



Local Plan Viability Study

Appendices

August 2013

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NOTE: The pages in some appendices are not numbered:

Appendix 1 S106 Track Record

	Total Units	Total Affordable	LA OPS	Contribution/ Unit	Affordable %
GHMP					
Quedgeley (Glos)		180	£511,480		
Brockworth Ph. 1 ¹	868	266	£186,550	£215	31%
Brockworth 13 & 14	140	41	£0	£0	29%
Brockworth 15a &b	59	13	£35,000	£593	22%
Brockworth 16a	43	21		£0	49%
Brionne Way (Glos)		20			
Blake Hill Way (Glos)		10			
Coney Hill (Glos)		76			
Bodiam Avenue (Glos)		47	£39,975		
Hunts Grove Phase 1 - 5	341	75		£0	22% ²
Strategic Sites					
Bymaks	145	32		£0	22%
Bymaks Additional purchases		20	£0		
Charfield Road	27	12	£50,000	£1,852	44%
Forest Green Rovers	72	20		£0	28%
Union Street	22	18	£0	£0	82%
St Modwens Ph. A1 A2	246	74		£0	30%
Springhill	37	11		£0	30%
Lansdown Kennels	70	19		£0	27%
Lansdown Kennels Ph2	3	1		£0	33%
Church Street (Rectory Meadow)	15	5		£0	33%
Charfield Road Ph2	41	11		£0	27%
Bath Road LS	25	8	£100,000	£4,000	32%
Cromwell Farm	65	20		£0	31%
Small Sites					
Norton Court	37	16		£0	43%
Summer Street	10	10	£250,000	£25,000	100%
Mildland Road Stonehouse	16	16	£0	£0	100%
Tiltdown	1	1	£65,000	£65,000	100%
Rural & GRHP					
Minchinhampton	20	20	£20,000	£1,000	100%
Whitminster	14	14	£50,000	£3,571	100%
Slimbridge	24	12		£0	50%
Middleyard	21	21		£0	100%

¹ (Part in Tewksbury)

² 30% over whole site – although 22% on this phase.

Uley	6	6		£0	100%
Other					
Orchard Haven additional	6	6	£42,000	£7,000	100%
Stroud College site	149	45	£0	£0	30%
Express Dairies	51	12	£0	£0	24%
London Road (Guinness)	12	12	£70,000	£5,833	100%
Stroud Cricket Club	77	23	£0	£0	30%
New Mills Nailsworth (Hazelwoods)	28	10		£0	36%
Cashes Green	78	39		£0	50%
Foxs Field	108	32		£0	30%
Gardners Rest	8	8		£0	100%
Berkeley Vale Hotel	16	4		£0	25%
London Road (2Rivers)	8	8		£0	100%
Kings Head Eastington	7	7	£50,000	£7,143	100%
Water Lane Wotton	14	4		£0	29%
Lewiston Mill	41	4		£0	10%
Oxbode LD flats	3	3		£0	100%
Dudbridge Hill	40	12		£0	30%
Newport Towers Hotel	39	12		£0	31%
Woodlands Yard	30	10		£0	33%
Springfield Cam	11	11		£0	100%
Chapel Hill Newport	4	1		£0	25%
Orchard Place	11	1		£0	9%
	3,109	1,380	£1,470,005	£473	44%

Appendix 2 Invitees for the 9th May Consultation Event

Mr Chris Ashton	A W Land limited
Mr Andrew Case	AC Planning Solutions
Kevin Walters	Adlington Planning Team
Anna Clark	Alder King Planning Consultants
Mr Alan Pearce	Alder King Planning Consultants
miss Nicola Vines	Alder King Planning Consultants
Mr Andrew Watton	Andrew Watton Property Consultants
Ms Jayne Harding	Aspect 360 Ltd
Mr Michael Stevens	Astamgbc Consultancy
Mr Philip Walker	B Walker & Co
Mr Chris Dadds	Baker Associates
Claudia Hawkins	Barton Willmore
Ms Georgina Tibbs	Barton Willmore
Mr Matthew Kendrick	Barton Willmore
Mr Ben Stephenson	Barton Willmore Planning Partnership
Mr Nathan Smith	Barton Willmore Planning Partnership
Ms Jane Terry	Bell Cornwell
John Cornwell	Bell Cornwell LLP
unknown	Bennett Jones Partnership
Mr Jeremy Flawn	Bluestone Planning
Mr Daniel Parry-Jones	BNP Paribas Real Estate
Mr David Mansfield	Bowbridge/Thrupp Residents Association
Mr Robin Bradbeer	Bradbeer Planning Ltd
unknown	Bruton Knowles
Mr Richard Brogden	Bruton Knowles
Mr Thomas Price	Bruton Knowles
Mrs Alison Brown	Buchanan Partnership
Mrs Madeleine Palmer	C B Richard Ellis
Mr Aaron Smith	Caldecotte Consultants
Miss Amy Hallam	Carter Jonas LLP
Charlotte Morphet	CgMs
Ms Karen Jones	CgMs
Mrs Emma Geater	Charles Church
Mr Chris Dent	Chris Dent Planning
Mr Adam Pyrke	Colliers CRE
Mr James Edwards	Colliers CRE Planning & Development
Mr Marcus Plaw	Colliers International
Miss Alison Priestley	CSJ Planning
Mr John Cocking	CSJ Planning
(for Barratt Homes Bristol)	D2 Planning Limited
unknown	D2 Planning Limited
Mr Desmond Dunlop	D2 Planning LTD

Mr David Ames	David Ames Associates
Mr Matthew Blaken	David James & Partners
Mr Nick Freer	David Lock Associates
Nick Freer	David Lock Associates
unknown	DL Walker
Mr Tim Roberts	DLP Planning
Mr David Scott	DMS Consulting
Ms Diane Bowyer	DPDS Consulting Group
Mr Andrew Gale	Drivers Jonas Deloitte
Mr Robin Furby	Dunmore Developments Ltd
Liberty Stones	Fisher German
Mrs Sally Tagg	Foxley Tagg Planning Ltd
Ms Amanda Scott	Fusion On Line Limited
Mr Dan Washington	G L Hearn
Mr Simon Bayliss	G V A Grimley Ltd
Mr Graham Cockburn	GC Planning
Miss Hannah Bizoumis	gerald eve llp
Mr Tony Clements	GL Hearn
Rebecca May	Gladman Developments
Mrs Rachel Douglas	Gladman Developments Ltd
Mr Mike Cole	Gregory Gray Associates
Mr Nick Griffin	Griffin Lascelles Associates
Dr Ray Wilson	GSIA
Mr Luke Turner	GVA
Mr Peter Stockall	GVA
Liz Summers	GVA Grimley
Rebecca Collins	GVA Grimley
Mr Gwilym Richards	Gwilym Richards & Co
Ms Suzy Birdseye	Hallam Land Management Ltd
Simon Hawley	Harris Lamb Property Consultancy
Ms Joanne Emmett	Hives Planning
Mr Martin Quinton	Hoddell Associates
Ms Chloe Clark	Hunter Page Planning
Mr Conor Flanagan	Hunter Page Planning
Guy Wakefield	Hunter Page Planning
Ms Helen James	Hunter Page Planning
Mr Ian Gilbert	Hunter Page Planning
Mr James Hartley	Hunter Page Planning
Mr Jamie Lewis	Hunter Page Planning
Mr Mark Chadwick	Hunter Page Planning
Mr Paul Fong	Hunter Page Planning
Mr Nik Lyzba	John Phillips Planning Consultancy
Mrs Nicky Brock	Kemp & Kemp Property Consultants
Mr Tom Smailes	Kemp and Kemp
Michael Wellock	Kirkwells
David Staniland	Knight Frank
Mr Luke Mosson	Knight Frank




Mr Colin Danks	LandPlan Consulting Ltd
Miss Liz Weaver	Levvel Ltd
Mr Chris Dance	LPC (Trull) Ltd
Mr Tony Doyle	LPC (Trull) Ltd
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Mr Luke Plimmer	Martineau
Mr Nathan McLoughlin	McLoughlin Planning
Miss Catherine Butcher	Montagu Evans
Mr Sam Dalzell	Montagu Evans LLP
Mr Adam Boyden	Nicholas Pearson Associates
Mr Mark Saunders	NJL Consulting
Mr Alan Wheeler	on behalf of Nailsworth Town Council
Mr Jonathan Orton	Origin3
Mr T John K Dodson	Parkinson Dodson & cheung
Ms Kate Tinsley	Peacock & Smith
Mrs C Fountain	Peacock and Smith
Mr Mark Eagland	Peacock and Smith
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Mr Geraint Jones	Pegasus Planning Group
Hanna Mawson	Pegasus Planning Group
Mrs Sarah Hamilton-Foyr	Pegasus Planning Group
Mr Stuart Rackham	Pegasus Planning Group
Mr Robert Riding	Pegasus Planning Group
Mr Tony Bateman	Pegasus Planning Group
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Z Stiles	Pioneer Property Services Ltd
Mr Mike Muston	Planning Services (UK) Ltd
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Mr Richard Glen	Richard Glen Associates
Mr Phil Hardwick	Robert Hitchins Ltd
Mr Peter Keenan	Roger Tym & Partners
Mr Peter King	RPS
Chris Simkins	RPS
Richard Boother	RPS Planning
Mr Nicholas Matthews	Savills (L&P)
Mr Sean Hannaby	Scott Brownrigg
Cllr. Ms Sarah Lunnon	SDC Green Group
Mr Mark Godson	SF Planning
Mr Simon Firkins	SF Planning Ltd
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Mr Simon Steele-Perkins	Strategic Land Partnership
Mr J A Timpany	Sundeala Ltd
Mr Andrew Elliott	Terence O'Rourke
Mark Auchincloss	Tetlow King
Ms Helen Attewell	The Development Planning Partnership
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Mr Simon Metcalf	White Young Green
Mr Andrew Strange	White Young Green Planning
Lee Jones	WYG Planning & Environment
Mr Alvin Lindley	
unknown	
Marilyn Taub	
Mr Max Beck	
Mr Mike Doughty	
Mr P R Stick	
MR Richard Watson	
Mr William Charles	

Appendix 3 9th May Consultation Presentation

The pages in this section are not numbered.



Stroud District Council
Viability Study

First Consultation Event
Methodology, Assumptions & Appraisals

9th May 2013

Agenda

NPPF, Regulations and Guidance
Viability Evidence and the use of evidence

- Serious Risk or Threatens Delivery


Main Assumptions

- House prices
- Affordable Housing
- Commercial prices
- Development costs

The Viability Test


- 'competitive return'
- Reflecting developers risk (profit)

Moving Forward



Key issue

- Will the plan deliver what the Council want it to deliver (will it work)?
- What effect would CIL have?




NPPF 182

The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is "sound" – namely that it is:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should

4



NPPF 173

Ensuring viability and deliverability

Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, **provide competitive returns** to a willing land owner and willing developer to enable the development to be deliverable.



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NPPF 174

Ensuring viability and deliverability

Local planning authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing. They should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at **serious risk**, and **should facilitate development throughout the economic cycle**. Evidence supporting the assessment should be proportionate, using only appropriate available evidence.



6

CIL Regulations

Regulation 14 - Setting rates

- (1) In setting rates (including differential rates) in a charging schedule, a charging authority must aim to strike what appears to the charging authority to be an appropriate balance between—
 - (a) the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and
 - (b) **the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.**
- (2)



7

March 2010 CIL Guidance (10)

The examiner should not use the CIL examination to question a charging authority's choice in terms of 'the appropriate balance', unless the evidence available to the examination shows that the proposed rate (or rates) will put the overall development of the area at **serious risk**. The examiner should be ready to modify or reject the draft charging schedule if it puts at **serious risk** the overall development of the area. In considering whether the overall development of the area has been put at **serious risk**, the examiner will want to consider the implications for the priorities that the authority has identified in its Development Plan (for example planned targets for housing supply and affordable housing), or in the case of the Mayor's CIL, the implications for the London Plan. In considering whether the Development Plan and its targets have been put at **serious risk**, the examiner should only be concerned with whether the proposed CIL rate will make a material or significant difference to the level of that risk. It may be that the **Development Plan and its targets would be at serious risk in the absence of CIL.**



April 2013 CIL Guidance

9. The independent examiner should establish that:
- the charging authority has complied with the requirements set out in Part 11 of the Planning Act 2008 and the Community Infrastructure Levy Regulations
 - the charging authority's draft charging schedule is supported by background documents containing appropriate available evidence
 - the proposed rate or rates are informed by and consistent with, the evidence on economic viability across the charging authority's area; and
 - evidence has been provided that shows the proposed rate (or rates) would not threaten delivery of the relevant Plan as a whole.
10. The examiner should be ready to recommend modification or rejection of the draft charging schedule if it threatens delivery of the relevant Plan as a whole.

