Appendix 6 - Viability Assessment Report

Assessment of Strategic Development Opportunities in parts of Gloucestershire

Viability Appendix

December 2019

HDH Planning & Development

Important Notice

HDH Planning and Development Ltd (as sub-contractors to LUC Limited) has prepared this report for the sole use of Cheltenham Borough Council, Forest of Dean District Council, Gloucester City Council, Tewkesbury Borough Council and Stroud District Council in accordance with the instructions and proposal under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of HDH Planning and Development Ltd.

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

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

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

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1. Introduction

Scope

1.1 Cheltenham Borough Council, Gloucester City Council, Tewkesbury Borough Council, working together as the Joint Core Strategy (JCS) Councils and Stroud District Council (the Councils) commenced a Site Assessment Study to evaluate the suitability of sites for potential allocation across the Councils' areas in early 2019. Forest of Dean District Council joined the process in the summer of 2019. The Site Assessment Study is assessing broad areas for development that will inform the selection of strategic sites (sites over 450 units) in the future. In due course this study may form a part of the evidence base for the new Joint Core Strategy (JCS) Local Plan, the new Forest of Dean Local Plan and the new Stroud Local Plan.

1.2 HDH Planning & Development Ltd (as sub-contractors to LUC) has been appointed to make an assessment of the deliverability, in terms of viability, of the areas for potential development sites that have passed the first rounds of sifting and in accordance with the requirements of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (PPG).

1.3 Paragraph 67 of the 2019 NPPF requires Planning Authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA) saying:

> *Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:*
>
> *a) specific, deliverable sites for years one to five of the plan period; and*
>
> *b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.*

1.4 In this context 'deliverable' and 'developable' are defined (in the 2019 NPPF Glossary) as[1]:

> ***Deliverable***
>
> *To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:*
>
> *a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for*

[1] It is important to note that the definition is suject to a review as part of the *Technical consultation on updates to national planning policy and guidance (MHCLG, October 2018)*. This would not have a material impact on this study.

example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

Developable

To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged

1.5 It is an important part of the process to ensure that the sites being considered for inclusion in the Plans are deliverable in the context of the Councils' policies.

1.6 This document sets out the methodology used, the key assumptions adopted, and contains an assessment of the viability of deliverability of the potential strategic sites.

Report Structure

1.7 This report examines the viability of potential strategic sites, and follows the following format:

Chapter 2 Sets out the reasons for, and approach to, viability testing, including a short review of the requirements of the NPPF.

Chapter 3 Sets out the methodology used.

Chapter 4 An assessment of the housing market, including market and affordable housing with the purpose of establishing the worth of different types of housing (size and tenure) in different areas.

Chapter 5 An assessment of the costs of 'development' land to be used when assessing viability.

Chapter 6 Sets out the cost and general development assumptions to be used in the development appraisals.

Chapter 7 A summary of the various policy requirements and constraints that influence the type of development that come forward.

Chapter 8 Sets out the range of modelled sites used for the financial development appraisals.

Chapter 9 The results of the development appraisals for residential development sites.

Chapter 10 Summary.

Project Team

1.8 This project is led by LUC, with HDH Planning & Development Ltd (acting as a sub-contractor) providing viability expertise.

LUC

1.9 LUC is an environmental consultancy providing planning, impact assessment, landscape design and ecology services to a wide range of public and private sector clients.

1.10 With a track record of over 50 years and a team of over 140 skilled professionals, LUC bring a passion for the environment and a determination to achieve sustainable development on behalf of their clients.

HDH Planning & Development Ltd

1.11 HDH is a specialist planning consultancy providing evidence to support planning and housing authorities. The firm was founded in 2011. The main areas of expertise are:

a. Area wide and site-specific viability analysis

b. Community Infrastructure Levy testing

c. Strategic Housing Market Assessments and Housing Needs Assessments

d. Viability and Planning Assessments and Inquiries.

General Caveat

1.12 The findings contained in this report are based upon information from various sources including that provided by the Councils and by others, upon the assumption that all relevant information has been provided. This information has not been independently verified by HDH or LUC. The conclusions and recommendations contained in this report are concerned with policy requirements, guidance and regulations which may be subject to change. They reflect a Chartered Surveyor's perspective and do not reflect or constitute legal advice.

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

Metric or imperial

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

1m	=	3.28ft (3' and 3.37")	1ft	=	0.30m
1m^2	=	10.76 sqft	1sqft	=	0.0929m^2
1ha	=	2.471acres	1acre	=	0.405ha

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

Compliance

1.16 HDH Planning & Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors (RICS). As a firm regulated by the RICS it is necessary to have regard to RICS Professional Standards and Guidance. There are two principle pieces of relevant guidance, being the *Financial viability in planning: conduct and reporting RICS professional statement, England (1st Edition, May 2019)* and *Financial Viability in planning (1st edition), RICS guidance note 2012*.

1.17 *Financial Viability in planning (1st edition), RICS guidance note 2012* is currently subject to a full review to reflect the changes in the 2019 NPPF and the updated PPG (May 2019). As part of the review, *Financial viability in planning: conduct and reporting. 1st edition, May 2019* was published in May 2019. This includes mandatory requirements for RICS members and RICS-regulated firms. HDH confirms that the May 2019 Guidance has been followed.

a. HDH confirms that in preparing this report the firm has acted with objectivity, impartially and without interference and with reference to all appropriate available sources of information.

b. HDH is appointed by LUC and has followed a collaborative approach involving the Councils and other consultants. Consultation has not formed part of the preparation of this document, rather it has drawn on the Councils' existing published evidence base documents, updating them as required. Due to the range of matters being considered, and the purpose of the assessment it was not considered appropriate or necessary to consult on the viability element, that is a very small part of the overall project. As the site selection process continues it will be necessary to undertake detailed consultation across the whole evidence base.

c. The specification under which this project is undertaken is included as **Appendix 1** of this report.

d. HDH confirms it has no conflicts of interest in undertaking this project.

e. HDH confirms that, in preparing this report, no performance-related or contingent fees have been agreed.

f. The presumption is that a viability assessment should be published in full. HDH has prepared this report on the assumption that it will be published in full.

g. HDH confirms that a non-technical summary has been provided (in the form of Chapter 10). Viability in the plan-making process is a technical exercise that is undertaken specifically to demonstrate compliance (or otherwise) with the NPPF and PPG. It is firmly recommended that this report only be published and read in full.

h. This assessment incudes appropriate sensitivity testing. This includes the effect of different affordable housing requirements against different levels of developer contributions, which is at the core of the study.

i. The Guidance includes a requirement that, '*all contributions to reports relating to assessments of viability, on behalf of both the applicants and authorities, must comply* *with these mandatory requirements. Determining the competency of subcontractors is the responsibility of the RICS member or RICS-regulated firm*'. Much of the information that informed this Viability Assessment was provided by LUC, the Councils and others. This information was not provided in a subcontractor role and, in accordance with HDH's instructions, this information has not been challenged nor independently verified.

1.18 Finally, page 19 of the Guidance includes the following requirement:

> *RICS members must also consider whether the advice they are giving represents the most effective and efficient way to deliver a reasonable development performance proportionate to the scheme being tested. This is sometimes referred to as 'value engineering' and involves quantity surveyors, agents and other professionals. LPAs and their advisers need to be confident that the FVA fully reflects the way the development would actually be carried out. If this is not the case, it should be stated and explained.*
>
> *RICS members must include a statement that these matters have been given full consideration in the FVA. Corresponding statements must, where appropriate, be included in other professional and specialist inputs to the FVA.*

1.19 This is a high-level viability study considering the potential delivery of a long list of development sites from which sites to be included in the new Local Plan may be drawn. HDH's instructions specifically do not include a review of the proposals, rather the instructions are to provide high level viability advice with regard to the general direction of development for others to consider.

1.20 This report forms one of the pieces of evidence that will be used by the Councils in the plan-making process. In due course the Councils will weigh up their own priorities in the context of the NPPF and select sites for further investigation (including detailed viability work) and in due course potentially for inclusion within one of the Local Plans.

2. Viability Testing

2.1 Viability testing is an important part of the planning process. The requirement to assess viability forms part of the National Planning Policy Framework (NPPF), and is a requirement of the CIL Regulations. In each case the requirement is slightly different, but they have much in common. The 2019 NPPF requires planning authorities to give consideration to the deliverability of sites.

2.2 Over several years, in the run up to this report, various national consultations have been carried out with regard to different aspects of the plan-making process. These included references to, and sections on, viability. The National Planning Policy Framework (NPPF) was updated in July 2018 and again in February 2019, and the viability sections of the Planning Practice Guidance (PPG) were updated in July 2018 replacing the earlier documents.

National Planning Policy Framework (February 2019)

2.3 As in the 2012 NPPF, viability remains a core area of the plan-making process. In terms of viability the 2018 NPPF and 2019 NPPF are similar (the changes in the 2019 NPPF are largely around the Standard Method for assessing Housing Need). The 2019 NPPF does not include detail on the viability process, rather stresses the importance of viability. The main change is a shift of viability testing from the development management stage to the plan-making stage.

> *Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.*
>
> *2019 NPPF, Paragraph 57*

2.4 Careful consideration has been made to the updated PPG in this study (see below).

2.5 The effectiveness of plans was important under the 2012 NPPF, but a greater emphasis is put on deliverability in the 2019 NPPF. The following, updated, definition is provided:

> ***Deliverable***
>
> *To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:*
>
> *a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

Developable

To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged

NPPF Glossary

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

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

a) specific, deliverable sites for years one to five of the plan period[32]; and

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

2019 NPPF, Paragraph 67

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

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

2019 NPPF, Paragraph 119

2.8 Under the heading *Achieving appropriate densities*, viability forms part of the consideration of viability:

Planning policies and decisions should support development that makes efficient use of land, taking into account:

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places.

2019 NPPF, Paragraph 122

2.9 The 2019 NPPF does not include technical guidance on undertaking viability work. This is included within the PPG that was also updated in July 2018.

Planning Practice Guidance

2.10 The viability sections of the PPG (section 10) were completely rewritten in 2018 and have been further updated since this project started. Having said this, the changes largely provide clarity and confirm best practice, rather than prescribe a new approach or methodology. The updated PPG includes 4 main sections:

1 - Viability and plan making

2.11 The overall requirement is that:

> *...policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106...*
>
> *PPG 10-001-20190509*

2.12 This study takes a proportionate approach, building on the Councils' existing available evidence[2], and considers all the local and national policies[3] that will apply to new development.

> *It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers.*
>
> *PPG 10-002-20190509*

2.13 This is a high level study to inform the early stages of plan development. In due course the Councils will be consulting on the supporting evidence, including this viability assessment.

> *Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage.*
>
> *PPG 10-002-20190509*

2.14 This study is essentially about the ability for potential development sites to bear their own infrastructure requirements. As affordable housing is a significant cost, a range of levels of affordable housing have been tested against a range of levels of developer contributions.

[2] As set out in Chapter 3.

[3] As set out in Chapter 7.

> *It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant.*
>
> *PPG 10-002-20190509*

2.15 In this early stage of the plan-making process no specific sites have been included for the new Local Plans, rather the full range of potential area are being considered. In due course the Council will engage with the promoters of the key sites.

> *Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage. Assessment of samples of sites may be helpful to support evidence. In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.*
>
> *PPG 10-003-20180724*

2.16 This report is based on typologies[4] that are modelled to represent large sites that may be considered for development in the different parts of the assessment area.

> *Average costs and values can be used to make assumptions about how the viability of each type of site would be affected by all relevant policies.*
>
> *PPG 10-004-20190509*

2.17 This study draws on a wide range of data sources. Outliers have been disregarded.

> *It is important to consider the specific circumstances of strategic sites. Plan makers can undertake site specific viability assessment for sites that are critical to delivering the strategic priorities of the plan. This could include, for example, large sites, sites that provide a significant proportion of planned supply, sites that enable or unlock other development sites or sites within priority regeneration areas. Information from other evidence informing the plan (such as Strategic Housing Land Availability Assessments) can help inform viability assessment for strategic sites.*
>
> *PPG 10-005-20180724*

2.18 In due course, when the potential sites have been identified (by others), it will be necessary to consider the specific sites individually against their site-specific infrastructure requirements.

[4] The PPG provides further detail at 10-004:

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

2 - Viability and decision taking

2.19 It is beyond the scope of this study to consider viability in decision making. It is however important to note that this study will form the starting point for future development management consideration of viability.

3 - Standardised inputs to viability assessment

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

> *Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.*
>
> *This National Planning Guidance sets out the government's recommended approach to viability assessment for planning. The approach supports accountability for communities by enabling them to understand the key inputs to and outcomes of viability assessment.*
>
> *Any viability assessment should be supported by appropriate available evidence informed by engagement with developers, landowners, and infrastructure and affordable housing providers. Any viability assessment should follow the government's recommended approach to assessing viability as set out in this National Planning Guidance and be proportionate, simple, transparent and publicly available. Improving transparency of data associated with viability assessment will, over time, improve the data available for future assessment as well as provide more accountability regarding how viability informs decision making.*
>
> *In plan making and decision making viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.*
>
> *PPG 10-010-20180724*

2.21 This study sets out the approach, methodology and assumptions used. Ultimately, the Councils will use this report to inform the selection of areaa for development and ultimately specific sites – and then to strike the balance in terms of what it asks for in terms of developer contributions and affordable housing.

> *Gross development value is an assessment of the value of development. For residential development, this may be total sales and/or capitalised net rental income from developments. Grant and other external sources of funding should be considered. For commercial development broad assessment of value in line with industry practice may be necessary.*
>
> *For broad area-wide or site typology assessment at the plan making stage, average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data. For housing, historic information about delivery rates can be informative.*
>
> *PPG 10-011-20180724*

2.22 The residential values have been established though data from the Land Registry and other primary sources. These have been averaged as recommended. Non-residential values have been derived though consideration of capitalised rents as well as sales.

2.23 Paragraph 10-012-20180724 lists a range of costs to be taken into account.

- *build costs based on appropriate data, for example that of the Building Cost Information Service*
- *abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value*
- *site-specific infrastructure costs, which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised energy. These costs should be taken into account when defining benchmark land value*
- *the total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges, and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value*
- *general finance costs including those incurred through loans*
- *professional, project management, sales, marketing and legal costs incorporating organisational overheads associated with the site. Any professional site fees should also be taken into account when defining benchmark land value*
- *explicit reference to project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return.*

PPG 10-012-20180724

2.24 All these costs are taken into account.

2.25 The PPG then goes on to set out how land values should be considered, confirming the use of the Existing Use Value Plus (EUV+) approach.

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

PPG 10-013-20190509

2.26 Paragraph 10-014-20190509 of the PPG goes on to set out:

Benchmark land value should:

- *be based upon existing use value*
- *allow for a premium to landowners (including equity resulting from those building their own homes)*
- *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and*

Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

PPG 10-014-20190509

2.27 The approach adopted in this study is to start with the EUV. The 'plus' element is informed by the price paid for policy compliant schemes to ensure an appropriate landowners' premium.

Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).

PPG 10-015-20190509

2.28 The EUV has been established in this way.

2.29 The PPG goes on to set out an approach to the developers' return

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

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

PPG 10-018-20190509

2.30 As set out in Chapter 6 below, this approach is followed.

4 - Accountability

2.31 This is a new section in the PPG. It sets out new requirements on reporting. These are covered outside this report.

Community Infrastructure Levy Regulations and Guidance

2.32 This is not an assessment for CIL but the CIL Regulations are broad, so it is necessary to have regard to the CIL Regulations and CIL Guidance (which is contained within the PPG[5]) when considering the delivery of the development.

