	65
Affordable Rent	64.7	20%	2	1,900	245,746	129
Social Rent	64.7	0%	0	1,280	0	0
Grant and Subsidy				0	0	
				0	0	
				0	0	
SITE AREA - Net	0.22 ha		45	/ha	2,191,540	883
SITE AREA - Gross	0.30 ha		34	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-170,235	-766,057	-574,570
Alternative Use Value	192,583		650,000
Uplift	20%	38,517	130,000
Plus /ha	0	0	0
Viability Threshold	231,100		780,000

Additional Profit	76,195	111
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -544,486

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND	Unit or m2	Total	
Land	-17,023		-170,235
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	-2,554	-2,554
PLANNING			
Planning Fee		4,620	
Architects	4.00%	66,837	
QS / PM	0.50%	8,355	
Planning Consultants	1.00%	16,709	
Other Professional	3.50%	58,482	155,003
CONSTRUCTION			
Build Cost - BCIS Based	1,600	1,413,160	
s106 / CIL		116,447	
Contingency	5.00%	70,658	
Abnormals		70,658	1,670,924
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	65,746	
Legals	0.5%	10,958	
Misc.		0	76,704
			1,729,842
Developers Profit			
Market Housing		17.50%	319,524
Affordable Housing		17.50%	63,996

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	10		4,620
No dwgs under	10	462	4,620
No dwgs over 5t	0	138	0
			Total 4,620

Stamp duty calc - Residual	
Land payment	
	-170,235
	Total 0

Stamp duty calc - Add Profit			
Land payment			
125,000	0%	0%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	0%	
			Total 231,100

Pre CIL s106	5,000	£/ Unit (all)	
			Total 50,000

Post CIL s106	5,000	£/ Unit (all)	50,000
CIL	96	£/m2	66,447
			Total 116,447

Build Cost /m2		
BCIS	1,314	
Future Homes £	118	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	140	11%
	1,600	

LIT	% GDV	0
	0.00%	0

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																												
Market Housing	5				5				0				0				0				0							
Shared Ownership	0				0				0				0				0				0							
Affordable Rent	0				0				0				0				0				0							
Social Rent	0				0				0				0				0				0							
Grant and Subsidy	0				0				0				0				0				0							
INCOME	0	0	0	0	0	0	0	0	1,095,770	1,095,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																												
Stamp Duty	0																											
Easements etc.	0																											
Legals Acquisition	-2,554																											
Planning Fee	4,620																											
Architects	33,418																											
QS	4,177																											
Planning Consultants	8,355																											
Other Professional	29,241																											
Build Cost - BCIS Base	0				235,527				471,053				471,053				235,527				0							
s106/CIL	6,645				8,333				46,568				16,667				38,235				0							
Contingency	0				11,776				23,553				11,776				0				0							
Abnormals	0				11,776				23,553				11,776				0				0							
Finance Fees	0																											
Legal and Valuation	0																											
Agents	0				0				32,873				32,873				0				0							
Legals	0				0				5,479				5,479				0				0							
Misc.	0																											
COSTS BEFORE LAND INT AND PROFIT	77,258	6,645	342,604	564,727	534,825	297,314	38,352	38,352	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																												
Land	-170,235				0				0				0				0				0							
Interest	0				0				4,164				13,409				22,318				27,512				10,776			
Market Housing	0				0				0				0				0				0				0			
Affordable Housing	0				0				0				0				0				0				0			
Cash Flow	92,977	-6,645	-342,604	-568,891	-548,234	-319,632	1,029,906	1,046,642	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	0																											
Closing Balance	92,977	86,332	-256,272	-825,163	-1,373,398	-1,693,029	-663,123	383,520	383,520	383,520	383,520	383,520	383,520	383,520	383,520	383,520	383,520	383,520	383,520	383,520	383,520	383,520	383,520	383,520	383,520	383,520	383,520	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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																												
As Above																												
INCOME	0	0	0	0	0	0	0	0	1,095,770	1,095,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																												
Land	231,100																											
Stamp Duty	0																											
Easements etc.	0																											
Legals Acquisition	3,467																											
Planning Fee	4,620																											
Architects	33,418																											
QS	4,177																											
Planning Consultants	8,355																											
Other Professional	29,241																											
Build Cost - BCIS Base	0				235,527				471,053				471,053				235,527				0							
POTENTIAL CIL	0				76,195				25,000				25,000				0				0							
Post CIL s106	0				11,776				23,553				11,776				0				0							
Contingency	0				11,776				23,553				11,776				0				0							
Abnormals	0				11,776				23,553				11,776				0				0							
Finance Fees	0																											
Legal and Valuation	0																											
Agents	0				0				32,873				32,873				0				0							
Legals	0				0				5,479				5,479				0				0							
Misc.	0																											
COSTS BEFORE LAND INT AND PROFIT	314,378	0	410,466	518,159	543,159	284,079	38,352	38,352	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation																												
Interest	5,109				5,192				11,946				20,560				29,721				34,820				18,203			
Market Housing	0				0				0				0				0				0				0			
Affordable Housing	0				0				0				0				0				0				0			
Cash Flow	-314,378	-5,109	-415,658	-530,105	-563,719	-313,800	1,022,598	1,039,215	-1,316	-1,337	-1,359	-1,381	-1,403	-1,426	-1,449	-1,473	-1,497	-1,521	-1,546	-1,571	-1,596	-1,622	-1,649	-1,675				
Opening Balance	0																											
Closing Balance	-314,378	-319,487	-735,145	-1,265,250	-1,828,969	-2,142,769	-1,120,171	-80,955	-82,271	-83,608	-84,966	-86,347	-87,750	-89,176	-90,625	-92,098	-93,595	-95,116	-96,661	-98,232	-99,828	-101,450	-103,099	-544,486				



SITE NAME Site 16 Brown 10 HD

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	65.0	70%	7	2,650	1,205,750	455
Shared Ownership	61.0	10%	1	1,855	113,144	61
Affordable Rent	61.0	20%	2	1,900	231,812	122
Social Rent	61.0	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.17 ha		60	/ha	1,550,705	638
SITE AREA - Gross	0.24 ha		42	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-376,690	-2,260,140	-1,564,804
Alternative Use Value	156,472		650,000
Uplift	20%	31,294	130,000
Plus /ha	0	0	0
Viability Threshold	187,767		780,000

Additional Profit	-333,380	-733
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -256,024

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND	Unit or m2	Total	
Land	-37,669	-376,690	
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	-5,650	-5,650
PLANNING			
Planning Fee		4,620	
Architects	4.00%	56,860	
QS / PM	0.50%	7,108	
Planning Consultants	1.00%	14,215	
Other Professional	3.50%	49,753	132,555
CONSTRUCTION			
Build Cost - BCIS Based	1,892	1,206,932	
s106 / CIL		93,880	
Contingency	5.00%	60,347	
Abnormals		60,347	1,421,505
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	46,521	
Legals	0.5%	7,754	
Misc.		0	54,275
			1,225,995
Developers Profit			
Market Housing		17.50%	211,006
Affordable Housing		17.50%	60,367

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	10		4,620
No dwgs under	10	462	4,620
No dwgs over 5t	0	138	0
			Total 4,620

Stamp duty calc - Residual	
Land payment	Total
	-376,690
	0

Stamp duty calc - Add Profit			
Land payment			Total
125,000	0%	0%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	0%	
			Total 187,767

Pre CIL s106	5,000	£/ Unit (all)	
			Total 50,000

Post CIL s106	5,000	£/ Unit (all)	50,000
CIL	96	£/m2	43,880
			Total 93,880

Build Cost /m2		
BCIS	1,626	
Future Homes £	146	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	92	6%
	1,892	

LIT	% GDV	0
	0.00%	0

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	10																											
Market Housing	0				0				0				0				0				0							
Shared Ownership	0				0				0				0				0				0							
Affordable Rent	0				0				0				0				0				0							
Social Rent	0				0				0				0				0				0							
Grant and Subsidy	0				0				0				0				0				0							
INCOME	0				0				1,550,705				0				0				0							
EXPENDITURE																												
Stamp Duty	0																											
Easements etc.	0																											
Legals Acquisition	-5,650				0				0				0				0				0							
Planning Fee	4,620				0				0				0				0				0							
Architects	28,430				28,430				0				0				0				0							
QS	3,554				3,554				0				0				0				0							
Planning Consultants	7,108				7,108				0				0				0				0							
Other Professional	24,876				24,876				0				0				0				0							
Build Cost - BCIS Base	0				402,311				402,311				402,311				402,311				402,311							
s106/CIL	4,388				16,667				36,413				16,667				19,746				0							
Contingency	0				20,116				20,116				20,116				0				0							
Abnormals	0				20,116				20,116				0				0				0							
Finance Fees	0																											
Legal and Valuation	0																											
Agents	0				0				46,521				0				0				0							
Legals	0				0				7,754				0				0				0							
Misc.	0																											
COSTS BEFORE LAND INT AND PROFIT	62,937				4,388				523,176				478,954				459,208				19,746				54,275			
For Residual Valuation																												
Land	-376,690				0				0				0				0				0							
Interest	0				0				3,474				11,314				18,960				19,589							
Market Housing	0				0				0				0				0				0							
Affordable Housing	0				0				0				0				0				0							
Cash Flow	313,753				-4,388				-523,176				-482,429				-470,522				-38,706				1,476,842			
Opening Balance	0																											
Closing Balance	313,753				309,365				-213,811				-696,240				-1,166,762				-1,205,468				271,373			

CASH FLOW FOR CIL ADDITIONAL PROFIT	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	As Above																											
INCOME	0				0				1,550,705				0				0				0							
EXPENDITURE																												
Land	187,767				0				0				0				0				0							
Stamp Duty	0																											
Easements etc.	0																											
Legals Acquisition	2,817				0				0				0				0				0							
Planning Fee	4,620				0				0				0				0				0							
Architects	28,430				28,430				0				0				0				0							
QS	3,554				3,554				0				0				0				0							
Planning Consultants	7,108				7,108				0				0				0				0							
Other Professional	24,876				24,876				0				0				0				0							
Build Cost - BCIS Base	0				402,311				402,311				402,311				402,311				402,311							
POTENTIAL CIL	0				-333,380				0				0				0				0							
Post CIL s106	0				20,116				20,116				20,116				20,116				20,116							
Contingency	0				20,116				20,116				20,116				0				0							
Abnormals	0				20,116				20,116				20,116				0				0							
Finance Fees	0																											
Legal and Valuation	0																											
Agents	0				0				46,521				0				0				0							
Legals	0				0				7,754				0				0				0							
Misc.	0																											
COSTS BEFORE LAND INT AND PROFIT	259,171				0				173,130				442,542				492,542				0				54,275			
For CIL calculation																												
Interest	4,212				4,280				7,163				14,471				22,710				23,079							
Market Housing	0				0				0				0				0				0							
Affordable Housing	0				0				0				0				0				0							
Cash Flow	-259,171				-4,212				-177,410				-449,704				-507,012				-22,710				1,473,352			
Opening Balance	0																											
Closing Balance	-259,171				-263,383				-440,792				-890,497				-1,397,509				-1,420,218				53,134			



SITE NAME Site 18 Brown 6 HD

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	65.0	70%	4	2,650	723,450	273
Shared Ownership	61.0	10%	1	1,855	67,886	37
Affordable Rent	61.0	20%	1	1,900	139,087	73
Social Rent	61.0	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.11 ha		55	/ha	930,423	383
SITE AREA - Gross	0.11 ha		52	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-200,959	-1,842,122	-1,750,016
Alternative Use Value	74,641		650,000
Uplift	20%	14,928	130,000
Plus /ha	0	0	0
Viability Threshold	89,569		780,000

Additional Profit	-149,302	-547
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -157,515

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND		Unit or m2	Total
Land		-33,493	-200,959
Stamp Duty			0
Easements etc.			0
Legals Acquisition	1.50%	-3,014	-3,014
PLANNING			
Planning Fee			2,772
Architects	4.00%	33,245	33,245
QS / PM	0.50%	4,156	4,156
Planning Consultants	1.00%	8,311	8,311
Other Professional	3.50%	29,089	77,574
CONSTRUCTION			
Build Cost - BCIS Based	1,840	704,364	704,364
s106 / CIL		56,328	56,328
Contingency	5.00%	35,218	35,218
Abnormals		35,218	831,128
FINANCE			
Fees			0
Interest	6.50%		0
Legal and Valuation			0
SALES			
Agents	3.0%	27,913	27,913
Legals	0.5%	4,652	4,652
Misc.		0	32,565
			737,293
Developers Profit			
Market Housing	17.50%		126,604
Affordable Housing	17.50%		36,220

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	6		2,772
No dwgs under	6	462	2,772
No dwgs over 5t	0	138	0
			Total 2,772

Stamp duty calc - Residual	
Land payment	Total
	-200,959
	0

Stamp duty calc - Add Profit			
Land payment			Total
125,000	0%	0%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	0%	
			Total 89,569

Pre CIL s106	5,000	£/ Unit (all)	30,000
			Total 30,000

Post CIL s106	5,000	£/ Unit (all)	30,000
CIL	96	£/m2	26,328
			Total 56,328

Build Cost /m2		
BCIS	1,581	
Future Homes £	142	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	89	6%
	1,840	

LIT	% GDV	0
	0.00%	0

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	3				3																				
Market Housing	0	0	0	0	0	0	0	361,725	361,725	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	33,943	33,943	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	69,543	69,543	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	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	0	
INCOME	0	0	0	0	0	0	0	465,212	465,212	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																									
Stamp Duty	0																								
Easements etc.	0																								
Legals Acquisition	-3,014																								
Planning Fee	2,772																								
Architects	16,623	0	16,623	0																					
QS	2,078	0	2,078	0																					
Planning Consultants	4,156	0	4,156	0																					
Other Professional	14,545	0	14,545	0																					
Build Cost - BCIS Base	0	0	117,394	234,788	234,788	117,394	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL	2,633	5,000	21,848	0	10,000	16,848	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	0	5,870	11,739	0	11,739	5,870	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals	0	5,870	11,739	0	11,739	5,870	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	13,956	13,956	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	2,326	2,326	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.	0																								
COSTS BEFORE LAND INT AND PROFIT	37,158	2,633	171,534	280,114	268,267	145,981	16,282	16,282	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation																									
Land	-200,959																								
Interest	0	0	0	168	4,723	9,159	11,880	4,575	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Market Housing																									
Affordable Housing																									
Cash Flow	163,800	-2,633	-171,534	-280,283	-272,990	-155,140	437,249	444,354	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Opening Balance	0																								
Closing Balance	163,800	161,168	-10,367	-290,649	-563,639	-718,779	-281,530	162,824	162,824	162,824	162,824	162,824	162,824	162,824	162,824	162,824	162,824	162,824	162,824	162,824	162,824	162,824	162,824	0	

CASH FLOW FOR CIL ADDITIONAL PROFIT	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																								
As Above																								
INCOME	0	0	0	0	0	0	0	465,212	465,212	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	89,569																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	1,344	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	2,772	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	16,623	0	16,623	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	2,078	0	2,078	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	4,156	0	4,156	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	14,545	0	14,545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	117,394	234,788	234,788	117,394	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL																								
Post CIL s106																								
Contingency	0	0	5,870	11,739	15,000	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	5,870	11,739	11,739	5,870	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	13,956	13,956	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,326	2,326	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	131,086	0	17,232	258,267	273,267	144,133	16,282	16,282	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation																								



SITE NAME Site 19 Brown 3

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	95.0	100%	3	2,650	755,250	285
Shared Ownership	95.0	0%	0	1,855	0	0
Affordable Rent	95.0	0%	0	1,900	0	0
Social Rent	95.0	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.08 ha		40	/ha	755,250	285
SITE AREA - Gross	0.08 ha		38	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-19,653	-262,043	-248,941
Alternative Use Value	51,316		650,000
Uplift	20%	10,263	130,000
Plus /ha	0		0
Viability Threshold	61,579		780,000

Additional Profit	130,118	457
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -232,437

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND	unit or m2	Total	
Land	-6,551	-19,653	
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	-295	-295
PLANNING			
Planning Fee		1,386	
Architects	4.00%	21,567	
QS / PM	0.50%	2,696	
Planning Consultants	1.00%	5,392	
Other Professional	3.50%	18,872	49,913
CONSTRUCTION			
Build Cost - BCIS Based	1,584	451,547	
s106 / CIL		42,485	
Contingency	5.00%	22,577	
Abnormals		22,577	539,187
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	22,658	
Legals	0.5%	3,776	
Misc.		0	26,434
			595,586
Developers Profit			
Market Housing		17.50%	132,169
Affordable Housing		17.50%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	3		
No dwgs under	3	462	1,386
No dwgs over 5t	0	138	0
			Total 1,386

Stamp duty calc - Residual	
Land payment	
	-19,653
	Total 0

Stamp duty calc - Add Profit			
Land payment			
125,000	0%	0%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	0%	
			Total 61,579

Pre CIL s106	5,000	£/ Unit (all)	15,000
			Total 15,000

Post CIL s106	5,000	£/ Unit (all)	15,000
CIL	96	£/m2	27,485
			Total 42,485

Build Cost /m2		
BCIS	1,301	
Future Homes £	117	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	139	11%
	1,584	

LIT	% GDV	0.00%	0
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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		1		1		1																
Market Housing		0		0	0	0	251,750	251,750	251,750	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
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
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	251,750	251,750	251,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-295																							
Planning Fee	1,386																							
Architects	10,784		10,784																					
QS	1,348		1,348																					
Planning Consultants	2,696		2,696																					
Other Professional	9,436		9,436																					
Build Cost - BCIS Base		0	50,172	100,344	150,516	100,344	50,172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		2,749	1,667	15,702	5,000	15,702	1,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	2,509	5,017	7,526	5,017	2,509	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	2,509	5,017	7,526	5,017	2,509	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	7,553	7,553	7,553	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,259	1,259	1,259	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	25,355	2,749	81,119	126,080	170,567	126,080	65,667	8,811	8,811	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land		-19,653																						
Interest			93	139	1,459	3,532	6,361	8,513	5,628	1,771	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-5,701	-2,841	-81,258	-127,539	-174,099	-132,441	177,570	237,311	241,168	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	0																							
Closing Balance	-5,701	-8,543	-89,801	-217,340	-391,439	-523,880	-346,310	-108,999	132,169	132,169	132,169	132,169	132,169	132,169	132,169	132,169	132,169	132,169	132,169	132,169	132,169	132,169	132,169	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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																								
As Above																								
INCOME	0	0	0	0	0	0	251,750	251,750	251,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	61,579																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	924	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	1,386	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	10,784	0	10,784	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	1,348	0	1,348	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	2,696	0	2,696	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	9,436	0	9,436	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	50,172	100,344	150,516	100,344	50,172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL																								
Post CIL s106			130,118																					



SITE NAME Site 20 PRS 20

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	96.0	80%	16	2,730	4,193,280	1,536
Shared Ownership	77.0	0%	0	1,911	0	0
Affordable Rent	77.0	20%	4	1,900	585,200	308
Social Rent	77.0	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.57 ha		35	/ha	4,778,480	1,844
SITE AREA - Gross	0.72 ha		28	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-76,323	-133,566	-106,071
Alternative Use Value	467,707		650,000
Uplift	20%	93,541	130,000
Plus /ha	0	0	0
Viability Threshold	561,248		780,000

Additional Profit	-605,242	-394
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 150,125

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND	unit or m2	Total	
Land	-3,816		-76,323
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	-1,145	-1,145
PLANNING			
Planning Fee		9,240	
Architects	4.00%	138,718	
QS / PM	0.50%	17,340	
Planning Consultants	1.00%	34,679	
Other Professional	3.50%	121,378	321,355
CONSTRUCTION			
Build Cost - BCIS Based	1,587	2,927,104	
s106 / CIL		248,132	
Contingency	5.00%	146,355	3,467,947
Abnormals		146,355	
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	143,354	
Legals	0.5%	23,892	
Misc.		0	167,247
			3,879,081
Developers Profit			
Market Housing	15.00%		628,992
Affordable Housing	15.00%		87,780

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	20		9,240
No dwgs under	20	462	9,240
No dwgs over 5t	0	138	0
			Total 9,240

Stamp duty calc - Residual	
Land payment	
	-76,323
	Total 0

Stamp duty calc - Add Profit			
Land payment			
125,000	0%	0%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	0%	
			Total 561,248

Pre CIL s106	5,000	£/ Unit (all)	100,000
			Total 100,000

Post CIL s106	5,000	£/ Unit (all)	100,000
CIL	96	£/m2	148,132
			Total 248,132

Build Cost /m2		
BCIS	1,303	
Future Homes £	117	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	139	11%
	1,587	

LIT	% GDV	0.00%	0
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RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6							
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
INCOME																												
UNITS Started	5				5				5				5				5				5							
Market Housing	0	0	0	0	0	0	0	1,048,320	1,048,320	1,048,320	1,048,320	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
Affordable Rent	0	0	0	0	0	0	0	146,300	146,300	146,300	146,300	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	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	0	0	0	0	0
INCOME	0	0	0	0	0	0	0	1,194,620	1,194,620	1,194,620	1,194,620	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																												
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	-1,145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	69,359	0	69,359	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	8,670	0	8,670	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	17,340	0	17,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	60,689	0	60,689	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	243,925	487,851	731,776	731,776	487,851	243,925	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	14,813	8,333	8,333	83,326	25,000	91,659	16,667	8,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	12,196	24,393	36,589	36,589	24,393	12,196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	12,196	24,393	36,589	36,589	24,393	12,196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	35,839	35,839	35,839	35,839	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,973	5,973	5,973	5,973	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
COSTS BEFORE LAND INT AND PROFIT	164,153	14,813	432,709	619,962	829,954	896,613	595,114	318,463	41,812	41,812	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																												
Land	-76,323	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	1,427	1,691	8,750	18,967	32,762	47,864	38,900	25,294	6,972	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	-87,830	-16,240	-434,400	-628,712	-848,920	-929,375	551,642	837,257	1,127,514	1,145,836	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-716,772
Opening Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance	-87,830	-104,070	-538,470	-1,167,182	-2,016,102	-2,945,477	-2,393,835	-1,556,578	-429,064	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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																												
As Above																												
INCOME	0	0	0	0	0	0	0	1,194,620	1,194,620	1,194,620	1,194,620	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																												
Land	561,248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	8,419	0	0	0	0	0	0	0	0	0	0	0	0															