Refers to 173 of NPPF



April 2013 CIL Guidance

8. By providing additional infrastructure to support development of an area, the levy is expected to have a positive economic effect on development across an area. In deciding the rate(s) of the levy for inclusion in its draft charging schedule, a key consideration is the balance between securing additional investment for infrastructure to support development and the potential economic effect of imposing the levy upon development across their area. The Community Infrastructure Levy regulations place this balance of considerations at the centre of the charge-setting process. In meeting the requirements of regulation 14(1), charging authorities should show and explain how their proposed levy rate (or rates) will contribute towards the implementation of their relevant Plan and support the development of their area. As set out in the National Planning Policy Framework in England, the ability to develop viably the sites and the scale of development identified in the Local Plan should not be threatened.



CIL, s106, 123 List and other sources of funding

88. Where the regulation 123 list includes a generic item (such as education or transport), section 106 contributions should not normally be sought on any specific projects in that category. Such site-specific contributions should only be sought where this can be justified with reference to the underpinning evidence on infrastructure planning made publicly available at examination.



Positively Prepared

In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk and **should facilitate development throughout the economic cycle.**

NPPF 174

... charging authorities should show and explain how their proposed levy rate (or rates) **will contribute towards the implementation of their relevant Plan** and support the development of their area.

CIL Guidance (8)



Viability Tests


NPPF
 Plan deliverability (was PPS3 Paragraph 29 Affordable Housing Target to be broadly deliverable)
 Duty to co-operate

CIL Regulation 14
 Assess impact of viability on delivery

SHLAA
 Deliverability

Site Specific
 s106 negotiations etc

Guidance: LGA/HBF (Harman), RICS Guidance, PAS, HCA and others.


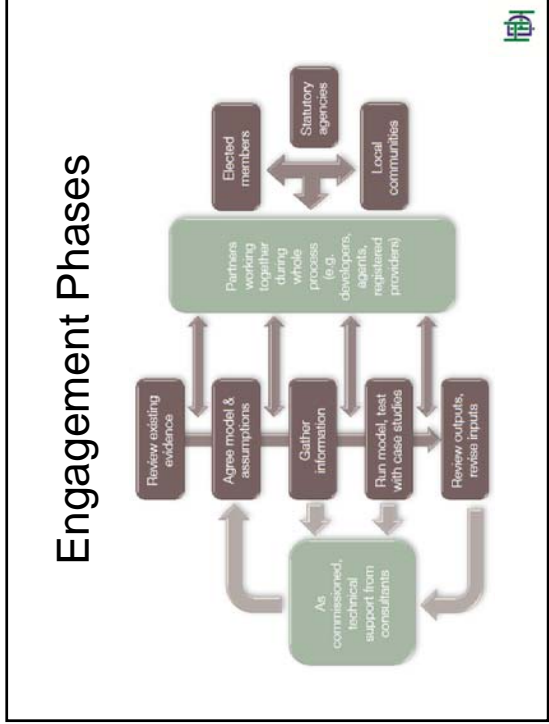
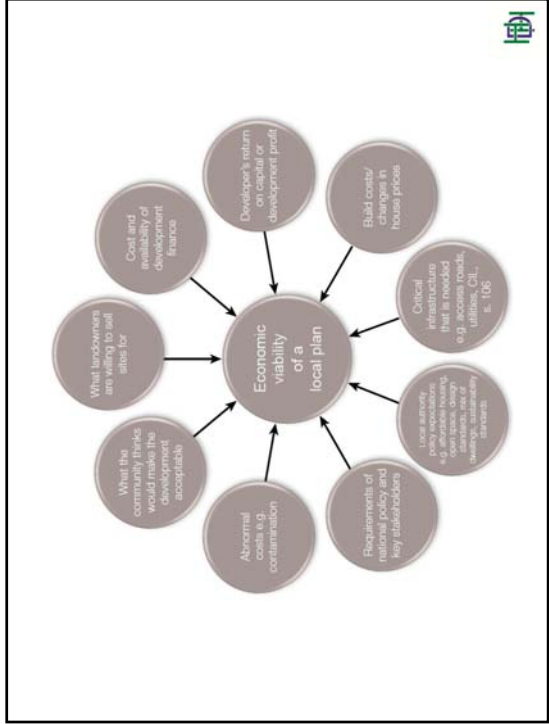


Viability Testing - Guidance

THERE IS NO STATUTORY GUIDANCE

NPPF says:
 'Evidence supporting the assessment should be proportionate, using only appropriate available evidence'.

The CIL guidance says:
 'The legislation (section 212 (4) (b)) requires a charging authority to use 'appropriate available evidence' to inform their draft charging schedule. It is recognised that the available data is unlikely to be fully comprehensive or exhaustive. Charging authorities need to demonstrate that their proposed CIL rate or rates are informed by 'appropriate available' evidence and consistent with that evidence across their area as a whole'.

Consultation

Viability considerations should already form part of the strategic housing land availability assessment (SHLAA) process. Good quality information provided by landowners/site promoters at this stage is vital to assist the testing of plan policy viability. The approach to assessing plan viability should therefore seek to maximise the use of relevant SHLAA information.

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

Harman Guidance – Page 23



Consultation

46. Charging authorities must consult on their proposed levy rates in a **preliminary draft charging schedule**. This should go beyond broad proposals for the Community Infrastructure Levy and the Government encourages authorities to prepare a draft charging schedule that is evidence based and that will reduce the need for subsequent modifications, so speeding up the process of introducing the levy.

49. Early engagement with local developers and others in the property industry is clearly good practice and should help the charging schedule consultation and examination process run more smoothly. The extent to which charging authorities can do this will depend on the level of engagement from local developers.

April 2013 CIL Guidance



Large Sites

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

Harman Guidance – Page 23

.....In some cases, charging authorities could treat a major strategic site as a separate geographical zone where it is supported by robust evidence on economic viability.

CIL Guidance (34)




Major Strategic Sites

- Hunts Grove, Hardwick
- Sharpness Dock, Newton
- Aston Down, Minchinhampton
- West of Stonehouse
- NE of Cam
- Stroud Valleys

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Methodology



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Standard Viability Test

STEP 1
Gross Development Value
 (The combined value of the complete development)


LESS

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

=

RESIDUAL VALUE

STEP 2
 Residual Value v Existing / Alternative Use Value




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Gross Development Value

All income from a Scheme

Construction	Fees	Profit	CIL, Affordable Housing, enviro standards, design, etc
Site Remediation Abnormals S106 Etc.	Design Engineer Sales Etc.	Landowner Developers Builders	Land Existing / Alternative Land Value + uplift



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Evidence


Fordham Research 2009
www.suspc.co.uk, August 2012

Gloucestershire Affordable Housing Site Viability Study

CIL Development Site Viability Study


Site Specific development appraisals

Modelled Sites	16 Residential
Major Strategic Sites	6 development areas

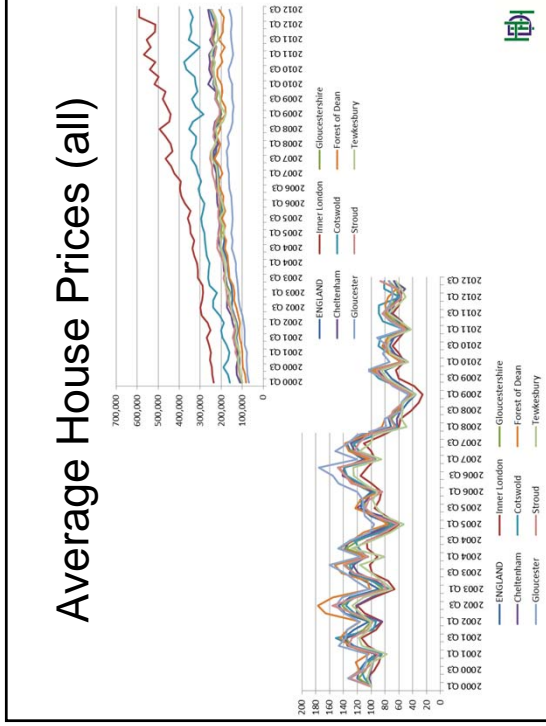


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Key Assumptions



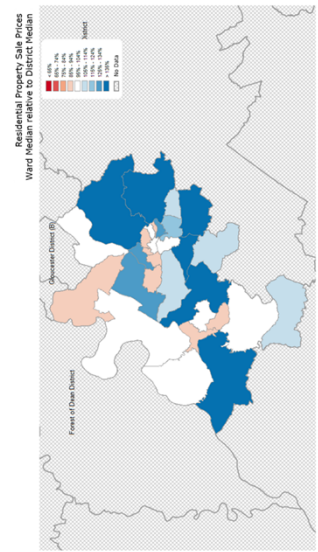
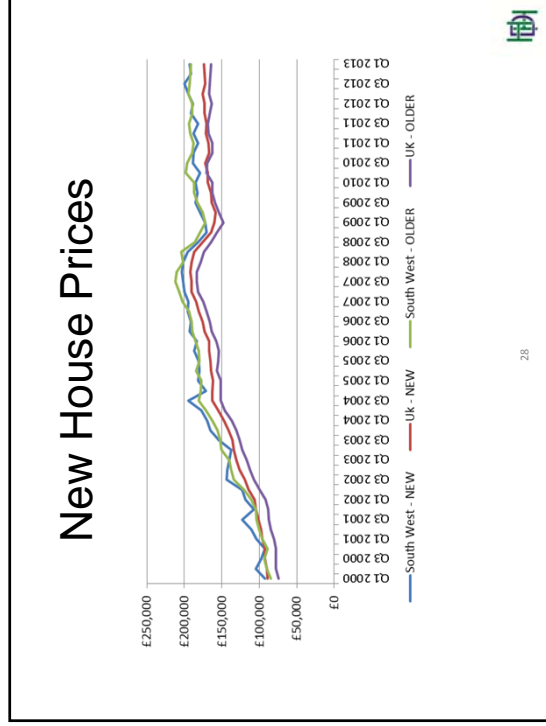
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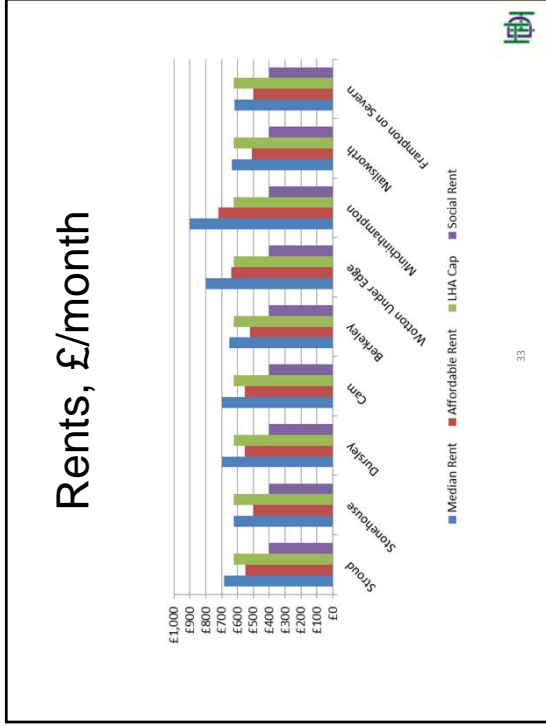
Average House Prices (semi)



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The PROPERTY DATA FILE LTD
 www.property-datafile.com
 Contains Ordnance Survey data
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- ### Affordable Rent
- Rent 80% of median rent / LHA Cap
 - Management 10%
 - Voids 4%
 - Repairs 6%
 - Yield 5.5% (18 YP)

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- ### Affordable Assumptions
- Affordable Rent £1,100/m²
 - Social rent 50% OMV
 - Intermediate 70% OMV
 - Historic Grant Was typically £35,000/social rent
Now zero
 - Grant, recycled grant, Right-to-buy receipts,
Social to affordable rent conversions?