2.33 The CIL Regulations came into effect in April 2010 and have been subject to several subsequent amendments[6]. CIL Regulation 14 (as amended) sets out the core principle for setting CIL. It is necessary to consider these as they do impact on the wider development plan-making process, as well as the direct CIL setting process:

> *Setting rates*
>
> *(1) In setting rates (including differential rates) in a charging schedule, a charging authority must strike 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) In setting rates …*

2.34 Viability testing in the context of CIL is to assess the '*effects*' on development. Ultimately the test that will be applied to CIL is as set out in the examination section of the PPG:

> *documents containing appropriate available evidence … evidence has been provided that shows the proposed rate or rates would not threaten delivery of the relevant Plan as a whole ...*
>
> *PPG 25-038-20140612*

2.35 The financial impact of introducing CIL is an important factor, but the provision of infrastructure (or lack of it) will also have an impact on the ability of the Councils to meet their objectives

[5] See section 25 of the PPG at https://www.gov.uk/guidance/community-infrastructure-levy

[6] **SI 2010 No. 948**. The Community Infrastructure Levy Regulations 2010 *Made 23rd March 2010, Coming into force 6th April 2010.* **SI 2011 No. 987**. The Community Infrastructure Levy (Amendment) Regulations 2011 *Made 28th March 2011, Coming into force 6th April 2011.* **SI 2011 No. 2918**. The Local Authorities (Contracting Out of Community Infrastructure Levy Functions) Order 2011. *Made 6th December 2011, Coming into force 7th December 2011.* **SI 2012 No. 2975**. The Community Infrastructure Levy (Amendment) Regulations 2012. *Made 28th November 2012, Coming into force 29th November 2012.* **SI 2013 No. 982**. The Community Infrastructure Levy (Amendment) Regulations 2013. *Made 24th April 2013, Coming into force 25th April 2013.* **SI 2014 No. 385**. The Community Infrastructure Levy (Amendment) Regulations 2013. Made 24th February 2014, Coming into force 24th February 2014. **S1 2015 No. 836**. COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES, The Community Infrastructure Levy (Amendment) Regulations 2015. Made 20th March 2015. **SI 2019 No. 966** The Community Infrastructure Levy (Amendment) (England) Regulations 2019. Made - 22nd May 2019. **2019 No. 1103** The Community Infrastructure Levy (Amendment) (No. 2) Regulations 2019 *Made 9th July 2019. Coming into Force 1st September 2019*.

through development and deliver the Development Plans. The planned development may not be deliverable in the absence of CIL.

2.36 The test that will be considered when setting CIL is set out in the updated CIL Guidance contained in the PPG:

> *amended by the Localism Act 2011). In doing so, the examiner should establish that: … evidence has been provided that shows the proposed rate or rates would not undermine the deliverability of the plan (see National Planning Policy Framework paragraph 34).*
>
> *PPG 25-040-20190901*

2.37 The test is whether the sites and the scale of development identified in the Plan are subject to such a scale of obligations and policy burdens (when considered together) that their ability to be developed viably is threatened by CIL.

2.38 From April 2015, councils were restricted in relation to pooling S106 contributions from more than five developments[7] (where the obligation in the s106 agreement / undertaking is a reason for granting consent). The amendments to CIL Regulations, that came into effect in September 2019, lifted these pooling restrictions. Payments requested under the s106 regime must be (as set out in CIL Regulation 122):

a. necessary to make the development acceptable in planning terms;

b. directly related to the development; and

c. fairly and reasonably related in scale and kind to the development.

Wider Changes Impacting on Viability

2.39 The Government confirmed within the *Fixing the foundations productivity report*[8] its intention not to proceed with the zero carbon buildings policy, which was initially announced in 2007.

> *… repeat its successful target from the previous Parliament to reduce net regulation on housebuilders. The government does not intend to proceed with the zero carbon Allowable Solutions carbon offsetting scheme, or the proposed 2016 increase in on-site energy efficiency standards, but will keep energy efficiency standards under review, recognising that existing measures to increase energy efficiency of new buildings should be allowed time to become established*

2.40 There was no uplift to Part L of the Building Regulations during 2016, and both the 2016 zero carbon homes target and the 2019 target for non-domestic zero carbon buildings were to be dropped, including the Allowable Solutions programme.

[7] CIL Regulations 123(3)

[8] https://www.gov.uk/government/publications/fixing-the-foundations-creating-a-more-prosperous-nation

2.41 The position has now changed and, as this note was being completed (end November 2019), the Government launched a Consultation on The Future Homes Standard[9]. This is linked to achieving 'net zero' greenhouse gas emissions by 2050. This policy area is considered in Chapter 8 below.

Viability Guidance

2.42 There is no specific technical guidance on how to test the viability in the 2019 NPPF or the updated PPG, although the PPG does include a guidance in a number of specific areas. There are several sources of guidance and appeal decisions[10] that support the methodology used. This study follows the *Viability Testing in Local Plans – Advice for planning practitioners* (LGA/HBF – Sir John Harman) June 2012[11] (known as the **Harman Guidance**). This contains the following definition:

> *An individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the land owner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered.*

2.43 The planning appeal decisions, and the HCA good practice publication[12] suggest that the most appropriate test of viability for planning policy purposes is to consider the Residual Value of schemes compared with the EUV, plus a premium. The premium over and above the EUV being set at a level to provide the landowner with a competitive return and the inducement to sell. The Harman Guidance and *Financial viability in planning*, *RICS guidance note, 1st edition* (GN 94/2012) which was published during August 2012 (known as the **RICS Guidance**) set out the principles of viability testing. Additionally, the Planning Advisory Service (PAS)[13] provides viability guidance and manuals for local authorities.

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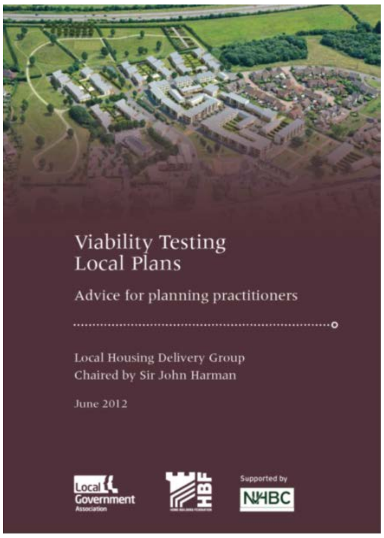
[9] https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings?utm_source=7711646e-e9bf-4b38-ab4f-9ef9a8133f14&utm_medium=email&utm_campaign=govuk-notifications&utm_content=immediate

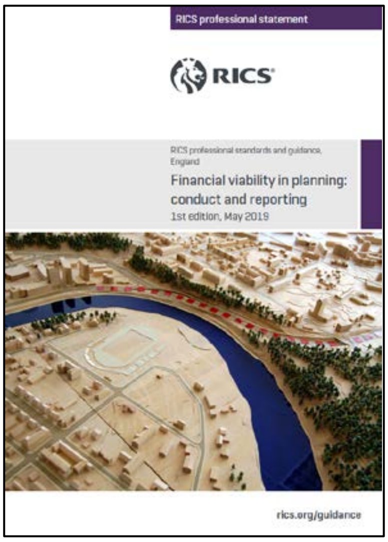
[10] Barnet: APP/Q5300/ A/07/2043798/NWF, Bristol: APP/P0119/ A/08/2069226, Beckenham: APP/G5180/ A/08/2084559, Bishops Cleeve; APP/G1630/A/11/2146206 Burgess Farm: APP/U4230/A/11/2157433, CLAY FARM: APP/Q0505/A/09/2103599/NWF, Woodstock: APP/D3125/ A/09/2104658, Shinfield APP/X0360/ A/12/2179141, Oxenholme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

[11] Viability Testing in Local Plans has been endorsed by the Local Government Association and forms the basis of advice given by the, CLG funded, Planning Advisory Service (PAS).

[12] Good Practice Guide. Homes and Communities Agency (July 2009).

[13] PAS is funded directly by DCLG to provide consultancy and peer support, learning events and online resources to help local authorities understand and respond to planning reform. (Note: Much of the most recent advice has been co-authored by HDH).





2.44 There is considerable common ground between the RICS and the Harman Guidance, but they are not consistent. The RICS Guidance recommends against the 'current/EUV plus a margin' – which is the methodology recommended in the Harman Guidance.

> *One approach has been to exclusively adopt current use value (CUV) plus a margin or a variant of this, i.e. existing use value (EUV) plus a premium. The problem with this singular approach is that it does not reflect the workings of the market as land is not released at CUV or CUV plus a margin (EUV plus)…..*
>
> *Financial viability in planning, RICS guidance note, 1st edition (GN 94/2012)*

2.45 The Harman Guidance advocates an approach based on Threshold Land Value – in this regard Threshold Land Value is the equivalent to Benchmark Land Value (BLV) as now specifically defined in the PPG. Viability Testing in Local Plans says:

> *Consideration of an appropriate **Threshold Land Value** needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy. Reference to market values can still provide a useful 'sense check' on the threshold values that are being used in the model (making use of cost-effective sources of local information), but it is not recommended that these are used as the basis for the input to a model.*
>
> *We recommend that the Threshold Land Value is based on a premium over current use values and credible alternative use values (noting the exceptions below).*
>
> *Viability Testing in Local Plans – Advice for planning practitioners. (June 2012)*

2.46 The RICS Guidance dismisses a Threshold Land Value approach as follows:

> *Threshold land value. A term developed by the Homes and Communities Agency (HCA) being essentially a land value at or above that which it is assumed a landowner would be prepared to sell. It is not a recognised valuation definition or approach.*

2.47 As set out in Chapter 1 above, *Financial viability in planning*, *RICS guidance note, 1st edition* (GN 94/2012) does not fit with 2019 NPPF and updated PPG so is subject to a full review to reflect the changes in the 2019 NPPF and the updated PPG (May 2019). Relatively little weight is given to this RICS Guidance in this regard at this stage.

2.48 In line with the updated PPG, this study follows the EUV Plus (EUV+) methodology. The methodology adopted is to compare the Residual Value generated by the viability appraisals, with the EUV or an AUV plus an appropriate uplift to incentivise a landowner to sell. The amount of the uplift over and above the EUV is central to the assessment of viability. It must be set at a level to provide a reasonable premium to the landowner. To inform the judgement as to whether the uplift is set at the appropriate level reference is made to the market value of the land both with and without the benefit of planning.

3. Viability methodology

Outline Methodology

3.1 There is no statutory technical guidance on how to go about viability testing. This report follows the Harman Guidance. The availability and cost of land are matters at the core of viability for any property development. The format of the typical valuation is:

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

LESS

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

=

RESIDUAL VALUE

3.2 The result of the calculation indicates a land value, the Residual Value. The Residual Value is the maximum a developer can offer for a site and still make a satisfactory profit margin.

3.3 It is well recognised in viability testing that the developer should be rewarded for taking the risks of development. The essential balance in viability testing is around the land value and whether or not land will come forward for development. The more policy requirements and developer contributions the planning authority asks for, the less the developer can afford to pay for the land.

3.4 The purpose of this study is to quantify the costs of the Councils' various policies on development. Then to assess the effect of these, with strategic infrastructure and mitigation costs, and of CIL (where relevant) and then make a judgement as to whether or not land prices are squeezed to such an extent that, in the context of 2019 NPPF, whether developed in the identified locations is likely to be forthcoming.

3.5 The land value is a difficult topic since a landowner is unlikely to be entirely frank about the price that would be acceptable, always seeking a higher one. This is one of the areas where an informed assumption has to be made about the 'premium': the margin above the 'EUV' which would induce the landowner sell. Both the RICS Guidance and the updated NPPG make it clear that when considering land value, this must be done in the context of current and emerging policies.

3.6 It is important to note that this study is not trying to mirror any particular developer's business model – rather it is making a broad assessment of viability in the context of plan-making and the requirements of the 2019 NPPF (and updated PPG) and CIL Regulations.

The meaning of Landowner Premium

3.7 The phrase 'landowner premium' is new in the updated PPG. Under the 2012 NPPF and the superseded PPG the phrase 'competitive return' was used. This is at the core of a viability assessment. The RICS Guidance includes the following definition:

> ***Competitive returns*** *- A term used in paragraph 173 of the NPPF and applied to 'a willing land owner and willing developer to enable development to be deliverable'. A 'Competitive Return' in the context of land and/or premises equates to the Site Value as defined by this guidance, i.e. the Market Value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan. A 'Competitive Return' in the context of a developer bringing forward development should be in accordance with a 'market risk adjusted return' to the developer, as defined in this guidance, in viably delivering a project.*

3.8 Whilst this is useful it does not provide guidance as to the size of that return. The updated PPG says:

> *Benchmark land value should:*
>
> - *be based upon existing use value*
> - *allow for a premium to landowners (including equity resulting from those building their own homes)*
> - *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and*
>
> *Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.*
>
> *This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.*
>
> *In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.*
>
> *PPG 10-014-20190509*

3.9 There has been much discussion within the industry as to what may and may not be a landowner premium, as yet the term has not been given a firm definition through the appeal, planning examination or legal processes. 'Competitive return' was considered at the Shinfield

Appeal (January 2013)[14]. Clarification has been added in the Oxenholme Road Appeal (October 2013)[15] where the inspector confirmed that the methodology set out in Shinfield is very site specific and should only be given limited weight. More recently further clarification has been provided in the Territorial Army Centre, Parkhurst Road, Islington Appeal[16] (June 2017), which has subsequently been confirmed by the High Court[17]. This notes the importance of comparable data, but stresses the importance of the quality of the comparable. The level of return to the landowner is discussed and the approach taken in this study is set out in the later parts of Chapter 6 below.

Existing Available Evidence

3.10 The 2019 NPPF, the updated PPG, the CIL Regulations and CIL Guidance are clear that the assessment of the potential impact of CIL should, wherever possible be based on existing available evidence rather than on new evidence. The evidence that is available from the Councils has been reviewed. The principal source is that which was been prepared by the Councils to inform the emerging Plan and previous plans.

a. *Plan Viability, Community Infrastructure Levy and Affordable Housing Study, Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (PBA, January 2016)*.

b. *Stroud District Council Local Plan Viability Study (HDH, August 2013)* and *Stroud District Council CIL Viability Study - An Annex to Stroud Local Plan Viability Study (HDH, January 2014)*.

3.11 Forest of Dean do not have an up to date viability assessment (the last being 2008). The above documents have been used as the starting point for this assessment.