SITE NAME Site 21 PRS 20 HD

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	63.1	80%	16	2,730	2,757,300	1,010
Shared Ownership	61.0	0%	0	1,911	0	0
Affordable Rent	61.0	20%	4	1,900	463,600	244
Social Rent	61.0	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.40 ha		50	/ha	3,220,900	1,254
SITE AREA - Gross	0.55 ha		36	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-548,263	-1,370,657	-1,000,261
Alternative Use Value	356,278		650,000
Uplift	20%	71,256	130,000
Plus /ha	0	0	0
Viability Threshold	427,534		780,000

Additional Profit	-1,119,677	-1,109
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 277,991

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND		Unit or m2	Total
Land		-27,413	-548,263
Stamp Duty			0
Easements etc.			0
Legals Acquisition	1.50%	-8,224	-8,224
PLANNING			
Planning Fee			9,240
Architects	4.00%	112,275	
QS / PM	0.50%	14,034	
Planning Consultants	1.00%	28,069	
Other Professional	3.50%	98,241	261,859
CONSTRUCTION			
Build Cost - BCIS Based		1,892	2,372,245
s106 / CIL			197,404
Contingency	5.00%	118,612	
Abnormals		118,612	2,806,874
FINANCE			
Fees			0
Interest	6.50%		0
Legal and Valuation			0
SALES			
Agents	3.0%	96,627	
Legals	0.5%	16,105	
Misc.		0	112,732
			2,624,977
Developers Profit			
Market Housing	15.00%		413,595
Affordable Housing	15.00%		69,540

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	20		9,240
No dwgs under	20	462	9,240
No dwgs over 5t	0	138	0
			Total 9,240

Stamp duty calc - Residual	
Land payment	Total
	-548,263
	0

Stamp duty calc - Add Profit			
Land payment			Total
125,000	0%	0%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	0%	
			Total 427,534

Pre CIL s106	5,000	£/ Unit (all)	100,000
			Total 100,000

Post CIL s106	5,000	£/ Unit (all)	100,000
CIL	96	£/m2	97,404
			Total 197,404

Build Cost /m2		
BCIS	1,626	
Future Homes £	146	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	92	6%
	1,892	

LIT	% GDV	0
	0.00%	0

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	10																							
UNITS Started	10																							
Market Housing	0	0	0	0	0	0	1,378,650	1,378,650	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
Affordable Rent	0	0	0	0	0	0	231,800	231,800	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	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	0
INCOME	0	0	0	0	0	0	1,610,450	1,610,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	-8,224	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	56,137	0	56,137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	7,017	0	7,017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	14,034	0	14,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	49,120	0	49,120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	395,374	790,748	790,748	395,374	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	9,740	0	16,667	77,165	33,333	60,499	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	19,769	39,537	39,537	19,769	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	19,769	39,537	39,537	19,769	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	48,314	48,314	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,052	8,052	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
COSTS BEFORE LAND INT AND PROFIT	127,325	9,740	577,888	946,988	903,156	495,410	56,366	56,366	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land -548,263																							
	Interest																							
	Market Housing																							
	Affordable Housing																							
Cash Flow	420,937	-9,740	-577,888	-949,697	-921,298	-528,523	1,512,383	1,536,960	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance	420,937	411,197	-166,691	-1,116,388	-2,037,685	-2,566,208	-1,053,825	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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	As Above																							
INCOME	0	0	0	0	0	0	1,610,450	1,610,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE	Land																							
	427,534																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	6,413	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	56,137	0	56,137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	7,017	0	7,017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	14,034	0	14,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	49,120	0	49,120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	395,374	790,748	790,748	395,374	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL																								
Post CIL s106																								
Contingency	0	0	19,769	39,537	39,537	19,769	0	0	0	0	0	0	0	0	0	0	0	0	0	0				

Base Cover



Built-up areas of Cam, Stonehouse, Stroud and Sharpness - SDC Viability

Base
Site make up



Number	1	Units	NET Area	Density erage Unit Size	Developed	Density	Total Cost	Rate	Locality een/ Brown .lternative Use
				Units/ha	m2	m2/ha		£/m2	
Green 400		400	12.50	32.00	98	39,096	53,496,483	1,368.34	Stroud Valleys Green Agricultural

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	5	45.00	225.00	10%	1,437	355,658
	2	6	65.00	390.00	10%	1,437	616,473
Terrace	2	17	75.00	1,275.00		1,301	1,658,775
	3	67	95.00	6,365.00		1,301	8,280,865
Semi	2	17	85.00	1,445.00		1,304	1,884,280
	3	84	107.00	8,988.00		1,304	11,720,352
Det	3	0	112.00	0.00		1,467	0
	4	56	135.00	7,560.00		1,467	11,090,520
	5	28	150.00	4,200.00		1,467	6,161,400
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	27	40.00	1,080.00	10%	1,437	1,707,156
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	28	70.00	1,960.00		1,301	2,549,960
	3	19	84.00	1,596.00		1,301	2,076,396
Semi	2	24	79.00	1,896.00		1,304	2,472,384
	3	12	93.00	1,116.00		1,304	1,455,264
Det	3	0	93.00	0.00		1,467	0
	4	10	100.00	1,000.00		1,467	1,467,000
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Area	Gross	17.361
	Net	12.500

Number	2	Units	Area	Density erage Unit Size	Developed	Density	Total Cost	Rate	Locality een/Brown .lternative Use
			ha	Units/ha	m2	m2/ha		£/m2	
Green 250		250	7.81	32.00	98	24,558	33,583,218	1,367.51	Stroud Valle Green Agricultural

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	1	45.00	45.00	10%	1,437	71,132
	2	4	65.00	260.00	10%	1,437	410,982
Terrace	2	11	75.00	825.00		1,301	1,073,325
	3	42	95.00	3,990.00		1,301	5,190,990
Semi	2	11	85.00	935.00		1,304	1,219,240
	3	53	107.00	5,671.00		1,304	7,394,984
Det	3	0	112.00	0.00		1,467	0
	4	35	135.00	4,725.00		1,467	6,931,575
	5	18	150.00	2,700.00		1,467	3,960,900
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	17	40.00	680.00	10%	1,437	1,074,876
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	17	70.00	1,190.00		1,301	1,548,190
	3	12	84.00	1,008.00		1,301	1,311,408
Semi	2	15	79.00	1,185.00		1,304	1,545,240
	3	8	93.00	744.00		1,304	970,176
Det	3	0	93.00	0.00		1,467	0
	4	6	100.00	600.00		1,467	880,200
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Area	Gross	10.146
	Net	7.813

Base
Site make up



Number 3 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2 Locality een/Brown .lternative Use
Green 100 100 3.13 32.00 98 9,802 3,137 13,393,066 1,366.36 Stroud Valleys Green Agricultural

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	1	45.00	45.00	10%	1,437
	2	1	65.00	65.00	10%	1,437
Terrace	2	4	75.00	300.00		1,301
	3	17	95.00	1,615.00		1,301
Semi	2	4	85.00	340.00		1,304
	3	22	107.00	2,354.00		1,304
Det	3	0	112.00	0.00		1,467
	4	14	135.00	1,890.00		1,467
	5	7	150.00	1,050.00		1,467
Flat 1 High*	6	0	45.00	0.00	10%	1,478
Flat 2 High*	2	0	65.00	0.00	10%	1,478
Flat 3 High*	3	0	75.00	0.00	10%	1,478
Affordable						
Flat	1	7	40.00	280.00	10%	1,437
	2	0	61.00	0.00	10%	1,437
Terrace	2	7	70.00	490.00		1,301
	3	5	84.00	420.00		1,301
Semi	2	6	79.00	474.00		1,304
	3	3	93.00	279.00		1,304
Det	3	0	93.00	0.00		1,467
	4	2	100.00	200.00		1,467
	5	0	110.00	0.00		1,467
Flat 1 High*	1	0	40.00	0.00	10%	1,478
Flat 2 High*	2	0	61.00	0.00	10%	1,478
Flat 3 High*	3	0	74.00	0.00	10%	1,478

Area	Gross	3.906
	Net	3.125

Number 4 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2 Locality een/Brown .lternative Use
Green 60 60 1.88 32.00 98 5,860 3,125 7,988,717 1,363.26 Stroud Valle Green Agricultural

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	45.00	0.00	10%	1,437
	2	1	65.00	65.00	10%	1,437
Terrace	2	3	75.00	225.00		1,301
	3	10	95.00	950.00		1,301
Semi	2	3	85.00	255.00		1,304
	3	13	107.00	1,391.00		1,304
Det	3	0	112.00	0.00		1,467
	4	8	135.00	1,080.00		1,467
	5	4	150.00	600.00		1,467
Flat 1 High*	1	0	45.00	0.00	10%	1,478
Flat 2 High*	2	0	65.00	0.00	10%	1,478
Flat 3 High*	3	0	75.00	0.00	10%	1,478
Affordable						
Flat	1	4	40.00	160.00	10%	1,437
	2	0	61.00	0.00	10%	1,437
Terrace	2	4	70.00	280.00		1,301
	3	3	84.00	252.00		1,301
Semi	2	4	79.00	316.00		1,304
	3	2	93.00	186.00		1,304
Det	3	0	93.00	0.00		1,467
	4	1	100.00	100.00		1,467
	5	0	110.00	0.00		1,467
Flat 1 High*	1	0	40.00	0.00	10%	1,478
Flat 2 High*	2	0	61.00	0.00	10%	1,478
Flat 3 High*	3	0	74.00	0.00	10%	1,478

Area	Gross	2.344
	Net	1.875

Base
Site make up



Number 5 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Green 40 40 1.25 32.00 98 3,923 3,138 5,366,225 1,367.89

Locality een/Brown .lternative Use

Stroud Valle Green Agricultural

Area	Gross	1.563
	Net	1.250

	Beds	No	m2	Total		BCIS	COST
Market							
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	2	75.00	150.00		1,301	195,150
	3	7	95.00	665.00		1,301	865,165
Semi	2	2	85.00	170.00		1,304	221,680
	3	8	107.00	856.00		1,304	1,116,224
Det	3	0	112.00	0.00		1,467	0
	4	6	135.00	810.00		1,467	1,188,270
	5	3	150.00	450.00		1,467	660,150
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	3	40.00	120.00	10%	1,437	189,684
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	5	70.00	350.00		1,301	455,350
	3	3	84.00	252.00		1,301	327,852
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	1	100.00	100.00		1,467	146,700
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 6 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Green 20 20 0.67 30.00 98 1,953 2,930 2,646,031 1,354.85

Locality een/Brown .lternative Use

Stroud Valle Green Agricultural

Area	Gross	0.815
	Net	0.667

	Beds	No	m2	Total		BCIS	COST
Market							
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	1	75.00	75.00		1,301	97,575
	3	3	95.00	285.00		1,301	370,785
Semi	2	1	85.00	85.00		1,304	110,840
	3	5	107.00	535.00		1,304	697,640
Det	3	0	112.00	0.00		1,467	0
	4	3	135.00	405.00		1,467	594,135
	5	1	150.00	150.00		1,467	220,050
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	1	40.00	40.00	10%	1,437	63,228
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	3	70.00	210.00		1,301	273,210
	3	2	84.00	168.00		1,301	218,568
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 7 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Green 10 10 0.33 30.00 99 985 2,955 1,341,183 1,361.61

Locality een/Brown .lternative Use

Stroud Valle|Green Paddock

Area	Gross	0.407
	Net	0.333

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	2	95.00	190.00		1,301	247,190
Semi	2	0	85.00	0.00		1,304	0
	3	3	107.00	321.00		1,304	418,584
Det	3	0	112.00	0.00		1,467	0
	4	1	135.00	135.00		1,467	198,045
	5	1	150.00	150.00		1,467	220,050
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	1	40.00	40.00	10%	1,437	63,228
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	1	70.00	70.00		1,301	91,070
	3	0	84.00	0.00		1,301	0
Semi	2	1	79.00	79.00		1,304	103,016
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 8 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Green 6 6 0.20 30.00 107 642 3,210 881,178 1,372.55

Locality een/ Brown .lternative Use

Stroud Valle|Green Paddock

Area	Gross	0.211
	Net	0.200

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	0	85.00	0.00		1,304	0
	3	2	107.00	214.00		1,304	279,056
Det	3	0	112.00	0.00		1,467	0
	4	2	135.00	270.00		1,467	396,090
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	0	70.00	0.00		1,301	0
	3	0	84.00	0.00		1,301	0
Semi	2	2	79.00	158.00		1,304	206,032
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 9 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Green 3 3 0.12 25.00 116 349 2,908 477,101 1,367.05

Locality een/Brown .lternative Use

Stroud Valle Green Paddock

Area	Gross	0.126
	Net	0.120

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	45.00	0.00	10%	1,437
	2	0	65.00	0.00	10%	1,437
Terrace	2	0	75.00	0.00		1,301
	3	0	95.00	0.00		1,301
Semi	2	0	85.00	0.00		1,304
	3	2	107.00	214.00		1,304
Det	3	0	112.00	0.00		1,467
	4	1	135.00	135.00		1,467
	5	0	150.00	0.00		1,467
Flat 1 High*	1	0	45.00	0.00	10%	1,478
Flat 2 High*	2	0	65.00	0.00	10%	1,478
Flat 3 High*	3	0	75.00	0.00	10%	1,478
Affordable						
Flat	1	0	40.00	0.00	10%	1,437
	2	0	61.00	0.00	10%	1,437
Terrace	2	0	70.00	0.00		1,301
	3	0	84.00	0.00		1,301
Semi	2	0	79.00	0.00		1,304
	3	0	93.00	0.00		1,304
Det	3	0	93.00	0.00		1,467
	4	0	100.00	0.00		1,467
	5	0	110.00	0.00		1,467
Flat 1 High*	1	0	40.00	0.00	10%	1,478
Flat 2 High*	2	0	61.00	0.00	10%	1,478
Flat 3 High*	3	0	74.00	0.00	10%	1,478

Number 10 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Brown 100 100 2.22 45.00 97 9,721 4,374 13,285,426 1,366.67

Locality een/Brown .lternative Use

Stroud Valle Brown PDL

Area	Gross	2.963
	Net	2.222

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	1	45.00	45.00	10%	1,437
	2	1	65.00	65.00	10%	1,437
Terrace	2	4	75.00	300.00		1,301
	3	17	95.00	1,615.00		1,301
Semi	2	4	85.00	340.00		1,304
	3	22	107.00	2,354.00		1,304
Det	3	0	112.00	0.00		1,467
	4	14	135.00	1,890.00		1,467
	5	7	150.00	1,050.00		1,467
Flat 1 High*	1	0	45.00	0.00	10%	1,478
Flat 2 High*	2	0	65.00	0.00	10%	1,478
Flat 3 High*	3	0	75.00	0.00	10%	1,478
Affordable						
Flat	1	7	40.00	280.00	10%	1,437
	2	0	61.00	0.00	10%	1,437
Terrace	2	13	70.00	910.00		1,301
	3	8	84.00	672.00		1,301
Semi	2	0	79.00	0.00		1,304
	3	0	93.00	0.00		1,304
Det	3	0	93.00	0.00		1,467
	4	2	100.00	200.00		1,467
	5	0	110.00	0.00		1,467
Flat 1 High*	1	0	40.00	0.00	10%	1,478
Flat 2 High*	2	0	61.00	0.00	10%	1,478
Flat 3 High*	3	0	74.00	0.00	10%	1,478

Base
Site make up



Number 11 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Brown 60 60 1.33 45.00 97 5,806 4,355 7,916,957 1,363.58

Locality een/Brown .Iternative Use

Stroud Valle|Brown PDL

Area	Gross	1.778
	Net	1.333

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	1	65.00	65.00	10%	1,437	102,746
Terrace	2	3	75.00	225.00		1,301	292,725
	3	10	95.00	950.00		1,301	1,235,950
Semi	2	3	85.00	255.00		1,304	332,520
	3	13	107.00	1,391.00		1,304	1,813,864
Det	3	0	112.00	0.00		1,467	0
	4	8	135.00	1,080.00		1,467	1,584,360
	5	4	150.00	600.00		1,467	880,200
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	4	40.00	160.00	10%	1,437	252,912
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	8	70.00	560.00		1,301	728,560
	3	5	84.00	420.00		1,301	546,420
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	1	100.00	100.00		1,467	146,700
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 12 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Brown 40 40 0.89 45.00 93 3,733 4,200 5,100,002 1,366.19

Locality een/Brown .Iternative Use

Stroud Valle|Brown PDL

Area	Gross	1.185
	Net	0.889

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	1	45.00	45.00	10%	1,437	71,132
	2	1	65.00	65.00	10%	1,437	102,746
Terrace	2	2	75.00	150.00		1,301	195,150
	3	7	95.00	665.00		1,301	865,165
Semi	2	2	85.00	170.00		1,304	221,680
	3	8	107.00	856.00		1,304	1,116,224
Det	3	0	112.00	0.00		1,467	0
	4	6	135.00	810.00		1,467	1,188,270
	5	1	150.00	150.00		1,467	220,050
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	3	40.00	120.00	10%	1,437	189,684
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	5	70.00	350.00		1,301	455,350
	3	3	84.00	252.00		1,301	327,852
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	1	100.00	100.00		1,467	146,700
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 13 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Brown 20 20 0.44 45.00 98 1,953 4,394 2,646,031 1,354.85

Locality een/Brown .lternative Use
Stroud Valle|Brown PDL

Area	Gross	0.593
	Net	0.444

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	1	75.00	75.00		1,301	97,575
	3	3.0	95.00	285.00		1,301	370,785
Semi	2	1	85.00	85.00		1,304	110,840
	3	5	107.00	535.00		1,304	697,640
Det	3	0	112.00	0.00		1,467	0
	4	3	135.00	405.00		1,467	594,135
	5	1	150.00	150.00		1,467	220,050
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							0
Flat	1	1	40.00	40.00	10%	1,437	63,228
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	3.0	70.00	210.00		1,301	273,210
	3	2	84.00	168.00		1,301	218,568
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 14 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Brown 20 HD 20 0.33 60.00 62 1,246 3,738 2,025,747 1,625.80

Locality een/Brown .lternative Use
Stroud Valle|Brown PDL

Area	Gross	0.481
	Net	0.333

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	0.0	85.00	0.00		1,304	0
	3	0.0	107.00	0.00		1,304	0
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	3	45.00	135.00	10%	1,478	219,483
Flat 2 High*	2	8	65.00	520.00	10%	1,478	845,416
Flat 3 High*	3	3	75.00	225.00	10%	1,478	365,805
Affordable							0
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	0	70.00	0.00		1,301	0
	3	0	84.00	0.00		1,301	0
Semi	2	0.0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	6	61.00	366.00	10%	1,478	595,043
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 15 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Brown 10 10 0.22 45.00 88 883 3,974 1,160,613 1,314.40

Locality een/ Brown .lternative Use

Stroud Valle|Brown PDL

Area	Gross	0.296
	Net	0.222

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	5	95.00	475.00		1,301	617,975
Semi	2	0	85.00	0.00		1,304	0
	3	2	107.00	214.00		1,304	279,056
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							0
Flat	1	1	40.00	40.00	10%	1,437	63,228
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	1	70.00	70.00		1,301	91,070
	3	1	84.00	84.00		1,301	109,284
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 16 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Brown 10 HD 10 0.17 60.00 64 638 3,828 1,037,260 1,625.80

Locality een/Brown .lternative Use

Stroud Valle|Brown PDL

Area	Gross	0.241
	Net	0.167

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	0	85.00	0.00		1,304	0
	3	0	107.00	0.00		1,304	0
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	1	45.00	45.00	10%	1,478	73,161
Flat 2 High*	2	4	65.00	260.00	10%	1,478	422,708
Flat 3 High*	3	2	75.00	150.00	10%	1,478	243,870
Affordable							0
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	0	70.00	0.00		1,301	0
	3	0	84.00	0.00		1,301	0
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	3	61.00	183.00	10%	1,478	297,521
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 17 Units NET Area Density erage Unit Size Developed Density Total Cost Rate
Units/ha m2 m2/ha £/m2

Brown 6 6 0.13 45.00 95 568 4,260 740,252 1,303.26

Locality een/Brown .lternative Use

Stroud Valle|Brown PDL

Area	Gross	0.140
	Net	0.133

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	0	85.00	0.00		1,304	0
	3	4	107.00	428.00		1,304	558,112
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable						0	
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	2	70.00	140.00		1,301	182,140
	3	0	84.00	0.00		1,301	0
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 18 Units Area Density erage Unit Size Developed Density Total Cost Rate
Units/ha m2 m2/ha £/m2

Brown 6 HD 6 0.11 55.00 64 382 3,502 603,827 1,580.70

Locality een/Brown .lternative Use

Stroud Valle|Brown PDL

Area	Gross	0.115
	Net	0.109

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	4	65.00	260.00	10%	1,437	410,982
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	0	85.00	0.00		1,304	0
	3	0	107.00	0.00		1,304	0
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	0	40.00	0.00	10%	1,437	0
	2	2	61.00	122.00	10%	1,437	192,845
Terrace	2	0	70.00	0.00		1,301	0
	3	0	84.00	0.00		1,301	0
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number 19 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Brown 3 3 0.08 40.00 95 285 3,800 370,785 1,301.00

Locality een/Brown .Iternative Use

Stroud Valle|Brown PDL

Area	Gross	0.079
	Net	0.075

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	3	95.00	285.00		1,301	370,785
Semi	2	0	85.00	0.00		1,304	0
	3	0	107.00	0.00		1,304	0
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	0	70.00	0.00		1,301	0
	3	0	84.00	0.00		1,301	0
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 20 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

PRS 20 20 0.57 35.00 92 1,844 3,227 2,403,652 1,303.50

Locality een/Brown .Iternative Use

Stroud Valle|Brown PDL

Area	Gross	0.720
	Net	0.571

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	8	85.00	680.00		1,304	886,720
	3	8	107.00	856.00		1,304	1,116,224
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	2	70.00	140.00		1,301	182,140
	3	2	84.00	168.00		1,301	218,568
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
Site make up