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Price Assumptions

Table 4.8 Price Assumptions


	Market £/m ²	Intermediate to Buy £/m ²	Affordable Rent £/m ²	Social Rent £/m ²
1 Rural North	2,700	1,890	1,100	1,350
2 Town Edge	2,500	1,750	1,100	1,250
3 Infill	2,300	1,610	1,100	1,150
4 Infill	2,500	1,750	1,100	1,250
5 Town Edge	2,600	1,820	1,100	1,300
6 Infill	2,500	1,750	1,100	1,250
7 Infill	2,500	1,750	1,100	1,250
8 Infill	2,400	1,680	1,100	1,200
9 Town Edge	2,750	1,925	1,100	1,375
10 Infill	2,450	1,715	1,100	1,225
11 Rural South	2,800	1,960	1,100	1,400
12 Rural East	2,750	1,925	1,100	1,375
13 Rural East	2,750	1,925	1,100	1,375
14 Rural West	2,450	1,715	1,100	1,225

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Alternative Use Value


Residential		£400,000 /ha
Industrial	Better	£400,000 /ha
Agricultural	Less good	£250,000 /ha
Paddock		£25,000 /ha
	Per net developable ha	



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Development Costs


1. Construction	BCIS + 6% for CFSH4
2. Infrastructure	10% - 20%
3. Fees	Res 10%
	Non Res 8%
4. Contingencies	2.5% to 5%
5. Additional s106	£1,000/unit
6. Interest	7%
7. Profit	20% (on Cost or GDV)



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Developer Contributions


Infrastructure Category	Estimated contributions per Dwelling
Community & Culture	£986
Education	£6,983
Emergency Services	122
Healthcare	£943
Energy	
Flood Risk, Water & Wastewater	
ICT	
Open Space, Sport & Recreation	£2,489
Transport & Public Realm	£2,150
Waste	
Total	£13,673



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Market Pace

- Over plan period – not just now
- Large sites – multiple outlets
- 30 or so per outlet year
- Down to 4 per year



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Cumulative Impact of Policy

- Core Policy CP6 Developer contributions to services, community facilities and infrastructure
- Core Policy CP7 Lifetime communities
- Core Policy CP9 Affordable housing
- Delivery Policy HC3 Strategic self-build housing provision
- Core Policy CP12 Town centres and retailing
- Core Policy CP14 High Quality Sustainable Development
- Delivery Policy ES1 Contributing to a low carbon future
- Delivery Policy ES14 Provision of semi-natural and natural green space with new residential development
- Delivery Policy ES15 Provision of outdoor play space
- Delivery Policy ES16 Public art contributions

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Modelling

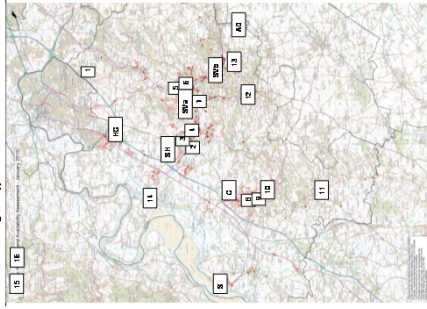


Figure 8.1 Appropriate assessment site locations



Table 8.6 Modelled Site development assumptions

Number	Site	Units	Gross Area ha	Net Area ha	Density Units/ha	Average Unit Size m2	Density m2/ha
1	Rural North Upton St Lenards	176	8.50	5.95	29.92	84.94	15,120
2	Town Edge Stonehouse	44	1.24	0.99	44.44	81.70	3,595
3	Infill Stonehouse	20	0.20	0.20	100.00	67.75	1,355
4	Infill Stonehouse	80	2.00	1.80	50.00	69.40	5,552
5	Town Edge Stroud	395	16.00	11.20	35.27	84.36	33,321
6	Infill Stroud	98	3.50	2.80	35.00	79.50	7,791
7	Infill Stroud	20	0.40	0.40	50.00	73.50	1,470
8	Infill Cam	72	2.25	1.80	40.00	77.47	5,578
9	Town Edge Cam	84	3.00	2.10	40.00	78.15	6,585
10	Infill Dursley	18	0.30	0.30	60.00	73.89	1,330
11	Rural South/Wilton Under Edge	13	0.45	0.36	36.11	85.96	1,118
12	Rural East Nailsworth	35	1.25	1.00	35.00	85.84	3,005
13	Rural East Minchinhampton	56	2.00	1.60	35.00	80.20	4,491
14	Rural West Frampton	105	5.00	3.50	30.00	76.68	8,052
		1216	46.09	33.80	36.04	80.74	98,341

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Standard Viability Test

Gross Development Value

(The combined value of the complete development)

LESS

Cost of creating the asset, including PROFIT

(Construction + fees + finance charges)

=
RESIDUAL VALUE

Residual Value v Existing / Alternative Use Value

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Harman / RICS
RICS Professional Guidance, England

Financial viability in planning

Viability Testing Local Plans
Advice for planning practitioners

Local Housing Delivery Group
Chaired by Sir John Harman
June 2012

Supported by NHBC
Government


RICS
rics.org/standards

A Pragmatic Viability Test

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


'Existing use value plus'
– reality checked against market value

- Will EUV Plus provide competitive returns?
- Land owner's have expectations (*life changing?*)
- Will land come forward?



Emerging Results


47



TO BE CLEAR

The Council understands:

1. That affordable housing, CIL, additional standards and s106 are 'paid' from the same pot – and that pot is not bottomless
2. The development market is difficult and uncertain.
3. That developers need to know that site specific infrastructure will be delivered.



Matters to Weigh Up

1. Regulation and Guidance
2. CIL v s106, Differential Rates
3. Infrastructure Delivery (RISK)
4. Uncertain Market
5. Neighbouring Authorities
6. S106 History
7. Costs of Infrastructure and Sources of Funding



And Now?

- Comments on main assumptions
- Comments on methodology
- Draft report in 2 weeks or so

59



Appendix 4 New Residential Property



Developer/Agent				Bedrooms	Flat		House sq ft	House sq ft	house sq m	Price Flat	Price House	£/m2	
					sq ft	m						Flat	House
R A Bennet	Cromwell Close	Newtown	Berkeley	2			0		0.0		150,000		House
R A Bennet	Cromwell Close	Newtown	Berkeley	3			0		0.0		165,000		
Micheal Tuck new homes	Central Square	Stroud		2			0		0.0	127,000			
Crest Nicholson	Coach House	Hunts grove	Waterwells business park	2			0	666	61.9		136,995		2,214
Micheal Tuck new homes	Pembroke place	Naas lane	Kingslane	2			0		0.0		124,995		
Micheal Tuck new homes	Central Square	Stroud		2			0		0.0	127,000			
Micheal Tuck new homes	Central Square	Stroud		3			0		110.6		220,000		1,989
Micheal Tuck new homes	Central Square	Stroud		3			0		110.6	220,000			0
Micheal Tuck new homes	Central Square	Stroud		3			0		110.6	225,000			0
Micheal Tuck new homes	Central Square	Stroud		2			0		0.0	128,000			
Micheal Tuck new homes	Central Square	Stroud		4			0		0.0	245,000			
Micheal Tuck new homes	Central Square	Stroud		4			0		0.0	265,000			
Besley Hill	Bussage The			2			0		0.0		135,000		
Crest Nicholson	The Sanddown	Hunts grove	Waterwells business park	2			0	666	61.9		136,995		2,214
Crest Nicholson	The Sanddown	Hunts grove	Waterwells business park	2			0	666	61.9		136,995		2,214
Crest Nicholson	Whitstone Hundred	Hunts grove	Gloucester	4			0	666	109.0		239,500		2,197
Micheal Tuck new homes	Pembroke place	Naas lane	Kingslane	3			0		0.0		149,995		
Crest Nicholson	Whitstone Hundred	Hunts Grove	Waterwells Bus Park	3			0		78.0		159,995		2,051
				3			0		0.0				
				4			0		0.0	299,995			
Andrews Estate Agents	The Pavilion	Stratford Rd	Stroud	3			0		0.0		169,950		
	The Pavilion	Stratford Rd	Stroud	3			0		0.0		200,000		



	The Pavilion			3			0		0.0	206,000		
	The Pavilion			3			0		0.0	209,000		
	The Pavilion			3			0		0.0	206,000		
	The Pavilion			3			0		0.0	212,000		
							0		0.0			
Perry Bishop and Chambers		Stratford Rd	Stroud	4			0		120.0	185,950		1,550
Perry Bishop and Chambers		Stratford Rd	Stroud	4			0		120.0	189,950		1,583
Perry Bishop and Chambers		Stratford Rd	Stroud	2			0		115.0	175,000		1,522
The property Centre	off A419		Stroud	3			0		0.0	180,000		
RABennett	Woodfield Rd	Dursley		3			0		95.0	180,000		1,895
RABennett	Woodfield Rd	Dursley		3			0		95.0	189,950		1,999
Hamptons International	Canton Acre	Painswick	Stroud	2			0		0.0	189,999		
Barratt Homes	Dove Hill	Ebley Rd	Stonehouse	3		832	0		77.3	191,995		2,484
Barratt Homes				5		1,836	0		170.6	342,000		2,005
Michael Tuck		Haresfield Chase	Hardwicke	3			0		0.0	200,000		
Michael Tucker				3			0		0.0	200,000		
Michael Tucker		Haresfield	Hardwicke	4		1,167	0		108.4	235,000		2,168
Michael Tucker				4		1,167	0		108.4	235,000		2,168
Michael Tucker				4		1,591	0		147.8	312,000		2,111
Michael Tucker				4		1,703	0		158.2	335,000		2,117
David Wilson Homes	Haresfield Chase	Jessop Rd	Gloucester	3		1,001	0		93.0	215,000		2,312
David Wilson Homes				4		1,494	0		138.8	280,000		2,017
David Wilson Homes				4		1,441	0		133.9	267,500		1,998
David Wilson Homes				4		1,591	0		147.8	300,000		2,030
David Wilson Homes				4		1,703	0		158.2	335,000		2,117
Connells	The Mallards	Sanigar lane	Newtown	3			0		100.0	245,000		2,450
Michael Tucker	The	Sanigar	Newtown	4			0		0.0	245,000		



	Mallards	lane																
Michael Tucker	The Mallards	Sanigar lane	Newtown	4			0			0.0					245,000			
Michael Tucker	The Mallards		Newtown	4			0			0.0					250,000			
Michael Tucker	The Mallards		Newtown	4			0			0.0					275,000			
Michael Tucker	Mallards			4			0			0.0					275,000			
Michael Tucker	Mallards			4			0			0.0					285,000			
Barratts	Coopers Edge	Brockworth	Gloucester	4			0	1,247		115.9					260,000			2,244
RABennett	Rednock Drive		Dursley	3			0			0.0					300,000			
Cala Homes	Cotswold Chase	Bisley Rd	Eastcombe	4			0	1,331		123.7					370,000			2,992
Cala Homes				4			0	1,313		122.0					370,000			3,033
Cala Homes				4			0	1,376		127.8					385,000			3,012
Cala Homes				4			0	1,664		154.6					470,000			3,040
Peter Joy		Church St	Kings Stanley	4			0			0.0					370,000			
Hamptons International	Broad Meadow	Leonard Stanley	Stonehouse	5			0			165.0					430,000			2,606
Hamptons International	Broad Meadow	Leonard Stanley	Stonehouse	5			0			166.0					410,000			2,470
Bennet Jones	Stirling Court		Cam	4			0			135.0					440,000			3,259
Perry Bishop and Chambers		Barton Close	Star Hill, Nailsworth	6			0	2,625		243.9					485,000			1,989
Charles Duncan		Box	Minchinhampton	4			0	2,750		255.5					695,000			2,720
Hamptons International	Ash Gardens	The Street	Uley	4			0			270.0					699,950			2,592
Hamptons International	Knapp Lane	Painswick	Stroud	5			0	2,700		250.8					925,000			3,688



Appendix 5 Non-Residential Property to let and for sale



Industrial



[3 Daniels Industrial Estate, STROUD](#)

Price: GBP

Date Updated: 07/02/2013

Description: INDUSTRIAL WAREHOUSE UNIT A detached industrial warehouse unit of steel frame construction with brick and block and clad elevations under a profile sheet roof and provides for an internal working height to the framed haunch of approx 7.2 metres within the main warehouse...



[Bath Road Trading Estate, Bath Road, Stroud](#)

Price: GBP

Size: 9.3 - 1858.06 sq m

Date Updated: 23/06/2013

Description: Flexible office, industrial and warehouse space with an extensive and secure business environment with on site management. Offices currently from 174 sq ft upwards and industrial/warehouse from 1,439 sq ft. Occupation available on short or long term basis available. (Fr...



[Brimscombe Port, Brimscombe, STROUD](#)

Price: GBP

Size: 2999.93 - 50000.39 sq ft

Date Updated: 18/06/2013

Description: Industrial Warehouse Office Space A range of industrial warehouse and office space is available. The estate is well located with easy access to the A419 with the Stroud town centre 2 miles to the west with Junction 13 of the M5 Motorway approximately 8 miles west. (From...



[The Warehouse, Upper Mills Trading Estate, STONEHOUSE, Gloucestershire](#)

Price: £300,000.00

Rent: £31,500 / Annum

Size: 12,561 sq ft

Date Updated: 21/11/2012

Description: The premises comprise a warehouse/industrial unit with access provided by a single roller shutter door adjacent to which is an area of concrete hard standing providing a modest number of parking spaces. Internally, the premises is largely open plan having concrete floor...

[Second Floor, Block 3, Upper Mills Trading Estate, STONEHOUSE, Gloucestershire](#)

Rent: £2000 / Annum

Size: 700 sq ft

Date Added: 18/03/2013

Description:

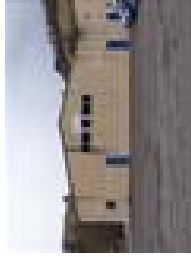
[26a, Upper Mills Industrial Estate, Bristol Road, Stroud, Gloucestershire](#)

Rent: £8000 / Annum

Size: 1641 sq ft

Date Added: 11/06/2013

Description:

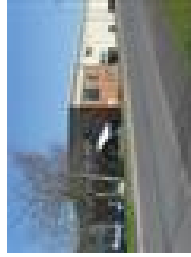


[Unit 3 Wimberley Mill, Wimberley Park, STROUD](#)

Price: GBP

Date Updated: 13/05/2013

Description: INDUSTRIAL WAREHOUSE UNIT 3 is a single storey industrial warehouse unit of concrete portal frame with eaves height of approx 5 metres under double skinned sheet roof. Access is provided via a single door. Available on a new flexible lease at a competitive rent. (F...