Viability Process

3.12 The assessment of viability as required under the 2019 NPPF and the CIL Regulations is not done using a set formula or calculation. It is a quantitative and qualitative process. The updated PPG requires that (at PPG 10-001-20190509) '*...policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national*

[14] APP/X0360/A/12/2179141 (Land at The Manor, Shinfield, Reading RG2 9BX)

[15] APP/M0933/ A/13/ 2193338 (Land to the west of Oxenholme Road, Kendal, Cumbria)

[16] APP/V5570/W/16/3151698 (Former Territorial Army Centre, Parkhurst Road, Islington, London, N7 0LP)

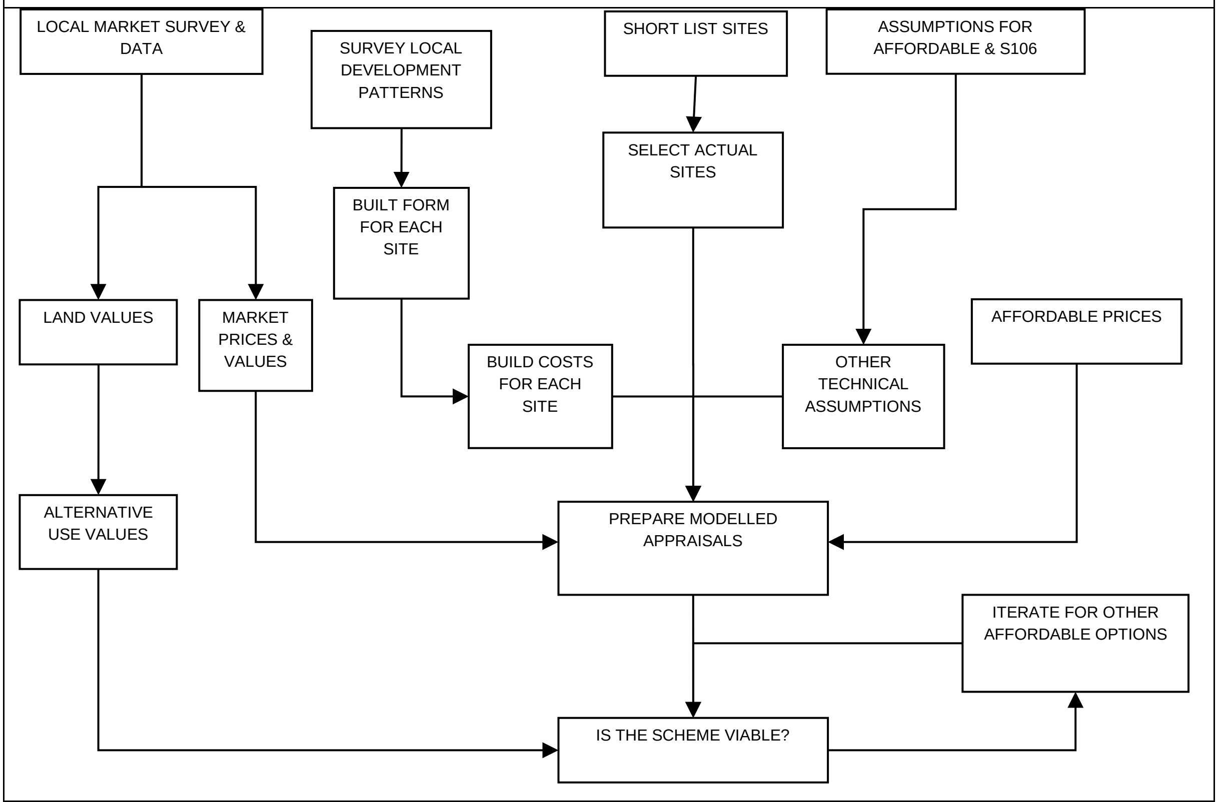
[17] Parkhurst Road Limited v Secretary of State for Communities and Local Government and The Council of the London Borough of Islington [2018] EWHC 991 (Admin)

standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106'.

3.13 The basic viability methodology is summarised in the figure below. It involves preparing a set of typologies to represent the potential broad areas for development. The purpose of this assessment is to inform the site selection process across a wide geographical area and across several Local Planning Authority boundaries. Each authority has developed their own Local Plan and specific requirements on developers. In this study we have applied the general policy costs to development and then tested a range of affordable housing requirements against a range of developer contributions. Developer contributions can be made under the s106 / s278 regimes or through CIL. For the purpose of this assessment no differentiation as to how the contributions are made, rather the capacity for overall developer contributions is tested. As and when the specific nature of the infrastructure is known, it will be necessary for the Councils to consider whether s106 or CIL or a combination of both is most appropriate. It may then be necessary for those Councils that have adopted CIL to review their rates of CIL.

3.14 The sites were modelled based on discussions with Council officers, and on our own experience of development. Details of the site modelling are set out in Chapter 7.

Figure 3.1 Viability Methodology



Source: HDH 2019

3.15 The local housing and commercial markets were surveyed, in order to obtain a picture of sales values. Land values were assessed to calibrate the appraisals and to assess EUVs. Alongside this local development patterns were considered, in order to arrive at appropriate built form assumptions for those sites where information from a current planning permission or application was not available. These in turn informed the appropriate build cost figures. A number of other technical assumptions were required before appraisals could be produced.

3.16 The appraisal results are in the form of £/ha 'residual' land values, showing the maximum value a developer could pay for the site and still return a target profit level. The Residual Value was compared to the EUV for each site. Only if the Residual Value exceeded the EUV, by a satisfactory margin (or premium), can the scheme be judged to be viable. The amount of margin is discussed in the later parts of Chapter 6 below.

3.17 The appraisals are based on the emerging policies as summarised in Chapter 7 below, as they stood in January 2019. The policies in the Local Plans may be subject to further changes. It will be necessary to keep these under review and if necessary, to reconsider viability.

3.18 A bespoke viability testing model designed and developed by HDH specifically for area wide viability testing as required by the NPPF and CIL Regulations[18] is used. The purpose of the viability model and testing is not to exactly mirror any particular business model used by those companies, organisations or people involved in property development. The purpose is to capture the generality and to provide high level advice to assist the Councils in selecting future development sites.

[18] This Viability Model is used as the basis for the Planning Advisory Service (PAS) Viability Workshops. It is made available to Local Authorities, free of charge, by PAS and has been widely used by Councils across England (and, to a lesser extent, Wales).

4. Residential Property Market

4.1 This chapter sets out an assessment of the housing market, providing the basis for the assumptions on house prices to be used in the financial appraisals for the sites tested in the study. Although development schemes do have similarities, every scheme is unique to some degree, even schemes on neighbouring sites. Market conditions will broadly reflect a combination of national economic circumstances, and local supply and demand factors, however, even within a town there will be particular localities, and ultimately site-specific factors, that generate different values and costs.

4.2 In this study we have only considered the values of large greenfield sites as all the new strategic sites will be of this type.

The Residential Market

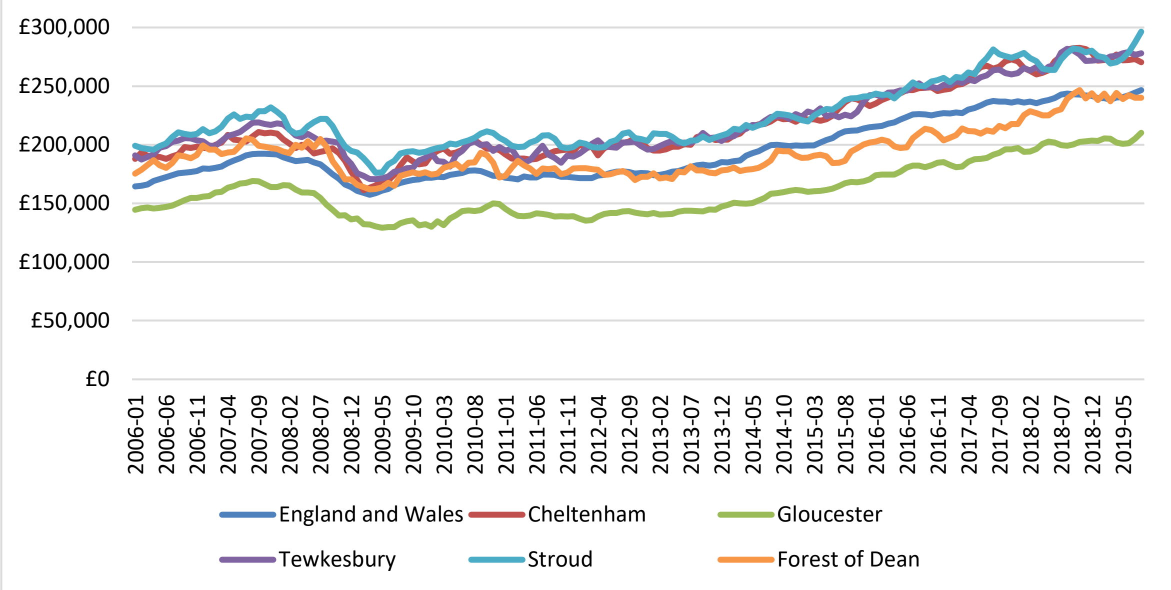
4.3 The housing market that covers Cheltenham, Gloucester and their hinterland reflects national trends, but there are local factors that underpin the market. The area is perceived to be an attractive place to develop, particularly with higher quality modern homes that are different to the existing stock.

National Trends and the areas relationship with the wider area

4.4 The housing market peaked late in 2007 (see the following graph) and then fell considerably in the 2007/2008 recession during what became known as the 'Credit Crunch'.

4.5 Average house prices across England and Wales have recovered to their pre-recession peak; however, this is strongly influenced by London. Prices in England and Wales are now well in excess (about 28%) of the 2007/2008 peak and, as can be seen in the figure below, prices in Cheltenham (28%), Tewkesbury (27%) and Stroud (30%) have increased by a similar amount, but prices in Gloucester (24% and Forest of Dean (21%) have increased somewhat less.

Figure 4.1 Average House Prices (£)



Source: Land Registry (November 2019) Contains HM Land Registry data © Crown copyright and database right 2019. This data is licensed under the Open Government Licence v3.0

4.6 Up to the peak of the market, the long term rise in house prices had, as least in part, been enabled by the ready availability of credit to home buyers. Prior to the increase in prices, mortgages were largely funded by the banks and building societies through deposits taken from savers. During a process that became common in the 1990s, but took off in the early part of the 21st Century, many financial institutions changed their business model whereby, rather than lending money to mortgagees that they had collected through deposits, they entered into complex financial instruments and engineering through which, amongst other things, they borrowed money in the international markets, to then lend on at a margin or profit. They also 'sold' portfolios of mortgages that they had granted. These portfolios also became the basis of complex financial instruments (mortgage backed securities and derivatives etc).

4.7 During 2007 and 2008, it became clear that some financial institutions were unsustainable, as the flow of money for them to borrow was not certain. As a result, several failed and had to be rescued. This was an international problem that affected countries across the world – but most particularly in North America and Europe. In the UK the high-profile institutions that were rescued included Royal Bank of Scotland, HBoS, Northern Rock and Bradford and Bingley. The ramifications of the recession were an immediate and significant fall in house prices, and a complete reassessment of mortgage lending with financial organisations becoming averse to taking risks, lending only to borrowers who had the least risk of default and those with large deposits.

4.8 It is important to note that the housing market is actively supported by the current Government through products such as Help to Buy.

4.9 There is a degree of uncertainty in the housing market as reported by the RICS. This is, at least in part, due to the uncertainties following the referendum to leave the European Union. The September 2019 RICS UK Residential Market Survey said:

> *The September 2019 RICS Residential Market Survey results suggest activity remains subdued across the sales market with headline indicators on buyer demand and supply slipping into negative territory. Much of the anecdotal commentary is pointing to heightened economic and political uncertainty as a contributing factor behind the sluggish picture. Significantly, forward looking metrics imply that the market is unlikely to gain impetus over the next three months, though sentiment over the twelve-month horizon does appear to be a little more resilient.*
>
> *Following three consecutive months of a largely stable trend in supply, the latest results point to a renewed decline in the volume of fresh listings coming on to the market. Comments from contributors are suggesting that the Brexit impasse seems to be dissuading vendors...*

4.10 When ranked across England and Wales, the average house price for the council areas are shown in the following table. To set this in context, the council at the middle of the rank (174 - Ryedale), has an average price of £265,088. In each case, the median price is a little lower than the mean.

Table 4.1 Average Prices by LPA

	Rank	Average[19]	Median[20]
Cheltenham	106	£332,953	£275,000
Stroud	134	£311,074	£267,000
Tewkesbury	142	£303,598	£270,000
Forest of Dean	187	£253,885	£223,000
Gloucester	241	£211,127	£199,000

Source: HPSSA dataset 12 and HPSSA dataset 9

4.11 As shown below, house prices in the area have seen a significant recovery since the bottom of the market in mid-2009. A notable characteristic of the data is that the values of newbuild homes are at least 20% more than existing homes.

[19] Mean house prices for administrative geographies: HPSSA dataset 12 (Release 26th September 2019)

[20] Median house prices for administrative geographies: HPSSA dataset 9 (Release 26th September 2019)

Table 4.2 Change in House Prices. Existing v Newbuild						
	England and Wales	Cheltenham	Gloucester	Tewkesbury	Stroud	Forest of Dean
Newbuild	£297,058	£324,737	£275,372	£398,207	£365,186	£305,776
Existing	£238,701	£269,798	£194,869	£264,702	£271,803	£238,542
Difference	£58,357	£54,939	£80,503	£133,505	£93,383	£67,234
	20%	17%	29%	34%	26%	22%

Source: Land Registry (November 2019) Contains HM Land Registry data © Crown copyright and database right 2019. This data is licensed under the Open Government Licence v3.0

4.12 The economy is in a period of uncertainly and, whilst it is not the purpose of this assessment, it is timely to provide a forecast of how house prices and values may change in the future. HM Treasury brings together some of the forecasts in its monthly *Forecasts for the UK economy: a comparison of independent forecasts* report[21].

[21] No 383, May 2019.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/801759/PU797_Forecast_for_the_UK_Economy_May_2019_covers.pdf

Table 4.3 Consolidated House Price Forecasts

House price inflation (annual average, %)									Output gap (% of GDP)				
2019	2020	2021	2022	2023					2019	2020	2021	2022	2023
						City forecasters							
-	-	-	-	-	May *	Bloomberg Economics	* May		0.1	-0.1	0.0	0.0	0.0
1.0	1.5	2.0	-	-	May *	Capital Economics	* May		-	-	-	-	-
-	-	-	-	-	May *	CEBR	* May		-	-	-	-	-
-	-	-	-	-	May *	Citigroup	* May		-	-	-	-	-
0.9	1.2	3.2	1.0	0.7	May *	Commerzbank	* May		-0.5	-0.4	-0.3	-0.2	0.0
1.0	2.2	3.6	3.5	3.0	May *	Daiwa CM	* May		-0.2	-0.2	-0.3	-0.3	-0.3
-	-	-	-	-	Feb	Deutsche Bank	Feb		-	-	-	-	-
1.4	2.0	3.0	3.5	3.5	May *	EY ITEM Club	* May		-	-	-	-	-
-	-	-	-	-	Nov	HSBC	Nov		-	-	-	-	-
-	-	-	-	-	Aug	ING	Aug		-	-	-	-	-
-	-	-	-	-	May *	Morgan Stanley	* May		0.4	0.7	-	-	-
-	-	-	-	-	May *	Natwest Markets	* May		-0.5	-0.9	-1.2	-	-
-	-	-	-	-	Nov	Nomura	Nov		-	-	-	-	-
-1.1	3.8	4.9	4.5	4.0	May *	Schroders Investment Management	* May		-0.4	-0.3	0.1	0.5	0.7
-	-	-	-	-	May *	Societe Generale	* May		0.1	-0.1	0.0	0.0	0.0
-	-	-	-	-	Nov	UBS	Nov		-	-	-	-	-
						Non-City forecasters							
1.0	2.2	5.3	8.0	7.9	May *	Beacon Economic Forecasting	* May		-	-	-	-	-
-	-	-	-	-	Aug	EIU	Aug		0.7	0.8	1.0	0.9	-
3.4	3.5	3.4	4.0	4.3	May *	Experian	* May		-	-	-	-	-
1.8	2.0	-	-	-	May *	Heteronomics	* May		0.9	1.1	-	-	-
-	-	-	-	-	May *	IMF	* May		-0.3	-0.2	-0.1	0.0	0.0
-	-	-	-	-	May *	Kern Consulting	* May		-	-	-	-	-
-	-	-	-	-	May *	Liverpool Macro Research	* May		-	-	-	-	-
2.4	2.8	1.8	0.9	0.5	May *	NIESR	* May		-	-	-	-	-
0.1	1.5	3.3	3.5	3.6	May *	Oxford Economics	* May		-0.6	-0.5	-0.4	-0.2	0.0
1.2	2.3	3.4	3.6	3.4		Independent average			-0.1	-0.1	-0.3	0.0	0.0
1.2	2.3	3.4	3.6	3.4		New forecasts			-0.1	-0.1	-0.3	0.0	0.0
3.4	3.8	5.3	8.0	7.9		Highest			0.9	1.1	0.1	0.5	0.7
-1.1	1.2	1.8	0.9	0.5		Lowest			-0.6	-0.9	-1.2	-0.3	-0.3

Source: *Forecasts for the UK economy: a comparison of independent forecasts* No 383 (HM Treasury, May 2019. Table M9: Medium-term forecasts for house price inflation and the output gap

4.13 There is clearly uncertainty in the market, and it is not for this study to try to predict how the market may change in the coming years, and whether or not there will be a further increase in house prices. Generally, the expectation is that house prices will return to grown relatively quickly.