Number	21	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
PRS 20 HD		20	0.40	50.00	63	1,254	3,135	2,038,753	1,625.80

Locality een/Brown .Iternative Use
Stroud Valle|Brown PDL

Area	Gross	0.548
	Net	0.400

	Beds	No	m2	Total		BCIS	COST
Market							
Flat	1	0	45.00	0.00	10%	1,437	0
	2	0	65.00	0.00	10%	1,437	0
Terrace	2	0	75.00	0.00		1,301	0
	3	0	95.00	0.00		1,301	0
Semi	2	0	85.00	0.00		1,304	0
	3	0	107.00	0.00		1,304	0
Det	3	0	112.00	0.00		1,467	0
	4	0	135.00	0.00		1,467	0
	5	0	150.00	0.00		1,467	0
Flat 1 High*	1	3	45.00	135.00	10%	1,478	219,483
Flat 2 High*	2	10	65.00	650.00	10%	1,478	1,056,770
Flat 3 High*	3	3	75.00	225.00	10%	1,478	365,805
Affordable							
Flat	1	0	40.00	0.00	10%	1,437	0
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	0	70.00	0.00		1,301	0
	3	0	84.00	0.00		1,301	0
Semi	2	0	79.00	0.00		1,304	0
	3	0	93.00	0.00		1,304	0
Det	3	0	93.00	0.00		1,467	0
	4	0	100.00	0.00		1,467	0
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	4	61.00	244.00	10%	1,478	396,695
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Base
For Apps



			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	
			Green 400	Green 250	Green 100	Green 60	Green 40	Green 20	Green 10	Green 6	Green 3	Brown 100	Brown 60	Brown 40	Brown 20	Brown 20 HD	Brown 10	Brown 10 HD	Brown 6	Brown 6 HD	Brown 3	PRS 20	PRS 20 HD	
Green/brown field Use Locality			Green Agricultural Stroud Valleys	Green Agricultural Stroud Valleys	Green Agricultural Stroud Valleys	Green Agricultural Stroud Valleys	Green Agricultural Stroud Valleys	Green Agricultural Stroud Valleys	Green Paddock Stroud Valleys	Green Paddock Stroud Valleys	Green Paddock Stroud Valleys	Brown PDL Stroud Valleys	Brown PDL Stroud Valleys	Brown PDL Stroud Valleys	Brown PDL Stroud Valleys	Brown PDL Stroud Valleys	Brown PDL Stroud Valleys	Brown PDL Stroud Valleys	Brown PDL Stroud Valleys	Brown PDL Stroud Valleys	Brown PDL Stroud Valleys	Brown PDL Stroud Valleys	Brown PDL Stroud Valleys	Brown PDL Stroud Valleys
Site Area	Gross	ha	17.36	10.15	3.91	2.34	1.56	0.81	0.41	0.21	0.13	2.96	1.78	1.19	0.59	0.48	0.30	0.24	0.14	0.11	0.08	0.72	0.55	
	Net	ha	12.50	7.81	3.13	1.88	1.25	0.67	0.33	0.20	0.12	2.22	1.33	0.89	0.44	0.33	0.22	0.17	0.13	0.11	0.08	0.57	0.40	
Units			400	250	100	60	40	20	10	6	3	100	60	40	20	20	10	10	6	6	3	20	20	
Average Unit Size		m2	97.74	98.23	98.02	97.67	98.08	97.65	98.50	107.00	116.33	97.21	96.77	93.33	97.65	62.30	88.30	63.80	94.67	63.67	95.00	92.20	62.70	
Mix	Intermediate to Buy		10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	
	Affordable Rent		20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	
	Social Rent		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%	20.00%	20.00%	
Price	Market	£/m2	3,050	3,050	3,000	3,000	3,000	3,000	3,000	3,000	3,000	2,750	2,750	2,750	2,750	2,700	2,750	2,700	2,750	2,700	2,750	2,730	2,730	
	Intermediate to Buy	£/m2	2,135	2,135	2,100	2,100	2,100	2,100	2,100	2,100	2,100	1,925	1,925	1,925	1,925	1,890	1,925	1,890	1,925	1,890	1,925	1,911	1,911	
	Affordable Rent	£/m2	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	
	Social Rent	£/m2	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	
Grant and Subsidy	Intermediate to Buy	£/unit																						
	Affordable Rent	£/unit																						
	Social Rent	£/unit																						
Sales per Quarter																								
Unit Build Time			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
Alternative Use Value	£/ha		25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	
Up Lift %	%											20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	
Additional Uplift	£/ha		350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000													
Easements etc	£		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals / Acquisition	% land		1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	
Planning Fee	<50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	
	>50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	
Architects	%		4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	
QS / PM	%		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%	0.50%	0.50%	0.50%	0.50%	0.50%	
Planning Consultants	%		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	
Other Professional	%		3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	
BCIS	£/m2		1,368	1,368	1,366	1,363	1,368	1,355	1,362	1,373	1,367	1,367	1,364	1,366	1,355	1,626	1,314	1,626	1,303	1,581	1,301	1,303	1,626	
Future Homes Standard	%		9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	
Energy	£/m2		10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	
Design	£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Acc & Adpt	£/m2		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	
Water	£/m2		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	0.1	
Small Sites	%																							
Site Costs	%		15.66%	15.66%	15.66%	15.66%	15.66%	10.66%	10.66%	10.66%	10.66%	15.66%	15.66%	15.66%	10.66%	5.66%	10.66%	5.66%	10.66%	5.66%	10.66%	10.66%	5.66%	
Pre CIL s106	£/Unit		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
Post CIL s106	£/Unit		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
	£/m2		96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	96.44	
LIT	%		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%	0.00%	
Contingency	%		5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	
Abnormals	%																							
	£/site																							
FINANCE	Fees	£																						
	Interest	%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	
	Legal and Valuation	£																						
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	
	Legals	%	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%	0.50%	0.50%	0.50%	0.50%	0.50%	
	Misc.	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Profit	Market Housing		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	15.00%	15.00%	
	Affordable Housing		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	15.00%	15.00%	

		Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21
		Green 400	Green 250	Green 100	Green 60	Green 40	Green 20	Green 10	Green 6	Green 3	Brown 100	Brown 60	Brown 40	Brown 20	Brown 20 HD	Brown 10	Brown 10 HD	Brown 6	Brown 6 HD	Brown 3	PRS 20	PRS 20 HD
Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Paddock	Paddock	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
Site Are Gross	ha	17.36	10.15	3.91	2.34	1.56	0.81	0.41	0.21	0.13	2.96	1.78	1.19	0.59	0.48	0.30	0.24	0.14	0.11	0.08	0.72	0.55
Net	ha	12.50	7.81	3.13	1.88	1.25	0.67	0.33	0.20	0.12	2.22	1.33	0.89	0.44	0.33	0.22	0.17	0.13	0.11	0.08	0.57	0.40
Units		400	250	100	60	40	20	10	6	3	100	60	40	20	20	10	10	6	6	3	20	20
Mix	Market	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	100.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	100.00%	80.00%	80.00%
	Intermediate to Buy	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	0.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	0.00%	0.00%	0.00%
	Affordable Rent	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	0.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	0.00%	20.00%	20.00%
	Social Rent	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%	0.00%
Existing Use Value	£/ha	25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000
	£ site	434,028	253,653	97,656	58,594	39,063	20,370	20,370	10,526	6,316	1,925,834	1,155,501	770,334	385,167	312,945	192,583	156,472	91,228	74,641	51,316	467,707	356,278
Uplift	£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000
	£ site	6,076,389	3,551,136	1,367,188	820,313	546,875	285,175	142,588	73,684	44,211	385,167	231,100	154,067	77,033	62,589	38,517	31,294	18,246	14,928	10,263	93,541	71,256
Benchmark Land Value	£/ha	375,000	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000
	£ site	6,510,417	3,804,789	1,464,844	878,906	585,938	305,545	162,957	84,211	50,526	2,311,001	1,386,601	924,401	462,200	375,534	231,100	187,767	109,474	89,569	61,579	561,248	427,534
Residua Gross	£/ha	121,120	156,835	-60,358	-67,547	-70,987	134,768	144,604	109,394	503,130	-574,977	-592,845	-612,100	-312,106	-1,269,887	-163,312	-1,298,725	-132,437	-1,415,934	356,566	103,019	-814,402
Net	£/ha	168,222	203,682	-75,447	-84,434	-88,734	164,711	176,733	115,152	529,610	-766,600	-790,422	-816,094	-416,121	-1,834,175	-217,739	-1,875,827	-139,408	-1,490,457	375,333	129,722	-1,115,976
	£ site	2,102,776	1,591,268	-235,773	-158,313	-110,917	109,808	58,911	23,030	63,553	-1,703,555	-1,053,897	-725,417	-184,943	-611,392	-48,387	-312,638	-18,588	-162,595	28,150	74,127	-446,390
Additional Profit	£ site	-2,873,084	-1,033,588	3,454,521	2,046,698	1,412,080	712,845	375,723	241,653	241,047	408,097	241,076	76,359	122,138	-670,625	76,195	-333,380	105,619	-149,302	130,118	-605,242	-1,119,677
	£/m2	-94	-54	451	448	455	464	472	476	691	53	53	26	80	-762	111	-733	235	-547	457	-394	-1,109



Base Site 1

SITE NAME Site 1 Green 400						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	108.7	70%	280	3,050	92,866,400	30,448
Shared Ownership	72.1	10%	40	2,135	6,153,878	2,882
Affordable Rent	72.1	20%	80	1,900	10,954,681	5,766
Social Rent	72.1	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	12.50 ha		32	/ha	109,974,959	39,096
SITE AREA - Gross	17.36 ha		23	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,102,776	168,222	121,120
Alternative Use Value	434,028		25,000
Uplift	0%	0	0
Plus /ha	350,000	6,076,389	350,000
Viability Threshold	6,510,417		375,000

Additional Profit	-2,873,084	-94
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RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+h Closing balance = 1,078,971

Check on phasing dwgs nos correct

DEVELOPMENT COSTS			
LAND	Unit or m2	Total	
Land	5,257	2,102,776	
Stamp Duty		94,639	
Easements etc.		0	
Legals Acquisition	1.50%	31,542	126,180
PLANNING			
Planning Fee		71,400	
Architects	4.00%	3,043,702	
QS / PM	0.50%	380,463	
Planning Consultants	1.00%	760,926	
Other Professional	3.50%	2,663,240	6,919,730
CONSTRUCTION			
Build Cost - BCIS Based	1,733	67,767,765	
s106 / CIL		4,936,405	
Contingency	5.00%	3,388,388	
Abnormals		0	76,092,558
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	3,299,249	
Legals	0.5%	549,875	
Misc.		0	3,849,124
			89,090,369
Developers Profit			
Market Housing	17.50%		16,251,620
Affordable Housing	17.50%		2,993,998

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	400		23,100
No dwgs under	50	462	48,300
No dwgs over 5l	350	138	48,300
			Total 71,400

Build Cost /m2			
BCIS	1,368		
Future Homes £	123	9.00%	
Energy	10		
Design	0		
Acc & Adpt	18		
Water	0		
Small Sites	0	0%	
Site Costs	214	16%	
			1,733

Stamp duty calc - Residual	
Land payment	2,102,776
	Total 94,639

Stamp duty calc - Add Profit		
Land payment		6,510,417
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
		Total 325,521

Pre CIL s106	5,000	£/ Unit (all)	2,000,000
		Total	2,000,000

LIT	% GDV	0.00%	0
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Post CIL s106	5,000	£/ Unit (all)	2,000,000
CIL	96	£/m2	2,936,405
		Total	4,936,405

48114.04453

RESIDUAL CASH FLOW FOR INTEREST																								
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	25	50	50	50	50	50	50	50	25															
Market Housing		5,804,150	11,608,300	11,608,300	11,608,300	11,608,300	11,608,300	11,608,300	11,608,300	5,804,150	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		384,617	769,235	769,235	769,235	769,235	769,235	769,235	769,235	384,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		684,668	1,369,335	1,369,335	1,369,335	1,369,335	1,369,335	1,369,335	1,369,335	684,668	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
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	6,873,435	13,746,870	13,746,870	13,746,870	13,746,870	13,746,870	13,746,870	13,746,870	6,873,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	94,639																							
Easements etc.	0																							
Legals Acquisition	31,542																							
Planning Fee	71,400																							
Architects	3,043,702																							
QS	380,463																							
Planning Consultants	760,926																							
Other Professional	2,663,240																							
Build Cost - BCIS Base		4,235,485	8,470,971	8,470,971	8,470,971	8,470,971	8,470,971	8,470,971	8,470,971	4,235,485	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		800,373	1,013,465	631,733	631,733	631,733	602,369	250,000	250,000	125,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		211,774	423,549	423,549	423,549	423,549	423,549	423,549	423,549	211,774	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																						
Legal and Valuation		0																						
Agents		0	206,203	412,406	412,406	412,406	412,406	412,406	412,406	206,203	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	34,367	68,734	68,734	68,734	68,734	68,734	68,734	34,367	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
COSTS BEFORE LAND INT AND PROFIT	7,045,911	5,488,203	10,389,125	10,007,392	10,007,392	10,007,392	9,978,028	9,625,660	9,625,660	4,812,830	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	2,102,776																							
Interest		594,665	543,278	360,337	140,693	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								
Profit on GDV																								16,251,620
Cash Flow	-9,148,687	790,567	2,814,467	3,379,140	3,598,784	3,739,478	3,768,842	4,121,210	4,121,210	2,060,605	0	0	0	0	0	0	0	0	0	0	0	0	0	-19,245,618
Opening Balance	0																							
Closing Balance	-9,148,687	-8,358,119	-5,543,652	-2,164,512	1,434,273	5,173,750	8,942,592	13,063,802	17,185,013	19,245,618	19,245,618	19,245,618	19,245,618	19,245,618	19,245,618	19,245,618	19,245,618	19,245,618	19,245,618	19,245,618	19,245,618	19,245,618	19,245,618	0

CASH FLOW FOR CIL ADDITIONAL PROFIT																								
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
As Above																								
INCOME	0	6,873,435	13,746,870	13,746,870	13,746,870	13,746,870	13,746,870	13,746,870	13,746,870	6,873,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	6,510,417																							
Stamp Duty	325,521																							
Easements etc.	0																							
Legals Acquisition	97,656																							
Planning Fee	71,400																							
Architects	3,043,702																							
QS	380,463																							
Planning Consultants	760,926																							
Other Professional	2,663,240																							



Base Site 3

SITE NAME Site 3 Green 100

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

Table with columns: Sales per Quarter, Unit Build Time, Quarters.

Table with columns: Whole Site, Per ha NET, Per ha GROSS. Rows include Residual Land Value, Alternative Use Value, Uplift, Plus /ha, Viability Threshold.

Table with columns: Additional Profit, £/m2.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+l Closing balance = -5,842,981

Check on phasing dwgs nos correct

Table with columns: DEVELOPMENT COSTS, LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit. Rows include Land, Stamp Duty, Esasements etc., Legals Acquisition, Planning Fee, Architects, OS / PM, Planning Consultants, Other Professional, Build Cost - BCIS Based, s106 / CIL, Contingency, Abnormals, Finance Fees, Interest, Legal and Valuation, Agents, Legals, Misc.

Table with columns: Planning fee calc, Planning app fee, dwgs, rate. Rows include No dwgs, No dwgs under 50, No dwgs over 50.

Table with columns: Stamp duty calc - Residual, Land payment. Total -235,773.

Table with columns: Stamp duty calc - Add Profit, Land payment. Total 1,464,844.

Table with columns: Pre CIL s106, 5,000 £/ Unit (all), Total 500,000.

Table with columns: Post CIL s106, 5,000 £/ Unit (all), 500,000, CIL, 96 £/m2, 738,634, Total 1,238,634.

Table with columns: Build Cost /m2, BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs. Total 1,731.

Table with columns: LIT, % GDV, 0.00%, 0.

RESIDUAL CASH FLOW FOR INTEREST. Multi-year table with columns: Year 1-6, Q1-Q4. Rows include INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For Residual Valuation, Cash Flow, Opening Balance, Closing Balance.

CASH FLOW FOR CIL ADDITIONAL PROFIT. Multi-year table with columns: Year 1-6, Q1-Q4. Rows include INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For CIL calculation, Cash Flow, Opening Balance, Closing Balance.



Base Site 4

SITE NAME Site 4 Green 60

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

DEVELOPMENT COSTS table with columns: LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit. Includes sub-totals for each category.

Planning fee calc table with columns: Planning app fee, dwgs, rate. Rows: No dwgs, No dwgs under 50, No dwgs over 50.

Build Cost table with columns: /m2, % GDV. Rows: BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs.

Stamp duty calc - Residual table with columns: Land payment, Total. Shows a residual value of -158,313.

Stamp duty calc - Add Profit table with columns: Land payment, Total. Shows an add profit of 878,906.

Pre CIL s106 table with columns: 5,000 £/Unit (all), Total. Shows a total of 300,000.

Post CIL s106 table with columns: 5,000 £/Unit (all), CIL, Total. Shows a total of 740,345.

Sales per Quarter table with columns: 0, 3 Quarters.

Residual Land Value table with columns: Whole Site, Per ha NET, Per ha GROSS. Shows values of -158,313 and -84,434.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+i Closing balance = -3,408,879

Check on phasing dwgs nos correct

Additional Profit table with columns: £/m2, 2,046,696, 448.

RESIDUAL CASH FLOW FOR INTEREST table with columns: Year 1-6, Q1-Q4. Includes INCOME, EXPENDITURE, and CASH FLOW sections.

CASH FLOW FOR CIL ADDITIONAL PROFIT table with columns: Year 1-6, Q1-Q4. Includes INCOME, EXPENDITURE, and CASH FLOW sections.



Base Site 5

SITE NAME Site 5 Green 40

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

DEVELOPMENT COSTS table with columns: LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit. Includes sub-totals for each category.

Planning fee calc table with columns: Planning app fee, dwgs, rate. Rows: No dwgs, No dwgs under 40, No dwgs over 50.

Build Cost table with columns: /m2, % GDV. Rows: BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs.

Stamp duty calc - Residual table with columns: Land payment, Total. Shows a residual value of -110,917.

Stamp duty calc - Add Profit table with columns: Land payment, Total. Shows an add profit of 585,938.

Pre CIL s106 table with columns: 5,000 £/Unit (all), Total. Shows a total of 200,000.

LIT % GDV table with columns: % GDV. Shows a value of 0.00%.

Post CIL s106 table with columns: 5,000 £/Unit (all), 96 £/m2, Total. Shows a total of 499,060.

Sales per Quarter table with columns: 0, 3 Quarters.

Residual Land Value table with columns: Whole Site, Per ha NET, Per ha GROSS. Shows values for Residual Land Value, Alternative Use Value, Uplift, Plus /ha, and Viability Threshold.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+i Closing balance = -2,296,888

Check on phasing dwgs nos correct

Additional Profit table with columns: £/m2, 1,412,080, 455.

RESIDUAL CASH FLOW FOR INTEREST table with columns: Year 1-6, Q1-Q4. Includes INCOME, EXPENDITURE, and COSTS BEFORE LAND INT AND PROFIT.

CASH FLOW FOR CIL ADDITIONAL PROFIT table with columns: Year 1-6, Q1-Q4. Includes INCOME, EXPENDITURE, and COSTS BEFORE LAND INT AND PROFIT.



Base Site 6

SITE NAME Site 6 Green 20

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

Table with columns: Sales per Quarter, Unit Build Time, Quarters.

Table with columns: Residual Land Value, Alternative Use Value, Uplift, Plus /ha, Viability Threshold.

Table with columns: Additional Profit, £/m2.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+l Closing balance = -932,665

Check on phasing dwgs nos correct

Table with columns: DEVELOPMENT COSTS, LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit. Includes sub-totals for each category.

Table: Planning fee calc. Columns: Planning app fee, dwgs, rate. Rows: No dwgs, No dwgs under 5l, No dwgs over 5l.

Table: Stamp duty calc - Residual. Columns: Land payment, Total. Value: 109,808.

Table: Stamp duty calc - Add Profit. Columns: Land payment, Total. Value: 305,545.

Table: Pre CIL s106. Columns: 5,000 £/Unit (all), Total. Value: 100,000.

Table: Post CIL s106. Columns: 5,000 £/Unit (all), CIL, Total. Value: 248,035.

Table: Build Cost /m2. Columns: BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs. Values range from 0 to 1,355.

Table: LIT % GDV. Value: 0.00%.

Table: RESIDUAL CASH FLOW FOR INTEREST. Columns: Year 1-6, Q1-Q4. Rows: INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For Residual Valuation, Cash Flow.

Table: CASH FLOW FOR CIL ADDITIONAL PROFIT. Columns: Year 1-6, Q1-Q4. Rows: INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For CIL calculation, Cash Flow.



Base Site 7

SITE NAME Site 7 Green 10

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

Table with columns: Sales per Quarter, Unit Build Time, Quarters.

Table with columns: Residual Land Value, Alternative Use Value, Uplift, Plus /ha, Viability Threshold.

Table with columns: Additional Profit, £/m2.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+i Closing balance = -475,786

Check on phasing dwgs nos correct

DEVELOPMENT COSTS table with columns: LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit.

Planning fee calc table with columns: Planning app fee, No dwgs, No dwgs under, No dwgs over 5l.

Stamp duty calc - Residual table with columns: Land payment, Total.

Stamp duty calc - Add Profit table with columns: Land payment, 125,000, 250,000, 500,000, 1,000,000, above.

Pre CIL s106 table with columns: 5,000 £/ Unit (all), Total.

Post CIL s106 table with columns: 5,000 £/ Unit (all), 96 £/m2, Total.

Build Cost table with columns: BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs.

LIT % GDV table with columns: LIT, % GDV.

RESIDUAL CASH FLOW FOR INTEREST table with columns: INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For Residual Valuation, Cash Flow, Opening Balance, Closing Balance.

CASH FLOW FOR CIL ADDITIONAL PROFIT table with columns: INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For CIL calculation, Cash Flow, Opening Balance, Closing Balance.