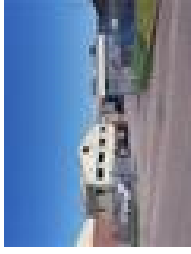


[Units 3 & 4, Stroudwater Business Park, Stroud, Gloucestershire](#)

Size: 10,713 - 38,555 sq ft

Date Added: 10/08/2012

Description: • Two neighbouring modern warehouse / production units, available as a whole on a freehold basis• Unit 3 benefits from a short term income producing lease, and Unit 4 is available with vacant possession. • Each unit benefits from dedicated car parking and loading access• ...



[Units 1 & 2 Brunel Court, Stroudwater Business Park, STROUD](#)

Price: GBP

Date Updated: 20/05/2013

Description: Two Detached Industrial Warehouse Buildings Two detached industrial warehouse units built on steel frames and including office and storage space. Excellent access is provided from a central courtyard and the buildings benefit from direct access to J13 of the M5 Motorway...



[Victoria Works, London Road, STROUD](#)

Price: GBP

Date Updated: 03/06/2013

Description: DETACHED WORKSHOP/SHOWROOM Development opportunity that could suit various uses subject to planning. A detached workshop/showroom circa 1870 with various extensions. The main section is constructed over two storeys with brick elevations beneath a pitched and tiled roof ...



[Unit 15 Aston Down Business Park, Stroud](#)

Price: GBP

Size: 2128.04 - 8857.07 sq ft

Date Updated: 06/09/2012

Description: A former vehicle workshop premises set on a secure site. 2,128-8,857 sq ft. (From Caldes Software. Property Ref: N207. Sep 6 2012 11:19AM)



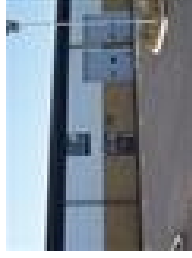
[Warehousing, Business Space And Office Premises, Aston Down Business Park, Stroud](#)

Price: GBP

Size: 500.53 - 60000.47 sq ft

Date Updated: 18/10/2012

Description: Various converted former aircraft hangars suitable for storage and distribution uses, with ancillary office and workshop space. (From Caldes Software. Property Ref: N204. Oct 18 2012 1:00PM)



[Unit 29 Glenmore Centre, Waterwells Business Park, GLOUCESTER](#)

Price: GBP

Date Updated: 25/04/2013

Description: Business Units Unit 29 comprises a mid terraced unit which benefits from an eaves height of 5.8 metres and has a substantial mezzanine constructed within the building. Loading access is provided via a roller shutter door. Externally the unit benefits from car parking fo...



[Unit 12 Brunel Court, Waterwells Business Park, Gloucester](#)

Price: GBP

Size: 504.28 sq m

Date Updated: 17/06/2013

Description: Incentives available. Brunel Court is a modern industrial development on Waterwells Business Park. The units are of steel portal frame construction with profile steel cladding underlined and insulated roofs. The front elevations incorporate personnel doors and sectional...



[Brunel Court, Waterwells Business Park, Gloucester](#)

Price: GBP

Size: 278.7 - 1579.35 sq m

Date Updated: 18/06/2013

Description: Incentives available. Brunel Court is a modern industrial development on Waterwells Business Park. The units are of steel portal frame construction with profile steel cladding underlined and insulated roofs. The front elevations incorporate personnel doors and sectional...

Office



[Merrywalks House, Merrywalks, Stroud](#)

Price: GBP

Rent: £8 / sq ft

Size: 1719.01 - 4439.04 sq ft

Date Updated: 17/03/2013

Description: A 1950's office building located in a prominent position in the centre of Stroud. The vacant spaces comprise two second floor suites. (From Caldes Software. Property Ref: N24212. Mar 17 2013 11:42PM)



[Merrywalks, Stroud](#)

Price: POA

Size: 260 - 9600

Date Updated: 19/04/2013

Description: This office space is located in a modern office building in central Stroud. It is in a prominent location fronting on to the A46. There are two suites of 1,719 and 2,721 sq ft available together or separately. They are available for immediate occupation by way of new le...



[68 High Street, Stroud](#)

Price: £12,500.00 (GBP)

Rent: £12500 / Annum

Size: 139.3 - 139.35 sq m

Date Updated: 17/06/2013

Description: The premises comprise first floor office accommodation within a period former bank building. The premises are to undergo a programme of refurbishment to provide good quality office accommodation with a new separate entrance from Lansdown. Church Street provides short st...



[Bath Road Trading Estate, Bath Road, Stroud](#)

Price: GBP

Size: 9.3 - 1858.06 sq m

Date Updated: 23/06/2013

Description: Flexible office, industrial and warehouse space with an extensive and secure business environment with on site management. Offices currently from 174 sq ft upwards and industrial/warehouse from 1,439 sq ft. Occupation available on short or long term basis available. (Fr...



[Lightpill Mill & Prospect House, Bath Road Trading Estate, Stroud](#)

Price: GBP

Size: 16.2 - 325.16 sq m

Date Updated: 21/06/2013

Description: Flexible open plan and period offices within an extensive and secure business environment with on site management. Currently from 174 sq ft upwards. Occupation available on short or long term basis available. (From Caldes Software. Property Ref: N4826. Jun 21 2013 4:31 ...



Ground & First Floor Offices, Brimscombe Port, STROUD

Price: GBP

Date Updated: 14/06/2013

Description: This 19th century mill has been sensitively refurbished to provide high quality accommodation which comprises open plan space in a period landmark building. The specification includes a security entrance system, male and female WCs and kitchen. There is an excellent park...

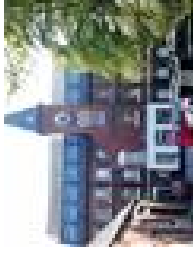


102 Stonehouse Park, STONEHOUSE

Price: GBP

Date Updated: 30/01/2013

Description: Ground Floor Modern Open Plan Office Suite Generous Parking Comfort Cooling Excellent Location on Junction 13 of the M5 New Lease Available (From Caldes Software. Property Ref: N73068. Jan 30 2013 12:17PM)



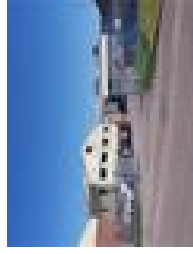
The Mill, Upper Mills Trading Estate, STONEHOUSE, Gloucestershire

Rent: £24,500 / Annum

Size: 2,862 sq ft

Date Updated: 12/10/2012

Description: The available space comprises a pleasant suite of offices occupying the entire third floor of a four storey building. The space is partitioned to provide a number of individual rooms with a large open plan office area/board room. The space benefits from perimeter trun...



Units 1 & 2 Brunel Court, Stroudwater Business Park, STROUD

Price: GBP

Date Updated: 20/05/2013

Description: Two Detached Industrial Warehouse Buildings Two detached industrial warehouse units built on steel frames and including office and storage space. Excellent access is provided from a central courtyard and the buildings benefit from direct access to J13 of the M5 Motorway...



Stonehouse Park, STONEHOUSE

Price: GBP

Size: 0.05 - 4.03

Date Updated: 22/06/2012

Description: Office Development Stonehouse Park is a fast developing high quality business park set within 10 acres fronting the A419 trunk road within 1.5 miles of Junction 13 of the M5. (From Caldes Software. Property Ref: N11578. Jun 22 2012 9:23PM)



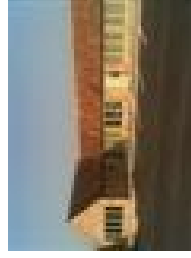
[Holcombe Mill, Stroud, Gloucestershire](#)

Price: Price on Application

Size: 3384 sq ft

Date Updated: 04/07/2013

Description: Holcombe Mill is a Grade 2 listed structure on an original mill estate in the Nailsworth Valley, near Stroud which provides open plan office accommodation finished to a very high standard. It is a three storey building with a stone slate roof originally built between 185...



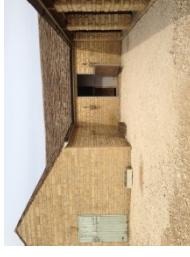
[Westend Courtyard, West End, Stonehouse, Gloucestershire](#)

Rent: £3960 - £4680 / Annum

Size: 20.89 - 27.52 sq m

Date Added: 03/07/2013

Description: The development comprises a range of office suites which are a combination of refurbished buildings and new build. Each office is self contained and there is the ability to combine the offices through interlinking doors. The offices are finished to a high specification ...



[The Stables, Nympsfield](#)

Price: £150,000.00 (GBP)

Size: 157.9 - 232.26 sq m

Date Updated: 18/06/2013

Description: Detached stables building with potential for conversion to alternative uses (subject to consents). For sale or to let. (From Caldes Software. Property Ref: N3893. Jun 18 2013 12:28AM)



[Waterwells Business Park, Gloucester](#)

Price: POA

Rent: £170.5 - £778.5 / sq ft

Size: 250 - 9500

Date Updated: 19/04/2013

Description: This business centre is a modern, purpose built facility providing high quality office and studio/workshop space catering specifically for small businesses, built around an attractive courtyard with quiet landscaped areas. Space ranges from single person offices up to l...



[Truth House, Bristol Road, GLOUCESTER](#)

Price: GBP

Date Updated: 25/02/2013

Description: Office Suites Convenient location on Junction 12 M5 with flexible monthly tenancies available. Various size suites on ground and first floor of two storey converted office building with meeting room facility, shared kitchen and WC. Cat 5/6 cabling, CCTV, 24 hour access a...

Retail



[4 George Street, STROUD, Gloucestershire](#)

Price: Price on application

Size: 2563 sq ft

Date Added: 10/06/2013

Description: A town centre retail investment comprising a ground floor lock-up shop t/a The Charcoal Grill with residential accommodation above in a prominent Grade II Listed building which is let on an FRI lease until 11 December 2015, subject to rent reviews on 11 December 2015 a...



[26 Gloucester Street, STROUD](#)

Price: GBP

Date Updated: 25/09/2012

Description: Mixed Use Premises A3 consent on Ground Floor, separate access to upper floors and potential to convert subject to planning consents. Impressive period property with brick facades, sash windows over four floors. Separate access to first and second floors with ground flo...



[12 High Street, STROUD](#)

Price: GBP

Date Updated: 17/04/2013

Description: Spacious Refurbished Retail Unit in Prime Location The premises comprise the ground floor of a Victorian brick built building with a ground floor extension to the rear. Internally the premises have been refurbished and left as predominantly an open plan shell ready for ...



[56 High Street, Stroud](#)

Rent: £29,500 / Annum

Size: 1290 sq ft

Date Updated: 30/11/2012

Description: The property is located in a prime location, adjoining Boots the Chemist and close to Greggs Baker, Superdrug and Costa Coffee. It comprises a three storey rendered brick building, providing ground floor retail of 119 sq m (1290sq ft) and first floor storage of 66 sq m ...



[10 John Street, STROUD](#)

Price: £350,000.00 (GBP)

Size: 3089.27 sq ft

Date Updated: 14/05/2012

Description: Retail/Development Opportunity The property provides a development opportunity comprising 4 residential flats above a ground floor retail unit located on the outskirts of Stroud town centre. (From Caldes Software. Property Ref: N62679. May 14 2012 8:48PM)



21 High Street, STROUD

Price: GBP

Date Updated: 20/06/2013

Description: RETAIL PREMISES WITH STORES A two storey retail unit with attractive shop front with access via stairs at the rear to upper floor storage area. Ground floor has been fitted out but would be straightforward to strip out and provide an open shell for a new tenant. (From Ca...



Unit 1-Unit 5 Brunel Mall, London Road, Stroud, Gloucestershire

Rent: £4750 - £6000 / Annum

Size: 37.41 - 73.21 sq m

Date Updated: 03/07/2013

Description: The property comprises a range of self contained units over 3 floors. Unit 1 is situated on the ground floor and includes a main office/retail area with WC facilities to the rear. It has a suspended ceiling with strip lighting, painted plastered walls and is carpeted.A ...

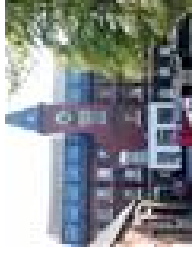
7-9 King Street, Stroud, Gloucestershire

Rent: 34000.00 / Annum

Size: 1502 sq ft

Date Updated: 30/11/2010

Description: The accommodation comprises a ground floor lock up retail unit with ancillary storage. By way of separate negotiations first floor storage can also be made available.