4.14 Property agents Savills are predicting a 0.5% change in the current year, 3.5% increase next year and a 12.6% increase over the next 5 years in the mainstream South West markets, with a 2.0% change this year, 2.0% next year and 15.6% over the next 5 years in the prime Midlands residential markets[22]. These predictions are somewhat lower than were being predicted before the Brexit referendum.

The Local Market

4.15 A survey of asking prices across the Council areas was carried out in January 2019 and then updated in the autumn. Through using online tools such as rightmove.co.uk and zoopla.co.uk, median asking prices were estimated.

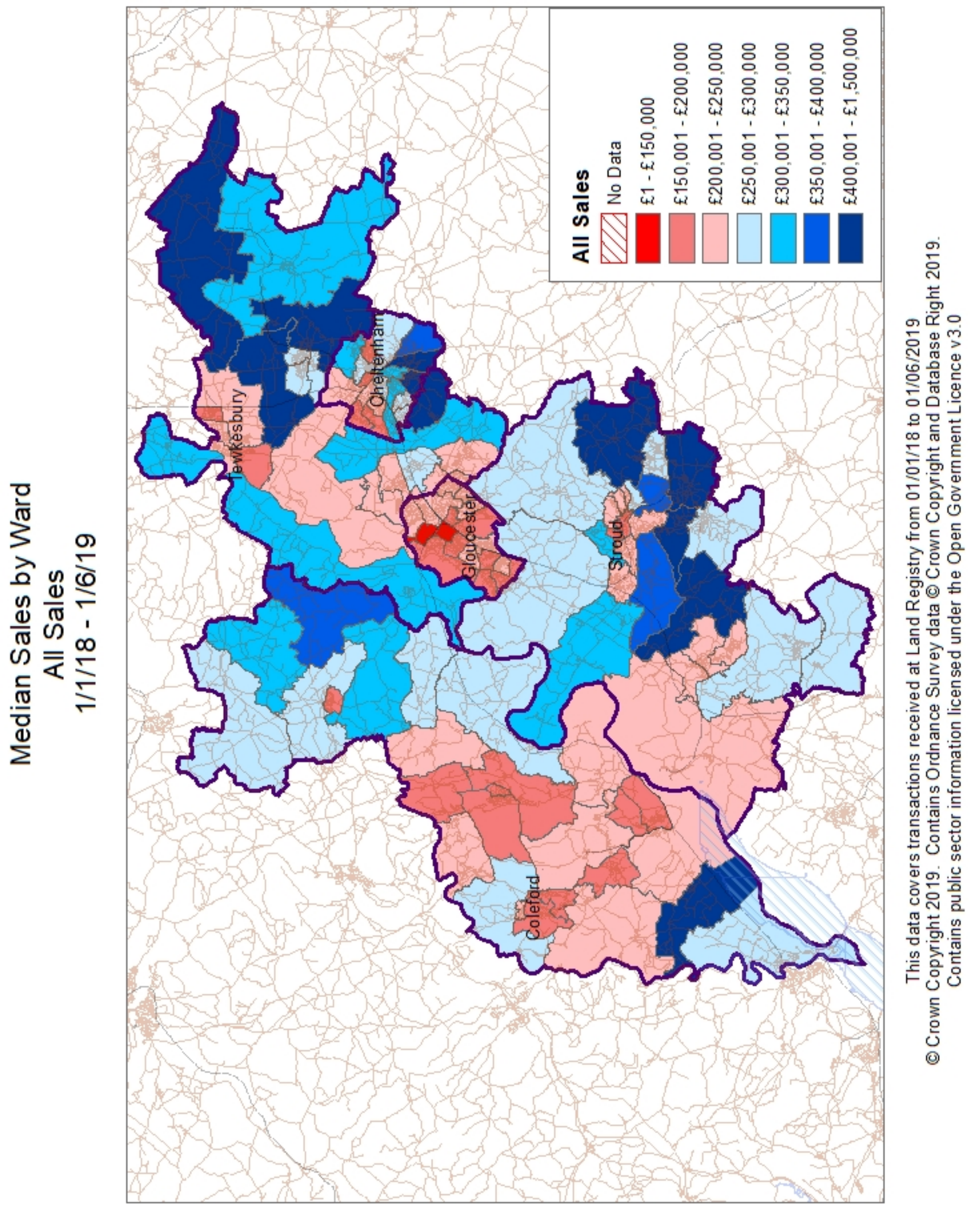
[22] https://pdf.euro.savills.co.uk/uk/residential---other/report---residential-property-forecasts---autumn-2018.pdf

Figure 4.2 Median Asking Prices (£)

Source: Rightmove.com (June 2019)

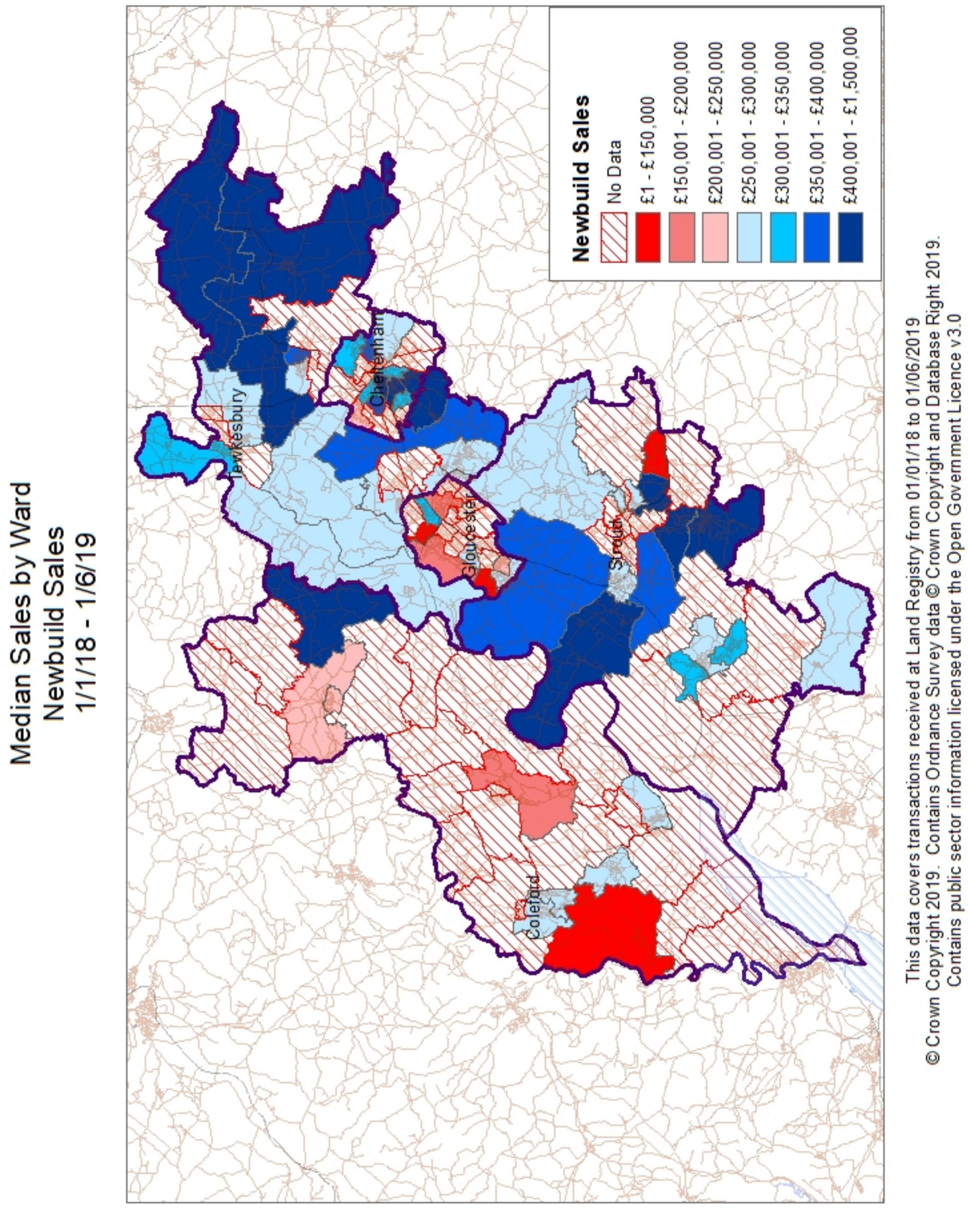
4.16 The geographical differences in prices are illustrated in the following maps showing the median price by ward, the first being for all properties and the second just for newbuild.

Figure 4.3 Median Prices – All Properties



Source: HDH based on Land Registry Price Paid Data

Figure 4.4 Median Prices – Newbuild Properties



Source: HDH based on Land Registry Price Paid Data

4.17 The pattern of prices is influenced by the size of the units, with larger detached units prevailing in the more rural areas, and smaller terraces and flats in the urban areas.

Newbuild Sales Prices

4.18 This study is concerned with the viability of newbuild residential property so the key input for the appraisals are the prices of units on new developments. Recent newbuild sales prices from the Land Registry have been reviewed and a survey of new homes for sale during January 2019 carried out.

4.19 The Land Registry publishes data of all homes sold. Across the 5 Council areas 1,923 newbuild home sales were recorded since the start of 2017[23]. These transactions (as recorded by the Land Registry) are summarised, by the main settlements as follows and detailed in **Appendix 2.**

4.20 Each house sold requires an Energy Performance Certificate (EPC). This is a public document that can be viewed on the EPC Register[24]. The EPC contains the floor area (the Gross Internal Area – GIA) as well as a wide range of other information about the construction and energy performance of the building. Of the 1,923 newbuild sales since the start of 2017, 1,846 have EPC certificates. This information is also included in **Appendix 2**.

4.21 The price paid data from the Land Registry has been married with the homes' floor area from the EPC Register.

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

[24] https://www.epcregister.com/

Table 4.4 Land Registry Price Paid Data with EPC Data					
	Detached	Flats	Semi-detached	Terraced	All
Bishops Cleeve					
Count	168	0	69	39	276
Average £	£378,001		£276,304	£264,305	£336,511
£/m2	£3,067		£3,005	£2,849	£3,021
Brockworth					
Count	83	15	82	38	218
Average £	£355,178	£157,098	£250,112	£239,236	£281,818
£/m2	£2,807	£2,655	£2,949	£2,966	£2,878
Cheltenham - Central					
Count	8	94	36	28	166
Average £	£348,938	£296,904	£345,792	£406,059	£328,425
£/m2	£3,323	£4,543	£3,265	£3,502	£4,015
Cheltenham - Eastern Fringe					
Count	46	3	36	14	99
Average £	£427,117	£166,997	£265,802	£238,068	£333,841
£/m2	£3,002	£2,651	£3,120	£3,121	£3,051
Cheltenham - North					
Count	51	30	43	20	144
Average £	£478,019	£222,175	£354,518	£307,919	£364,215
£/m2	£3,536	£3,407	£3,510	£3,446	£3,489
Cheltenham - Northern Villages					
Count	9	0	0	0	9
Average £	£571,633				£571,633
£/m2	£2,978				£2,978
Cheltenham - South					
Count	0	16	0	4	20
Average £		£217,344		£424,250	£258,725
£/m2		£3,648		£4,079	£3,792
Cheltenham - Southern Fringe					
Count	29	0	8	0	37
Average £	£578,616		£349,495		£529,076
£/m2	£3,918		£3,927		£3,920
Dursley & Cam					
Count	35	1	17	2	55
Average £	£373,305	£153,995	£273,712	£284,498	£335,305
£/m2	£2,761	£2,852	£2,655	£3,057	£2,744

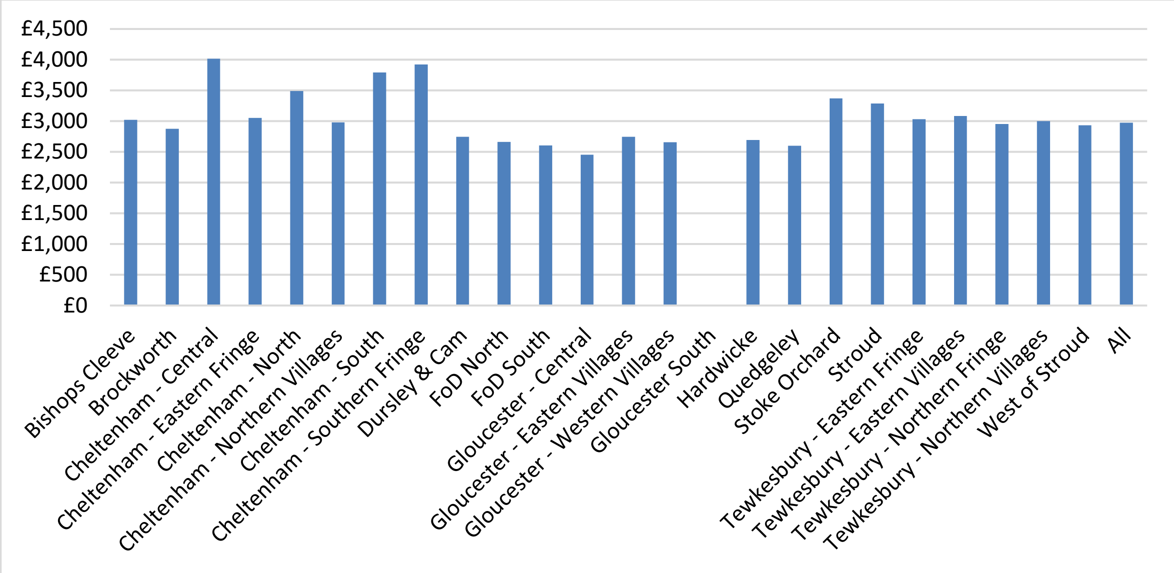
FoD North					
Count	43	1	15	12	71
Average £	£315,159	£91,000	£208,832	£158,580	£263,075
£/m2	£2,460		£3,252	£2,636	£2,662
FoD South					
Count	115	2	51	7	175
Average £	£315,811	£201,250	£200,889	£172,319	£275,271
£/m2	£2,592	£2,004	£2,658	£2,555	£2,603
Gloucester - Central					
Count	4	116	10	29	159
Average £	£312,500	£141,592	£272,500	£218,362	£168,127
£/m2	£2,606	£2,410	£2,451	£2,580	£2,453
Gloucester - Eastern Villages					
Count	6	0	7	7	20
Average £	£463,333		£263,674	£214,438	£306,339
£/m2	£3,413		£2,532	£2,394	£2,748
Gloucester - Western Villages					
Count	72	22	96	36	226
Average £	£312,082	£127,469	£202,515	£192,584	£228,534
£/m2	£3,012	£2,300	£2,657	£2,148	£2,657
Gloucester South					
Count	4	0	0	0	4
Average £	£433,922				£433,922
£/m2					
Hardwicke					
Count	21	0	8	0	29
Average £	£389,381		£284,750		£360,517
£/m2	£2,686		£2,709		£2,692
Quedgeley					
Count	59	28	35	60	182
Average £	£299,421	£130,277	£207,440	£214,739	£227,793
£/m2	£2,667	£2,601	£2,644	£2,496	£2,597
Stoke Orchard					
Count	22	0	8	0	30
Average £	£349,909		£271,563		£329,017
£/m2	£3,413		£3,249		£3,369
Stroud					
Count	13	0	33	4	50
Average £	£735,846		£343,924	£697,500	£474,110
£/m2	£3,757		£3,084	£3,387	£3,287

Tewkesbury - Eastern Fringe					
Count	13	0	8	0	21
Average £	£330,302		£252,188		£300,544
£/m2	£2,987		£3,100		£3,030
Tewkesbury - Eastern Villages					
Count	12	0	1	6	19
Average £	£593,296		£199,950	£245,117	£462,642
£/m2	£3,286		£2,352	£2,800	£3,083
Tewkesbury - Northern Fringe					
Count	15	0	8	0	23
Average £	£333,623		£242,604		£301,964
£/m2	£3,032		£2,789		£2,955
Tewkesbury - Northern Villages					
Count	23	2	11	3	39
Average £	£407,696	£86,885	£189,098	£224,667	£315,509
£/m2	£3,226	£1,749	£2,611	£3,566	£3,003
West of Stroud					
Count	67	0	19	11	97
Average £	£388,187		£249,955	£183,091	£337,852
£/m2	£2,950		£3,182	£2,403	£2,933
All					
Count	**918**	**330**	**601**	**320**	**2,169**
Average £	**£378,876**	**£195,779**	**£259,106**	**£250,733**	**£298,927**
£/m2	**£2,972**	**£3,258**	**£2,944**	**£2,792**	**£2,974**

Source: Land Registry and EPC Register (July 2019)

4.22 The average price paid is about £2,975/m^2. However it is important to note that these range from less than £1,750/m^2 to over £4,500/m^2.