Base Site 8

SITE NAME Site 8 Green 6

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

Table with columns: Sales per Quarter, Unit Build Time, Quarters.

Table with columns: Residual Land Value, Alternative Use Value, Uplift, Plus /ha, Viability Threshold.

Table with columns: Additional Profit, £/m2.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+l Closing balance = -309,801

Check on phasing dwgs ros correct

Table with columns: DEVELOPMENT COSTS, LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit. Includes sub-totals for each category.

Table: Planning fee calc. Columns: Planning app fee, No dwgs, No dwgs under, No dwgs over 5l. Rows: dwgs, rate.

Table: Stamp duty calc - Residual. Columns: Land payment, Total.

Table: Stamp duty calc - Add Profit. Columns: Land payment, 125,000, 250,000, 500,000, 1,000,000, above. Rows: 0%, 1%, 3%, 4%, 5%.

Table: Pre CIL s106. Columns: 5,000 £/ Unit (all), Total.

Table: Post CIL s106. Columns: 5,000 £/ Unit (all), 96 £/m2, Total.

Table: Build Cost /m2. Columns: BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs.

Table: LIT % GDV. Columns: LIT, % GDV.

Table: RESIDUAL CASH FLOW FOR INTEREST. Columns: Year 1-6, Q1-Q4. Rows: INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For Residual Valuation, Cash Flow, Opening Balance, Closing Balance.

Table: CASH FLOW FOR CIL ADDITIONAL PROFIT. Columns: Year 1-6, Q1-Q4. Rows: INCOME, EXPENDITURE, POTENTIAL CIL, For CIL calculation, Cash Flow, Opening Balance, Closing Balance.



Base Site 9

SITE NAME Site 9 Green 3

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

Table with columns: Sales per Quarter, Unit Build Time, Quarters.

Table with columns: Whole Site, Per ha NET, Per ha GROSS. Rows include Residual Land Value, Alternative Use Value, Uplift, Plus /ha, Viability Threshold.

Table with columns: Additional Profit, £/m2.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+r Closing balance = -216,854

Check on phasing dwgs ros correct

DEVELOPMENT COSTS table with columns: LAND, PLANNING, CONSTRUCTION, FINANCE, SALES, Developers Profit. Includes sub-totals and a final total of 819,992.

Planning fee calc table with columns: Planning app fee, dwgs, rate. Total 1,386.

Stamp duty calc - Residual table with columns: Land payment, Total. Total 63,553.

Stamp duty calc - Add Profit table with columns: Land payment, Total. Total 50,526.

Pre CIL s106 table with columns: 5,000 £/ Unit (all), Total. Total 15,000.

Post CIL s106 table with columns: 5,000 £/ Unit (all), CIL, Total. Total 48,658.

Build Cost table with columns: /m2, 9.00%, 0%, 11%. Rows include BCIS, Future Homes, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs.

LIT table with columns: % GDV, 0.00%, 0.

RESIDUAL CASH FLOW FOR INTEREST table with columns: Year 1-6, Q1-Q4. Includes INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, and For Residual Valuation.

CASH FLOW FOR CIL ADDITIONAL PROFIT table with columns: Year 1-6, Q1-Q4. Includes INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, and For CIL calculation.



SITE NAME Site 10 Brown 100

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	109.4	70%	70	2,750	21,062,250	7,659
Shared Ownership	68.7	10%	10	1,925	1,322,984	687
Affordable Rent	68.7	20%	20	1,900	2,611,997	1,375
Social Rent	68.7	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership Affordable Rent Social Rent			0 0 0	0 0 0	
SITE AREA - Net	2.22 ha		45	/ha	24,997,232	9,721
SITE AREA - Gross	2.96 ha		34	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-1,703,555	-766,600	-574,977
Alternative Use Value	1,925,834		650,000
Uplift	20%	385,167	130,000
Plus /ha	0		0
Viability Threshold	2,311,001		780,000

Additional Profit	408,097	53
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -6,196,704

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND	Unit or m2	Total	
Land	-17,036		-1,703,555
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	-25,553	-25,553
PLANNING			
Planning Fee		30,000	
Architects	4.00%	760,516	
QS / PM	0.50%	95,065	
Planning Consultants	1.00%	190,129	
Other Professional	3.50%	665,452	1,741,161
CONSTRUCTION			
Build Cost - BCIS Based	1,731	16,829,912	
s106 / CIL		500,000	
Contingency	5.00%	841,496	
Abnormals		841,496	19,012,903
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	749,917	
Legals	0.5%	124,986	
Misc.		0	874,903
			19,899,859
Developers Profit			
Market Housing	17.50%		3,685,894
Affordable Housing	17.50%		688,622

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

Stamp duty calc - Residual	
Land payment	Total
	-1,703,555
	0

Stamp duty calc - Add Profit			
Land payment	Total		
125,000	0%	0%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	0%	
			Total 2,311,001

Pre CIL s106	5,000	£/ Unit (all)	
			Total 500,000

Post CIL s106	5,000	£/ Unit (all)	500,000
CIL	0	£/m2	0
			Total 500,000

Build Cost		/m2	
BCIS	1,367		
Future Homes £	123		9.00%
Energy	10		
Design	0		
Acc & Adpt	18		
Water	0		
Small Sites	0		0%
Site Costs	214		16%
			Total 1,731

LIT	% GDV	0.00%	0
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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																												
Market Housing			12	13			12	13			12	13			12	13			12	13			12	13			12	13
Shared Ownership			0	0			0	0			0	0			0	0			0	0			0	0			0	0
Affordable Rent			0	0			0	0			0	0			0	0			0	0			0	0			0	0
Social Rent			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
INCOME	0	0	0	0	0	0	2,999,668	3,249,640	2,999,668	3,249,640	2,999,668	3,249,640	2,999,668	3,249,640	2,999,668	3,249,640	2,999,668	3,249,640	2,999,668	3,249,640	2,999,668	3,249,640	2,999,668	3,249,640	2,999,668	3,249,640	2,999,668	3,249,640
EXPENDITURE																												
Stamp Duty	0																											
Easements etc.	0																											
Legals Acquisition	-25,553																											
Planning Fee	30,000																											
Architects	380,258		380,258																									
QS	47,532		47,532																									
Planning Consultants	95,065		95,065																									
Other Professional	332,726		332,726																									
Build Cost - BCIS Base		0	673,196	1,402,493	2,075,689	2,131,789	2,075,689	2,131,789	2,075,689	2,131,789	1,402,493	729,296	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	20,000	41,667	61,667	63,333	61,667	63,333	61,667	63,333	41,667	21,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	33,660	70,125	103,784	106,589	103,784	106,589	103,784	106,589	70,125	36,465	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	33,660	70,125	103,784	106,589	103,784	106,589	103,784	106,589	70,125	36,465	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																											
Legal and Valuation	0																											
Agents	0	0	0	0	0	0	89,990	97,489	89,990	97,489	89,990	97,489	89,990	97,489	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	14,998	16,248	14,998	16,248	14,998	16,248	14,998	16,248	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																											
COSTS BEFORE LAND INT AND PROFIT	860,027	0	1,616,097	1,584,409	2,344,925	2,408,301	2,449,913	2,522,038	2,449,913	2,522,038	1,689,397	937,630	104,988	113,737	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																												
Land	-1,703,555																											
Interest	0	0	12,554		38,505	77,236	117,626	110,603	100,577	93,278	82,970	63,027	26,481	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																												
Affordable Housing																												
Cash Flow	843,528	0	-1,616,097	-1,596,963	-2,383,430	-2,485,537	432,129	616,998	449,177	634,324	1,227,300	2,248,983	2,868,199	3,135,903	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	0																											
Closing Balance	843,528	843,528	-772,569	-2,369,532	-4,752,961	-7,238,498	-6,806,369	-6,189,371	-5,740,193	-5,105,870	-3,878,569	-1,629,586	1,238,613	4,374,516	4,374,516	4,374,516	4,374,516	4,374,516	4,374,516	4,374,516	4,374,516	4,374,516	4,374,516	4,374,516	4,374,516	4,374,516	4,374,516	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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																								
As Above																								
INCOME	0	0	0	0	0	0	2,999,668	3,249,640	2,999,668	3,249,640	2,999,668	3,249,640	2,999,668	3,249,640	2,999,668	3,249,640	2,999,668	3,249,640	2,999,668	3,249,640	2,999,668	3,249,640	2,999,668	3,249,640
EXPENDITURE																								
Land	2,311,001																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	34,665	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	380,258	0	380,258	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	47,532	0	47,532	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	95,065	0</																						



SITE NAME Site 11 Brown 60						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	108.7	70%	42	2,750	12,556,500	4,566
Shared Ownership	68.9	10%	6	1,925	795,587	413
Affordable Rent	68.9	20%	12	1,900	1,570,745	827
Social Rent	68.9	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	1.33 ha		45	/ha	14,922,832	5,806
SITE AREA - Gross	1.78 ha		34	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-1,053,897	-790,422	-592,845
Alternative Use Value	1,155,501		650,000
Uplift	20%	231,100	130,000
Plus /ha	0	0	0
Viability Threshold	1,386,601		780,000

Additional Profit	241,076	53
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -3,630,290

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND		Unit or m2	Total
Land		-17,565	-1,053,897
Stamp Duty			0
Easements etc.			0
Legals Acquisition	1.50%	-15,808	-15,808
PLANNING			
Planning Fee		24,480	24,480
Architects	4.00%	453,299	453,299
QS / PM	0.50%	56,662	56,662
Planning Consultants	1.00%	113,325	113,325
Other Professional	3.50%	396,637	1,044,403
CONSTRUCTION			
Build Cost - BCIS Based		1,727	10,029,524
s106 / CIL			300,000
Contingency	5.00%	501,476	501,476
Abnormals			11,332,476
FINANCE			
Fees		0	0
Interest	6.50%		0
Legal and Valuation		0	0
SALES			
Agents	3.0%	447,685	447,685
Legals	0.5%	74,614	74,614
Misc.		0	522,299
			11,829,473
Developers Profit			
Market Housing	17.50%		2,197,388
Affordable Housing	17.50%		414,108

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

Build Cost /m2		
BCIS		1,364
Future Homes £	123	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	214	16%
		Total 1,727

Stamp duty calc - Residual	
Land payment	-1,053,897
	Total 0

Stamp duty calc - Add Profit	
Land payment	1,386,601
125,000	0%
250,000	1%
500,000	3%
1,000,000	4%
above	5%
	Total 0

Pre CIL s106	5,000	£/ Unit (all)	300,000
		Total	300,000

LIT	% GDV	0.00%	0
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Post CIL s106	5,000	£/ Unit (all)	300,000
CIL	0	£/m2	0
		Total	300,000

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			9	13			12	13			13													
Market Housing	0	0	0	0	0	0	1,883,475	2,720,575	2,511,300	2,720,575	2,720,575	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	119,338	172,377	159,117	172,377	172,377	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	235,612	340,328	314,149	340,328	340,328	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	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	0
INCOME	0	0	0	0	0	0	2,238,425	3,233,280	2,984,566	3,233,280	3,233,280	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-15,808																							
Planning Fee	24,480																							
Architects	226,650		226,650																					
QS	28,331		28,331																					
Planning Consultants	56,662		56,662																					
Other Professional	198,318		198,318																					
Build Cost - BCIS Base	0	0	501,476	1,225,831	1,894,466	2,117,344	2,117,344	1,448,709	724,354	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	0	0	15,000	36,667	56,667	63,333	63,333	43,333	21,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	25,074	61,292	94,723	105,867	105,867	72,435	36,218	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	25,074	61,292	94,723	105,867	105,867	72,435	36,218	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	67,153	96,998	89,537	96,998	96,998	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,192	16,166	14,923	16,166	16,166	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	518,633	0	1,076,585	1,385,080	2,140,579	2,392,412	2,470,756	1,750,078	922,916	113,165	113,165	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	-1,053,897																							
Interest	0	0	0	8,796	31,447	66,742	106,704	112,213	89,934	57,894	8,133	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	535,264	0	-1,076,585	-1,393,877	-2,172,026	-2,459,154	-339,035	1,370,989	1,971,716	3,062,222	3,111,983	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	0																							
Closing Balance	535,264	535,264	-541,322	-1,935,198	-4,107,224	-6,566,378	-6,905,413	-5,534,424	-3,562,708	-500,487	2,611,496	2,611,496	2,611,496	2,611,496	2,611,496	2,611,496	2,611,496	2,611,496	2,611,496	2,611,496	2,611,496	2,611,496	2,611,496	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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																								
As Above																								
INCOME	0	0	0	0	0	0	2,238,425	3,233,280	2,984,566	3,233,280	3,233,280	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	1,386,601																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	20,799	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	24,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	226,650	0	226,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	28,331	0	28,331	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	56,662	0	56,662	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	198,318	0	198,318	0	0	0	0	0	0	0	0													



SITE NAME Site 12 Brown 40

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	104.0	70%	28	2,750	8,005,250	2,911
Shared Ownership	68.5	10%	4	1,925	527,397	274
Affordable Rent	68.5	20%	8	1,900	1,041,252	548
Social Rent	68.5	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.89 ha		45	/ha	9,573,899	3,733
SITE AREA - Gross	1.19 ha		34	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-725,417	-816,094	-612,100
Alternative Use Value	770,334		650,000
Uplift	20%	154,067	130,000
Plus /ha	0	0	0
Viability Threshold	924,401		780,000

Additional Profit	76,359	26
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -2,318,306

Check on phasing dwgs ros
correct

DEVELOPMENT COSTS			
LAND		Unit or m2	Total
Land		-18,135	-725,417
Stamp Duty			0
Easements etc.			0
Legals Acquisition	1.50%	-10,881	-10,881
PLANNING			
Planning Fee			18,480
Architects	4.00%	292,271	
QS / PM	0.50%	36,534	
Planning Consultants	1.00%	73,068	
Other Professional	3.50%	255,737	676,089
CONSTRUCTION			
Build Cost - BCIS Based		1,731	6,460,693
s106 / CIL			200,000
Contingency	5.00%	323,035	7,306,763
Abnormals			323,035
FINANCE			
Fees			0
Interest	6.50%		0
Legal and Valuation			0
SALES			
Agents	3.0%	287,217	
Legals	0.5%	47,869	
Misc.			0
		0	335,086
			7,581,640
Developers Profit			
Market Housing	17.50%		1,400,919
Affordable Housing	17.50%		274,514

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	40		18,480
No dwgs under	40	462	18,480
No dwgs over 5t	0	138	0
			Total 18,480

Stamp duty calc - Residual	
Land payment	Total
	-725,417
	0

Stamp duty calc - Add Profit			
Land payment			Total
125,000	0%	0%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	0%	
			Total 924,401

Pre CIL s106	5,000	£/ Unit (all)	200,000
			Total 200,000

Post CIL s106	5,000	£/ Unit (all)	200,000
CIL	0	£/m2	0
			Total 200,000

Build Cost /m2		
BCIS	1,366	
Future Homes £	123	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	214	16%
	1,731	

LIT	% GDV	0
	0.00%	0

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	10				10				10				10				10				10							
Market Housing	0	0	0	0	0	0	0	2,001,313	2,001,313	2,001,313	2,001,313	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	131,849	131,849	131,849	131,849	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent	0	0	0	0	0	0	0	260,313	260,313	260,313	260,313	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	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	0	0	0	0	0
INCOME	0	0	0	0	0	0	0	2,393,475	2,393,475	2,393,475	2,393,475	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																												
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	-10,881	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	18,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	146,135	0	146,135	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	18,267	0	18,267	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	36,534	0	36,534	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	127,868	0	127,868	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	538,391	1,076,782	1,615,173	1,615,173	1,076,782	538,391	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	0	0	16,667	33,333	50,000	50,000	33,333	16,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	26,920	53,839	80,759	80,759	53,839	26,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	26,920	53,839	80,759	80,759	53,839	26,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	71,804	71,804	71,804	71,804	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,967	11,967	11,967	11,967	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
COSTS BEFORE LAND INT AND PROFIT	336,403	0	937,701	1,217,794	1,826,691	1,826,691	1,301,565	692,669	83,772	83,772	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																												
Land	-725,417	0	0	8,916	28,850	59,003	89,645	73,358	46,912	10,142	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	389,014	0	-937,701	-1,226,710	-1,855,541	-1,885,693	1,002,264	1,627,448	2,262,791	2,299,561	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,675,432
Opening Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance	389,014	389,014	-548,687	-1,775,397	-3,630,938	-5,516,632	-4,514,367	-2,886,920	-424,129	1,675,432	1,675,432	1,675,432	1,675,432	1,675,432	1,675,432	1,675,432	1,675,432	1,675,432	1,675,432	1,675,432	1,675,432	1,675,432	1,675,432	1,675,432	1,675,432	1,675,432	0	

CASH FLOW FOR CIL ADDITIONAL PROFIT	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																												
As Above	0				0				0				0				0				0							
INCOME	0	0	0	0	0	0	0	2,393,475	2,393,475	2,393,475	2,393,475	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																												
Land	924,401	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0																										



SITE NAME Site 13 Brown 20

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	109.6	70%	14	2,750	4,221,250	1,535
Shared Ownership	69.7	10%	2	1,925	288,190	139
Affordable Rent	69.7	20%	4	1,900	529,493	279
Social Rent	69.7	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.44 ha		45	/ha	5,018,933	1,953
SITE AREA - Gross	0.59 ha		34	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-184,943	-416,121	-312,106
Alternative Use Value	385,167		650,000
Uplift	20%	77,033	130,000
Plus /ha	0	0	0
Viability Threshold	462,200		780,000

Additional Profit	122,138	89
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -988,286

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND	unit or m2	Total	
Land	-9,247		-184,943
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	-2,774	-2,774
PLANNING			
Planning Fee		9,240	
Architects	4.00%	145,686	
QS / PM	0.50%	18,211	
Planning Consultants	1.00%	36,422	
Other Professional	3.50%	127,476	337,034
CONSTRUCTION			
Build Cost - BCIS Based	1,649	3,220,143	
s106 / CIL		100,000	
Contingency	5.00%	161,007	
Abnormals		161,007	3,642,158
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	150,568	
Legals	0.5%	25,095	
Misc.		0	175,663
			3,967,139
Developers Profit			
Market Housing	17.50%		738,719
Affordable Housing	17.50%		139,595

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	20		9,240
No dwgs under	20	462	9,240
No dwgs over 5t	0	138	0
			Total 9,240

Stamp duty calc - Residual	
Land payment	Total
	-184,943
	0

Stamp duty calc - Add Profit			
Land payment			Total
125,000	0%	0%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	0%	
			Total 462,200

Pre CIL s106	5,000	£/ Unit (all)	100,000
			Total 100,000

Post CIL s106	5,000	£/ Unit (all)	100,000
CIL	0	£/m2	0
			Total 100,000

Build Cost /m2		
BCIS	1,355	
Future Homes £	122	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	144	11%
	1,649	

LIT	% GDV	0
		0.00%

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			5	5			5	5																
Market Housing	0	0	0	0	0	0	1,055,313	1,055,313	1,055,313	1,055,313	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	67,047	67,047	67,047	67,047	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	132,373	132,373	132,373	132,373	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	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	0
INCOME	0	0	0	0	0	0	1,254,733	1,254,733	1,254,733	1,254,733	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-2,774																							
Planning Fee	9,240																							
Architects	72,843		72,843																					
QS	9,105		9,105																					
Planning Consultants	18,211		18,211																					
Other Professional	63,738		63,738																					
Build Cost - BCIS Base	0	0	268,345	536,691	805,036	805,036	536,691	268,345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	0	8,333	16,667	16,667	25,000	25,000	16,667	8,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	13,417	26,835	26,835	40,252	40,252	26,835	13,417	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	13,417	26,835	26,835	40,252	40,252	26,835	13,417	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	37,642	37,642	37,642	37,642	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,274	6,274	6,274	6,274	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
COSTS BEFORE LAND INT AND PROFIT	170,363	0	467,410	607,026	910,539	910,539	650,942	347,429	43,916	43,916	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land			-184,943																					
Interest			0	7,358	17,342	32,420	47,743	38,708	24,593	5,317	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								738,719
Affordable Housing																								139,595
Cash Flow	14,580	0	-467,410	-614,385	-927,882	-942,960	556,048	868,597	1,186,225	1,205,501	0	0	0	0	0	0	0	0	0	0	0	0	0	-878,313
Opening Balance	0																							
Closing Balance	14,580	14,580	-452,830	-1,067,215	-1,995,097	-2,938,057	-2,382,009	-1,513,412	-327,188	878,313	878,313	878,313	878,313	878,313	878,313	878,313	878,313	878,313	878,313	878,313	878,313	878,313	878,313	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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																								
As Above																								
INCOME	0	0	0	0	0	0	1,254,733	1,254,733	1,254,733	1,254,733	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	462,200																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	6,933	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	72,843	0	72,843	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	9,105	0	9,105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	18,211	0	18,211	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	63,738	0	63,738	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		



SITE NAME Site 14 Brown 20 HD

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	62.9	70%	14	2,700	2,376,000	880
Shared Ownership	61.0	10%	2	1,890	230,557	122
Affordable Rent	61.0	20%	4	1,900	463,623	244
Social Rent	61.0	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.33 ha		60	/ha	3,070,180	1,246
SITE AREA - Gross	0.48 ha		42	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-611,392	-1,834,175	-1,289,887
Alternative Use Value	312,945		650,000
Uplift	20%	62,589	130,000
Plus /ha	0	0	0
Viability Threshold	375,534		780,000

Additional Profit	-670,625	-762
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+i
Closing balance = -442,985

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND	Unit or m2	Total	
Land	-30,570		-611,392
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	-9,171	-9,171
PLANNING			
Planning Fee		9,240	
Architects	4.00%	107,713	
QS / PM	0.50%	13,464	
Planning Consultants	1.00%	26,928	
Other Professional	3.50%	94,249	251,594
CONSTRUCTION			
Build Cost - BCIS Based	1,892	2,357,111	
s106 / CIL		100,000	
Contingency	5.00%	117,856	
Abnormals		117,856	2,692,822
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	92,105	
Legals	0.5%	15,351	
Misc.		0	107,456
			2,431,310
Developers Profit			
Market Housing		17.50%	415,800
Affordable Housing		17.50%	121,482