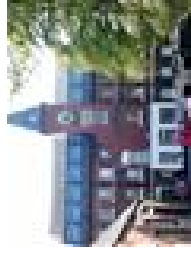
The Mill, Upper Mills Trading Estate, STONEHOUSE, Gloucestershire

Rent: £27,500 / Annum

Size: 2282 sq ft

Date Added: 26/09/2012

Description: The space available is the entire third floor. Accessed by communal ground floor entrance lobby with both stairs and lift access to the further floors. The suite comprises a number of individual rooms formed from full height glazed partitioning, together with a kitchen,...



The Mill, Upper Mills Trading Estate, STONEHOUSE, Gloucestershire

Rent: £35,000 / Annum

Size: 12561 sq ft

Date Added: 26/09/2012

Description: The premises comprise a warehouse/industrial unit with loading access through a single roller shutter door. Adjacent to this is a concrete standing area which provides car parking spaces. The interior is mostly open space with concrete flooring. There are gas fired blow...



[34 High Street, STONEHOUSE](#)

Price: GBP

Date Updated: 17/09/2012

Description: Retail Premises/A3 plus Accomodation The property comprises a semi-detached 3 storey building providing ground floor retail which has recently been vacated by a cafe operator, the upper floors currently provide an attractive maisonette over two floors. (From Caldes Sof...



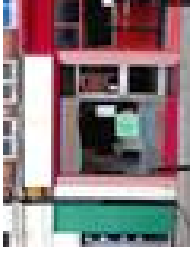
[Victoria Works, London Road, STROUD](#)

Price: GBP

Date Updated: 03/06/2013

Description: DETACHED WORKSHOP/SHOWROOM Development opportunity that could suit various uses subject to planning. A detached

workshop/showroom circa 1870 with various extensions. The main section is constructed over two storeys with brick elevations beneath a pitched and tiled roof ...



[3 st Aldate Street, Gloucester](#)

Rent: £8,750 / Annum

Size: 466 sq ft

Date Added: 24/09/2012

Description: Ground Floor and basement retail unit with glazed frontage to St Aldate Street. Rear service yard with car parking, access via basement. Ground Floor: 280 sq ftBasement: 186 sq ftNB: All measurements shown are believed to be accurate but must be regar...

Appendix 6 BCIS Costs by development type

£/m² study £/m² gross internal floor area

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

Last updated: 04-May-2013 12:19

Maximum age of results:

See below for list of results filtered

(Maximum age of projects)	Mean	Lowest	Lower quartile	Median	Upper quartile	Highest
New build						
Agricultural storage buildings (35)	471	186	-	446	-	807
Food/drink/tobacco factories (15)	1105	393	787	1326	1423	1489
Factories for chemical and allied industries (15)	1304	308	427	907	2070	2806
Factories for metals (20)	916	372	-	957	-	1420
Factories for mechanical engineering (20)	885	444	-	892	-	1320
Factories for electronics, computers, or the like (20)	975	303	847	913	1174	1636
Factories for paper, printing and publishing (20)	663	229	442	513	743	1488
Builders yards, Local Authority maintenance depots (15)	814	465	618	735	1053	1158
Factories						
Generally (20)	709	172	433	594	866	2806
Up to 500m ² GFA (20)	917	333	632	786	1205	2007
500 to 2000m ² GFA (20)	693	172	448	584	822	2806
Over 2000m ² GFA (20)	642	229	395	513	854	1580
Advance factories						
Generally (15)	562	294	403	522	703	1081
Up to 500m ² GFA (15)	754	580	630	698	814	1069
500 to 2000m ² GFA (15)	555	294	412	505	691	1081
Over 2000m ² GFA (15)	433	295	351	385	507	709
Advance factories/offices - mixed facilities (class B1)						
Generally (15)	920	320	588	916	1158	1668
Up to 500m ² GFA (20)	1452	1170	-	1518	-	1668
500 to 2000m ² GFA (15)	851	320	628	884	1084	1384
Over 2000m ² GFA (15)	816	344	478	811	1018	1580
Purpose built factories						
Generally (25)	763	172	447	675	920	2806
Up to 500m ² GFA (20)	954	513	668	820	1294	1420
500 to 2000m ² GFA (25)	746	172	473	595	808	2806
Over 2000m ² GFA (25)	755	229	418	713	946	2045
Purpose built factories/Offices - mixed facilities (15)						
731	295	433	638	1082	1641	
Warehouses/stores						
Generally (15)	560	147	380	459	616	3114
Up to 500m ² GFA (15)	991	459	625	735	834	3114
500 to 2000m ² GFA (15)	600	302	384	473	749	1172

Over 2000m2 GFA (15)	476	147	362	413	536	1238
Advance warehouses/stores (15)	435	147	356	395	460	822
Purpose built warehouses/stores						
Generally (15)	578	184	383	465	602	3114
Up to 500m2 GFA (15)	1038	459	612	774	849	3114
500 to 2000m2 GFA (15)	574	302	375	416	709	1172
Over 2000m2 GFA (15)	476	184	375	455	536	985
Cold stores/refrigerated stores (20)	939	492	596	727	1243	1919
County, City, Town halls (25)	1685	1051	1288	1339	2296	2454
Local admin buildings (15)	1398	618	1217	1321	1622	2338
Law courts (20)	2031	1535	1791	2094	2224	2465
Offices						
Generally (15)	1254	546	947	1190	1409	4018
Air-conditioned						
Generally (15)	1370	546	1105	1266	1467	4018
1-2 storey (15)	1227	546	982	1216	1294	2345
3-5 storey (15)	1401	865	1192	1291	1532	4018
6+ storey (15)	1680	1139	1386	1443	1913	2960
Not air-conditioned						
Generally (15)	1171	596	871	1086	1317	2247
1-2 storey (15)	1074	596	837	1028	1224	2195
3-5 storey (15)	1256	619	1012	1199	1410	2247
6+ storey (20)	1617	1265	-	1686	-	1832
Offices with shops, banks, flats, etc						
Generally (15)	1203	802	909	1010	1510	2225
1-2 storey (15)	912	802	836	882	936	1155
3-5 storey (15)	1237	865	955	1040	1556	1734
6+ storey (15)	1428	967	1118	1400	1635	2225
Artist's studios (20)	1259	624	1145	1156	1322	2047
Banks/Building Society branches (25)	1707	755	1588	1810	1963	2696
Mixed commercial developments (25)	1326	746	-	1490	-	1577
Wholesale trading building/auction rooms (25)	844	594	-	888	-	1005
Retail warehouses						
Generally (20)	588	299	465	523	615	1839
Up to 1000m2 (20)	732	465	524	596	731	1839
1000 to 7000m2 GFA (20)	567	299	427	517	615	1220
7000 to 15000m2 (20)	542	368	436	495	575	824
Over 15000m2 GFA (25)	474	346	-	477	-	598
Market building providing accommodation for pens stalls etc (20)	720	268	-	686	-	1240
Shopping centres (20)	960	751	-	911	-	1218
Department stores (35)	962	347	-	808	-	1884
Hypermarkets, supermarkets						
Generally (30)	1076	185	757	1001	1421	1940
Up to 1000m2 (25)	1145	762	-	1005	-	1808
1000 to 7000m2 GFA (30)	1102	185	756	1146	1448	1940
7000 to 15000m2 (30)	799	723	741	761	845	940
Shops						

Generally (30)	822	364	538	689	968	2048
1-2 storey (30)	828	364	532	687	977	2048
3-5 storey (30)	764	594	646	755	854	984
Shops with domestic, office accommodation (15)	1117	529	936	1030	1355	1789
Mountain and cave rescue stations (15)	1215	986	-	1258	-	1359
Fire stations						
Generally (15)	1873	372	1617	1909	2101	2759
Up to 500m2 GFA (15)	1979	372	1785	1986	2285	2759
500 to 2000m2 GFA (15)	1663	984	1597	1756	1882	2014
Fire service admin/control buildings (25)	2199	1428	-	2194	-	2978
Fire training buildings (15)	1345	693	1168	1302	1594	1948
Ambulance stations (25)	995	561	846	936	1180	1469
Police stations (15)	1679	1337	1632	1750	1760	1883
Homes for mentally handicapped/deficient						
Generally (20)	1196	751	1045	1216	1401	1565
Up to 500m2 GFA (20)	1023	751	831	1021	1078	1481
500 to 2000m2 GFA (20)	1307	863	1233	1351	1406	1565
Over 2000m2 GFA (25)	1301	1128	-	1295	-	1482
Homes for physically handicapped (20)	1691	1050	-	1402	-	2909
Childrens homes (15)	1578	889	1198	1551	1843	2593
Homes for children with special needs (5)	2287	1576	-	1753	-	3532
Old people's home						
Generally (15)	1183	796	999	1166	1298	2446
Up to 500m2 GFA (25)	1136	921	-	1178	-	1310
500 to 2000m2 GFA (15)	1259	796	1034	1180	1275	2446
Over 2000m2 GFA (15)	1152	821	932	1126	1299	1862
Day centres (15)	1437	1017	1200	1426	1517	2420
Housing, mixed developments (15)	879	444	742	853	986	1926
Estate housing						
Generally (15)	858	442	733	837	949	1780
Single storey (15)	944	510	812	912	1067	1635
2-storey (15)	835	442	726	815	926	1594
3-storey (15)	838	553	702	779	937	1780
4-storey or above (25)	1204	918	-	1101	-	1593
Estate housing detached (15)	863	680	713	775	946	1171
Estate housing semi detached						
Generally (15)	856	447	732	838	954	1635
Single storey (15)	999	630	844	999	1136	1635
2-storey (15)	825	447	723	814	922	1210
3-storey (15)	749	594	669	715	817	1039
Estate housing terraced						
Generally (15)	881	443	733	850	993	1780
Single storey (15)	934	577	779	872	1075	1435
2-storey (15)	870	443	740	860	990	1349
3-storey (15)	858	560	703	775	905	1780
Flats (apartments)						
Generally (15)	1009	511	842	971	1127	3102

1-2 storey (15)	970	571	836	938	1078	1810
3-5 storey (15)	994	511	834	970	1119	2043
6+ storey (15)	1320	768	1011	1248	1485	3102
Housing with shops, offices, workshops or the like (15)	1146	575	881	1034	1368	2594
'One-off' housing detached (3 units or less)						
Generally (15)	1375	607	1033	1224	1626	3080
Single storey (15)	1137	607	988	1081	1267	1675
2-storey (15)	1419	705	1085	1240	1716	2860
3-storey (15)	1812	1127	1623	1706	2000	3080
4-storey or above (25)	1683	1098	-	1439	-	2757
'One-off' housing semi-detached (3 units or less) (15)	975	651	864	969	1081	1424
'One-off' housing terraced (3 units or less) (15)	1344	789	853	921	1064	4659
Housing provided in connection with other facilities (15)	1120	893	-	1077	-	1433
Sheltered housing						
Generally (15)	1067	581	860	994	1185	2326
Single storey (15)	1180	719	829	1034	1313	2326
2-storey (15)	1028	581	849	973	1185	1716
3-storey (15)	1039	820	947	973	1046	1536
4-storey or above (15)	979	742	808	952	1042	1477
Hotels (15)	1356	768	1189	1330	1508	2088
Motels (15)	967	730	890	916	1121	1177
Students' residences, halls of residence, etc (15)	1296	800	1016	1281	1461	2251

Appendix 7 Modelled Sites – Base Appraisals

The pages in this section are not numbered



Location	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	
Green/brown field Use	Upton St Green	Leonards Green	onehouse Brown	onehouse Car park	onehouse Green	Stroud Green	Stroud Paddock	Stroud Garden	Cam Brown	Cam Paddock	Dursley Garage	nder Residential	Edge nhampton	Wallsworth nhampton	Frampton Green	Stroud Brown	Thrupp Brown
Site Area Gross	8.50	1.24	0.20	2.00	16.00	3.50	0.40	2.25	3.00	0.30	0.45	1.25	2.00	5.00	2.01	0.45	
Net	5.95	0.99	0.20	1.60	11.20	2.80	0.40	1.80	2.10	0.30	0.36	1.00	1.60	3.50	1.52	0.45	
Units	178	36	20	65	384	95	20	64	70	18	13	32	56	103	50	30	
Average Unit Size	84.94	82.25	67.75	69.62	84.39	82.73	73.50	77.78	81.09	73.89	85.96	88.94	80.20	77.96	81.68	74.10	
Mix	Intermediate to Buy	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	
Affordable Rent	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	
Social Rent	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	
Price	Market	2,450	2,300	2,250	2,300	2,600	2,100	2,400	2,000	2,450	2,150	2,600	2,600	2,300	2,150	2,150	
Intermediate	1,715	1,610	1,575	1,610	1,820	1,470	1,680	1,400	1,715	1,505	1,820	1,820	1,820	1,610	1,505	1,505	
Affordable	1,100	998	998	998	1,117	1,117	1,117	1,125	1,125	1,078	1,153	1,103	1,195	1,117	1,117	1,117	
Social Ren	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and	Intermediate																
Affordable																	
Social Ren																	
Sales per Quarter	6	4	4	5	10	6	4	5	5	9	2	4	5	6	5	2	
Unit Build Time	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
Alternative Use Value	25,000	50,000	400,000	50,000	25,000	50,000	800,000	400,000	50,000	400,000	800,000	50,000	25,000	25,000	400,000	400,000	
Up Lift %	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	
Additional Uplift	350,000	350,000	350,000	350,000	350,000	350,000	350,000	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	
Legals Acquisition	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 F <50	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385	
>50	115	115	115	115	115	115	115	115	115	115	115	115	115	115	115	115	
Architects	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	
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%	
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%	
Other Professional	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	
Build Cost - BCIS Bas	818	816	970	885	820	816	902	826	819	913	803	806	814	833	870	912	
CFSH	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	
Energy																	
Design																	
Lifetime	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	
Over-extra 3																	
Over-extra 4																	
Infrastructure	20%	15%	20%	10%	15%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	
Pre CIL s106	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	
Post CIL s106	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
Contingency	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	5.00%	2.50%	5.00%	2.50%	2.50%	2.50%	2.50%	5.00%	5.00%	
Abnormals																	
FINANCE Fees	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
Interest	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	
Legal and	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	
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%	
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%	
Misc.	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	
Developer % of costs (before int)	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	
% of GDV	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	