Figure 4.5 Newbuild Price Paid



Source: Market Survey (July 2019)

4.23 There were just under 300 new houses and flats being advertised for sale in the Councils' area (although on some of these, construction had yet to start). The analysis of these shows that asking prices for newbuild homes vary, very considerably, starting at about £120,000 and going up to about £1,500,000. The average is just under £400,000. These are summarised in the following table and set out in detail in **Appendix 3**.

Table 4.5 Newbuild Asking Prices by Scheme						
	Detached	**Flat**	**Other**	**Semi-detached**	**Terraced**	**All**
Cheltenham	**£485,696**	**£372,930**		**£315,635**	**£349,333**	**£406,025**
Brizen Park	£431,495					£431,495
Brizen View	£695,662					£695,662
Clarence Gardens		£499,950				£499,950
Cleeve View	£524,246					£524,246
Eden Villas	£501,495					£501,495
Furlong Rise	£522,500			£400,000	£255,000	£420,000
Honeybourne Gate		£346,829				£346,829
Lewis Carroll Lodge		£289,450				£289,450
New Court		£402,000				£402,000
Newland Gardens		£175,000		£263,333		£228,000
Oakley Grange	£382,195	£186,995		£271,745		£296,578
One Bayshill Road		£733,983				£733,983
Taylor's Yard	£387,500			£397,500	£396,500	£393,833
Wendlescliffe	£449,995					£449,995
Forest of Dean	**£437,438**			**£218,246**	**£169,285**	**£387,857**
Archers Walk	£271,995				£209,995	£259,595
Bishops Mead	£239,995			£187,495	£159,995	£193,745
Chapel Green	£689,800					£689,800
Edmunds Way	£0				£190,000	£190,000
Far View	£349,950					£349,950
Laburnum Villas	£374,950					£374,950
Lassington Reach	£569,995					£569,995
Manor Chase	£479,595					£479,595
Nup End Green	£469,833					£469,833
Picklenash Grove	£419,709					£419,709
Rectory Gardens	£518,333					£518,333
River View	£290,000			£210,998		£230,749
Severn Heights	£293,995			£242,995		£283,795
Squires Meadow	£296,245			£247,495	£117,150	£240,926
The Orchards	£542,250					£542,250
Woodville Rd	£385,000					£385,000
Gloucester	**£396,845**		**£258,000**	**£269,640**	**£248,070**	**£342,288**
Augustus Park			£258,000			£258,000
Bentham Green	£724,975					£724,975
Centurion View	£343,333			£249,000	£283,000	£312,400
Earls Park	£347,500			£310,000	£251,667	£293,333
Hosbere Mews	£325,400			£290,000		£319,500
Hunts Grove Gate	£405,000					£405,000

Imperial Place	£308,330			£249,995	£269,995	£288,996
Kings Copse	£260,000				£234,000	£242,667
Lassington Reach	£459,995				£254,995	£357,495
Newark Meadows	£428,750					£428,750
Nuthill Green	£370,830			£267,795	£238,995	£298,940
Rectory Gardens	£492,500					£492,500
Rosewood Grange	£377,500			£260,000	£256,500	£326,143
Scholars Place	£403,000					£403,000
Springfields at Hunts Grove	£329,995			£260,995	£209,995	£286,995
St James Mews	£442,995					£442,995
Sunningend View	£370,667			£290,000	£225,000	£325,400
The Ridings at Hunts Grove	£340,000			£265,000		£302,500
Stroud	**£543,586**			**£301,568**	**£287,995**	**£465,597**
Canonbury Rise	£371,662			£267,495		£329,995
Charfield Village	£476,667			£355,000		£446,250
Great Oldbury	£399,662			£316,495	£287,995	£353,328
Kingswood Fields	£360,000			£310,000		£335,000
Saxon Gate	£410,662			£277,995		£377,495
Sealeywood	£976,250			£0		£976,250
Tewkesbury	**£543,087**			**£217,500**	**£234,995**	**£517,740**
Gotherington Grange	£648,333					£648,333
Greenacres	£359,200					£359,200
Hillcroft	£565,000					£565,000
Malvern Chase	£399,995				£234,995	£317,495
New Town Park	£651,250					£651,250
Tewkesbury Meadow	£487,500			£217,500		£397,500
Twyning Green	£565,000					£565,000
All	**£459,148**	**£372,930**	**£258,000**	**£276,131**	**£248,744**	**£398,421**

Source: Market Survey (June 2019)

Table 4.6 Newbuild Asking Prices by Scheme (£/m²)						
	Detached	**Flat**	**Other**	**Semi-detached**	**Terraced**	**All**
Cheltenham	**£3,405**	**£5,401**		**£3,085**	**£3,408**	**£3,698**
Brizen Park	£3,720					£3,720
Brizen View	£3,332					£3,332
Clarence Gardens						£0
Cleeve View	£3,216					£3,216
Eden Villas	£3,202					£3,202
Furlong Rise	£3,432			£3,422	£3,696	£3,481
Honeybourne Gate						£0
Lewis Carroll Lodge		£4,659				£4,659
New Court						£0
Newland Gardens						£0
Oakley Grange	£3,040	£2,918		£2,921		£2,950
One Bayshill Road		£7,550				£7,550
Taylor's Yard	£3,895			£3,076	£3,264	£3,412
Wendlescliffe	£3,516					£3,516
Forest of Dean	**£3,060**			**£2,798**	**£2,506**	**£2,982**
Archers Walk	£2,709				£2,917	£2,751
Bishops Mead	£2,667			£2,639	£2,461	£2,601
Chapel Green	£3,020					£3,020
Edmunds Way					£2,714	£2,714
Far View						£0
Laburnum Villas	£3,628					£3,628
Lassington Reach	£3,132					£3,132
Manor Chase	£2,997					£2,997
Nup End Green	£3,341					£3,341
Picklenash Grove	£3,112					£3,112
Rectory Gardens						£0
River View	£3,053			£3,072		£3,065
Severn Heights	£2,745			£2,761		£2,749
Squires Meadow	£2,955			£2,703	£1,930	£2,649
The Orchards	£3,554					£3,554
Woodville Rd	£2,601					£2,601
Gloucester	**£3,121**		**£2,750**	**£2,962**	**£3,140**	**£3,072**
Augustus Park			£2,750			£2,750
Bentham Green						£0
Centurion View	£3,423			£3,192	£3,216	£3,335
Earls Park	£2,567			£2,605	£2,672	£2,626
Hosbere Mews	£2,913			£2,816		£2,893
Hunts Grove Gate	£3,115					£3,115

Imperial Place	£3,077			£3,205	£3,068	£3,101
Kings Copse	£2,031				£2,908	£2,616
Lassington Reach	£3,246				£3,355	£3,300
Newark Meadows	£0					£0
Nuthill Green	£3,136			£3,030	£3,515	£3,130
Rectory Gardens	£0					£0
Rosewood Grange	£2,939			£3,006	£3,064	£2,984
Scholars Place	£3,387					£3,387
Springfields at Hunts Grove	£3,315			£2,636	£3,500	£3,119
St James Mews	£3,341					£3,341
Sunningend View	£3,326			£3,353	£3,983	£3,463
The Ridings at Hunts Grove	£2,931			£2,944		£2,938
Stroud	**£3,340**			**£3,273**	**£3,032**	**£3,301**
Canonbury Rise	£3,464			£3,457		£3,461
Charfield Village	£3,482			£2,554		£3,250
Great Oldbury	£3,187			£3,146	£3,032	£3,147
Kingswood Fields	£3,364			£3,444		£3,404
Saxon Gate	£3,158			£3,707		£3,341
Sealeywood	£0			£0		£0
Tewkesbury	**£3,528**			**£3,508**	**£3,264**	**£3,511**
Gotherington Grange	£3,815					£3,815
Greenacres	£3,294					£3,294
Hillcroft	£4,128					£4,128
Malvern Chase	£2,857				£3,264	£3,060
New Town Park	£0					£0
Tewkesbury Meadow	£3,129			£3,508		£3,255
Twyning Green	£0					£0
All	**£3,218**	**£5,401**	**£2,750**	**£3,033**	**£3,065**	**£3,234**

Source: Market Survey (June 2019)

4.24 During the course of the research, sales offices and agents were contacted to enquire about the price achieved relative to the asking prices, and the incentives available to buyers. In most cases the feedback was that the units were 'realistically priced' or that as the market is improving, demand strong and that significant discounts are no longer offered. When pressed, it appeared that the discounts and incentives offered equate to about 2.5% of the asking prices. It would be prudent to assume that prices achieved, net of incentives offered to buyers, are 2.5% less than the above asking prices.

Price Assumptions for Financial Appraisals

4.25 In the *Plan Viability, Community Infrastructure Levy and Affordable Housing Study, Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (PBA, January 2016)* the following values were used:

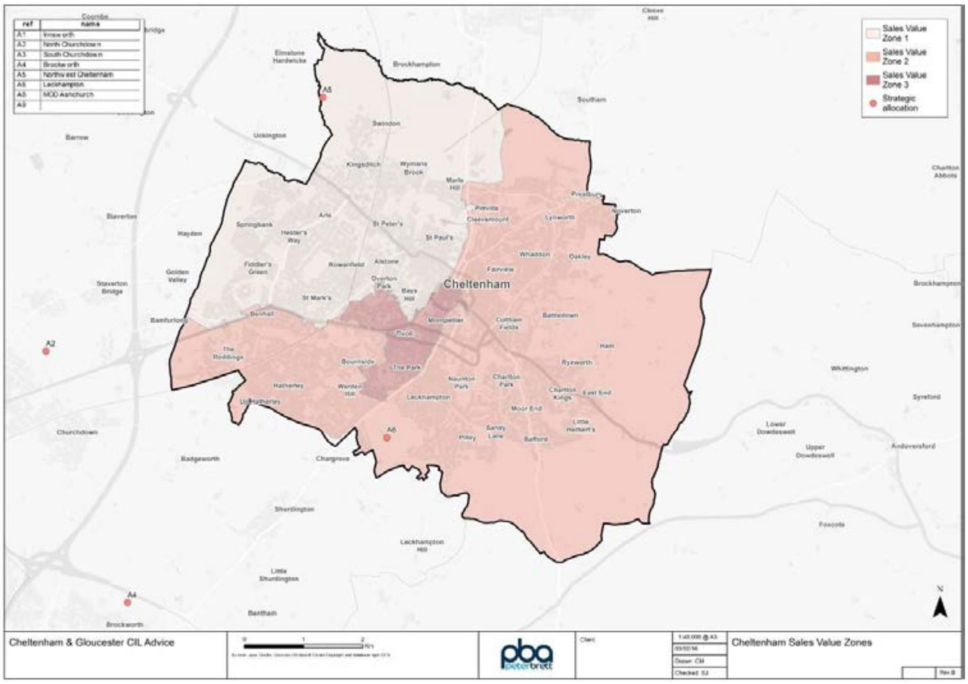
Table 4.7 Residential Values – 2015. £/m²

Location/use	House price	Flat price
Cheltenham – Zone 1	£3,054	£2,522
Cheltenham – Zone 2	£3,570	£4,219
Cheltenham – Zone 3	£4,048	£4,894
Gloucester – Zone 1	£2,003	£2,138
Gloucester – Zone 2	£2,190	£2,195
Gloucester – Zone 3	£2,892	£2,555
Tewkesbury – Zone 1	£2,972	£2,199
Tewkesbury – Zone 2	£3,197	£2,199

Source: Table 5.1 Plan Viability, Community Infrastructure Levy and Affordable Housing Study, Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (PBA, January 2016)

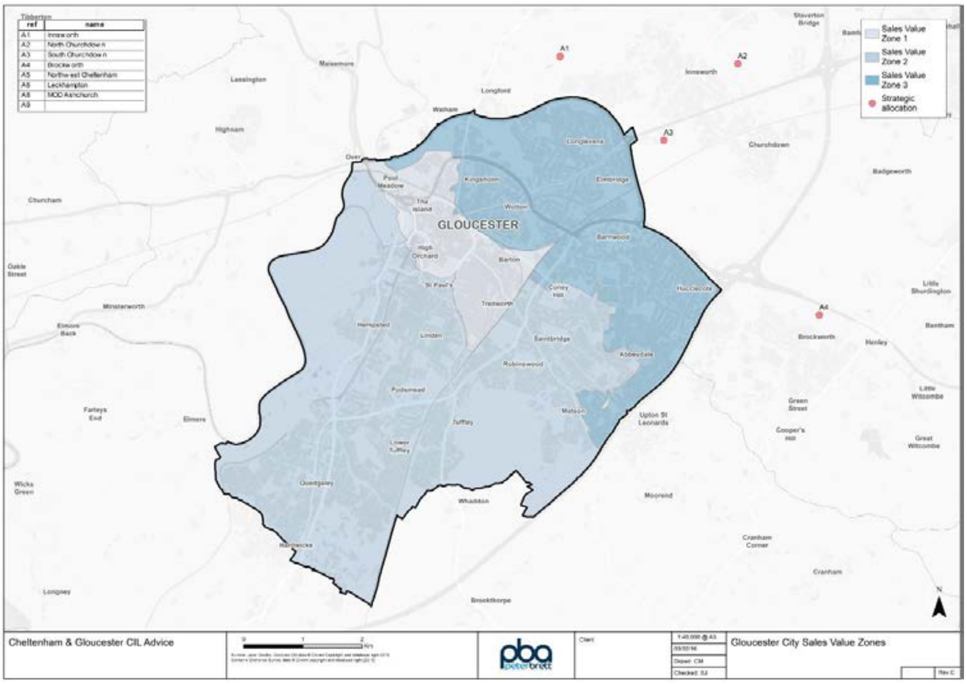
4.26 The value zones used were as follows:

Figure 4.6a 2015 Residential Price Zones



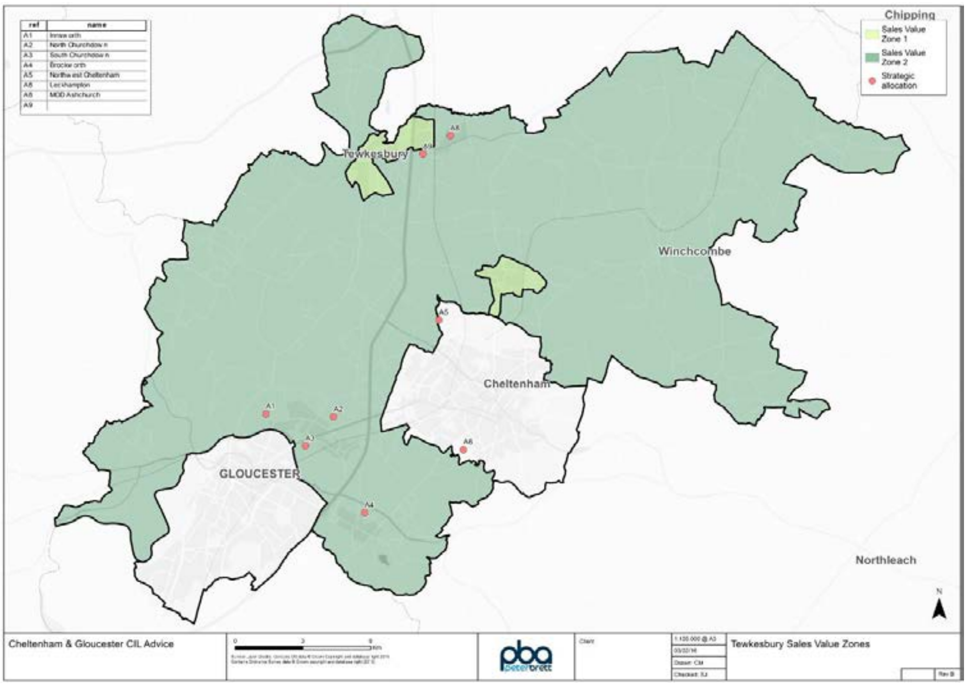
Source: Appendix C Plan Viability, Community Infrastructure Levy and Affordable Housing Study, Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (PBA, January 2016)