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	20		9,240
No dwgs under	20	462	9,240
No dwgs over 5t	0	138	0
			Total 9,240

Stamp duty calc - Residual	
Land payment	Total
	-611,392
	0

Stamp duty calc - Add Profit			
Land payment			Total
125,000	0%	0%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	0%	
			Total 375,534

Pre CIL s106	5,000	£/ Unit (all)	100,000
			Total 100,000

Post CIL s106	5,000	£/ Unit (all)	100,000
CIL	0	£/m2	0
			Total 100,000

Build Cost /m2		
BCIS	1,626	
Future Homes £	146	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	92	6%
	1,892	

LIT	% GDV	0.00%	0
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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	10																								
Market Housing	0	0	0	0	0	0	0	1,188,000	1,188,000	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	115,278	115,278	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	231,812	231,812	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	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	0	0
INCOME	0	0	0	0	0	0	0	1,535,090	1,535,090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty	0																								
Easements etc.	0																								
Legals Acquisition	-9,171																								
Planning Fee	9,240																								
Architects	53,856	53,856																							
QS	6,732	6,732																							
Planning Consultants	13,464	13,464																							
Other Professional	47,124	47,124																							
Build Cost - BCIS Base	0	392,852	785,704	785,704	392,852	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
s106/CIL	0	16,667	33,333	33,333	16,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Contingency	0	19,643	39,285	39,285	19,643	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Abnormals	0	19,643	39,285	39,285	19,643	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	46,053	46,053	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	7,675	7,675	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	
COSTS BEFORE LAND INT AND PROFIT	121,246	0	569,981	897,607	897,607	448,804	53,728	53,728	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
For Residual Valuation																									
Land	-611,392																								
Interest	0	0	1,297	15,905	30,749	38,542	15,096	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Market Housing																									
Affordable Housing																							415,800		
																							121,482		
Cash Flow	490,145	0	-569,981	-898,905	-913,512	-479,553	1,442,820	1,466,266	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Opening Balance	0																								
Closing Balance	490,145	490,145	-79,835	-978,740	-1,892,252	-2,371,804	-928,984	537,282	537,282	537,282	537,282	537,282	537,282	537,282	537,282	537,282	537,282	537,282	537,282	537,282	537,282	537,282	537,282		

CASH FLOW FOR CIL ADDITIONAL PROFIT	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																										
As Above																										
INCOME	0	0	0	0	0	0	0	1,535,090	1,535,090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																										
Land	375,534																									
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Legals Acquisition	5,633	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Planning Fee	9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Architects	53,856	53,856	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
QS	6,732	6,732	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Planning Consultants	13,464	13,464	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Other Professional	47,124	47,124	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Build Cost - BCIS Base	0	0	392,852	785,704	785,704	392,852	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
POTENTIAL CIL			-670,625																							
Post CIL s106	0	0	19,643	39,285	50,000	50,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Contingency	0	0	19,643	39,285	39,285	19,643	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Abnormals	0	0	19,643	39,285	39,285	19,643	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	46,053	46,053	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Legals	0	0	0	0	0	0	7,675	7,675	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		
COSTS BEFORE LAND INT AND PROFIT	511,584	0	-117,311	864,274	914,274	482,137	53,728	53,728	0	0																



SITE NAME Site 15 Brown 10

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	98.4	70%	7	2,750	1,894,750	689
Shared Ownership	64.7	10%	1	1,925	124,471	65
Affordable Rent	64.7	20%	2	1,900	245,746	129
Social Rent	64.7	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.22 ha		45	/ha	2,264,967	883
SITE AREA - Gross	0.30 ha		34	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-48,387	-217,739	-163,312
Alternative Use Value	192,583		650,000
Uplift	20%	38,517	130,000
Plus /ha	0	0	0
Viability Threshold	231,100		780,000

Additional Profit	76,195	111
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -443,705

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS	Unit or m2	Total
LAND		
Land	-4,839	-48,387
Stamp Duty		0
Easements etc.		0
Legals Acquisition	1.50%	-726
PLANNING		
Planning Fee		4,620
Architects	4.00%	64,179
QS / PM	0.50%	8,022
Planning Consultants	1.00%	16,045
Other Professional	3.50%	56,157
149,023		
CONSTRUCTION		
Build Cost - BCIS Based	1,600	1,413,160
s106 / CIL		50,000
Contingency	5.00%	70,658
Abnormals		70,658
1,604,476		
FINANCE		
Fees		0
Interest	6.50%	0
Legal and Valuation		0
0		
SALES		
Agents	3.0%	67,949
Legals	0.5%	11,325
Misc.		0
79,274		
1,783,661		
Developers Profit		
Market Housing	17.50%	331,581
Affordable Housing	17.50%	64,788

Planning fee calc	dwgs	rate
Planning app fee	10	
No dwgs	10	462
No dwgs under	0	138
No dwgs over 5t	0	0
Total		4,620

Stamp duty calc - Residual	Total
Land payment	-48,387
Total	0

Stamp duty calc - Add Profit	Total
Land payment	231,100
125,000	0%
250,000	1%
500,000	3%
1,000,000	4%
above	5%
Total	0

Pre CIL s106	5,000	£/ Unit (all)	50,000
Total			50,000

Post CIL s106	5,000	£/ Unit (all)	50,000
CIL	0	£/m2	0
Total			50,000

Build Cost	/m2	%
BCIS	1,314	9.00%
Future Homes £	118	
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	140	11%
1,600		

LIT	% GDV	0
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			5	5																				
Market Housing			0	0	0	0	947,375	947,375	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	62,235	62,235	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	122,873	122,873	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
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,132,483	1,132,483	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-726																							
Planning Fee	4,620																							
Architects	32,090		32,090																					
QS	4,011		4,011																					
Planning Consultants	8,022		8,022																					
Other Professional	28,078		28,078																					
Build Cost - BCIS Base		0	235,527	471,053	471,053	235,527	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	8,333	16,667	16,667	8,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	11,776	23,553	23,553	11,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	11,776	23,553	23,553	11,776	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	33,974	33,974	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,662	5,662	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	76,096	0	339,614	534,825	534,825	267,413	39,637	39,637	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	-48,387																							
Interest		450	458	5,984	14,772	23,703	28,433	11,137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-27,709	-450	-340,072	-540,809	-549,597	-291,116	1,064,413	1,081,710	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	0																							
Closing Balance	-27,709	-28,159	-368,231	-909,040	-1,458,638	-1,749,753	-685,340	396,369	396,369	396,369	396,369	396,369	396,369	396,369	396,369	396,369	396,369	396,369	396,369	396,369	396,369	396,369	396,369	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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																								
As Above																								
INCOME	0	0	0	0	0	0	1,132,483	1,132,483	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	231,100																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	3,467	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	4,620	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	32,090	0	32,090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	4,011	0	4,011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	8,022	0	8,022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	28,078	0	28,078	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



SITE NAME Site 16 Brown 10 HD

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	65.0	70%	7	2,700	1,228,500	455
Shared Ownership	61.0	10%	1	1,890	115,278	61
Affordable Rent	61.0	20%	2	1,900	231,812	122
Social Rent	61.0	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.17 ha		60	/ha	1,575,590	638
SITE AREA - Gross	0.24 ha		42	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-312,638	-1,875,827	-1,298,725
Alternative Use Value	156,472		650,000
Uplift	20%	31,294	130,000
Plus /ha	0	0	0
Viability Threshold	187,767		780,000

Additional Profit	-333,380	-733
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -227,564

Check on phasing dwgs ros
correct

DEVELOPMENT COSTS			
LAND	Unit or m2	Total	
Land	-31,264		-312,638
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	-4,690	-4,690
PLANNING			
Planning Fee		4,620	
Architects	4.00%	55,105	
QS / PM	0.50%	6,888	
Planning Consultants	1.00%	13,776	
Other Professional	3.50%	48,217	128,606
CONSTRUCTION			
Build Cost - BCIS Based	1,892	1,206,932	
s106 / CIL		50,000	
Contingency	5.00%	60,347	
Abnormals		60,347	1,377,625
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	47,268	
Legals	0.5%	7,878	
Misc.		0	55,146
			1,244,049
Developers Profit			
Market Housing	17.50%		214,988
Affordable Housing	17.50%		60,741

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	10		4,620
No dwgs under	10	462	4,620
No dwgs over 5t	0	138	0
			Total 4,620

Stamp duty calc - Residual	
Land payment	Total
	-312,638
	0

Stamp duty calc - Add Profit			
Land payment	0%	0%	
125,000	0%	0%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	0%	
			Total 187,767

Pre CIL s106	5,000	£/ Unit (all)	
			Total 50,000

Post CIL s106	5,000	£/ Unit (all)	50,000
CIL	0	£/m2	0
			Total 50,000

Build Cost /m2		
Item	Cost	%
BCIS	1,626	
Future Homes £	146	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	92	6%
	1,892	

LIT	% GDV	0
	0.00%	0

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	10																											
Market Housing	0	0	0	0	0	0	0	1,228,500	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	115,278	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	231,812	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	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	0	0	0	0	0
INCOME	0	0	0	0	0	0	0	1,575,590	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																												
Stamp Duty	0																											
Easements etc.	0																											
Legals Acquisition	-4,690																											
Planning Fee	4,620																											
Architects	27,552	27,552																										
QS	3,444	3,444																										
Planning Consultants	6,888	6,888																										
Other Professional	24,108	24,108																										
Build Cost - BCIS Base	0	0	402,311	402,311	402,311	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
s106/CIL	0	0	16,667	16,667	16,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Contingency	0	0	20,116	20,116	20,116	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Abnormals	0	0	20,116	20,116	20,116	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Finance Fees	0																											
Legal and Valuation	0																											
Agents	0	0	0	0	0	0	47,268	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Legals	0	0	0	0	0	0	7,878	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Misc.	0																											
COSTS BEFORE LAND INT AND PROFIT	61,924	0	521,201	459,208	459,208	0	55,146	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
For Residual Valuation																												
Land	-312,638																											
Interest	0	0	4,395	11,929	19,585	19,903	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Market Housing																												
Affordable Housing																										214,988		
																										60,741		
Cash Flow	250,714	0	-521,201	-463,604	-471,137	-19,585	1,500,541	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Opening Balance	0																											
Closing Balance	250,714	250,714	-270,487	-734,091	-1,205,228	-1,224,813	275,728	275,728	275,728	275,728	275,728	275,728	275,728	275,728	275,728	275,728	275,728	275,728	275,728	275,728	275,728	275,728	275,728	275,728	275,728	275,728		

CASH FLOW FOR CIL ADDITIONAL PROFIT	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	As Above																											
INCOME	0	0	0	0	0	0	0	1,575,590	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																												
Land	187,767																											
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	2,817	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Planning Fee	4,620	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Architects	27,552	0	27,552	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
QS	3,444	0	3,444	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Planning Consultants	6,888	0	6,888	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Other Professional	24,108	0	24,108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Build Cost - BCIS Base	0	0	402,311	402,311	402,311	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
POTENTIAL CIL			-333,380																									
Post CIL s106	0	0	20,116	20,116	20,116	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Contingency	0	0	20,116	20,116	20,116	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Abnormals	0	0	20,116	20,116	20,116	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Finance Fees	0																											
Legal and Valuation	0																											
Agents	0	0	0	0	0	0	47,268	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Legals	0	0	0	0</																								



SITE NAME Site 18 Brown 6 HD

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	65.0	70%	4	2,700	737,100	273
Shared Ownership	61.0	10%	1	1,890	69,167	37
Affordable Rent	61.0	20%	1	1,900	139,087	73
Social Rent	61.0	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.11 ha		55	/ha	945,354	383
SITE AREA - Gross	0.11 ha		52	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-162,595	-1,490,457	-1,415,934
Alternative Use Value	74,641		650,000
Uplift	20%	14,928	130,000
Plus /ha	0	0	0
Viability Threshold	89,569		780,000

Additional Profit	-149,302	-547
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -140,280

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND	Unit or m2	Total	
Land	-27,099		-162,595
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	-2,439	-2,439
PLANNING			
Planning Fee		2,772	
Architects	4.00%	32,192	
QS / PM	0.50%	4,024	
Planning Consultants	1.00%	8,048	
Other Professional	3.50%	28,168	75,204
CONSTRUCTION			
Build Cost - BCIS Based	1,840	704,364	
s106 / CIL		30,000	
Contingency	5.00%	35,218	
Abnormals		35,218	804,800
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	28,361	
Legals	0.5%	4,727	
Misc.		0	33,087
			748,057
Developers Profit			
Market Housing		17.50%	128,993
Affordable Housing		17.50%	36,444

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	6		2,772
No dwgs under	6	462	2,772
No dwgs over 5t	0	138	0
			Total 2,772

Stamp duty calc - Residual	
Land payment	Total
	-162,595
	0

Stamp duty calc - Add Profit			
Land payment			Total
125,000	0%	0%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	0%	
			Total 89,569

Pre CIL s106	5,000	£/ Unit (all)	30,000
			Total 30,000

Post CIL s106	5,000	£/ Unit (all)	30,000
CIL	0	£/m2	0
			Total 30,000

Build Cost /m2		
Item	Value	%
BCIS	1,581	
Future Homes £	142	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	89	6%
	1,840	

LIT	% GDV	0.00%	0
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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	3				3				0				0				0				0			
UNITS Started	0				0				0				0				0				0			
Market Housing	0				0				0				0				0				0			
Shared Ownership	0				0				0				0				0				0			
Affordable Rent	0				0				0				0				0				0			
Social Rent	0				0				0				0				0				0			
Grant and Subsidy	0				0				0				0				0				0			
INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE	0				0				0				0				0				0			
Stamp Duty	0				0				0				0				0				0			
Easements etc.	0				0				0				0				0				0			
Legals Acquisition	-2,439				0				0				0				0				0			
Planning Fee	2,772				0				0				0				0				0			
Architects	16,096				16,096				0				0				0				0			
QS	2,012				2,012				0				0				0				0			
Planning Consultants	4,024				4,024				0				0				0				0			
Other Professional	14,084				14,084				0				0				0				0			
Build Cost - BCIS Base	0				117,394				234,788				234,788				117,394				0			
s106/CIL	0				5,000				10,000				10,000				10,000				10,000			
Contingency	0				5,870				11,739				11,739				5,870				0			
Abnormals	0				5,870				11,739				11,739				5,870				0			
Finance Fees	0				0				0				0				0				0			
Legal and Valuation	0				0				0				0				0				0			
Agents	0				0				14,180				14,180				0				0			
Legals	0				0				2,363				2,363				0				0			
Misc.	0				0				0				0				0				0			
COSTS BEFORE LAND INT AND PROFIT	36,549	0	170,349	268,267	268,267	134,133	16,544	16,544	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land -162,595				Interest 720				Market Housing 5,091				Affordable Housing 9,533				11,868				4,648			
Cash Flow	126,046	0	-170,349	-268,987	-273,358	-143,666	444,266	451,485	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance	126,046	126,046	-44,303	-313,290	-586,647	-730,314	-286,048	165,437	165,437	165,437	165,437	165,437	165,437	165,437	165,437	165,437	165,437	165,437	165,437	165,437	165,437	165,437	165,437	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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	As Above				As Above				As Above				As Above				As Above				As Above							
INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
EXPENDITURE	Land 89,569				0				0				0				0				0							
Stamp Duty	0				0				0				0				0				0							
Easements etc.	0				0				0				0				0				0							
Legals Acquisition	1,344				0				0				0				0				0							
Planning Fee	2,772				0				0				0				0				0							
Architects	16,096				16,096				0				0				0				0							
QS	2,012				2,012				0				0				0				0							
Planning Consultants	4,024				4,024				0				0				0				0							
Other Professional	14,084				14,084				0				0				0				0							
Build Cost - BCIS Base	0				117,394				234,788				234,788				117,394				0							
POTENTIAL CIL	0				-149,302				15,000				15,000				0				0							
Post CIL s106	0				5,870				11,739				11,739				5,870				0							
Contingency	0				5,870				11,739				11,739				5,870				0							
Abnormals	0				5,870				11,739				11,739				5,870				0							
Finance Fees	0				0				0				0				0				0							
Legal and Valuation	0				0				0				0				0				0							
Agents	0				0				14,180				14,180				0				0							
Legals	0				0				2,363				2,363				0				0							
Misc.	0				0				0				0				0				0							
COSTS BEFORE LAND INT AND PROFIT	129,901	0	16,047	258,267	273,267	144,133	16,544	16,544	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
For CIL calculation	Interest 2,111				Market Housing 2,145				Affordable Housing 2,441				6,677				11,226				13,751				8,562			
Cash Flow	-129,901	-2,111	-18,193	-260,708	-279,944	-155,360	442,382	449,571	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Opening Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Closing Balance	-129,901	-132,012	-150,204	-410,912	-690,856	-846,216	-403,833	45,738	45,738	45,738	45,738	45,738	45,738	45,738	45,738	45,738	45,738	45,738	45,738	45,738	45,738	45,738	45,738	-140,280				



SITE NAME Site 19 Brown 3

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	95.0	100%	3	2,750	783,750	285
Shared Ownership	95.0	0%	0	1,925	0	0
Affordable Rent	95.0	0%	0	1,900	0	0
Social Rent	95.0	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.08 ha		40	/ha	783,750	285
SITE AREA - Gross	0.08 ha		38	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	28,150	375,333	356,566
Alternative Use Value	51,316		650,000
Uplift	20%	10,263	130,000
Plus /ha	0	0	0
Viability Threshold	61,579		780,000

Additional Profit	130,118	457
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+r
Closing balance = -193,054

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND	unit or m2	Total	
Land	9,383	28,150	
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	422	422
PLANNING			
Planning Fee		1,386	
Architects	4.00%	20,468	
QS / PM	0.50%	2,559	
Planning Consultants	1.00%	5,117	
Other Professional	3.50%	17,910	47,439
CONSTRUCTION			
Build Cost - BCIS Based	1,584	451,547	
s106 / CIL		15,000	
Contingency	5.00%	22,577	
Abnormals		22,577	511,702
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	23,513	
Legals	0.5%	3,919	
Misc.		0	27,431
			615,145
Developers Profit			
Market Housing		17.50%	137,156
Affordable Housing		17.50%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	3		
No dwgs under	3	462	1,386
No dwgs over 5t	0	138	0
			Total 1,386

Stamp duty calc - Residual	
Land payment	Total
	28,150
	0
	Total 0

Stamp duty calc - Add Profit			
Land payment			Total
125,000	0%	0%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	0%	
			Total 61,579

Pre CIL s106	5,000	£/ Unit (all)	15,000
			Total 15,000

Post CIL s106	5,000	£/ Unit (all)	15,000
CIL	0	£/m2	0
			Total 15,000

Build Cost /m2		
BCIS	1,301	
Future Homes £	117	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	139	11%
	1,584	

LIT	% GDV	0
		0.00%

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				1				1																				
Market Housing	0	0	0	0	0	0	0	261,250	261,250	261,250	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
Affordable 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
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
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	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	0	261,250	261,250	261,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																													
Stamp Duty	0																												
Easements etc.	0																												
Legals Acquisition	422																												
Planning Fee	1,386																												
Architects	10,234		10,234																										
QS	1,279		1,279																										
Planning Consultants	2,559		2,559																										
Other Professional	8,955		8,955																										
Build Cost - BCIS Base	0	0	50,172	100,344	150,516	100,344	50,172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	0	0	1,667	3,333	5,000	3,333	1,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	2,509	5,017	7,526	5,017	2,509	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	2,509	5,017	7,526	5,017	2,509	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																												
Legal and Valuation	0																												
Agents	0	0	0	0	0	0	7,838	7,838	7,838	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,306	1,306	1,306	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
COSTS BEFORE LAND INT AND PROFIT	24,835	0	79,882	113,712	170,567	113,712	66,000	9,144	9,144	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																													
Land	28,150																												
Interest		861	875	2,187	4,071	6,909	8,869	5,840	1,838	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																													
Affordable Housing																													
Cash Flow	-52,985	-861	-80,757	-115,899	-174,638	-120,820	186,382	246,266	250,268	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	0																												
Closing Balance	-52,985	-53,846	-134,603	-250,502	-425,140	-545,780	-359,378	-113,112	137,156	137,156	137,156	137,156	137,156	137,156	137,156	137,156	137,156	137,156	137,156	137,156	137,156	137,156	137,156	137,156	137,156	137,156	0		

CASH FLOW FOR CIL ADDITIONAL PROFIT	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																													
As Above																													
INCOME	0	0	0	0	0	0	0	261,250	261,250	261,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																													
Land	61,579																												
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	924	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	1,386	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	10,234	0	10,234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	1,279	0	1,279	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	2,559	0	2,559	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							



SITE NAME Site 20 PRS 20

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	96.0	80%	16	2,730	4,193,280	1,536
Shared Ownership	77.0	0%	0	1,911	0	0
Affordable Rent	77.0	20%	4	1,900	585,200	308
Social Rent	77.0	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.57 ha		35	/ha	4,778,480	1,844
SITE AREA - Gross	0.72 ha		28	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	74,127	129,722	103,019
Alternative Use Value	467,707		650,000
Uplift	20%	93,541	130,000
Plus /ha	0	0	0
Viability Threshold	561,248		780,000

Additional Profit	-605,242	-394
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+r
Closing balance = 167,294

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		Unit or m2	Total
LAND			
Land		3,706	74,127
Stamp Duty			0
Easements etc.			0
Legals Acquisition	1.50%	1,112	1,112
PLANNING			
Planning Fee		9,240	9,240
Architects	4.00%	132,793	5,312
QS / PM	0.50%	16,599	830
Planning Consultants	1.00%	33,198	1,659
Other Professional	3.50%	116,194	4,067
CONSTRUCTION			
Build Cost - BCIS Based	1,587	2,927,104	4,641,000
s106 / CIL		100,000	100,000
Contingency	5.00%	146,355	7,318
Abnormals		146,355	7,318
FINANCE			
Fees		0	0
Interest	6.50%	0	0
Legal and Valuation		0	0
SALES			
Agents	3.0%	143,354	4,301
Legals	0.5%	23,892	1,195
Misc.		0	0
Developers Profit			
Market Housing	15.00%		628,992
Affordable Housing	15.00%		87,780