1	2	3	4	5	6	7	8	9	10	11	12	13	14
2,700	2,500	2,300	2,500	2,600	2,500	2,500	2,400	2,750	2,450	2,800	2,750	2,750	2,450
2160	2000	1840	2000	2080	2000	2000	1920	2200	1960	2240	2200	2200	1960

70.00%

5.00%

SITE NAME	Site 4					
INCOME	Price €/m2	Area m2	GDV £	CA m2		
Market Housing	69.6	70%	48	2,300	7,285,250	3,188
Shares Ownership	69.6	15%	10	1,610	1,092,786	679
Affordable Rent	69.6	15%	10	998	677,383	679
Social Rent	69.6	0%	0	0	0	0
Grant and Subsidy	Share of Ownership			0	0	0
	Affordable Rent			0	0	0
	Social Rent			0	0	0
SITE AREA - Net	1.60 ha		41	/ha	9,055,430	4,529
SITE AREA - Gross	2.03 ha		33	/ha		

UNIT BUILD TIME

Quarters: 5
Months: 3

RESIDUAL LAND VALUE

Wholesale Price: 100,000
Per Unit NE: 50,000
Per Unit SE: 50,000
Per Unit SW: 50,000
Per Unit NW: 50,000
Total: 200,000

RUN CL MACRO CH4

Uplift: 20%
Plus 1ha: 350,000,000%
Viability Threshold: 80,000

Check for planning charge not correct

Additional Profit

44,337

128

DEVELOPMENT COSTS

LAND

Amort m2

Land: 16,817
Stamp Duty: 54,656
Elements etc.: 0
Legal Acquisition: 16,396
Total: 71,851

PLANNING

Architects: 7,500
Planning: 10,000
Other Professional: 515,888
Total: 532,388

CONSTRUCTION

Built Cost - BCIS Based: 4,695,981
Contingency: 117,400
Abnormals: 5,075,881
Total: 5,212,781

FINANCE

Finance: 10,000
Legal and Valuation: 7,500
Total: 17,500

SALES

Agents: 271,663
Legal: 45,277
Misc: 321,540
Total: 7,094,551

Developers Profit

1,418,910

Stamp duty calc - Residual

Land payment: 125,000
Stamp duty: 1,933,092
Total: 2,058,092

Stamp duty calc - Add Profit

Land payment: 125,000
Stamp duty: 1,933,092
Total: 2,058,092

Stamp duty calc - Add Profit

Land payment: 125,000
Stamp duty: 1,933,092
Total: 2,058,092

Stamp duty calc - Add Profit

Land payment: 125,000
Stamp duty: 1,933,092
Total: 2,058,092

Planning fee calc

Plan app: 65
No chgs: 15
No chgs over: 15
Total: 95

Rate

6.00%
3.00%
4.00%
5.00%
5.00%
Total: 1,729

Build Cost

BCIS: 885
CISH: 0
Energy: 0
Overseas 1: 0
Overseas 2: 0
Overseas 4: 0
Infrastructure: 89
Total: 1,039

	Year 1		Year 2		Year 3		Year 4		Year 5		Year 6	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	0	0	0	0	0	0	0	0	0	0	0
Units Shaded	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
Share Ownership	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
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE	54,655	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
Elements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legal Acquisition	16,396	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	7,500	0	0	0	0	0	0	0	0	0	0	0
Architects	15,276	0	0	0	0	0	0	0	0	0	0	0
Other Professional	515,888	0	0	0	0	0	0	0	0	0	0	0
Contingency	117,400	0	0	0	0	0	0	0	0	0	0	0
Abnormals	5,075,881	0	0	0	0	0	0	0	0	0	0	0
Finance	10,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	7,500	0	0	0	0	0	0	0	0	0	0	0
Agents	271,663	0	0	0	0	0	0	0	0	0	0	0
Misc	45,277	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	349,845	0	547,278	251,988	377,952	402,332	402,332	402,332	402,332	276,348	24,380	0
Land	1,933,092	0	0	0	0	0	0	0	0	0	0	0
Interest	25,251	0	0	0	0	0	0	0	0	0	0	0
Profit on GDV	35,720	0	0	0	0	0	0	0	0	0	0	0
For Residual Value	1,933,092	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	-1,42,837	-25,251	-372,971	-287,889	-418,707	-426,035	-238,701	-242,879	-247,129	-251,654	-255,854	-262,332
Opening Balance	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance	-1,42,837	-1,488,188	-2,041,159	-2,328,848	-2,747,555	-3,173,580	-3,442,888	-2,892,210	-2,442,881	-2,193,427	-1,937,273	-1,677,241
COSTS BEFORE LAND INT AND	349,845	0	547,278	251,988	377,952	402,332	402,332	402,332	402,332	276,348	24,380	0
Land	1,933,092	0	0	0	0	0	0	0	0	0	0	0
Interest	25,251	0	0	0	0	0	0	0	0	0	0	0
Profit on GDV	35,720	0	0	0	0	0	0	0	0	0	0	0
For Residual Value	1,933,092	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	-1,42,837	-25,251	-372,971	-287,889	-418,707	-426,035	-238,701	-242,879	-247,129	-251,654	-255,854	-262,332
Opening Balance	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance	-1,42,837	-1,488,188	-2,041,159	-2,328,848	-2,747,555	-3,173,580	-3,442,888	-2,892,210	-2,442,881	-2,193,427	-1,937,273	-1,677,241

	Year 1		Year 2		Year 3		Year 4		Year 5		Year 6	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	0	0	0	0	0	0	0	0	0	0	0
Units Shaded	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
Share Ownership	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
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE	54,655	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
Elements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legal Acquisition	16,396	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	7,500	0	0	0	0	0	0	0	0	0	0	0
Architects	15,276	0	0	0	0	0	0	0	0	0	0	0
Other Professional	515,888	0	0	0	0	0	0	0	0	0	0	0
Contingency	117,400	0	0	0	0	0	0	0	0	0	0	0
Abnormals	5,075,881	0	0	0	0	0	0	0	0	0	0	0
Finance	10,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	7,500	0	0	0	0	0	0	0	0	0	0	0
Agents	271,663	0	0	0	0	0	0	0	0	0	0	0
Misc	45,277	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	1,152,094	0	798,175	251,988	382,952	407,332	407,332	407,332	407,332	281,348	24,380	0
Land	650,000	0	0	0	0	0	0	0	0	0	0	0
Interest	25,251	0	0	0	0	0	0	0	0	0	0	0
Profit on GDV	35,720	0	0	0	0	0	0	0	0	0	0	0
For Residual Value	1,933,092	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	-1,152,094	-20,162	-800,689	-266,652	-422,653	-430,049	-234,616	-238,722	-242,900	-247,151	-251,476	-255,877
Opening Balance	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance	-1,152,094	-1,172,256	-1,981,945	-2,288,597	-2,691,250	-3,121,269	-3,486,885	-2,896,653	-2,456,061	-2,157,910	-1,906,434	-1,650,558

SITE NAME	Site 5					
INCOME						
Market Housing	84.4	70%	2,600	58,976,150	22,683	
Sheltered Ownership	84.4	15%	1,820	8,846,429	4,861	
Affordable Rent	84.4	15%	58	1,117	5,429,374	4,861
Social Rent	84.4	0%	0	0	0	0
Grant and Subsidy	Sheltered Ownership					
	Affordable Rent					
	Social Rent					
SITE AREA - Net	11.20 ha		34	ha	73,251,992	32,405
SITE AREA - Gross	16.03 ha		24	ha		

Sales per Quarter		10	Quarters
Unit Build Time		3	
Residual Land Value	Wholesale Price	19,403,000	1,929,597
Alternative Use Value	Per Unit NEP	251,000	
Uplift:	20%	80,000	5,000
Plus 1/ha	350,000,000%	5,600,000	380,000
Viability Threshold		6,080,000	
Additional Profit		13,325,447	538

UNIT	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	10	20	40	40	40	40	40	40	40	40	34	0	0	0	0	0	0	0	0	0	0	0	0	0
Units Shunted	1,536,638	3,073,277	6,146,554	6,146,554	6,146,554	6,146,554	6,146,554	6,146,554	6,146,554	6,146,554	5,221,850	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing	230,376	460,751	921,503	921,503	921,503	921,503	921,503	921,503	921,503	921,503	783,278	0	0	0	0	0	0	0	0	0	0	0	0	0
Sheltered Ownership	14,140	28,280	56,560	56,560	56,560	56,560	56,560	56,560	56,560	56,560	48,426	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
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	1,907,604	3,815,208	7,630,416	7,630,416	7,630,416	7,630,416	7,630,416	7,630,416	7,630,416	6,465,854	0	0	0	0	0	0	0	0	0	0	0	0	0

EXPENDITURE	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
Stamp Duty	671,988	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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
Stamp Duty	0	0																						

SITE NAME	Site 6							
INCOME								
Market Housing	82.7	70%	67	95	Price £/m2	2,100	11,552,730	5,501
Shed Ownership	82.7	15%	14	1,470	1,732,910	1,179		
Affordable Rent	82.7	15%	14	1,117	1,316,775	1,179		
Social Rent	82.7	0%	0	0	0	0		
Grant and Subsidy	Share of Ownership	0	0	0	0	0		
Social Rent	0	0	0	0	0	0		
SITE AREA - Net	2.80 ha	/ha	34	/ha	14,692,415	7,659		
SITE AREA - Gross	3.50 ha	/ha	27					

DEVELOPMENT COSTS	LAND	PLANNING	CONSTRUCTION	FINANCE	SALES
Land	19,498	0	0	0	0
Stamp Duty	0	1,852,339	0	0	0
Elements etc.	0	0	0	0	0
Legal Acquisition	1,500	27,785	120,402	0	0
Planning Fee	0	22,500	0	0	0
Architects	483,625	0	0	0	0
Legal	10,000	0	0	0	0
Other Professional	80,824	0	0	0	0
Other Professional	2,550	828,541	0	0	0
Bld Cost - BCIS Based	857	7,524,794	0	0	0
Contingency	2,500	188,120	0	0	0
Abnormals	2,550	110,000	0,060,413	0	0
Finance	0	10,000	0	0	0
Legal and Valuation	7,000	17,200	0	0	0
Agents	3,000	438,072	0	0	0
Legal	73,012	516,885	11,385,261	0	0
Misc.	5,000	0	0	0	0
Developers Profit					
% of costs (before interest)	20.00%	2,270,056	0	0	0
% of GDV	0.00%				

RESIDUAL CASH FLOW FOR INTEREST	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
INCOME	0	0	0	0	0	0
Units Shunted	0	0	0	0	0	0
Market Housing	0	0	0	0	0	0
Shed 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
EXPENDITURE						
Stamp Duty	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0
Architects	0	0	0	0	0	0
Legal	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Bld Cost - BCIS Base	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Agents	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	563,423	494,079	526,358	526,358	526,358	526,358
Land	1,852,339	0	0	0	0	0
Interest	42,276	74,825	84,455	84,455	84,455	84,455
Profit on GDV	0	0	0	0	0	0
Cash Flow	-2,415,762	-42,276	-852,229	-387,353	311,445	316,886
Opening Balance	-2,415,762	-2,458,038	-3,311,267	-3,988,600	-4,257,604	-4,825,968
Closing Balance	-2,415,762	-2,458,038	-3,311,267	-3,988,600	-4,257,604	-4,825,968

CASH FLOW FOR CL ADDITIONAL PROFIT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
INCOME	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0
Architects	0	0	0	0	0	0
Legal	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Bld Cost - BCIS Base	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Agents	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	1,852,339	500,079	522,358	522,358	522,358	522,358
Land	1,455,000	0	0	0	0	0
Interest	0	0	0	0	0	0
Profit on GDV	0	0	0	0	0	0
Cash Flow	-2,415,762	-42,276	-852,229	-387,353	311,445	316,886
Opening Balance	-2,415,762	-2,458,038	-3,311,267	-3,988,600	-4,257,604	-4,825,968
Closing Balance	-2,415,762	-2,458,038	-3,311,267	-3,988,600	-4,257,604	-4,825,968