Figure 4.7b 2015 Residential Price Zones



Source: Appendix C Plan Viability, Community Infrastructure Levy and Affordable Housing Study, Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (PBA, January 2016)

Figure 4.7c 2015 Residential Price Zones



Source: Appendix C Plan Viability, Community Infrastructure Levy and Affordable Housing Study, Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (PBA, January 2016)

4.27 In the *Stroud District Council Local Plan Viability Study (HDH, August 2013)* the following values were used:

Table 4.7 Residential Price Assumptions 2013 - £/m^2			
1	Rural North	Upton St Leonards	2,450
2	Town Edge	Stonehouse	2,300
3	Infill	Stonehouse	2,250
4	Infill	Stonehouse	2,300
5	Town Edge	Stroud	2,600
6	Infill	Stroud	2,100
7	Infill	Stroud	2,400
8	Infill	Cam	2,000
9	Town Edge	Cam	2,450
10	Infill	Dursley	2,150
11	Rural South	Wotton Under Edge	2,600
12	Rural East	Nailsworth	2,600
13	Rural East	Minchinhampton	2,600
14	Rural West	Frampton	2,300
15*	Urban Infill 6	Stroud	2,150
16*	Urban Infill 7	Trupp	2,150
HG	Hunts Grove	Hardwick	2,250
SH	West of Stonehouse	Stonehouse	2,200
C	NE Cam	Cam	2,300

Source: 4.9 Stroud District Council Local Plan Viability Study (HDH, August 2013)

4.28 It is necessary to form a view about the appropriate prices for the schemes to be appraised in the study. The preceding analysis does not reveal simple clear patterns with sharp boundaries. It is necessary to relate this to the pattern of development expected to come forward in the future.

4.29 Based on the asking prices from active developments, and informed by the general pattern of all house prices across the study area, the following approach is used:

Table 4.8 Value Assumptions	
Area	£/m^2
Cheltenham Extensions – East and South	£3,900/m^2
Cheltenham Extensions – Other	£3,400/m^2
Gloucester Extensions & Forest of Dean – North of A40	£2,750/m^2
Remaining Areas of Stroud District	£3,300/m^2
Tewkesbury Extensions	£3,100/m^2
Forest of Dean – South of A40	£2,600/m^2
Very Large New Settlement	£3,100/m^2.

Source: HDH (2019)

4.30 It is important to note that this is a broad brush, high level study to test delivery of potential development sites. The values between new developments and within new developments may vary considerably. In a high-level study of the type being undertaken, it is necessary to take a relatively simplistic approach.

Ground Rents

4.31 Over the last 20 or so years many new homes have been sold subject to a ground rent. Such ground rents have recently become a controversial and political topic. In this study, no allowance is made for residential ground rents.

Affordable Housing

4.32 The JCS Councils and Stroud have policies for the provision of affordable housing. The adopted JCS Policy SD12: Affordable Housing requires:

> *Within the Strategic Allocation sites a minimum of 35% affordable housing;*
>
> *Outside of the Strategic Allocation sites, a minimum of 20% affordable housing on developments within the Gloucester City administrative area and a minimum of 40% within the Cheltenham Borough and Tewkesbury Borough administrative areas;*

4.33 The Councils' SHMA Update Note (HDH, September 2015) sets out the following mix of affordable housing:

Table 4.9 Size and type of affordable home required by those in need (per annum)						
Product	*One bed*	*Two bed*	*Three bed*	*Four bed*	*Total (number)*	*Total (%)*
Shared ownership	30	49	40	22	141	7.2%
Discount home ownership	11	12	10	6	39	2.0%
Affordable rent	91	97	79	48	315	16.1%
Social rent/requires assistance	705	495	185	75	1,461	74.7%
All households	**837**	**653**	**315**	**151**	**1,956**	**100.0%**

Source: Table 3.13 JCS Councils 2015 Strategic Housing Market Assessment Update Note

4.34 Policy CSP.5 Housing of the Forest of Dean adopted Core Strategy requires 40% affordable housing on larger projects. It goes on to seek a *'mix of house sizes and types including those suitable for an ageing population will be encouraged in accordance with prevailing evidence (for example SHMA, or HNS)'*.

4.35 The FoD SHMA update note (HDH, June 2016) sets out the following mix of affordable housing:

Table 4.10 Tenure of new accommodation required in Forest of Dean over the next 11 years				
Tenure	*Current tenure profile*	*Tenure profile 2026*	*Change required*	*% of change required*
Market	28,874	31,237	2,363	68.9%
Shared ownership/ discounted home ownership	198	476	278	8.1%
Affordable Rent	253	829	576	16.8%
Social rented	4,527	4,740	213	6.2%
Benefit supported	1,673	1,673	0	0.0%
Total	35,525	38,955	3,430	100.0%

Source: Table 3.4, Forest of Dean Council 2015 Strategic Housing Market Assessment Update Note

4.36 Policy CP9 Affordable Housing of the adopted Stroud District Local Plan requires:

> *All residential proposals of at least 4 dwellings (net) or capable of providing 4 dwellings (net) covering a net site area of at least 0.16 ha will provide at least 30% of the net units proposed as affordable dwellings, where viable.*

4.37 The Stroud Post-examination Consolidated SHMA (HDH, June 2015) sets out the following mix of affordable housing:

Table 4.11 Size and type of affordable home required by those in need (per annum)						
Product	*One bed*	*Two bed*	*Three bed*	*Four bed*	*Total (number)*	*Total (percentage)*
Shared ownership	11	16	9	5	41	3.7%
Discount home ownership	4	4	2	1	11	1.0%
Affordable rent	24	48	30	7	109	9.8%
Social rent/requires assistance	579	222	95	55	951	85.5%
All households	618	289	137	68	1,111	100.0%

Source: Table 7.17 Stroud District Council 2015 Strategic Housing Market Assessment Update Note

4.38 In this study the base assumption follows these requirements, but the potential strategic sites are also tested at higher and lower levels against a range of levels of developer contributions.

Affordable Housing Values

4.39 In the *Plan Viability, Community Infrastructure Levy and Affordable Housing Study, Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (PBA, January 2016)* the following values were used:

a. Affordable rent at 55% of market value

b. Social rent at 45% of market value

c. Intermediate at 65% of market value

4.40 In the *Stroud District Council Local Plan Viability Study (HDH, August 2013)* the analysis was based on Affordable Rent and locally appropriate values were used which were generally around £1,100/m^2.

4.41 It is important to note that the base modelling in this study is based on Affordable Rent capped at the Local Housing Allowance rather than Social Rent. Under Affordable Rent a maximum rent of no more than 80% of the open market rent for that unit can be charged.

4.42 Prior to the 2015 Summer Budget, rents of affordable housing (both Affordable Rents and Social Rents) were generally increased by inflation (CPI) plus up to 1% each year. These provisions were to prevail until 2023. The result was that Housing Associations knew their rents would go up and those people and organisations who invest in such properties (directly or indirectly) knew that the rents were going up year on year. This made them a particularly attractive and secure form of investment or security for a loan.

4.43 In the Budget it was announced that Social and Affordable Rents would be reduced by 1% per year for 4 years[25]. The effect of this was to reduce the value of affordable housing to rent. It is clearly necessary to consider the value of affordable housing in this context. From a valuation perspective, the value of affordable housing has been reconsidered from first principles. In October 2017 the Government announced that rents will rise by CPI +1% for five years from 2020, reversing this alteration.

Social Rent

4.44 The value of a rented property is strongly influenced by the passing rent – although factors such as the condition and demand for the units also have a strong impact. Social Rents are set at a local level through a national formula that smooths the differences between individual properties and ensures properties of a similar type pay a similar rent:

Table 4.12 Social Rent (£/week)

	Cheltenham	Gloucester	Tewkesbury	Forest of Dean	Stroud
1 bed	£83.44	£71.21	£79.39	£81.69	£81.10
2 bed	£95.62	£85.81	£91.05	£91.75	£94.85
3 bed	£105.80	£96.30	£102.67	£100.18	£107.33
4 bed	£120.99	£114.22	£121.25	£108.80	£123.93

Source: Table 9, RSH SDR 2019 – Data Tool[26]

4.45 This study concerns only the value of newly built homes. There seems to be relatively little difference in the amounts paid by RPs for such units across the study area – and there is very little such housing being developed. In this study, the value of Social Rents is assessed assuming 10% management costs, 4% voids and bad debts and 6% repairs. These are capitalised at 4.5%.

[25] We understand that the objective is to reduce the overall costs of Housing Benefit / Local Housing Allowance / Universal Credit to the Exchequer.

[26] https://www.gov.uk/government/statistics/statistical-data-return-2018-to-2019

Table 4.13 Capitalisation of Social Rents					
	Cheltenham	Gloucester	Tewkesbury	Forest of Dean	Stroud
1 bed	£1,543	£1,646	£1,835	£1,888	£1,874
2 bed	£1,315	£1,180	£1,253	£1,262	£1,305
3 bed	£1,455	£1,325	£1,412	£1,378	£1,476
4 bed	£1,441	£1,361	£1,444	£1,296	£1,476

Source: HDH (October 2019)

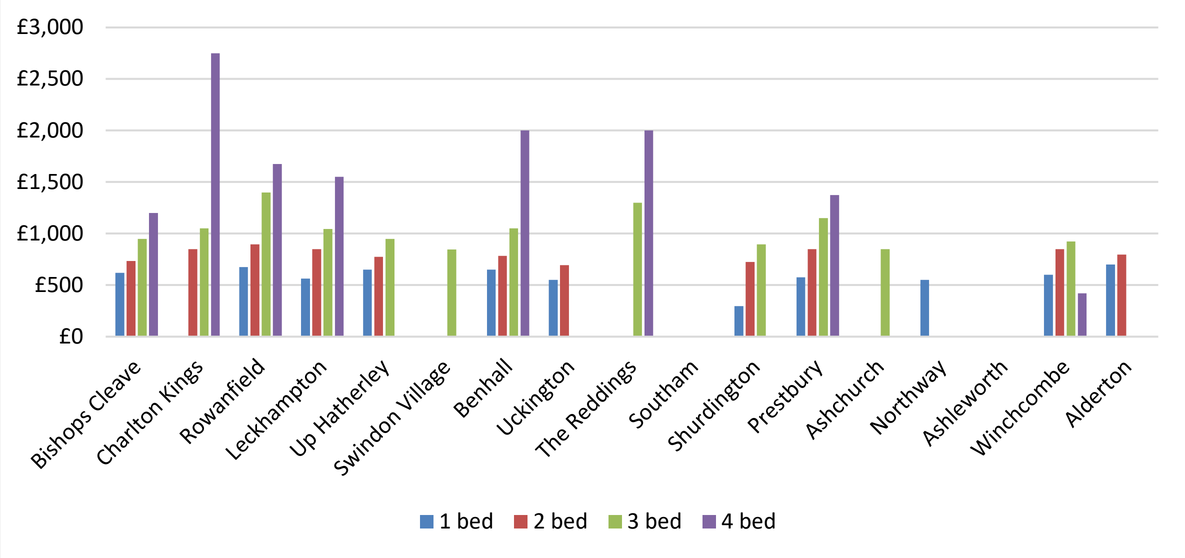
4.46 On this basis, a value of £1,450/m^2 across the study area is assumed.

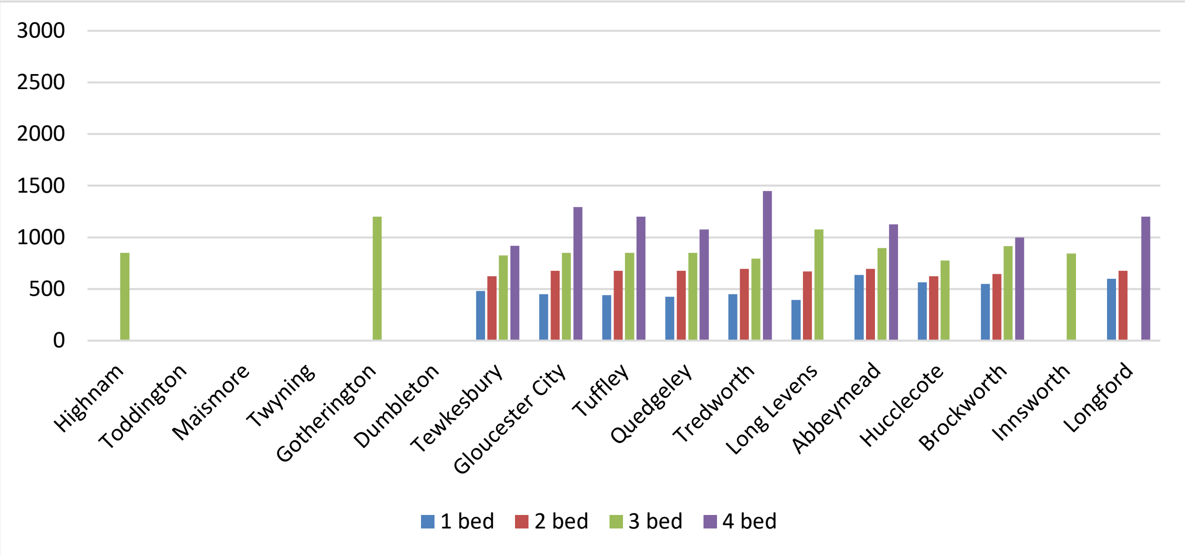
Affordable Rent

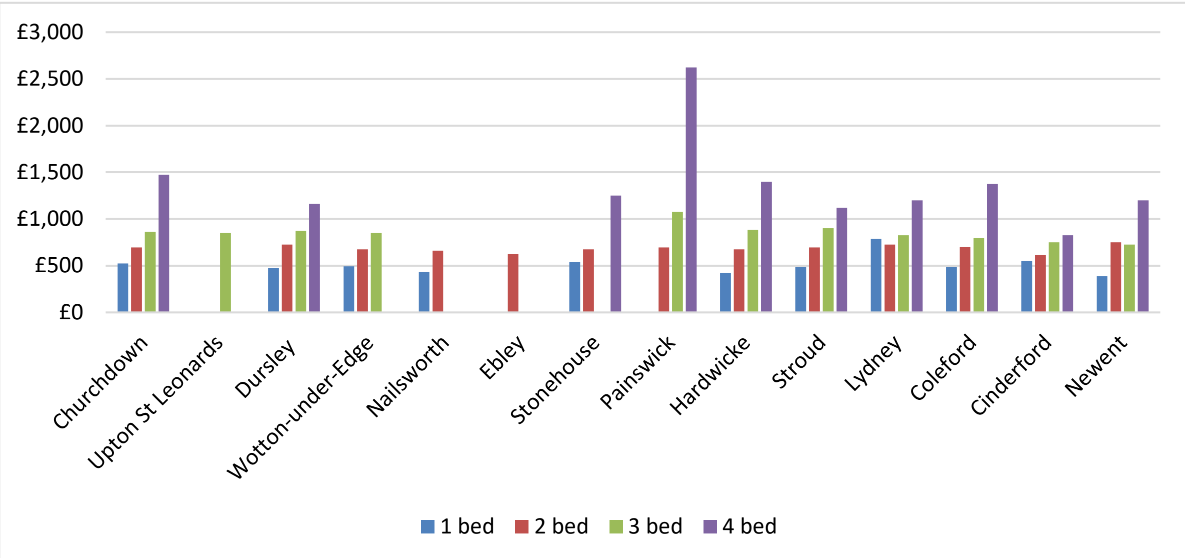
4.47 Under Affordable Rent a rent of no more than 80% of the open market rent for that unit can be charged. In the development of affordable housing for rent, the value of the units is, in large part, the worth of the income that the completed let unit will produce. This is the amount an investor (or another RP) would pay for the completed unit. This will depend on the amount of the rent and the cost of managing the property (letting, voids, rent collection, repairs etc.).