Planning fee calc	dwgs	rate	
Planning app fee	20		9,240
No dwgs	20	462	9,240
No dwgs under	0	138	0
No dwgs over 5t	0		0
Total			9,240

Stamp duty calc - Residual		Total
Land payment		74,127
Total		74,127

Stamp duty calc - Add Profit		Total
Land payment		561,248
125,000	0%	0%
250,000	1%	2,500
500,000	3%	15,000
1,000,000	4%	40,000
above	5%	28,748
Total		646,796

Pre CIL s106	5,000	£/ Unit (all)	100,000
Total			100,000

Post CIL s106	5,000	£/ Unit (all)	100,000
CIL	0	£/m2	0
Total			100,000

Build Cost	/m2	
BCIS	1,303	
Future Homes £	117	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	139	11%
Total	1,587	

LIT	% GDV	0.00%	0
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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																								
Market Housing																								
Shared Ownership																								
Affordable Rent																								
Social Rent																								
Grant and Subsidy																								
INCOME	0	0	0	0	0	0	1,194,620	1,194,620	1,194,620	1,194,620	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	1,112																							
Planning Fee	9,240																							
Architects	66,396		66,396																					
QS	8,300		8,300																					
Planning Consultants	16,599		16,599																					
Other Professional	58,097		58,097																					
Build Cost - BCIS Base			243,925	487,851	731,776	731,776	487,851	243,925	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL			8,333	16,667	25,000	25,000	16,667	8,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			12,196	24,393	36,589	36,589	24,393	12,196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			12,196	24,393	36,589	36,589	24,393	12,196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees																								
Legal and Valuation																								
Agents							35,839	35,839	35,839	35,839	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals							5,973	5,973	5,973	5,973	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.																								
COSTS BEFORE LAND INT AND PROFIT	158,744	0	426,043	553,302	829,954	829,954	595,114	318,463	41,812	41,812	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land																								
Interest																								
Market Housing		3,800	3,862	10,848	20,016	33,828	47,864	38,900	25,294	6,972	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing																								
Cash Flow	-233,870	-3,800	-429,905	-564,151	-849,969	-863,781	551,642	837,257	1,127,514	1,145,836	0	0	0	0	0	0	0	0	0	0	0	0	0	-716,772
Opening Balance	0																							
Closing Balance	-233,870	-237,671	-667,576	-1,231,726	-2,081,696	-2,945,477	-2,393,835	-1,556,578	-429,064	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	716,772	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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																								
As Above																								
INCOME	0	0	0	0	0	0	1,194,620	1,194,620	1,194,620	1,194,620	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	561,248																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	8,419																							
Planning Fee	9,240																							
Architects	66,396		66,396																					
QS	8,300		8,300																					
Planning Consultants	16,599		16,599																					
Other Professional	58,097		58,097																					
Build Cost - BCIS Base			243,925	487,851	731,776	731,776	487,851	243,925	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL																								
Post CIL s106																								
Contingency			12,196	24,393	36,589	36,589	24,393	12																



SITE NAME Site 21 PRS 20 HD

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	63.1	80%	16	2,730	2,757,300	1,010
Shared Ownership	61.0	0%	0	1,911	0	0
Affordable Rent	61.0	20%	4	1,900	463,600	244
Social Rent	61.0	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.40 ha		50	/ha	3,220,900	1,254
SITE AREA - Gross	0.55 ha		36	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-446,390	-1,115,976	-814,402
Alternative Use Value	356,278		650,000
Uplift	20%	71,256	130,000
Plus /ha	0	0	0
Viability Threshold	427,534		780,000

Additional Profit	-1,119,677	-1,109
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 288,964

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND	unit or m2	Total	
Land	-22,320	-446,390	
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	-6,696	-6,696
PLANNING			
Planning Fee		9,240	
Architects	4.00%	108,379	
QS / PM	0.50%	13,547	
Planning Consultants	1.00%	27,095	
Other Professional	3.50%	94,831	253,092
CONSTRUCTION			
Build Cost - BCIS Based	1,892	2,372,245	
s106 / CIL		100,000	
Contingency	5.00%	118,612	
Abnormals		118,612	2,709,469
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	96,627	
Legals	0.5%	16,105	
Misc.		0	112,732
			2,622,207
Developers Profit			
Market Housing		15.00%	413,595
Affordable Housing		15.00%	69,540

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	20		9,240
No dwgs under	20	462	9,240
No dwgs over 5t	0	138	0
			Total 9,240

Stamp duty calc - Residual	
Land payment	Total
	-446,390
	0

Stamp duty calc - Add Profit			
Land payment			Total
125,000	0%	0%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	0%	
			Total 427,534

Pre CIL s106	5,000	£/ Unit (all)	100,000
			Total 100,000

Post CIL s106	5,000	£/ Unit (all)	100,000
CIL	0	£/m2	0
			Total 100,000

Build Cost /m2		
BCIS	1,626	
Future Homes £	146	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	92	6%
	1,892	

LIT	% GDV	0
		0.00%

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	10																							
UNITS Started	10																							
Market Housing	0	0	0	0	0	0	1,378,650	1,378,650	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
Affordable Rent	0	0	0	0	0	0	231,800	231,800	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	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	0
INCOME	0	0	0	0	0	0	1,610,450	1,610,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	-6,696	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	54,189	0	54,189	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	6,774	0	6,774	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	13,547	0	13,547	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	47,416	0	47,416	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	395,374	790,748	790,748	395,374	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	0	0	16,667	33,333	33,333	16,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	19,769	39,537	39,537	19,769	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	19,769	39,537	39,537	19,769	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	48,314	48,314	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,052	8,052	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
COSTS BEFORE LAND INT AND PROFIT	124,470	0	573,504	903,156	903,156	451,578	56,366	56,366	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	-446,390	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	4,088	18,831	33,813	41,701	17,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	321,920	0	-573,504	-907,245	-921,987	-485,391	1,512,383	1,536,960	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-483,135
Opening Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance	321,920	321,920	-251,584	-1,158,829	-2,080,816	-2,566,208	-1,053,825	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	483,135	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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	As Above																							
INCOME	0	0	0	0	0	0	1,610,450	1,610,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	427,534	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	6,413	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	54,189	0	54,189	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	6,774	0	6,774	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	13,547	0	13,547	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	47,416	0	47,416	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				

Strategic Cover



Strategic Sites - SDC Viability - May 2021

28/05/2021
14:51



Number 1 Units NET Area Density erage Unit Size Developed Density Total Cost Rate
PS24 West of Draycott 900 28.13 32.00 98 87,902 3,125 120,289,793 1,368.45

Locality een/ Brown .lternative Use

Cam NW	Green	Agricultural
Area	Gross	39,420
	Net	28,125

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	12	45.00	540.00	10%	1,437	853,578
	2	13	65.00	845.00	10%	1,437	1,335,692
Terrace	2	38	75.00	2,850.00		1,301	3,707,850
	3	151	95.00	14,345.00		1,301	18,662,845
Semi	2	38	85.00	3,230.00		1,304	4,211,920
	3	189	107.00	20,223.00		1,304	26,370,792
Det	3	0	112.00	0.00		1,467	0
	4	126	135.00	17,010.00		1,467	24,953,670
	5	63	150.00	9,450.00		1,467	13,863,150
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	62	40.00	2,480.00	10%	1,437	3,920,136
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	62	70.00	4,340.00		1,301	5,646,340
	3	43	84.00	3,612.00		1,301	4,699,212
Semi	2	54	79.00	4,266.00		1,304	5,562,864
	3	27	93.00	2,511.00		1,304	3,274,344
Det	3	0	93.00	0.00		1,467	0
	4	22	100.00	2,200.00		1,467	3,227,400
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 2 Units Area Density erage Unit Size Developed Density Total Cost Rate
PS25 East of River Cam 180 5.63 32.00 98 17,655 3,139 24,139,129 1,367.27

Locality een/Brown .lternative Use

Cam NE Ext	Green	Agricultural
Area	Gross	7,070
	Net	5,625

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	1	45.00	45.00	10%	1,437	71,132
	2	3	65.00	195.00	10%	1,437	308,237
Terrace	2	8	75.00	600.00		1,301	780,600
	3	30	95.00	2,850.00		1,301	3,707,850
Semi	2	8	85.00	680.00		1,304	886,720
	3	38	107.00	4,066.00		1,304	5,302,064
Det	3	0	112.00	0.00		1,467	0
	4	25	135.00	3,375.00		1,467	4,951,125
	5	13	150.00	1,950.00		1,467	2,860,650
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	12	40.00	480.00	10%	1,437	758,736
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	12	70.00	840.00		1,301	1,092,840
	3	10	84.00	840.00		1,301	1,092,840
Semi	2	11	79.00	869.00		1,304	1,133,176
	3	5	93.00	465.00		1,304	606,360
Det	3	0	93.00	0.00		1,467	0
	4	4	100.00	400.00		1,467	586,800
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0



Number	3	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
G1 South of Hardwicke		1,350	33.00	40.91	98	131,940	3,998	180,522,349	1,368.22

Locality een/Brown .lternative Use

S of Hardwi Green Agricultural

Area	Gross	Net
	53,570	33,000

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	17	45.00	765.00	10%	1,437
	2	19	65.00	1,235.00	10%	1,437
Terrace	2	57	75.00	4,275.00		1,301
	3	227	95.00	21,565.00		1,301
Semi	2	57	85.00	4,845.00		1,304
	3	284	107.00	30,388.00		1,304
Det	3	0	112.00	0.00		1,467
	4	189	135.00	25,515.00		1,467
	5	95	150.00	14,250.00		1,467
Flat 1 High*	6	0	45.00	0.00	10%	1,478
Flat 2 High*	2	0	65.00	0.00	10%	1,478
Flat 3 High*	3	0	75.00	0.00	10%	1,478
Affordable						
Flat	1	93	40.00	3,720.00	10%	1,437
	2	0	61.00	0.00	10%	1,437
Terrace	2	93	70.00	6,510.00		1,301
	3	65	84.00	5,460.00		1,301
Semi	2	81	79.00	6,399.00		1,304
	3	41	93.00	3,813.00		1,304
Det	3	0	93.00	0.00		1,467
	4	32	100.00	3,200.00		1,467
	5	0	110.00	0.00		1,467
Flat 1 High*	1	0	40.00	0.00	10%	1,478
Flat 2 High*	2	0	61.00	0.00	10%	1,478
Flat 3 High*	3	0	74.00	0.00	10%	1,478

Number	4	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
PS30 Hunts Grov Extension		750	23.44	32.00	98	73,334	3,129	100,320,898	1,368.00

Locality een/Brown .lternative Use

Hunts Grovi Green Agricultural

Area	Gross	Net
	34,890	23,438

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	8	45.00	360.00	10%	1,437
	2	11	65.00	715.00	10%	1,437
Terrace	2	32	75.00	2,400.00		1,301
	3	126	95.00	11,970.00		1,301
Semi	2	32	85.00	2,720.00		1,304
	3	158	107.00	16,906.00		1,304
Det	3	0	112.00	0.00		1,467
	4	105	135.00	14,175.00		1,467
	5	53	150.00	7,950.00		1,467
Flat 1 High*	1	0	45.00	0.00	10%	1,478
Flat 2 High*	2	0	65.00	0.00	10%	1,478
Flat 3 High*	3	0	75.00	0.00	10%	1,478
Affordable						
Flat	1	52	40.00	2,080.00	10%	1,437
	2	0	61.00	0.00	10%	1,437
Terrace	2	52	70.00	3,640.00		1,301
	3	36	84.00	3,024.00		1,301
Semi	2	45	79.00	3,555.00		1,304
	3	23	93.00	2,139.00		1,304
Det	3	0	93.00	0.00		1,467
	4	17	100.00	1,700.00		1,467
	5	0	110.00	0.00		1,467
Flat 1 High*	1	0	40.00	0.00	10%	1,478
Flat 2 High*	2	0	61.00	0.00	10%	1,478
Flat 3 High*	3	0	74.00	0.00	10%	1,478



Number 5 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
PS34 Sharpness Docks 300 9.38 32.00 98 29,276 3,123 40,056,727 1,368.24

Locality een/Brown .lternative Use

Sharpness Brown PDL

Area	Gross	13.393
	Net	9.375

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	4	45.00	180.00	10%	1,437	284,526
	2	4	65.00	260.00	10%	1,437	410,982
Terrace	2	13	75.00	975.00		1,301	1,268,475
	3	50	95.00	4,750.00		1,301	6,179,750
Semi	2	13	85.00	1,105.00		1,304	1,440,920
	3	63	107.00	6,741.00		1,304	8,790,264
Det	3	0	112.00	0.00		1,467	0
	4	42	135.00	5,670.00		1,467	8,317,890
	5	21	150.00	3,150.00		1,467	4,621,050
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	21	40.00	840.00	10%	1,437	1,327,788
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	21	70.00	1,470.00		1,301	1,912,470
	3	14	84.00	1,176.00		1,301	1,529,976
Semi	2	18	79.00	1,422.00		1,304	1,854,288
	3	9	93.00	837.00		1,304	1,091,448
Det	3	0	93.00	0.00		1,467	0
	4	7	100.00	700.00		1,467	1,026,900
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number 6 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
PS36 New settlement at Sharpness 2,400 64.86 37.00 98 234,380 3,613 320,725,407 1,368.40

Locality een/Brown .lternative Use

Sharpness Green Agricultural

Area	Gross	99.792
	Net	64.865

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	33	45.00	1,485.00	10%	1,437	2,347,340
	2	34	65.00	2,210.00	10%	1,437	3,493,347
Terrace	2	101	75.00	7,575.00		1,301	9,855,075
	3	403	95.00	38,285.00		1,301	49,808,785
Semi	2	101	85.00	8,585.00		1,304	11,194,840
	3	504	107.00	53,928.00		1,304	70,322,112
Det	3	0	112.00	0.00		1,467	0
	4	336	135.00	45,360.00		1,467	66,543,120
	5	168	150.00	25,200.00		1,467	36,968,400
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	165	40.00	6,600.00	10%	1,437	10,432,620
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	166	70.00	11,620.00		1,301	15,117,620
	3	115	84.00	9,660.00		1,301	12,567,660
Semi	2	144	79.00	11,376.00		1,304	14,834,304
	3	72	93.00	6,696.00		1,304	8,731,584
Det	3	0	93.00	0.00		1,467	0
	4	58	100.00	5,800.00		1,467	8,508,600
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0



Number 7 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

PS19a Northwest of Stonehouse 700 21.88 32.00 98 68,366 3,125 93,557,735 1,368.48

Locality een/Brown. lternative Use

Stonehouse Green Agricultural

Area	Gross	31.250
	Net	21.875

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	10	45.00	450.00	10%	1,437
	2	10	65.00	650.00	10%	1,437
Terrace	2	29	75.00	2,175.00		1,301
	3	118	95.00	11,210.00		1,301
Semi	2	29	85.00	2,465.00		1,304
	3	147	107.00	15,729.00		1,304
Det	3	0	112.00	0.00		1,467
	4	98	135.00	13,230.00		1,467
	5	49	150.00	7,350.00		1,467
Flat 1 High*	1	0	45.00	0.00	10%	1,478
Flat 2 High*	2	0	65.00	0.00	10%	1,478
Flat 3 High*	3	0	75.00	0.00	10%	1,478
Affordable						
Flat	1	48	40.00	1,920.00	10%	1,437
	2	0	61.00	0.00	10%	1,437
Terrace	2	48	70.00	3,360.00		1,301
	3	34	84.00	2,856.00		1,301
Semi	2	42	79.00	3,318.00		1,304
	3	21	93.00	1,953.00		1,304
Det	3	0	93.00	0.00		1,467
	4	17	100.00	1,700.00		1,467
	5	0	110.00	0.00		1,467
Flat 1 High*	1	0	40.00	0.00	10%	1,478
Flat 2 High*	2	0	61.00	0.00	10%	1,478
Flat 3 High*	3	0	74.00	0.00	10%	1,478

Number 8 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

PS37 New settlement at Wisloe 1,500 46.88 32.00 98 146,478 3,125 200,435,614 1,368.37

Locality een/ Brown. lternative Use

Wisloe Green Agricultural

Area	Gross	66.964
	Net	46.875

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	21	45.00	945.00	10%	1,437
	2	21	65.00	1,365.00	10%	1,437
Terrace	2	63	75.00	4,725.00		1,301
	3	252	95.00	23,940.00		1,301
Semi	2	63	85.00	5,355.00		1,304
	3	315	107.00	33,705.00		1,304
Det	3	0	112.00	0.00		1,467
	4	210	135.00	28,350.00		1,467
	5	105	150.00	15,750.00		1,467
Flat 1 High*	1	0	45.00	0.00	10%	1,478
Flat 2 High*	2	0	65.00	0.00	10%	1,478
Flat 3 High*	3	0	75.00	0.00	10%	1,478
Affordable						
Flat	1	103	40.00	4,120.00	10%	1,437
	2	0	61.00	0.00	10%	1,437
Terrace	2	104	70.00	7,280.00		1,301
	3	72	84.00	6,048.00		1,301
Semi	2	90	79.00	7,110.00		1,304
	3	45	93.00	4,185.00		1,304
Det	3	0	93.00	0.00		1,467
	4	36	100.00	3,600.00		1,467
	5	0	110.00	0.00		1,467
Flat 1 High*	1	0	40.00	0.00	10%	1,478
Flat 2 High*	2	0	61.00	0.00	10%	1,478
Flat 3 High*	3	0	74.00	0.00	10%	1,478



Number	9	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
G2 Land at Whaddon		3,000	69.00	43.48	98	292,926	4,245	400,843,386	1,368.41

Locality een/Brown .lternative Use

Whaddon Green Agricultural

Area	Gross	130.690
	Net	69.000

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	42	45.00	1,890.00	10%	1,437	2,987,523
	2	42	65.00	2,730.00	10%	1,437	4,315,311
Terrace	2	126	75.00	9,450.00		1,301	12,294,450
	3	504	95.00	47,880.00		1,301	62,291,880
Semi	2	126	85.00	10,710.00		1,304	13,965,840
	3	630	107.00	67,410.00		1,304	87,902,640
Det	3	0	112.00	0.00		1,467	0
	4	420	135.00	56,700.00		1,467	83,178,900
	5	210	150.00	31,500.00		1,467	46,210,500
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	207	40.00	8,280.00	10%	1,437	13,088,196
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	207	70.00	14,490.00		1,301	18,851,490
	3	144	84.00	12,096.00		1,301	15,736,896
Semi	2	180	79.00	14,220.00		1,304	18,542,880
	3	90	93.00	8,370.00		1,304	10,914,480
Det	3	0	93.00	0.00		1,467	0
	4	72	100.00	7,200.00		1,467	10,562,400
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Number	10	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
## Grove End Farm		2,250	70.31	32.00	98	219,842	3,127	300,812,142	1,368.31

Locality een/Brown .lternative Use

Whitminste Green Agricultural

Area	Gross	101.060
	Net	70.313

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	29	45.00	1,305.00	10%	1,437	2,062,814
	2	32	65.00	2,080.00	10%	1,437	3,287,856
Terrace	2	95	75.00	7,125.00		1,301	9,269,625
	3	378	95.00	35,910.00		1,301	46,718,910
Semi	2	95	85.00	8,075.00		1,304	10,529,800
	3	473	107.00	50,611.00		1,304	65,996,744
Det	3	0	112.00	0.00		1,467	0
	4	315	135.00	42,525.00		1,467	62,384,175
	5	158	150.00	23,700.00		1,467	34,767,900
Flat 1 High*	1	0	45.00	0.00	10%	1,478	0
Flat 2 High*	2	0	65.00	0.00	10%	1,478	0
Flat 3 High*	3	0	75.00	0.00	10%	1,478	0
Affordable							
Flat	1	155	40.00	6,200.00	10%	1,437	9,800,340
	2	0	61.00	0.00	10%	1,437	0
Terrace	2	155	70.00	10,850.00		1,301	14,115,850
	3	108	84.00	9,072.00		1,301	11,802,672
Semi	2	135	79.00	10,665.00		1,304	13,907,160
	3	68	93.00	6,324.00		1,304	8,246,496
Det	3	0	93.00	0.00		1,467	0
	4	54	100.00	5,400.00		1,467	7,921,800
	5	0	110.00	0.00		1,467	0
Flat 1 High*	1	0	40.00	0.00	10%	1,478	0
Flat 2 High*	2	0	61.00	0.00	10%	1,478	0
Flat 3 High*	3	0	74.00	0.00	10%	1,478	0