RESIDUAL CASH FLOW FOR INTEREST	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
INCOME	0	0	0	0	0	0
Units Shunted	0	0	0	0	0	0
Market Housing	0	0	0	0	0	0
Shed 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
EXPENDITURE						
Stamp Duty	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0
Architects	0	0	0	0	0	0
Legal	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Bld Cost - BCIS Base	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Agents	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	563,423	494,079	526,358	526,358	526,358	526,358
Land	1,852,339	0	0	0	0	0
Interest	42,276	74,825	84,455	84,455	84,455	84,455
Profit on GDV	0	0	0	0	0	0
Cash Flow	-2,415,762	-42,276	-852,229	-387,353	311,445	316,886
Opening Balance	-2,415,762	-2,458,038	-3,311,267	-3,988,600	-4,257,604	-4,825,968
Closing Balance	-2,415,762	-2,458,038	-3,311,267	-3,988,600	-4,257,604	-4,825,968

CASH FLOW FOR CL ADDITIONAL PROFIT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
INCOME	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0
Architects	0	0	0	0	0	0
Legal	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Bld Cost - BCIS Base	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Agents	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	1,852,339	500,079	522,358	522,358	522,358	522,358
Land	1,455,000	0	0	0	0	0
Interest	0	0	0	0	0	0
Profit on GDV	0	0	0	0	0	0
Cash Flow	-2,415,762	-42,276	-852,229	-387,353	311,445	316,886
Opening Balance	-2,415,762	-2,458,038	-3,311,267	-3,988,600	-4,257,604	-4,825,968
Closing Balance	-2,415,762	-2,458,038	-3,311,267	-3,988,600	-4,257,604	-4,825,968

RESIDUAL CASH FLOW FOR INTEREST	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
INCOME	0	0	0	0	0	0
Units Shunted	0	0	0	0	0	0
Market Housing	0	0	0	0	0	0
Shed 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
EXPENDITURE						
Stamp Duty	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0
Architects	0	0	0	0	0	0
Legal	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Bld Cost - BCIS Base	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Agents	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	563,423	494,079	526,358	526,358	526,358	526,358
Land	1,852,339	0	0	0	0	0
Interest	42,276	74,825	84,455	84,455	84,455	84,455
Profit on GDV	0	0	0	0	0	0
Cash Flow	-2,415,762	-42,276	-852,229	-387,353	311,445	316,886
Opening Balance	-2,415,762	-2,458,038	-3,311,267	-3,988,600	-4,257,604	-4,825,968
Closing Balance	-2,415,762	-2,458,038	-3,311,267	-3,988,600	-4,257,604	-4,825,968

CASH FLOW FOR CL ADDITIONAL PROFIT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
INCOME	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0
Architects	0	0	0	0	0	0
Legal	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Bld Cost - BCIS Base	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Agents	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	1,852,339	500,079	522,358	522,358	522,358	522,358
Land	1,455,000	0	0	0	0	0

SITE NAME	Site 8						
INCOME							
Market Housing	77.8	70%	45	64	2,000	6,896,200	3,485
Shared Ownership	77.8	15%	10	10	1,400	1,045,360	747
Affordable Rent	77.8	15%	10	10	1,125	840,038	747
Social Rent	77.8	0%	0	0	0	0	0
Grant and Subsidy	Shared Ownership						
Social Rent							
SITE AREA - Net	1.80 ha	/ha	36	/ha		8,854,616	4,979
SITE AREA - Gross	2.25 ha	/ha	28	/ha			

Quarter	1	2	3	4
RESIDUAL LAND VALUE	905,000	237,829	420,000	480,000
Upfront	180,000	80,000	80,000	80,000
Plus / Min	0	0	0	0
Viability Threshold	1,080,000			
Additional Profit	-566,142			-161

Year	1	2	3	4	5
INCOME	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4	5
Units Shunted	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4	5
Units Shunted	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4	5
Units Shunted	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4	5
Units Shunted	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4	5
Units Shunted	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4	5
Units Shunted	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4	5
Units Shunted	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4	5
Units Shunted	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4	5
Units Shunted	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4	5
Units Shunted	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4	5
Units Shunted	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4	5
Units Shunted	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4	5
Units Shunted	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4	5
Units Shunted	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4	5
Units Shunted	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4	5
Units Shunted	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4	5
Units Shunted	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4	5
Units Shunted	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4	5
Units Shunted	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4	5
Units Shunted	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4	5
Units Shunted	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4	5
Units Shunted	0	0	0	0	0
Market Housing	0	0	0	0	0
Shared Ownership	0	0	0	0	0
Affordable Rent	0	0	0	0	0
Social Rent	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0
INCOME	0	0	0	0	0

Year	1	2	3	4
------	---	---	---	---

SITE NAME	Site 9
INCOME	
Market Housing	81.1 70% 48
Shed Ownership	81.1 15% 11
Affordable Rent	81.1 15% 11
Social Rent	81.1 0% 0
Grant and Subsidy	0 0 0
Social Rent	0 0 0
Grant and Subsidy	0 0 0
Social Rent	0 0 0
SITE AREA - Net	2.10 ha
SITE AREA - Gross	3.03 ha
Units	33
Quarters	23
Price £/m2	12,152,316
GDV £	5,079

DEVELOPMENT COSTS	LAND	PLANNING	CONSTRUCTION	FINANCE	SALES
Stamp Duty	120,480	36,144	10,000	10,000	17,240
Elements etc.	0	0	0	0	0
Legal Acquisition	1,500	36,144	10,000	10,000	17,240
Architects	0	0	0	0	0
Planning	0	0	0	0	0
Other Professional	0	0	0	0	0
Built Cost - BCIS Based	861	5,456,366	2,500	394,569	60,762
Stamp Duty	120,480	36,144	10,000	10,000	17,240
Contingency	0	0	0	0	0
Abnormals	0	0	0	0	0
Free	0	0	0	0	0
Legal and Valuation	0	0	0	0	0
Agents	0	0	0	0	0
Misc.	0	0	0	0	0
Total	120,480	36,144	10,000	10,000	17,240

RESIDUAL CASH FLOW FOR INTEREST	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
INCOME	0	0	0	0	0	0
EXPENDITURE	120,480	0	0	0	0	0
Stamp Duty	120,480	0	0	0	0	0
Elements etc.	0	0	0	0	0	0
Legal Acquisition	36,144	0	0	0	0	0
Planning Fee	10,000	0	0	0	0	0
Architects	173,333	0	0	0	0	0
QS	10,000	0	0	0	0	0
Other Professional	28,889	0	0	0	0	0
Other Professional	72,222	0	0	0	0	0
Built Cost - BCIS Base	0	129,813	259,827	389,740	389,740	389,740
Stamp Duty	0	120,480	0	0	0	0
Elements etc.	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Architects	0	0	0	0	0	0
QS	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Built Cost - BCIS Base	0	129,813	259,827	389,740	389,740	389,740
Stamp Duty	0	120,480	0	0	0	0
Elements etc.	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Architects	0	0	0	0	0	0
QS	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Built Cost - BCIS Base	0	129,813	259,827	389,740	389,740	389,740
Stamp Duty	0	120,480	0	0	0	0
Elements etc.	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Architects	0	0	0	0	0	0
QS	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Built Cost - BCIS Base	0	129,813	259,827	389,740	389,740	389,740
Stamp Duty	0	120,480	0	0	0	0
Elements etc.	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Architects	0	0	0	0	0	0
QS	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Built Cost - BCIS Base	0	129,813	259,827	389,740	389,740	389,740
Stamp Duty	0	120,480	0	0	0	0
Elements etc.	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Architects	0	0	0	0	0	0
QS	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Built Cost - BCIS Base	0	129,813	259,827	389,740	389,740	389,740
Stamp Duty	0	120,480	0	0	0	0
Elements etc.	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Architects	0	0	0	0	0	0
QS	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Built Cost - BCIS Base	0	129,813	259,827	389,740	389,740	389,740
Stamp Duty	0	120,480	0	0	0	0
Elements etc.	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Architects	0	0	0	0	0	0
QS	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Built Cost - BCIS Base	0	129,813	259,827	389,740	389,740	389,740
Stamp Duty	0	120,480	0	0	0	0
Elements etc.	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Architects	0	0	0	0	0	0
QS	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Built Cost - BCIS Base	0	129,813	259,827	389,740	389,740	389,740
Stamp Duty	0	120,480	0	0	0	0
Elements etc.	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Architects	0	0	0	0	0	0
QS	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Built Cost - BCIS Base	0	129,813	259,827	389,740	389,740	389,740
Stamp Duty	0	120,480	0	0	0	0
Elements etc.	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Architects	0	0	0	0	0	0
QS	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Built Cost - BCIS Base	0	129,813	259,827	389,740	389,740	389,740
Stamp Duty	0	120,480	0	0	0	0
Elements etc.	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Architects	0	0	0	0	0	0
QS	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Built Cost - BCIS Base	0	129,813	259,827	389,740	389,740	389,740
Stamp Duty	0	120,480	0	0	0	0
Elements etc.	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Architects	0	0	0	0	0	0
QS	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Built Cost - BCIS Base	0	129,813	259,827	389,740	389,740	389,740
Stamp Duty	0	120,480	0	0	0	0
Elements etc.	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Architects	0	0	0	0	0	0
QS	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Built Cost - BCIS Base	0	129,813	259,827	389,740	389,740	389,740
Stamp Duty	0	120,480	0	0	0	0
Elements etc.	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Architects	0	0	0	0	0	0
QS	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Built Cost - BCIS Base	0	129,813	259,827	389,740	389,740	389,740
Stamp Duty	0	120,480	0	0	0	0
Elements etc.	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Architects	0	0	0	0	0	0
QS	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Built Cost - BCIS Base	0	129,813	259,827	389,740	389,740	389,740
Stamp Duty	0	120,480	0	0	0	0
Elements etc.	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Architects	0	0	0	0	0	0
QS	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Built Cost - BCIS Base	0	129,813	259,827	389,740	389,740	389,740
Stamp Duty	0	120,480	0	0	0	0
Elements etc.	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Architects	0	0	0	0	0	0
QS	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Built Cost - BCIS Base	0	129,813	259,827	389,740	389,740	389,740
Stamp Duty	0	120,480	0	0	0	0
Elements etc.	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Architects	0	0	0	0	0	0
QS	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Built Cost - BCIS Base	0	129,813	259,827	389,740	389,740	389,740
Stamp Duty	0	120,480	0	0	0	0
Elements etc.	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Architects	0	0	0	0	0	0
QS	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Built Cost - BCIS Base	0	129,813	259,827	389,740	389,740	389,740
Stamp Duty	0	120,480	0	0	0	0
Elements etc.	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Architects	0	0	0	0	0	0
QS	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Built Cost - BCIS Base	0	129,813	259,827	389,740	389,740	389,740
Stamp Duty	0	120,480	0			

SITE NAME	Site 10					
INCOME						
Market Housing	73.9	70%	13	2,190	2,001,650	931
Shared Ownership	73.9	15%	3	1,505	300,246	200
Affordable Rent	73.9	15%	3	1,078	215,081	200
Social Rent	73.9	0%	0	0	0	0
Grant and Subsidy	Shared Ownership					
Social Rent						
SITE AREA - Net	0.30 ha		60	/ha	2,516,999	1,330
SITE AREA - Gross	0.30 ha		60	/ha		

Unit Build Time	Quarters
9	3

RUN Residual Macro c/mr
 Closing balance = 0
 Which Site: Per to NE - Per to GROSS
 Residual Land Value: 120,000 -399,939
 Alternative Use Value: 24,000 -80,000
 Uplift: 20% 24,000 80,000
 Plus /ha: 0
 Viability Threshold: 144,000 480,000
 Check for planning charge not correct

DEVELOPMENT COSTS	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
LAND						
Stamp Duty	-1,734	0	0	0	0	0
Elements etc.	0	0	0	0	0	0
Legal Acquisition	1,734	0	0	0	0	0
PLANNING						
Planning Fee	6,930	0	0	0	0	0
Architects	109,928	0	0	0	0	0
Survey	0	0	0	0	0	0
Other Professional	18,321	0	0	0	0	0
Other Professional	45,802	0	0	0	0	0
CONSTRUCTION						
Build Cost - BCIS Based	1,070	1,423,561	0	0	0	0
Abnormals	5,000	71,178	0	0	0	0
Contingency	292,356	1,832,096	0	0	0	0
FINANCE						
Fees	10,000	0	0	0	0	0
Legal and Valuation	7,500	0	0	0	0	0
SALES						
Agents	75,509	0	0	0	0	0
Legals	12,366	0	0	0	0	0
Misc.	5,000	0	0	0	0	0
Total	144,000	2,011,440	0	402,288	0	0