4.48 We have assumed the rent is no more than the Local Housing Allowance cap. These are set relative to market rents. It is assumed that, because a typical Affordable Rent unit will be new, it will command a premium rent that is a little higher than equivalent older private sector accommodation. In estimating the likely level of Affordable Rent, a survey of market rents across the Councils' areas has been undertaken. There is relatively little variation in rents, except for the larger units.

Figure 4.8 Market Rents – £/Month







Source: Market Survey (July 2019)

4.49 As part of the reforms to the social security system, housing benefit /local housing allowance is capped at the 3rd decile of open market rents for that property type, so in practice Affordable Rents are unlikely to be set above these levels. The cap is set by the Valuation Office Agency by Broad Rental Market Area (BRMA), however these BRMAs do not follow local authority boundaries – although most of the main settlements are within the Cheltenham and the Gloucester BRMAs. Where this is below the level of Affordable Rent at 80% of the median rent, it is assumed that the Affordable Rent is set at the LHA Cap.

Table 4.14 LHA Caps by BRMA

£ per week	Cheltenham	Gloucester	Herefordshire	Monmouthshire
Shared	£70	£70	£60	£56
1 bed	£112	£92	£92	£91
2 bed	£143	£126	£117	£115
3 bed	£174	£152	£135	£137
4 bed	£241	£193	£173	£173
£ per year	Cheltenham	Gloucester	Herefordshire	Monmouthshire
Shared	£3,661	£3,652	£3,117	£2,896
1 bed	£5,815	£4,787	£4,787	£4,727
2 bed	£7,454	£6,554	£6,103	£5,984
3 bed	£9,070	£7,880	£7,030	£7,120
4 bed	£12,511	£10,023	£9,001	£8,975

Source: VOA (November 2019)

4.50 These caps are broadly similar to the Affordable Rents being charged as reported in the most recent HCA data release.

Table 4.15 Affordable Rent (£/week)

	Cheltenham	Gloucester	Tewkesbury	Forest of Dean	Stroud
1 bed	£104.52	£93.92	£97.84	£82.98	£90.62
2 bed	£121.70	£113.32	£128.58	£106.48	£116.75
3 bed	£152.27	£136.06	£155.64	£118.87	£140.47
4 bed	£186.15	£157.52	£166.10	£144.15	£163.85

Source: Source: Table 9, RSH SDR 2019 – Data Tool[27]

[27] https://www.gov.uk/government/statistics/statistical-data-return-2018-to-2019

4.51 In calculating the value of Affordable Rents we have allowed for 10% management costs, 4% voids and bad debts and 6% repairs, and capitalised the income at 5.5%. It is assumed that the Affordable Rent is set at the LHA Cap. On this basis affordable rented property has the following worth.

Table 4.16 Capitalisation of Affordable Rents

	Cheltenham	Gloucester	Tewkesbury	Forest of Dean	Stroud
1 bed	£2,416	£2,171	£2,261	£1,918	£2,094
2 bed	£1,674	£1,559	£1,769	£1,465	£1,606
3 bed	£2,095	£1,872	£2,141	£1,635	£1,932
4 bed	£2,218	£1,877	£1,979	£1,717	£1,952

Source: HDH (November 2019)

4.52 Using this method to assess the value of affordable housing, under the Affordable Rent tenure, a value of £1,800/m^2 across all areas is derived.

Intermediate Products for Sale

4.53 Intermediate products for sale include shared ownership and shared equity products. The market for these is very difficult at present and we have found little evidence of the availability of such products in the study area. We have assumed a value of 70% of open market value for these units.

4.54 These values were based on purchasers buying an initial 50% share of a property and a 2.75%[28] per annum rent payable on the equity retained. The rental income is capitalised at 5.5% having made a 10% management allowance.

Grant Funding

4.55 In this study, it is assumed that grant is not available.

[28] A rent of up to 3% may be charged – although we understand that in this area 2.75% is more normal.

5. Land Prices

5.1 Chapters 2 and 3 set out the methodology used in this study to assess viability. An important element of the assessment is the value of the land. Under the method recommended in the Harman Guidance, the worth of the land before consideration of any increase in value, from a use that may be permitted through a planning consent, is the Existing Use Value (EUV). This is used as the starting point for the assessment.

5.2 In this chapter, the values of different types of land are considered. The value of land relates closely to the use to which it can be put and will range considerably from site to site. As this is a high-level study, the three main uses, being agricultural, residential and industrial have been researched. The amount of uplift that may be required to ensure that land will come forward and be released for development has then been considered.

5.3 In this context it important to note that the PPG says (at PPG 10-014-20180724) that the '*Benchmark Land Value should: 'be based upon existing use value, allow for a premium to landowners ... be informed by market evidence including current uses, costs and values wherever possible....*'. It is therefore necessary to consider the Existing Use Value (EUV) as set out in Chapters 2 and 3 above as a starting point.

Current and Alternative Use Values

5.4 In order to assess development viability, it is necessary to analyse Existing and Alternative Use Values. EUV refers to the value of the land in its current use <u>before planning consent is granted</u>, for example, as agricultural land. AUV refers to any other potential use for the site. For example, a brownfield site may have an alternative use as industrial land.

5.5 The updated PPG includes a definition of land value as follows:

> *How should land value be defined for the purpose of viability assessment?*
>
> *To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. This approach is often called 'existing use value plus' (EUV+).*
>
> *In order to establish benchmark land value, plan makers, landowners, developers, infrastructure and affordable housing providers should engage and provide evidence to inform this iterative and collaborative process.*
>
> *PPG ID: 10-013-20180724*
>
> *What is meant by existing use value in viability assessment?*
>
> *Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use together with the right to implement any development for which there are policy compliant extant planning consents, including realistic deemed consents, but without regard to alternative uses. Existing use value is not the price paid and*

> *should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield. Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.*
>
> *PPG ID: 10-015-20180724*

5.6 It is important to fully appreciate that land value should reflect emerging policy requirements and planning obligations. When considering comparable sites, the value will need to be adjusted to reflect this requirement.

5.7 The value of the land for a particular scheme needs to be compared with the EUV, to determine if there is another use which would derive more revenue for the landowner. If the Residual Value does not exceed the EUV, then the development is not viable; if there is a surplus (i.e. profit) over and above the 'normal' developer's profit having paid for the land, then there is scope to make developer contributions.

5.8 For the purpose of the present study, it is necessary to take a comparatively simplistic approach to determining the EUV. In practice, a wide range of considerations could influence the precise value that should apply in each case, and at the end of extensive analysis the outcome might still be contentious.

5.9 This study is only considering large strategic sites. All these are likely to be in an agricultural use.

Residential Land

5.10 In May 2018, MHCLG published *Land value estimates for policy appraisal*. This sets out land values as at May 2017 and was prepared by the Valuation Office Agency (VOA).

Table 5.1 MHCLG Residential Land Values – Zero Affordable Housing. £/ha

Cheltenham	£3,445,000
Gloucester	£2,465,000
Tewkesbury	£2,255,000
Forest of Dean	£710,000
Stroud	£2,285,000

Source: Land value estimates for policy appraisal. (May 2018, MHCLG)

5.11 As stressed in the paper this is a hypothetical situation and '*the figures on this basis, therefore, may be significantly higher than could be reasonably obtained in the actual market*'[29].

5.12 The VOA assumed that each site is 1 hectare in area, of regular shape, with services provided up to the boundary, without contamination or abnormal development costs, not in an underground mining area, with road frontage, without risk of flooding, with planning permission granted and that no grant funding is available; the site will have a net developable area equal to 80% of the gross area. For those local authorities outside London, the hypothetical scheme is for a development of 35 two storeys, 2/3/4 bed dwellings with a total floor area of 3,150 square metres.

5.13 Recent transactions based on planning consents over the last few years and price paid information from the Land Registry have been researched and are set out in **Appendix 4** and summarised in the following table.

[29] Point 2, Page 15, Land value estimates for policy appraisal. DCLG, December 2015

Table 5.2 Recent Sales of Development Land

Application number	Address	Dwellings	Affordable	% AH	Ha	
10/00769/FUL	103 Northgate Street Gloucester GL1 2AA	119	0	0.00%	0.51	£2,439,356.86
11/00107/FUL	Former Gloscat Buildings Brunswick Road Gloucester	254	32	12.60%	3	£3,446,640.32
11/00724/OUT	Blackbridge Allotments Stroud Road Gloucester	14	0	0.00%	1	£813,131.31
11/00742/OUT	Hucclecote Centre Churchdown Lane Gloucester GL3 3QN	53	14	26.42%	2	£876,086.96
12/01098/FUL	Hallmark Hotel Matson Lane Gloucester GL4 6EA	58	8	13.79%	2	£969,230.77
13/00160/FUL	Yew Tree Cottages 106 Bristol Road Quedgeley Gloucester	10	0	0.00%	0.2	£625,000.00
10/00189/FUL	Replacement of PH with 13 housing units	13	5	38.46%	0.28	£1,250,000.00
11/00091/OUT	Mixed use development of up to 220 dwellings, 13,600 sqm B8 floorspace, cricket pitch and pavilion	199	80	40.20%	19.10	£374,554.97
11/00385/FUL	D1, A1-A5, up to 570 dwellings	570	171	30.00%		#VALUE!
12/01051/FUL	11 dwellings	11	0	0.00%	0.19	£1,000,000.00
11/00622/FUL	14 dwellings for affordable rent	14	14	100.00%	0.31	£154,367.74
13/00114/FUL	47 dwellings	47	16	34.04%	2.96	£168,648.65
STROUD						
S.15/2804/OUT	Land North East of Draycott, Cam aka. Millfields			#DIV/0!	34.81	£11,060.04
S.14/0619/FUL	Land rear Canonbury Street Berkeley			#DIV/0!	11.84	£548,986.49
S.13/1289/OUT	Land south of Leonard Stanley Primary School, aka Mankley Field (developers Gladman)	**150**	**45**	30.00%	8.35	£820,195.21
S.14/0810/OUT	Land west of Stonehouse, Nastend Lane, Stonehouse	**1350**	**405**	30.00%	97.28	£399,809.83
12/01612	North Place, Cheltenham GL50 4DW	143	57	39.86%	3.22	£1,487,577.64
17/01411	Old Gloucester Road, Cheltenham	90	36	40.00%	3	£119,426.75
13/00106	Travis Perkins, Gloucester Road, Cheltenham	107	16	14.95%	3	£3,194,444.44

Source: The Councils and Land Registry (February 2019)

5.14 These values are on a whole site (gross area) basis and range considerably. It is important to note that several of the above parcels of land did not achieve the policy compliant levels of affordable housing (or were for 100% affordable housing). The non-policy compliant developments should be given limited weight.

Table 5.3 Recent Sales of Development Land

	All	Residential	Policy Compliant
Minimum	£11,060	£119,427	£119,427
Average	£1,038,807	£1,198,940	£761,093
Median	£816,663	£876,087	£820,195
Maximum	£3,446,640	£3,446,640	£1,487,578

Source: The Councils and Land Registry (February 2019)

5.15 In this regard, we have a caveat and that is in relation to very large sites. Large sites have their own characteristics and are often subject to very significant infrastructure costs and amounts of open space which result in lower values. It is particularly pertinent to note that the Land West of Stonehouse sold for about £400,000/ha.

5.16 It is necessary to make an assumption about the value of residential land. A value of £400,000/ha is taken as a value for the large greenfield sites under consideration in this assessment.

Agricultural and Paddocks

5.17 *Land value estimates for policy appraisal* provides a value figure for agricultural land in Gloucestershire of £22,500/ha. The *RICS/RAU Rural Land Market Survey* reports agricultural land values on a regular basis. The most recent report[30] suggests England and Wales values of £20,837/ha (£8,433/acre) for arable land and £15,903/ha (£6,436/acre) for pasture. South West values are a little less than these.

5.18 For agricultural land, a benchmark of £25,000/ha is assumed to apply here.

Existing Use Values

5.19 In this assessment the Existing Use Value (EUV) of agricultural land is assumed to be £25,000/ha.

Benchmark Land Values

5.20 As set out at the start of this report '*Benchmark land value should, be based upon <u>existing use value</u>, allow for a premium to landowners reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and be informed by market evidence*'. The PPG says that '*where recent market evidence is used to inform assessment of benchmark land value this evidence should be based on developments which are compliant with policies, including for affordable housing*'. The local evidence is limited but is set out above. The updated PPG says '*where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time*'.

5.21 The updated PPG then sets out how the premium to the landowner be arrived at '*... The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements*'.

5.22 A process is then laid out '*Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative*

30 https://www.rics.org/Global/RICS%20RAU%20Rural%20Land%20Market%20Survey%20H2%202017%20-%20FULL.pdf

process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. For any viability assessment data sources to inform the establishment the landowner premium should include market evidence and can include benchmark land values from other viability assessments. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners'.

5.23 Benchmark Land Values are taken to be the EUV plus £375,000/ha, being close to the price paid for the largest site as set out above.

5.24 We have considered how these amounts relate to prices for land in the market (see above), with a view to providing competitive returns to the landowner. Whilst there are certainly land transactions at higher values than these, we believe that these are appropriate for a study of this type.

6. Appraisal Assumptions – Development Costs

6.1 This chapter considers the costs and other assumptions required to produce financial appraisals in this study.

Development Costs

Construction costs: baseline costs

6.2 We have based the cost assumptions on the Building Cost Information Service (BCIS) data. The costs are specific to different built forms (flats, houses, offices, etc.) re-based for Gloucestershire (last updated 29th October 2019). At this time the costs for 'Estate Housing – Generally' is £1,276/m^2.

6.3 The base assumption in this report is that homes are built to the basic Building Regulation Part L 2010 Standards but not to higher environmental standards. This is in line with the Government announcement, made at the time of the Summer 2015 Budget in the *Fixing the foundations productivity report*[31], of its intention not to proceed with the zero carbon buildings policy.

Construction costs: affordable dwellings

6.4 The procurement route for affordable housing is assumed to be through construction by the developer and then disposal to a housing association on completion. In the past, when considering the build cost of affordable housing provided through this route, we took the view that it should be possible to make a small saving on the market housing cost figure, on the basis that one might expect the affordable housing to be built to a slightly different specification than market housing. However, the pressures of increasingly demanding standards for housing association properties have meant that for conventional schemes of houses at least, it is no longer appropriate to use a reduced build cost; the assumption is of parity.

Other normal development costs

6.5 In addition to the BCIS £/m^2 build cost figures described above, allowance needs to be made for a range of site costs (roads, drainage and services within the site, parking, footpaths, landscaping and other external costs). Many of these items will depend on individual site circumstances and can only properly be estimated following a detailed assessment of each

[31] https://www.gov.uk/government/publications/fixing-the-foundations-creating-a-more-prosperous-nation

site. This is not practical within this broad-brush study and the approach taken is in line with the PPG and the Harman Guidance.

6.6 Nevertheless, it is possible to generalise. Drawing on experience, and the comments of stakeholders, it is possible to determine an allowance related to total build costs. This is normally lower for higher density than for lower density schemes since there is a smaller area of external works, and services can be used more efficiently. Large greenfield sites would also be more likely to require substantial expenditure on bringing mains services to the site.