Strategic
For Apps



			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10
			PS24 West of Draycott	PS25 East of River Cam	G1 South of Hardwicke	PS30 Hunts Grove Extension	PS34 Sharpness Docks	PS36 New settlement at Sharpness Green	PS19a Northwest of Stonehouse Green	PS37 New settlement at Wisloe Green	G2 Land at Whaddon	## Grove End Farm
Green/brown field Use Locality			Green Agricultural Cam NW	Green Agricultural Cam NE Extension	Green Agricultural S of Hardwicke	Green Agricultural Hunts Grove	Brown PDL Sharpness	Agricultural Sharpness	Agricultural Stonehouse NW	Agricultural Wisloe	Green Whaddon	Green Agricultural Whitminster
Site Area	Gross	ha	39.42	7.07	53.57	34.89	13.39	99.79	31.25	66.96	130.69	101.06
	Net	ha	28.13	5.63	33.00	23.44	9.38	64.86	21.88	46.88	69.00	70.31
Units			900	180	1,350	750	300	2,400	700	1,500	3,000	2,250
Average Unit Size		m2	97.67	98.08	97.73	97.78	97.59	97.66	97.67	97.65	97.64	97.71
Mix	Intermediate to Buy		10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
	Affordable Rent		20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Price	Market	£/m2	2,800	2,800	3,000	3,000	2,700	3,200	3,100	3,100	3,000	3,125
	Intermediate to Buy	£/m2	1,960	1,960	2,100	2,100	1,890	2,240	2,170	2,170	2,100	2,188
	Affordable Rent	£/m2	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900
	Social Rent	£/m2	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280
Grant and Subsidy	Intermediate to Buy	£/unit										
	Affordable Rent	£/unit										
	Social Rent	£/unit										
Sales per Quarter			3	3	3	3	3	3	3	3	3	3
Unit Build Time			3	3	3	3	3	3	3	3	3	3
Alternative Use Value	£/ha		25,000	25,000	25,000	25,000	650,000	25,000	25,000	25,000	25,000	25,000
Up Lift %	%						20%					
Additional Uplift	£/ha		350,000	350,000	350,000	350,000		350,000	350,000	350,000	350,000	350,000
Easements etc	£		0	0	0	0	0	0	0	0	0	0
Legals / Acquisition	% land		1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Planning Fee	<50	£/unit	462	462	462	462	462	462	462	462	462	462
	>50	£/unit	138	138	138	138	138	138	138	138	138	138
Architects	%		4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
QS / PM	%		0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Planning Consultants	%		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Other Professional	%		3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
BCIS	£/m2		1,368	1,367	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368
Future Homes Standard	%		9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%
Energy	£/m2		10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
Design	£/m2		0	0	0	0	0	0	0	0	0	0
Acc & Adpt	£/m2		17.5	17.5	17.5	17.5	17.5	17.5	17.5	17.5	17.5	17.5
Water	£/m2		0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Small Sites	%											
Site Costs	%		15.66%	15.66%	15.66%	15.66%	15.66%	13.66%	15.66%	8.66%	15.66%	15.66%
Pre CIL s106	£/Unit		0	0	0	0	0	0	0	0	0	0
Post CIL s106	£/Unit		0	0	0	0	0	0	0	0	0	0
	£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LIT	%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Contingency	%		5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Abnormals	%						5.00%					
	£/site		17,613,076	3,705,184	24,990,762	14,348,969	5,106,407	42,309,510	21,311,431	26,694,589	56,386,498	57,237,124
FINANCE	Fees	£										
	Interest	%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%
	Legal and Valuation	£										
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Legals	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	Misc.	£	0	0	0	0	0	0	0	0	0	0
Developers Profi	Market Housing		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%
	Affordable Housing		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%

		Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10
		PS24 West of Draycott	PS25 East of River Cam	G1 South of Hardwicke	PS30 Hunts Grove Extension	PS34 Sharpness Docks	PS36 New settlement at Sharpness	PS19a Northwest of Stonehouse	PS37 New settlement at Wisloe	G2 Land at Whaddon	## Grove End Farm
Green/brown field		Green	Green	Green	Green	Brown	Green	Green	Green	Green	Green
Use		Agricultural	Agricultural	Agricultural	Agricultural	PDL	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural
Site Are Gross	ha	39.42	7.07	53.57	34.89	13.39	99.79	31.25	66.96	130.69	101.06
Net	ha	28.13	5.63	33.00	23.44	9.38	64.86	21.88	46.88	69.00	70.31
Units		900	180	1350	750	300	2400	700	1500	3000	2250
Mix	Market	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%
	Intermediate to Buy	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
	Affordable Rent	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
	Social Rent	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Existing Use Value	£/ha	25,000	25,000	25,000	25,000	650,000	25,000	25,000	25,000	25,000	25,000
	£ site	985,500	176,750	1,339,250	872,250	8,705,357	2,494,802	781,250	1,674,107	3,267,250	2,526,500
Uplift	£/ha	350,000	350,000	350,000	350,000	130,000	350,000	350,000	350,000	350,000	350,000
	£ site	13,797,000	2,474,500	18,749,500	12,211,500	1,741,071	34,927,235	10,937,500	23,437,500	45,741,500	35,371,000
Benchmark Land Value	£/ha	375,000	375,000	375,000	375,000	780,000	375,000	375,000	375,000	375,000	375,000
	£ site	14,782,500	2,651,250	20,088,750	13,083,750	10,446,429	37,422,037	11,718,750	25,111,607	49,008,750	37,897,500
Residua Gross	£/ha	-326,087	-514,141	-56,333	-73,542	-596,496	193,399	-181,347	211,794	-104,275	-69,965
Net	£/ha	-457,043	-646,219	-91,447	-109,477	-852,138	297,538	-259,067	302,563	-197,503	-100,561
	£ site	-12,854,342	-3,634,980	-3,017,757	-2,565,864	-7,988,791	19,299,737	-5,667,085	14,182,618	-13,627,716	-7,070,686
Additional Profit	£ site	6,299,650	909,804	9,201,454	10,005,672	-20,015,523	-12,183,677	21,180,702	17,391,745	16,305,590	3,498,581
	£/m2	92	66	89	175	-877	-67	398	152	71	20

Strategic
Site 2



SITE NAME Site 2 PS25 East of River Cam

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	109.2	70%	126	2,800	38,530,800	13,761
Shared Ownership	72.1	10%	18	1,960	2,543,826	1,298
Affordable Rent	72.1	20%	36	1,900	4,932,647	2,596
Social Rent	72.1	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	5.63 ha		32	/ha	46,007,272	17,655
SITE AREA - Gross	7.07 ha		25	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-3,634,980	-646,219	-514,141
Alternative Use Value	176,750		25,000
Uplift	0%	0	0
Plus /ha	350,000	2,474,500	350,000
Viability Threshold	2,651,250		375,000

Additional Profit	909,804	66
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -12,265,646

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		Unit or m2	Total
LAND	Land	-20,194	-3,634,980
	Stamp Duty		0
	Easements etc.		0
	Legals Acquisition	1.50%	-54,525
PLANNING	Planning Fee		41,040
	Architects	4.00%	1,432,530
	QS / PM	0.50%	179,066
	Planning Consultants	1.00%	358,133
	Other Professional	3.50%	1,253,464
CONSTRUCTION	Build Cost - BCIS Based	1,732	30,579,116
	s106 / CIL		0
	Contingency	5.00%	1,528,956
	Abnormals		3,705,184
FINANCE	Fees		0
	Interest	6.50%	0
	Legal and Valuation		0
SALES	Agents	3.0%	1,380,218
	Legals	0.5%	230,036
	Misc.		0
			1,610,255
Developers Profit	Market Housing	17.50%	6,742,890
	Affordable Housing	17.50%	1,308,383

Planning fee calc	dwgs	rate	
Planning app fee	180		
No dwgs	50	462	23,100
No dwgs under 5l	130	138	17,940
			Total 41,040

Stamp duty calc - Residual		
Land payment		-3,634,980
		Total 0

Stamp duty calc - Add Profit		
Land payment		2,651,250
125,000	0%	0%
250,000	1%	0%
500,000	3%	0%
1,000,000	4%	0%
above	5%	0%
		Total 0

Pre CIL s106	0	£/ Unit (all)	0
		Total	0

Post CIL s106	0	£/ Unit (all)	0
CIL	0	£/m2	0
		Total	0

Build Cost	/m2	
BCIS	1,367	
Future Homes £	123	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	214	16%
		1,732

LIT	% GDV	0.00%	0
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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			12	13			12	13			12	13			12	13			5					
Market Housing			0	0			2,568,720	2,782,780			2,568,720	2,782,780			2,568,720	2,782,780			2,568,720	2,782,780			1,070,300	0
Shared Ownership			0	0			169,588	183,721			169,588	183,721			169,588	183,721			169,588	183,721			70,662	0
Affordable Rent			0	0			328,843	356,247			328,843	356,247			328,843	356,247			328,843	356,247			137,018	0
Social Rent			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	3,067,151	3,322,747	3,067,151	3,322,747	3,067,151	3,322,747	3,067,151	3,322,747	3,067,151	3,322,747	3,067,151	3,322,747	3,067,151	3,322,747	1,277,980	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-54,525																							
Planning Fee	41,040																							
Architects	716,265		716,265																					
QS	89,533		89,533																					
Planning Consultants	179,066		179,066																					
Other Professional	626,732		626,732																					
Build Cost - BCIS Base	0	0	679,536	1,415,700	2,095,236	2,151,864	2,095,236	2,151,864	2,095,236	2,151,864	2,095,236	2,151,864	2,095,236	2,151,864	2,095,236	2,151,864	1,698,840	1,019,304	283,140	0	0	0	0	0
s106/CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	33,977	70,785	104,762	107,593	104,762	107,593	104,762	107,593	104,762	107,593	104,762	107,593	104,762	107,593	84,942	50,965	14,157	0	0	0	0	0
Abnormals	0	0	82,337	171,536	253,874	260,735	253,874	260,735	253,874	260,735	253,874	260,735	253,874	260,735	253,874	260,735	205,844	123,506	34,307	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	92,015	99,682	92,015	99,682	92,015	99,682	92,015	99,682	92,015	99,682	92,015	99,682	92,015	99,682	38,339	0	0	0
Legals	0	0	0	0	0	0	15,336	16,614	15,336	16,614	15,336	16,614	15,336	16,614	15,336	16,614	15,336	16,614	15,336	16,614	6,390	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	1,598,112	0	2,407,447	1,658,021	2,453,871	2,520,192	2,561,222	2,636,488	2,561,222	2,636,488	2,561,222	2,636,488	2,561,222	2,636,488	2,561,222	2,636,488	2,096,976	1,310,071	438,955	116,296	44,729	0	0	0
For Residual Valuation																								
Land	-3,634,980																							
Interest	0	0	0	6,022	33,063	73,475	115,622	109,280	99,904	93,306	83,671	76,809	66,905	59,771	49,591	42,175	31,709	16,459	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	2,036,869	0	-2,407,447	-1,664,043	-2,486,934	-2,593,667	390,308	576,979	406,026	592,953	422,259	609,450	439,025	626,488	456,339	644,084	938,467	1,996,217	2,628,197	3,206,451	1,233,250	0	0	-8,051,273
Opening Balance	0																							
Closing Balance	2,036,869	2,036,869	-370,578	-2,034,621	-4,521,555	-7,115,222	-6,724,915	-6,147,935	-5,741,909	-5,148,956	-4,726,697	-4,117,247	-3,678,222	-3,051,734	-2,595,395	-1,951,311	-1,012,843	983,374	3,611,571	6,818,022	8,051,273	8,051,273	8,051,273	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	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																								
As Above																								
INCOME	0	0	0	0	0	0	3,067,151	3,322,747	3,067,151	3,322,747	3,067,151	3,322,747	3,067,151	3,322,747	3,067,151	3,322,747	3,067,151	3,322,747	3,067,151	3,322,747	1,277,980	0	0	0
EXPENDITURE																								
Land	2,651,250																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	39,769	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	41,040	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	716,265	0	716,265	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						



SITE NAME Site 3 G1 South of Hardwicke

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	108.8	70%	945	3,000	308,514,000	102,838
Shared Ownership	71.9	10%	135	2,100	20,369,363	9,700
Affordable Rent	71.9	20%	270	1,900	36,864,376	19,402
Social Rent	71.9	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership Affordable Rent Social Rent				0 0 0	0 0 0
SITE AREA - Net	33.00 ha		41	/ha	365,747,739	131,940
SITE AREA - Gross	53.57 ha		25	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-3,017,757	-91,447	-56,333
Alternative Use Value	1,339,250		25,000
Uplift	0%	0	0
Plus /ha	350,000	18,749,500	350,000
Viability Threshold	20,088,750		375,000

Additional Profit	9,201,454	89
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -49,634,056

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND		Unit or m2	Total
Land		-2,235	-3,017,757
Stamp Duty			0
Easements etc.			0
Legals Acquisition	1.50%	-45,266	-45,266
PLANNING			
Planning Fee		202,500	202,500
Architects	4.00%	10,604,220	10,604,220
QS / PM	0.50%	1,325,528	1,325,528
Planning Consultants	1.00%	2,651,055	2,651,055
Other Professional	3.50%	9,278,693	9,278,693
CONSTRUCTION			
Build Cost - BCIS Based	1,733	228,680,704	228,680,704
s106 / CIL		0	0
Contingency	5.00%	11,434,035	11,434,035
Abnormals		24,990,762	24,990,762
285,105,501			
FINANCE			
Fees		0	0
Interest	6.50%	0	0
Legal and Valuation		0	0
SALES			
Agents	3.0%	10,972,432	10,972,432
Legals	0.5%	1,828,739	1,828,739
Misc.		0	0
12,801,171			
298,905,644			
Developers Profit			
Market Housing	17.50%		53,989,950
Affordable Housing	17.50%		10,015,904

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	1350		
No dwgs under 50	50	462	23,100
No dwgs over 50	1300	138	179,400
Total			202,500

Stamp duty calc - Residual	
Land payment	Total
	-3,017,757
	0

Stamp duty calc - Add Profit			
Land payment	Total		
125,000	0%	0%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	0%	
			20,088,750

Pre CIL s106	0	£/ Unit (all)	0
Total	0		0

Post CIL s106	0	£/ Unit (all)	0
CIL	0	£/m2	0
Total	0		0

Build Cost		/m2
BCIS	1,368	
Future Homes £	123	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	214	16%
Total	1,733	

LIT	% GDV	0.00%	0
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RESIDUAL CASH FLOW FOR INTEREST	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	120	120	120	120	120	120	120	120	120	120	120	30												
Market Housing	27,423,467	27,423,467	27,423,467	27,423,467	27,423,467	27,423,467	27,423,467	27,423,467	27,423,467	27,423,467	27,423,467	27,423,467	6,855,867	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	1,810,610	1,810,610	1,810,610	1,810,610	1,810,610	1,810,610	1,810,610	1,810,610	1,810,610	1,810,610	1,810,610	1,810,610	452,653	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	3,276,833	3,276,833	3,276,833	3,276,833	3,276,833	3,276,833	3,276,833	3,276,833	3,276,833	3,276,833	3,276,833	3,276,833	819,208	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	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	0
INCOME	0	32,510,910	32,510,910	32,510,910	32,510,910	32,510,910	32,510,910	32,510,910	32,510,910	32,510,910	32,510,910	32,510,910	8,127,728	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	-45,266	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	202,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	10,604,220	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	1,325,528	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	2,651,055	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	9,278,693	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	20,327,174	20,327,174	20,327,174	20,327,174	20,327,174	20,327,174	20,327,174	20,327,174	20,327,174	20,327,174	20,327,174	5,081,793	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	1,016,359	1,016,359	1,016,359	1,016,359	1,016,359	1,016,359	1,016,359	1,016,359	1,016,359	1,016,359	1,016,359	254,090	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	2,221,401	2,221,401	2,221,401	2,221,401	2,221,401	2,221,401	2,221,401	2,221,401	2,221,401	2,221,401	2,221,401	555,350	0	0	0	0	0	0	0	0	0	0	0
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	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	975,327	975,327	975,327	975,327	975,327	975,327	975,327	975,327	975,327	975,327	975,327	243,832	0	0	0	0	0	0	0	0	0	0	0
Legals	0	162,555	162,555	162,555	162,555	162,555	162,555	162,555	162,555	162,555	162,555	162,555	40,639	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
COSTS BEFORE LAND INT AND PROFIT	24,016,729	24,702,815	24,702,815	24,702,815	24,702,815	24,702,815	24,702,815	24,702,815	24,702,815	24,702,815	24,702,815	24,702,815	6,175,704	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	-3,017,757	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	1,364,933	946,128	500,100	25,080	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on GDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	-20,998,972	6,443,162	6,861,967	7,307,995	7,783,015	7,808,095	7,808,095	7,808,095	7,808,095	7,808,095	7,808,095	7,808,095	1,952,024	0	0	0	0	0	0	0	0	0	0	-64,005,854
Opening Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance	-20,998,972	-14,555,810	-7,693,843	-385,848	7,397,167	15,205,262	23,013,356	30,821,451	38,629,546	46,437,641	54,245,736	62,053,831	64,005,854	64,005,854	64,005,854	64,005,854	64,005,854	64,005,854	64,005,854	64,005,854	64,005,854	64,005,854	64,005,854	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
As Above	0	32,510,910	32,510,910	32,510,910	32,510,910	32,510,910	32,510,910	32,510,910	32,510,910	32,510,910	32,510,910	32,510,910	8,127,728	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	20,088,750	0	0	0																				



SITE NAME Site 4 PS30 Hunts Grove Extension

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	108.9	70%	525	3,000	171,588,000	57,196
Shared Ownership	71.7	10%	75	2,100	11,295,470	5,379
Affordable Rent	71.7	20%	150	1,900	20,442,489	10,759
Social Rent	71.7	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership Affordable Rent Social Rent			0 0 0	0 0 0	
SITE AREA - Net	23.44 ha		32	/ha	203,325,959	73,334
SITE AREA - Gross	34.89 ha		21	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-2,565,864	-109,477	-73,542
Alternative Use Value	872,250		25,000
Uplift	0%	0	0
Plus /ha	350,000	12,211,500	350,000
Viability Threshold	13,083,750		375,000

Additional Profit	10,005,672	175
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -38,622,782

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND	Unit or m2	Total	
Land	-3,421	-2,565,864	
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	-38,488	-38,488
PLANNING			
Planning Fee		119,700	
Architects	4.00%	5,911,489	
QS / PM	0.50%	738,936	
Planning Consultants	1.00%	1,477,872	
Other Professional	3.50%	5,172,553	13,420,550
CONSTRUCTION			
Build Cost - BCIS Based	1,733	127,084,049	
s106 / CIL		0	
Contingency	5.00%	6,354,202	
Abnormals		14,348,969	147,787,221
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	6,099,779	
Legals	0.5%	1,016,630	
Misc.		0	7,116,409
Developers Profit			165,719,827
Market Housing	17.50%		30,027,900
Affordable Housing	17.50%		5,554,143

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	750		
No dwgs under	50	462	23,100
No dwgs over 5l	700	138	96,600
Total			119,700

Build Cost /m2		
BCIS	1,368	
Future Homes £	123	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	214	16%
Total	1,733	

Stamp duty calc - Residual	
Land payment	-2,565,864
Total	0

Stamp duty calc - Add Profit		
Land payment		13,083,750
125,000	0%	0%
250,000	1%	0%
500,000	3%	0%
1,000,000	4%	0%
above	5%	0%
Total		0

Pre CIL s106	0 £/ Unit (all)	0
Total		0

LIT	% GDV	0.00%	0
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Post CIL s106	0 £/ Unit (all)	0
CIL	0 £/ m2	0
Total		0

47442.72379

RESIDUAL CASH FLOW FOR INTEREST																								
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	8	68	90	110	110	110	110	110	34															
Market Housing	1,830,272	15,557,312	20,590,560	25,166,240	25,166,240	25,166,240	25,166,240	25,166,240	25,166,240	7,778,656	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	120,485	1,024,123	1,355,456	1,656,669	1,656,669	1,656,669	1,656,669	1,656,669	1,656,669	512,061	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	218,053	1,853,452	2,453,099	2,998,232	2,998,232	2,998,232	2,998,232	2,998,232	2,998,232	926,726	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	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	0
INCOME	0	2,168,810	18,434,887	24,399,115	29,821,141	29,821,141	29,821,141	29,821,141	29,821,141	9,217,443	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-38,488																							
Planning Fee	119,700																							
Architects	5,911,489																							
QS	738,936																							
Planning Consultants	1,477,872																							
Other Professional	5,172,553																							
Build Cost - BCIS Base	0	1,355,563	11,522,287	15,250,086	18,638,994	18,638,994	18,638,994	18,638,994	18,638,994	5,761,144	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	67,778	576,114	762,504	931,950	931,950	931,950	931,950	931,950	931,950	288,057	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	153,056	1,300,973	1,721,876	2,104,515	2,104,515	2,104,515	2,104,515	2,104,515	2,104,515	650,487	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	65,064	553,047	731,973	894,634	894,634	894,634	894,634	894,634	276,523	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	10,844	92,174	121,996	149,106	149,106	149,106	149,106	149,106	46,087	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	13,382,062	1,652,305	14,044,596	18,588,436	22,719,199	22,719,199	22,719,199	22,719,199	22,719,199	7,022,298	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	-2,565,864																							
Interest		703,053	715,179	476,296	129,561	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								
Profit on GDV																								30,027,900
Cash Flow	-10,816,198	-186,548	3,675,113	5,334,383	6,972,380	7,101,942	7,101,942	7,101,942	7,101,942	2,195,146	0	0	0	0	0	0	0	0	0	0	0	0	0	-35,582,043
Opening Balance	0																							
Closing Balance	-10,816,198	-11,002,746	-7,327,633	-1,993,250	4,979,130	12,081,072	19,183,014	26,284,956	33,386,897	35,582,043	35,582,043	35,582,043	35,582,043	35,582,043	35,582,043	35,582,043	35,582,043	35,582,043	35,582,043	35,582,043	35,582,043	35,582,043	35,582,043	0
CASH FLOW FOR CIL ADDITIONAL PROFIT																								
INCOME																								
As Above																								
INCOME	0	2,168,810	18,434,887	24,399,115	29,821,141	29,821,141	29,821,141	29,821,141	29,821,141	9,217,443	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	13,083,750																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	196,256	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	119,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	5,911,489	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	738,936	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	1,477,872	0																						

Strategic
Site 5



SITE NAME Site 5 PS34 Sharpness Docks

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	108.7	70%	210	2,700	61,643,700	22,831
Shared Ownership	71.6	10%	30	1,890	4,059,944	2,148
Affordable Rent	71.6	20%	60	1,900	8,164,075	4,297
Social Rent	71.6	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	9.38 ha		32	/ha	73,867,719	29,276
SITE AREA - Gross	13.39 ha		22	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-7,988,791	-852,138	-596,496
Alternative Use Value	8,705,357		650,000
Uplift	20%	1,741,071	130,000
Plus /ha	0	0	0
Viability Threshold	10,446,429		780,000

Additional Profit	-20,015,523	-877
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -1,770,861

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND	Unit or m2	Total	
Land	-26,629	-7,988,791	
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	-119,832	-119,832
PLANNING			
Planning Fee		57,600	
Architects	4.00%	2,436,937	
QS / PM	0.50%	304,617	
Planning Consultants	1.00%	609,234	
Other Professional	3.50%	2,132,319	5,540,707
CONSTRUCTION			
Build Cost - BCIS Based	1,733	50,742,733	
s106 / CIL		0	
Contingency	5.00%	2,537,137	
Abnormals		7,643,544	60,923,414
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	2,216,032	
Legals	0.5%	369,339	
Misc.		0	2,585,370
			60,940,869
Developers Profit			
Market Housing	17.50%		10,787,648
Affordable Housing	17.50%		2,139,203