Stamp duty calc - Residual	Stamp duty calc - Add Profit
Land payment	Land payment
No chgs	250,000
Chgs	500,000
No chgs over	1,000,000
Chgs over	above
Total	Total
0	144,000

Stamp duty calc - Residual	Stamp duty calc - Add Profit
Land payment	Land payment
No chgs	250,000
Chgs	500,000
No chgs over	1,000,000
Chgs over	above
Total	Total
0	144,000

Stamp duty calc - Residual	Stamp duty calc - Add Profit
Land payment	Land payment
No chgs	250,000
Chgs	500,000
No chgs over	1,000,000
Chgs over	above
Total	Total
0	144,000

Stamp duty calc - Residual	Stamp duty calc - Add Profit
Land payment	Land payment
No chgs	250,000
Chgs	500,000
No chgs over	1,000,000
Chgs over	above
Total	Total
0	144,000

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
INCOME	0	0	0	0	0	0	0	0	0	0	0	0
UNITS Shared	9	9	9	9	0	0	0	0	0	0	0	0
Market Housing	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
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE	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
Elements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	6,930	0	0	0	0	0	0	0	0	0	0	0
Architects	109,928	0	0	0	0	0	0	0	0	0	0	0
Survey	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	18,321	0	0	0	0	0	0	0	0	0	0	0
Other Professional	45,802	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	237,260	474,520	237,260	0	0	0	0	0	0	0	0
Abnormals	0	46,000	29,726	11,863	0	0	0	0	0	0	0	0
Contingency	0	48,228	97,452	48,228	0	0	0	0	0	0	0	0
Finance Fees	10,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	7,500	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	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
COSTS BEFORE LAND INT AND	114,241	0	439,454	595,699	237,848	44,047	44,047	44,047	0	0	0	0
Land	-119,925	0	7,597	34,615	13,968	0	0	0	0	0	0	0
Interest	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
Cash Flow	5,354	0	-439,454	-603,295	-613,853	-326,746	1,179,818	1,200,464	0	0	0	0
Opening Balance	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance	5,354	5,354	-434,100	-1,037,595	-1,651,248	-1,977,994	-798,179	-402,288	-402,288	-402,288	-402,288	-402,288

CASH FLOW FOR CL 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
INCOME	0	0	0	0	0	0	0	0	0	0	0	0
As Above	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE	144,000	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
Elements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	6,930	0	0	0	0	0	0	0	0	0	0	0
Architects	109,928	0	0	0	0	0	0	0	0	0	0	0
Survey	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	18,321	0	0	0	0	0	0	0	0	0	0	0
Other Professional	45,802	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	237,260	474,520	237,260	0	0	0	0	0	0	0	0
Abnormals	0	46,000	29,726	11,863	0	0	0	0	0	0	0	0
Contingency	0	48,228	97,452	48,228	0	0	0	0	0	0	0	0
Finance Fees	10,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	7,500	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	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
COSTS BEFORE LAND INT AND	262,195	0	146,727	595,699	604,699	396,249	44,047	44,047	0	0	0	0
Interest	4,688	4,688	7,318	17,871	28,766	34,639	13,993	0	0	0	0	0
Profit on cost	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
Cash Flow	-262,195	-4,688	-151,396	-603,017	-622,569	-335,615	1,170,793	1,200,440	0	0	0	0
Opening Balance	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance	-262,195	-266,783	-418,179	-1,021,196	-1,643,765	-1,979,381	-799,587	-400,852	-400,852	-400,852	-400,852	-400,852

SITE NAME	Site 11							
INCOME								
Market Housing	86.0	70%	9	13	Price £/m2	2,600	2,033,850	782
Shared Ownership	86.0	15%	2		1,820	365,076	168	
Affordable Rent	86.0	15%	2		1,153	193,272	168	
Social Rent	86.0	0%	0		0	0	0	
Grant and Subsidy	Shared Ownership				0	0	0	
Social Rent					0	0	0	
SITE AREA - Net	0.36 ha	/ha	36	/ha	2,632,199	1,118		
SITE AREA - Gross	0.45 ha	/ha	28					

SALES	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Units Sold	2	2	2	2	2	2
Revenue	5,200	5,200	5,200	5,200	5,200	5,200
Costs	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)
Profit	4,200	4,200	4,200	4,200	4,200	4,200
Profit on Cost	80.0%	80.0%	80.0%	80.0%	80.0%	80.0%
Profit on GDV	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%
Opening Balance	0	0	0	0	0	0
Closing Balance	4,200	4,200	4,200	4,200	4,200	4,200

DEVELOPMENT COSTS	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Land	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0
Architects	0	0	0	0	0	0
Quantity Surveyors	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Build Cost - BCIS Based	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0
Finance	0	0	0	0	0	0
Agents	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
Total	0	0	0	0	0	0

EXPENDITURE	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Stamp Duty	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0
Architects	0	0	0	0	0	0
Quantity Surveyors	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Build Cost - BCIS Based	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0
Finance	0	0	0	0	0	0
Agents	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
Total	0	0	0	0	0	0

RESIDUAL CASH FLOW FOR INTEREST	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Units Shaded	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
Stamp Duty	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0
Architects	0	0	0	0	0	0
Quantity Surveyors	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Build Cost - BCIS Based	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0
Finance	0	0	0	0	0	0
Agents	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	0	0	0	0	0	0
Land	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0
Architects	0	0	0	0	0	0
Quantity Surveyors	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Build Cost - BCIS Based	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0
Finance	0	0	0	0	0	0
Agents	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	0	0	0	0	0	0
Land	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0
Architects	0	0	0	0	0	0
Quantity Surveyors	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Build Cost - BCIS Based	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0
Finance	0	0	0	0	0	0
Agents	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	0	0	0	0	0	0
Land	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0
Architects	0	0	0	0	0	0
Quantity Surveyors	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Build Cost - BCIS Based	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0
Finance	0	0	0	0	0	0
Agents	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	0	0	0	0	0	0
Land	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0
Architects	0	0	0	0	0	0
Quantity Surveyors	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Build Cost - BCIS Based	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0
Finance	0	0	0	0	0	0
Agents	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	0	0	0	0	0	0
Land	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0
Architects	0	0	0	0	0	0
Quantity Surveyors	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Build Cost - BCIS Based	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0
Finance	0	0	0	0	0	0
Agents	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	0	0	0	0	0	0
Land	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0
Architects	0	0	0	0	0	0
Quantity Surveyors	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Build Cost - BCIS Based	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0
Finance	0	0	0	0	0	0
Agents	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	0	0	0	0	0	0
Land	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0
Architects	0	0	0	0	0	0
Quantity Surveyors	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Build Cost - BCIS Based	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0
Finance	0	0	0	0	0	0
Agents	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	0	0	0	0	0	0
Land	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0
Architects	0	0	0	0	0	0
Quantity Surveyors	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Build Cost - BCIS Based	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0
Finance	0	0	0	0	0	0
Agents	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	0	0	0	0	0	0
Land	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0
Architects	0	0	0	0	0	0
Quantity Surveyors	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0
Build Cost - BC						

Location	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
Green/brown field Use	Upton St Leonards Green Agricultural	Stonehouse Green Paddock	Stonehouse Brown Car park	Stonehouse Green Paddock	Stroud Green Agricultural	Stroud Green Paddock	Stroud Green Garden	Cam Brown Industrial	Cam Green Paddock	Dursleyton Brown Garage	Under Edge Green Residential	Nailsworth Green Paddock	linchinhampton Green Agricultural	Frampton Green Paddock	Stroud Brown Industrial	Thrupp Brown Garage
Site Area	Gross ha 8.5	1.24	0.2	2	16	3.5	0.4	2.25	3	0.3	0.45	1.25	2	5	2.01	0.45
Net	ha 5.95	0.99	0.2	1.6	11.2	2.8	0.4	1.8	2.1	0.3	0.36	1	1.6	3.5	1.52	0.45
Units	0	36	20	65	384	95	20	64	70	18	13	32	56	103	50	30
Mix	Market	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%
Intermediate to Buy	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%
Affordable Rent	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%
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%
Alternative Land Value	£/ha 25,000	50,000	400,000	50,000	25,000	50,000	800,000	400,000	50,000	400,000	800,000	50,000	25,000	25,000	400,000	400,000
£ site	212,500	62,000	80,000	100,000	400,000	175,000	320,000	900,000	150,000	120,000	360,000	62,500	50,000	125,000	804,000	180,000
Uplift	£/ha 355,000	360,000	80,000	360,000	355,000	360,000	160,000	80,000	360,000	80,000	160,000	360,000	355,000	355,000	80,000	80,000
£ site	3,017,500	446,400	16,000	720,000	5,680,000	1,260,000	64,000	180,000	1,080,000	24,000	72,000	450,000	710,000	1,775,000	160,800	36,000
Viability Threshold	£/ha 380,000	410,000	480,000	410,000	380,000	410,000	960,000	480,000	410,000	480,000	960,000	410,000	380,000	380,000	480,000	480,000
£ site	3,230,000	508,400	96,000	820,000	6,080,000	1,435,000	384,000	1,080,000	1,230,000	144,000	432,000	512,500	760,000	1,900,000	964,800	216,000
Residual V Gross	£/ha 576,426	737,159	12,757	546,546	839,998	529,240	1,155,864	206,316	803,197	-398,650	1,276,205	1,199,492	1,169,429	521,213	276,086	385,166
Net	£/ha 823,466	923,310	12,757	683,182	1,199,997	661,550	1,155,864	257,895	1,147,424	-398,650	1,595,257	1,499,365	1,461,786	744,590	365,088	385,166
£ site	4,899,621	914,077	2,551	1,093,092	13,439,966	1,852,339	462,346	464,211	2,409,591	-119,595	574,292	1,499,365	2,338,858	2,606,066	554,933	173,324
Additional Profit	£ site 3,587,398	497,983	-66,565	404,397	13,352,441	612,872	115,470	-560,147	1,407,881	-247,727	175,020	1,133,251	1,822,214	943,755	-366,004	2,653
£/m2	339	240	-70	128	589	111	112	-161	354	-266	224	569	580	168	-128	2

Appendix 8 Strategic and Reserve Sites – Base Appraisals

The pages in this section are not numbered

Base Strategic
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
Location		Hardwick	Newton	Stonehouse	Cam	0	0	0	0	0	0	0	0	0	0	0	0
Green/brown field		Green	Brown	Green	Green	0	0	0	0	0	0	0	0	0	0	0	0
Use		Agricultural	Mixed	Agricultural	Agricultural	0	0	0	0	0	0	0	0	0	0	0	0
Site Area Gross	ha	28.00	73.00	30.00													
Net	ha	16.60	0.00	44.00	18.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Units		500	0	1,500	450	0	0	0	0	0	0	0	0	0	0	0	0
Average Unit Size	m2	88.06	#DIV/0!	86.89	86.37	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Mix	Intermediate to Buy	15.00%		15.00%	15.00%												
	Affordable Rent	15.00%		15.00%	15.00%												
	Social Rent																
Price	Market	£/m2	2,250	2,300	2,325												
	Intermedi:	£/m2	1,575	0	1,610	1,628	0	0	0	0	0	0	0	0	0	0	0
	Affordable	£/m2	1,100	998	1,125												
	Social Ren	£/m2	1,125	0	1,150	1,163	0	0	0	0	0	0	0	0	0	0	0
Grant and	Intermedi:	£/unit															
	Affordable	£/unit															
	Social Ren	£/unit															
Sales per year		40	60	40													
Unit Build Time		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Alternative Use Value	£/ha	25,000	25,000	25,000													
Up Lift %	%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Additional Uplift	£/ha	350,000	350,000	350,000													
Easements etc	£	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%
Planning F <50	£/unit	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385
>50	£/unit	115	115	115	115	115	115	115	115	115	115	115	115	115	115	115	115
Architects	%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
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%
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%
Other Professional	%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Build Cost - BCIS Base	£/m2	818	#DIV/0!	821	815	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
CFSH	%	6.00%	6.00%	6.00%													
Energy	£/m2																
Design	£/m2																
Lifetime	£/m2	11	11	11													
Over-extra 3	£/m2																
Over-extra 4	£/m2																
Infrastructure	%	20%	20%	20%	20%												
Pre CIL s106	£/Unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106	£/Unit	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
	£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	%	2.50%	2.50%	2.50%													
Abnormals	%																
	£/site	6,255,205	15,869,739	4,953,292													
FINANCE	Fees	£	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Interest	%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
	Legal and	£	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
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%
	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%
	Misc.	£	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
Developer	% of costs (before interest)		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	% of GDV	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%

70.00%

50.00%

5.00%

HDH Planning & Development Ltd is a specialist planning consultancy providing evidence to support planning authorities, land owners and developers.

The firm is led by Simon Drummond-Hay who is a Chartered Surveyor, Associate of Chartered Institute of Housing and senior development professional with a wide experience of both development and professional practice. The firm is regulated by the RICS.

The main areas of expertise are:

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

HDH Planning & Development Ltd has clients throughout England and Wales.

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