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	300		
No dwgs under	50	462	23,100
No dwgs over 5l	250	138	34,500
			Total 57,600

Build Cost /m2		
BCIS		1,368
Future Homes £		123
Energy		10
Design		0
Acc & Adpt		18
Water		0
Small Sites		0
Site Costs		214
		Total 1,733

Stamp duty calc - Residual	
Land payment	-7,988,791
	Total 0

Stamp duty calc - Add Profit		
Land payment		10,446,429
125,000	0%	0%
250,000	1%	0%
500,000	3%	0%
1,000,000	4%	0%
above	5%	0%
		Total 0

Pre CIL s106	0 £/ Unit (all)	0
	Total	0

LIT	% GDV	0.00%	0
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Post CIL s106	0 £/ Unit (all)	0
CIL	0 £/ m2	0
	Total	0

43089.50264

RESIDUAL CASH FLOW FOR INTEREST																								
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	45	35	30	20	20	20	26	26	26	26	26	26	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing		9,246,555	7,191,765	6,164,370	4,109,580	4,109,580	4,109,580	5,342,454	5,342,454	5,342,454	5,342,454	5,342,454	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		608,992	473,660	405,994	270,663	270,663	270,663	351,862	351,862	351,862	351,862	351,862	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		1,224,611	952,475	816,407	544,272	544,272	544,272	707,553	707,553	707,553	707,553	707,553	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
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	11,080,158	8,617,901	7,386,772	4,924,515	4,924,515	4,924,515	6,401,869	6,401,869	6,401,869	6,401,869	6,401,869	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	-119,832	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	57,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	2,436,937	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	304,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	609,234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	2,132,319	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	7,611,410	5,919,986	5,074,273	3,382,849	3,382,849	3,382,849	4,397,704	4,397,704	4,397,704	4,397,704	4,397,704	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	380,571	295,999	253,714	169,142	169,142	169,142	219,885	219,885	219,885	219,885	219,885	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	1,146,532	891,747	764,354	509,570	509,570	509,570	662,440	662,440	662,440	662,440	662,440	0	0	0	0	0	0	0	0	0	0	0	0
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	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	332,405	258,537	221,603	147,735	147,735	147,735	192,056	192,056	192,056	192,056	192,056	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	55,401	43,090	36,934	24,623	24,623	24,623	32,009	32,009	32,009	32,009	32,009	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
COSTS BEFORE LAND INT AND PROFIT	5,420,875	9,526,318	7,409,358	6,350,878	4,233,919	4,233,919	4,233,919	5,504,095	5,504,095	5,504,095	5,504,095	5,504,095	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	-7,988,791	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on GDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	2,567,916	1,553,840	1,208,542	1,035,893	690,596	690,596	690,596	897,774	897,774	897,774	897,774	897,774	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance	2,567,916	4,121,756	5,330,299	6,366,192	7,056,788	7,747,383	8,437,979	9,335,753	10,233,528	11,131,302	12,029,076	12,926,851	12,926,851	12,926,851	12,926,851	12,926,851	12,926,851	12,926,851	12,926,851	12,926,851	12,926,851	12,926,851	12,926,851	12,926,851
CASH FLOW FOR CIL ADDITIONAL PROFIT																								
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
As Above	0	11,080,158	8,617,901	7,386,772	4,924,515	4,924,515	4,924,515	6,401,869	6,401,869	6,401,869	6,401,869	6,401,869	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	10,446,429	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	156,696	0																						



SITE NAME Site 6 PS36 New settlement at Sharpness

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	108.7	70%	1,680	3,200	584,409,600	182,628
Shared Ownership	71.9	10%	240	2,240	38,637,629	17,249
Affordable Rent	71.9	20%	480	1,900	65,555,811	34,503
Social Rent	71.9	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	64.86 ha		37	/ha	688,603,040	234,380
SITE AREA - Gross	99.79 ha		24	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	19,299,737	297,538	193,399
Alternative Use Value	2,494,802		25,000
Uplift	0%	0	0
Plus /ha	350,000	34,927,235	350,000
Viability Threshold	37,422,037		

Additional Profit	-12,183,677	-67
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -13,491,561

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND	Unit or m2	Total	
Land	8,042	19,299,737	
Stamp Duty		954,487	
Easements etc.		0	
Legals Acquisition	1.50%	289,496	1,243,983
PLANNING			
Planning Fee		347,400	
Architects	4.00%	18,486,949	
QS / PM	0.50%	2,310,869	
Planning Consultants	1.00%	4,621,737	
Other Professional	3.50%	16,176,080	41,943,034
CONSTRUCTION			
Build Cost - BCIS Based	1,706	399,870,672	
s106 / CIL		0	
Contingency	5.00%	19,993,534	
Abnormals		42,309,510	462,173,715
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	20,658,091	
Legals	0.5%	3,443,015	
Misc.		0	24,101,106
			548,761,576
Developers Profit			
Market Housing		17.50%	102,271,680
Affordable Housing		17.50%	18,233,852

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	2400		
No dwgs under 50	50	462	23,100
No dwgs over 50	2350	138	324,300
			Total 347,400

Stamp duty calc - Residual	
Land payment	Total
	19,299,737
	954,487

Stamp duty calc - Add Profit			
Land payment	0%	1%	
125,000			
250,000		3%	
500,000		4%	
1,000,000		5%	
above		5%	
			Total 37,422,037

Pre CIL s106	0	£/ Unit (all)	0
		Total	0

Post CIL s106	0	£/ Unit (all)	0
CIL	0	£/m2	0
		Total	0

Build Cost /m2		
BCIS	1,368	
Future Homes £	123	9.00%
Energy	10	
Design	0	
Acc & Adpt	18	
Water	0	
Small Sites	0	0%
Site Costs	187	14%
	1,706	

LIT	% GDV	0.00%	0
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RESIDUAL CASH FLOW FOR INTEREST																									
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	
INCOME																									
UNITS Started	50	150	150	150	150	150	150	150	150	150	250	250	250	250	250	250	250	250	250	250	250	250	250	250	
Market Housing	12,175,200	36,525,600	36,525,600	36,525,600	36,525,600	36,525,600	36,525,600	36,525,600	36,525,600	36,525,600	60,876,000	60,876,000	60,876,000	60,876,000	60,876,000	60,876,000	60,876,000	60,876,000	60,876,000	60,876,000	60,876,000	60,876,000	60,876,000	60,876,000	
Shared Ownership	804,951	2,414,852	2,414,852	2,414,852	2,414,852	2,414,852	2,414,852	2,414,852	2,414,852	2,414,852	4,024,753	4,024,753	4,024,753	4,024,753	4,024,753	4,024,753	4,024,753	4,024,753	4,024,753	4,024,753	4,024,753	4,024,753	4,024,753	4,024,753	
Affordable Rent	1,365,746	4,097,238	4,097,238	4,097,238	4,097,238	4,097,238	4,097,238	4,097,238	4,097,238	4,097,238	6,828,730	6,828,730	6,828,730	6,828,730	6,828,730	6,828,730	6,828,730	6,828,730	6,828,730	6,828,730	6,828,730	6,828,730	6,828,730	6,828,730	
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	
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	0	
INCOME	0	14,345,897	43,037,690	43,037,690	43,037,690	43,037,690	43,037,690	43,037,690	43,037,690	43,037,690	71,729,483	71,729,483	71,729,483	71,729,483	71,729,483	71,729,483	71,729,483	71,729,483	71,729,483	71,729,483	71,729,483	71,729,483	71,729,483	71,729,483	
EXPENDITURE																									
Stamp Duty	954,487																								
Easements etc.	0																								
Legals Acquisition	289,496																								
Planning Fee	347,400																								
Architects	18,486,949		0																						
QS	2,310,869		0																						
Planning Consultants	4,621,737		0																						
Other Professional	16,176,080		0																						
Build Cost - BCIS Base		8,330,639	24,991,917	24,991,917	24,991,917	24,991,917	24,991,917	24,991,917	24,991,917	24,991,917	41,653,195	41,653,195	41,653,195	41,653,195	41,653,195	41,653,195	41,653,195	41,653,195	41,653,195	41,653,195	41,653,195	41,653,195	41,653,195		
s106/CIL		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		416,532	1,249,596	1,249,596	1,249,596	1,249,596	1,249,596	1,249,596	1,249,596	1,249,596	2,082,660	2,082,660	2,082,660	2,082,660	2,082,660	2,082,660	2,082,660	2,082,660	2,082,660	2,082,660	2,082,660	2,082,660	2,082,660		
Abnormals		881,448	2,644,344	2,644,344	2,644,344	2,644,344	2,644,344	2,644,344	2,644,344	2,644,344	4,407,241	4,407,241	4,407,241	4,407,241	4,407,241	4,407,241	4,407,241	4,407,241	4,407,241	4,407,241	4,407,241	4,407,241	4,407,241		
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	
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	
Agents		0	430,377	1,291,131	1,291,131	1,291,131	1,291,131	1,291,131	1,291,131	1,291,131	2,151,885	2,151,885	2,151,885	2,151,885	2,151,885	2,151,885	2,151,885	2,151,885	2,151,885	2,151,885	2,151,885	2,151,885	2,151,885		
Legals		0	71,729	215,188	215,188	215,188	215,188	215,188	215,188	215,188	358,647	358,647	358,647	358,647	358,647	358,647	358,647	358,647	358,647	358,647	358,647	358,647	358,647		
Misc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
COSTS BEFORE LAND INT AND PROFIT	43,187,017	10,130,725	30,392,176	30,392,176	30,392,176	30,392,176	30,392,176	30,392,176	30,392,176	30,392,176	50,653,627	50,653,627	50,653,627	50,653,627	50,653,627	50,653,627	50,653,627	50,653,627	50,653,627	50,653,627	50,653,627	50,653,627	50,653,627	50,653,627	
For Residual Valuation																									
Land		19,299,737																							
Interest		4,061,639	4,051,659	3,493,059	2,898,149	2,264,571	1,589,809	871,189	105,857	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Profit on Costs																									
Profit on GDV																								102,271,680	
Cash Flow		-62,486,754	153,532	8,593,854	9,152,455	9,747,364	10,380,943	11,055,704	11,774,325	12,539,656	12,645,514	12,645,514	21,075,856	21,075,856	21,075,856	21,075,856	21,075,856	21,075,856	21,075,856	21,075,856	21,075,856	21,075,856	21,075,856	-120,505,532	
Opening Balance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Closing Balance		-62,486,754	-62,333,222	-53,739,367	-44,586,913	-34,839,548	-24,458,605	-13,402,901	-1,628,576	10,911,080	23,556,594	36,202,108	57,277,964	78,353,820	99,429,676	120,505,532	120,505,532	120,505,532	120,505,532	120,505,532	120,505,532	120,505,532	120,505,532	120,505,532	
CASH FLOW FOR CIL ADDITIONAL PROFIT																									
INCOME																									



SITE NAME Site 8 PS37 New settlement at Wisloe

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	108.7	70%	1,050	3,100	353,818,500	114,135
Shared Ownership	71.9	10%	150	2,170	23,392,431	10,780
Affordable Rent	71.9	20%	300	1,900	40,969,848	21,563
Social Rent	71.9	0%	0	1,280	0	0
Grant and Subsidy	Shared Ownership Affordable Rent Social Rent			0 0 0	0 0 0	
SITE AREA - Net	46.88 ha		32	/ha	418,180,779	146,478
SITE AREA - Gross	66.96 ha		22	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	14,182,618	302,563	211,794
Alternative Use Value	1,674,107		25,000
Uplift	0%	0	0
Plus /ha	350,000	23,437,500	350,000
Viability Threshold	25,111,607		

Additional Profit	17,391,745	152
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -42,213,382

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND		Unit or m2	Total
Land		9,455	14,182,618
Stamp Duty			698,631
Easements etc.			0
Legals Acquisition	1.50%	212,739	911,370
PLANNING			
Planning Fee			223,200
Architects	4.00%		11,142,548
QS / PM	0.50%		1,392,818
Planning Consultants	1.00%		2,785,637
Other Professional	3.50%	9,749,729	25,293,932
CONSTRUCTION			
Build Cost - BCIS Based		1,638	239,875,336
s106 / CIL			0
Contingency	5.00%	11,993,767	278,563,692
Abnormals			26,694,589
FINANCE			
Fees			0
Interest	6.50%		0
Legal and Valuation			0
SALES			
Agents	3.0%	12,545,423	
Legals	0.5%	2,090,904	
Misc.			14,636,327
			333,587,940
Developers Profit			
Market Housing	17.50%		61,918,238
Affordable Housing	17.50%		11,263,399

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	1500		
No dwgs under 50	50	462	23,100
No dwgs over 50	1450	138	200,100
Total			223,200

Build Cost /m2		
BCIS		1,368
Future Homes £		123
Energy		10
Design		0
Acc & Adpt		18
Water		0
Small Sites		0
Site Costs		119
		1,638

Stamp duty calc - Residual	
Land payment	14,182,618
Total 698,631	

Stamp duty calc - Add Profit		
Land payment		25,111,607
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total		1,255,580

Pre CIL s106	0	£/ Unit (all)	0
Total			0

LIT	% GDV	0.00%	0
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Post CIL s106	0	£/ Unit (all)	0
CIL	0	£/m2	0
Total			0

48787.75754

RESIDUAL CASH FLOW FOR INTEREST																									
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	
INCOME																									
UNITS Started	50	75	100	125	130	135	135	135	130	130	130	125	100												
Market Housing	11,793,950	17,690,925	23,587,900	29,484,875	30,664,270	31,843,665	31,843,665	31,843,665	31,843,665	30,664,270	30,664,270	30,664,270	29,484,875	23,587,900	0	0	0	0	0	0	0	0	0	0	
Shared Ownership	779,748	1,169,622	1,559,495	1,949,369	2,027,344	2,105,319	2,105,319	2,105,319	2,105,319	2,027,344	2,027,344	2,027,344	1,949,369	1,559,495	0	0	0	0	0	0	0	0	0	0	
Affordable Rent	1,365,662	2,048,492	2,731,323	3,414,154	3,550,720	3,687,286	3,687,286	3,687,286	3,687,286	3,550,720	3,550,720	3,550,720	3,414,154	2,731,323	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	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	0	
INCOME	0	13,939,359	20,909,039	27,878,719	34,848,398	36,242,334	37,636,270	37,636,270	37,636,270	36,242,334	36,242,334	36,242,334	34,848,398	27,878,719	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																									
Stamp Duty	698,631																								
Easements etc.	0																								
Legals Acquisition	212,739																								
Planning Fee	223,200																								
Architects	11,142,548	0																							
QS	1,392,818	0																							
Planning Consultants	2,785,637	0																							
Other Professional	9,749,729	0																							
Build Cost - BCIS Base		7,995,845	11,993,767	15,991,689	19,989,611	20,789,196	21,588,780	21,588,780	21,588,780	20,789,196	20,789,196	20,789,196	19,989,611	15,991,689	0	0	0	0	0	0	0	0	0	0	
s106/CIL		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		399,792	599,688	799,584	999,481	1,039,460	1,079,439	1,079,439	1,079,439	1,039,460	1,039,460	1,039,460	999,481	799,584	0	0	0	0	0	0	0	0	0	0	
Abnormals		889,820	1,334,729	1,779,639	2,224,549	2,313,531	2,402,513	2,402,513	2,402,513	2,313,531	2,313,531	2,313,531	2,224,549	1,779,639	0	0	0	0	0	0	0	0	0	0	
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	418,181	627,271	836,362	1,045,452	1,087,270	1,129,088	1,129,088	1,129,088	1,087,270	1,087,270	1,045,452	836,362	0	0	0	0	0	0	0	0	0	0	
Legals		0	69,697	104,545	139,394	174,242	181,212	188,181	188,181	188,181	181,212	181,212	174,242	139,394	0	0	0	0	0	0	0	0	0	0	
Misc.		0																							
COSTS BEFORE LAND INT AND PROFIT	26,205,302	9,773,334	14,660,001	19,546,668	24,433,335	25,410,668	26,388,002	26,388,002	26,388,002	25,410,668	25,410,668	25,410,668	24,433,335	19,546,668	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation																									
Land	14,182,618																								
Interest		2,625,215	2,525,062	2,283,004	1,889,816	1,335,675	718,435	33,996	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Profit on Costs																									
Profit on GDV																								61,918,238	
Cash Flow	-40,387,921	1,540,810	3,723,976	6,049,047	8,525,248	9,495,991	10,529,833	11,214,272	11,248,268	10,831,666	10,831,666	10,831,666	10,415,063	8,332,051	0	0	0	0	0	0	0	0	0	-73,181,636	
Opening Balance	0																								
Closing Balance	-40,387,921	-38,847,111	-35,123,135	-29,074,088	-20,548,840	-11,052,849	-523,016	10,691,257	21,939,525	32,771,191	43,602,857	54,434,522	64,849,586	73,181,636	73,181,636	73,181,636	73,181,636	73,181,636	73,181,636	73,181,636	73,181,636	73,181,636	73,181,636	0	

CASH FLOW FOR CIL ADDITIONAL PROFIT																								
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
As Above	0	13,939,359	20,909,039	27,878,719	34,848,398	36,242,334	37,636,270	37,636,270	37,636,270	36,242,334	36,242,334	36,242,334	34,848,398	27,878,719	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	25,111,607																							
Stamp Duty	1,255,580	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	376,674	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	223,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	11,142,548	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	1,392,818	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	2,785,637	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	9,749,729	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		7,995,845	11,993,767	15,991,689	19,989,611	20,789,196	21,588,780	21,588,780	21,588,780	20,789,196	20,789,196	20,789,196	19,989,611	15,991,689	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL	1,337,827	1,337,827	1,337,827	1,337,827	1,337,827	1,337,827	1,337,827	1,337,827	1,337,827	1,337,827	1,337,827	1,337,827	1,337,827	1,337,827	0	0	0	0	0	0	0	0	0	0
Post CIL s106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		399,792	599,688	799,584	999,481	1,039,460	1,079,439	1,079,439	1,079,439	1,039,460	1,039,460	1,039,460	999,481	799,584	0	0	0	0	0	0	0	0	0	0
Abnormals		889,820	1,334,729	1,779,639	2,224,549	2,313,531	2,402,513	2,402,5																



Strategic Site 9

SITE NAME Site 9 G2 Land at Whaddon

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

Table with columns: Sales per Quarter, Unit Build Time, Quarters.

Table with columns: Whole Site, Per ha NET, Per ha GROSS. Rows include Residual Land Value, Alternative Use Value, Uplift, Plus /ha, Viability Threshold.

Table with columns: Additional Profit, £/m2.

RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+h Closing balance = -180,851,355

Check on phasing dwgs nos correct

Table with columns: DEVELOPMENT COSTS, LAND, unit or m2, Total. Rows include Land, Stamp Duty, Easements etc., Legals Acquisition.

Table with columns: PLANNING, Planning Fee, Architects, QS / PM, Planning Consultants, Other Professional.

Table with columns: CONSTRUCTION, Build Cost - BCIS Based, s106 / CIL, Contingency, Abnormals.

Table with columns: FINANCE, Fees, Interest, Legal and Valuation.

Table with columns: SALES, Agents, Legals, Misc.

Table with columns: Developers Profit, Market Housing, Affordable Housing.

47364.70486

Table with columns: Planning fee calc, Planning app fee, No dwgs, No dwgs under, No dwgs over 5l, dwgs, rate.

Table with columns: Stamp duty calc - Residual, Land payment, Total.

Table with columns: Stamp duty calc - Add Profit, Land payment, 0%, 1%, 3%, 4%, 5%.

Table with columns: Pre CIL s106, 0 £/ Unit (all), Total.

Table with columns: Post CIL s106, 0 £/ Unit (all), CIL, 0 £/ m2, Total.

Table with columns: Build Cost /m2, BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs.

Table with columns: LIT, % GDV, 0.00%, 0.

RESIDUAL CASH FLOW FOR INTEREST. Multi-year table with columns: Year 1-24 and rows for INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For Residual Valuation, Cash Flow, Opening Balance, Closing Balance.

CASH FLOW FOR CIL ADDITIONAL PROFIT. Multi-year table with columns: Year 1-24 and rows for INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For CIL calculation, Cash Flow, Opening Balance, Closing Balance.



Strategic Site 10

SITE NAME Site 10 # Grove End Farm

Table with columns: INCOME, Av Size m2, %, Number, Price £/m2, GDV £, GIA m2. Rows include Market Housing, Shared Ownership, Affordable Rent, Social Rent, Grant and Subsidy.

DEVELOPMENT COSTS LAND Table with columns: Land, unit or m2, Total. Rows include Stamp Duty, Easements etc., Legals Acquisition.

DEVELOPMENT COSTS PLANNING Table with columns: Planning Fee, Architects, QS / PM, Planning Consultants, Other Professional.

DEVELOPMENT COSTS CONSTRUCTION Table with columns: Build Cost - BCIS Based, s106 / CIL, Contingency, Abnormals.

DEVELOPMENT COSTS FINANCE Table with columns: Fees, Interest, Legal and Valuation.

DEVELOPMENT COSTS SALES Table with columns: Agents, Legals, Misc.

Developers Profit Table with columns: Market Housing, Affordable Housing.

Stamp duty calc - Residual Table with columns: Land payment, Total.

Stamp duty calc - Add Profit Table with columns: Land payment, Total.

Build Cost Table with columns: BCIS, Future Homes £, Energy, Design, Acc & Adpt, Water, Small Sites, Site Costs.

Sales per Quarter, Unit Build Time table.

Residual Land Value, Alternative Use Value, Uplift, Plus /ha, Viability Threshold table.

RUN Residual MACRO ctrl+r Closing balance = 0
RUN CIL MACRO ctrl+h Closing balance = -92,480,425
Check on phasing dwgs nos correct

Additional Profit table with columns: £/m2, Value.

RESIDUAL CASH FLOW FOR INTEREST Table with columns: Year 1 to Year 24. Rows include INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For Residual Valuation.

CASH FLOW FOR CIL ADDITIONAL PROFIT Table with columns: Year 1 to Year 24. Rows include INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PROFIT, For CIL calculation.