6.7 An allowance of 15% is used for all the sites in this assessment, other than the 10,000 unit site modelled at 60% net developable area where 20% is assumed.

Abnormal development costs

6.8 The treatment of abnormals was considered at Gedling Council's Examination in Public. There is an argument, as set out in Gedling[32], that it may not be appropriate for abnormals to be built into appraisals in a high-level study of this type. Councils should not plan for the worst-case option – rather for the norm. For example, if two similar sites were offered to the market and one was previously in industrial use with significant contamination, and one was 'clean' then the landowner of the contaminated site would have to take a lower land receipt for the same form of development due to the condition of the land. The Inspector said:

> *… demolition, abnormal costs and off site works are excluded from the VA, as the threshold land values assume sites are ready to develop, with no significant off site secondary infrastructure required. While there may be some sites where there are significant abnormal construction costs, these are unlikely to be typical and this would, in any case, be reflected in a lower threshold land value for a specific site. In addition such costs could, at least to some degree, be covered by the sum allowed for contingencies.*

6.9 In some cases, where the site involves redevelopment of land which was previously developed, there is the potential for abnormal costs to be incurred. Abnormal development costs might include demolition of substantial existing structures; flood prevention measures at waterside locations; remediation of any land contamination; remodelling of land levels; and so on. An additional allowance is made for abnormal costs associated with brownfield sites of 5% of the BCIS costs.

6.10 Abnormal costs will be reflected in land value. Those sites that are less expensive to develop will command a premium price over and above those that have exceptional or abnormal costs. It is not the purpose of a study of this type to standardise land prices across an area.

[32] REPORT TO GEDLING BOROUGH COUNCIL, THE PLANNING INSPECTORATE REF PINS/N3020/429/4, MAY 2015

Fees

6.11 Professional fees are assumed to amount to 8% of build costs. Additional allowance is made for the planning application fee, acquisition costs, sales (disposal) fees and fees in relation to finance.

Contingencies

6.12 For previously undeveloped and otherwise straightforward sites we have allowed a contingency of 2.5%.

CIL and S106 Contributions

6.13 Four of the councils have adopted CIL, Forest of Dean has not.

Table 6.1 Cheltenham – CIL Adopted October 2018

		Community Infrastructure Levy (£ per m^2)
Generic sites	Cheltenham 10 dwellings and under	£148
	Cheltenham between 11 and 449 dwellings	£200
	Cheltenham 450 dwellings and over	£35
Strategic sites	A5 Northwest Cheltenham	£35
	B1 West Cheltenham	£35
Community Infrastructure Levy (£ per m^2)		
Retirement Homes		***£200***
Extra Care Homes		***£100***

Source CBC CIL Charging Schedule. Table 1.1: Residential CIL rates, Table 1.2: Older persons residential CIL rates

Table 6.2 Gloucester – CIL Adopted October 2018

		Community Infrastructure Levy (£ per m^2)
Generic sites	Gloucester 10 dwellings and under	£0
	Gloucester between 11 and 449 dwellings	£45
	Gloucester 450 dwellings and over	£0
Strategic sites	B5 Winneycroft	£0

Source GCC CIL Charging Schedule. Table 1.1: Residential CIL rates

Table 6.3 Tewkesbury – CIL Adopted October 2018		
		Community Infrastructure Levy (£ per m^2)
Generic sites	Tewkesbury 10 dwellings and under	£104
	Tewkesbury between 11 and 449 dwellings	£200
	Tewkesbury 450 dwellings and over	£35
Strategic sites	A1 Innsworth	£35
	A3 South Churchdown	£35
	A4 Brockworth	£35
	A5 Northwest Cheltenham	£35
	B1 West Cheltenham	£35
	B2 Twigworth	£35

Source CBC CIL Charging Schedule. Table 1.1: Residential CIL rates, Table 1.2: Older persons residential CIL rates

Table 6.4 Stroud Adopted Rates of CIL	
Type of Development	**CIL Rates £ per square metre New additional floorspace**
Residential (excluding older peoples housing)	
• Sites within the Stroud Valley area (see Annex 1 map)	£0/m^2
•	
• Strategic sites identified in the Local Plan	£0/m^2 on the basis that developers are required to meet their own site infrastructure costs and these costs are as set out in the CIL Viability Study
• All other sites	£80/m^2
Supermarkets and Retail Warehouses	£75/m^2

Source: SDC CIL Charging Schedule (February 2017)

6.14 These amounts are not incorporated into the assessment, rather the overall capacity for these sites to bear developer contributions (regardless of the actual mechanism under which they are paid) is considered. A range of developer contributions are tested.

Financial and Other Appraisal Assumptions

VAT

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

Interest rate

6.16 The appraisals assume 6% pa for debit balances. This may seem high given the very low base rate figure (0.75% February 2019), but reflects banks' view of risk for housing developers in the present situation. In the residential appraisals we have prepared a simple cashflow to calculate interest.

Developers' return

6.17 An allowance needs to be made for developers' profit / return and to reflect the risk of development. Neither the NPPF, nor the CIL Regulations, nor the CIL Guidance provide useful guidance in this regard so, in reaching this decision, the RICS's *'Financial Viability in Planning*' (August 2012), the Harman Guidance *Viability Testing Local Plans, Advice for planning practitioners* (June 2012), and the HCA's Economic Appraisal Tool have been referred to. None of these documents are prescriptive, but they do set out some different approaches.

6.18 RICS's 'Financial Viability in Planning' (August 2012) says:

> *3.3.2 The benchmark return, which is reflected in a developer's profit allowance, should be at a level reflective of the market at the time of the assessment being undertaken. It will include the risks attached to the specific scheme. This will include both property-specific risk, i.e. the direct development risks within the scheme being considered, and also broader market risk issues, such as the strength of the economy and occupational demand, the level of rents and capital values, the level of interest rates and availability of finance. The level of profit required will vary from scheme to scheme, given different risk profiles as well as the stage in the economic cycle. For example, a small scheme constructed over a shorter timeframe may be considered relatively less risky and therefore attract a lower profit margin, given the exit position is more certain, than a large redevelopment spanning a number of years where the outturn is considerably more uncertain. ……..*

6.19 The Harman Guidance says:

> ***Return on development and overhead***
>
> *The viability assessment will require assumptions to be made about the average level of developer overhead and profit (before interest and tax).*
>
> *The level of overhead will differ according to the size of developer and the nature and scale of the development. A 'normal' level of developer's profit margin, adjusted for development risk, can be determined from market evidence and having regard to the profit requirements of the providers of development finance. The return on capital employed (ROCE) is a measure of the level of profit relative to level of capital required to deliver a project, including build costs, land purchase, infrastructure, etc.*
>
> *As with other elements of the assessment, the figures used for developer return should also be considered in light of the type of sites likely to come forward within the plan period. This is because the required developer return varies with the risk associated with a given development and the level of capital employed.*
>
> *Smaller scale, urban infill sites will generally be regarded as lower risk investments when compared with complex urban regeneration schemes or large scale urban extensions.*
>
> *Appraisal methodologies frequently apply a standard assumed developer margin based upon either a percentage of Gross Development Value (GDV) or a percentage of development cost. The great majority of housing developers base their business models on a return expressed as a percentage of anticipated gross development value, together with an assessment of*

anticipated return on capital employed. Schemes with high upfront capital costs generally require a higher gross margin in order to improve the return on capital employed. Conversely, small scale schemes with low infrastructure and servicing costs provide a better return on capital employed and are generally lower risk investments. Accordingly, lower gross margins may be acceptable.

This sort of modelling – with residential developer margin expressed as a percentage of GDV – should be the default methodology, with alternative modelling techniques used as the exception. Such an exception might be, for example, a complex mixed use development with only small scale specialist housing such as affordable rent, sheltered housing or student accommodation.

6.20 The HCA's Economic Appraisal Tool – the accompanying guidance for the tool kit says:

Developer's Return for Risk and Profit (including developer's overheads)

Open Market Housing

The developer *'profit' (before taxation) on the open market housing as a percentage of the value of the open market housing. A typical figure currently may be in the region of 17.5-20% and overheads being deducted, but this is only a guide as it will depend on the state of the market and the size and complexity of the scheme. Flatted schemes may carry a higher risk due to the high capital employed before income is received.*

Affordable Housing

The developer *'profit' (before taxation) on the affordable housing as a percentage of the value of the affordable housing (excluding SHG). A typical figure may be in the region of 6% (the profit is less than that for the open market element of the scheme, as risks are reduced), but this is only a guide.*

6.21 Paragraph 10-018-20180724 of the updated PPG says:

How should a return to developers be defined for the purpose of viability assessment?

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

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

6.22 It is unfortunate that the above are not consistent, but it is clear that the purpose of including a developers' profit figure is not to mirror a particular business model, but to reflect the risk a developer is taking in buying a piece of land, and then expending the costs of construction before selling the property. The use of developers' profit in the context of area wide viability testing of the type required by the NPPF and CIL Regulation 14, is to reflect that level of risk.

6.23 Generally, we do not agree that linking the developer's profit to GDV is reflective of risk, as the risk relates to the cost of a scheme – the cost being the money put at risk as the scheme is developed. As an example (albeit an extreme one to illustrate the point) we can take two schemes, A and B, each with a GDV £1,000,000, but scheme A has a development cost of

£750,000 and scheme B a lesser cost of £500,000. All other things being equal, in A the developer stands to lose £750,000 (and make a profit of £250,000), but in B 'only' £500,000 (and make a profit of £500,000). Scheme A is therefore more risky, and it therefore follows that the developer will wish (and need) a higher return. By calculating profit on costs, the developer's return in scheme A would be £150,000 and in scheme B would be £100,000 and so reflect the risk – whereas if calculated on GDV the profits would be £200,000 in both.

6.24 Broadly there are four different approaches that could be taken:

a. To set a different rate of return on each site to reflect the risk associated with the development of that site. This would result in a lower rate on the smaller and simpler sites – such as the greenfield sites, and a higher rate on the brownfield sites.

b. To set a rate for the different types of unit produced – say 20% for market housing and 6% for affordable housing, as suggested by the HCA.

c. To set the rate relative to costs – and thus reflect the risks of development.

d. To set the rate relative to the gross development value.

6.25 In deciding which option to adopt, it is important to note that the intention is not to re-create any particular developer's business model. Different developers will always adopt different models and have different approaches to risk.

6.26 The argument is sometimes made that financial institutions require a 20% return on development value and if that is not shown they will not provide development funding. In the pre-Credit Crunch era there were some lenders who did take a relatively simplistic view to risk analysis but that is no longer the case. Most financial institutions now base their decisions behind providing development finance on sophisticated financial modelling that it is not possible to replicate in a study of this type. They require the developer to demonstrate a sufficient margin, to protect them in the case of changes in prices or development costs, but they will also consider a wide range of other factors, including the amount of equity the developer is contributing – both on a loan to value and loan to cost basis, the nature of development and the development risks that may arise due to demolition works or similar, the warranties offered by the professional team, whether or not the directors will provide personal guarantees, and the number of pre-sold units.

6.27 This is a high-level study where it is necessary and proportionate to take a relatively simplistic approach, so, rather than apply a differential return (either site by site or split between market and affordable housing), it is appropriate to make some broad assumptions.

6.28 To be fully in line with the updated PPG, the developers' return is assessed as 17.5% of the value of market housing, being in the middle of the suggested range, and 6% of the value of affordable housing. In a stronger market a lower percentage may be appropriate and in a weaker market a higher assumption may be appropriate so as to reflect the relative levels of risk.

Voids

6.29 On a scheme comprising mainly of individual houses one would normally assume only a nominal void period as the housing would not be progressed if there was no demand. In the case of apartments in blocks this flexibility is reduced. Whilst these may provide scope for early marketing, the ability to tailor construction pace to market demand is more limited.

6.30 For the purpose of the present study a three-month void period is assumed for all residential developments. There is very little speculative commercial development taking place so we believe that this is the appropriate assumption to make.

Phasing and timetable

6.31 A pre-construction period of six months is assumed for all of the sites. Each dwelling is assumed to be built over a nine-month period. The phasing programme for an individual site will reflect market take-up and would, in practice, be carefully estimated taking into account the site characteristics and, in particular, the size and the expected level of market demand. The rate of delivery will be an important factor when the Council is considering the allocation of sites so as to manage the delivery of housing and infrastructure. Two aspects are relevant, firstly the number of outlets that a development site may have, and secondly the number of units that an outlet may deliver.

6.32 On the whole, it is assumed a maximum, per outlet, delivery rate of 50 units per year. On a site with 35% affordable housing this equates to about 33 market units per year. On the smaller sites, we have assumed much slower rates to reflect the nature of the developer that is likely to be bringing smaller sites forward. These assumptions are conservative and do, properly, reflect current practice. This is the appropriate assumption to make to be in line with the PPG and Harman Guidance.

Site Acquisition and Disposal Costs

Site holding costs and receipts

6.33 Each site is assumed to proceed immediately and so, other than interest on the site cost during construction, there is no allowance for holding costs, or indeed income, arising from ownership of the site.

Acquisition costs

6.34 An allowance 1.5% for acquisition agents' and legal fees is made. Stamp duty is calculated at the prevailing rates.

Disposal costs

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

6.36 It is relevant to note that this assumption is somewhat higher than the 1.5% assumption used in the appraisals submitted by developers as part of the Development Management process.

7. Planning Policy Requirements

7.1 It is important that the assessment of viability is made in the context of the Councils' current planning requirements.

7.2 In this assessment we have applied the policies set out in the JCS Core Strategy 2011-2031 (adopted December 2017), the Forest of Dean Core Strategy (2012) and the Stroud District Local Plan (November 2015). These may well change as the plan-making process continues – in which case it may be necessary to revisit the findings. The main requirements are summarised as follows (only those policies that impact directly on viability are considered):

Table 7.1 Summary of Main Policy Requirements

Policy Area	JCS	Forest of Dean	Stroud
Sustainable Construction			
	SD3: Sustainable Design and Construction. This is a general policy that sets out objectives but does not impose specific priorities. It is assumed that development is to current Building Regulation standards.	**Policy CSP. 2 Policy - Climate Change Adaptation (Strategic objective: thriving sustainable communities).** This policy does not require specific measures to be implemented, rather seeking that developers demonstrate how they are working towards the Council's aims in this regard. The policy mentions biodiversity which is discussed further below. **Policy CSP. 3 Sustainable Energy within Development Proposals (Strategic objective: thriving sustainable communities)** This sets out that developments is expected to provide on-site renewable energy to reduce carbon dioxide emissions from energy use by 10%. The proportion will increase to 15% from 2015 and 20% from 2020. This policy has been superseded by national policy, but zero carbon is considered below.	**CP5 Environmental development principles for strategic sites / CP14 High quality sustainable development / ES1 Sustainable Construction and Design**. The policies set out objectives but do not impose specific priorities. It is assumed that development is to current Building Regulation standards. It is assumed that the optional Building Regulation standards in terms of water usage apply. The costs are minimal (about £100/unit).

Infrastructure Requirements			
	INF1: Transport Network / INF4 Social and Community Infrastructure / INF6: Infrastructure Deliver / INF7: Developer Contributions. Each Council has introduced CIL - see below. This is included in the appraisals. The Plan seeks additional developer contributions to mitigate the impact of development and provide the necessary supporting infrastructure. A range of requirements are tested	**Policy CSP.4 - Development at Settlements** requires all development to provide developer contributions to ensure the provision of required infrastructure.	**CP6 Infrastructure and developer contributions / CP13 Demand management and sustainable travel measures / EI12 Promoting choice and accessibility / ES15 Provision of outdoor play provision**. The Council has introduced CIL - see below. This is included in the appraisals. The Plan seeks additional developer contributions to mitigate the impact of development and provide the necessary supporting infrastructure. A range of costs have been modelled. It is assumed that the modelled densities take the Parking Standards into account.
Housing Mix			
	SD11: Housing Mix and Standards. The policy seeks a mix of housing in line with the SHMA, This is followed. It is assumed that all new development is to Accessible and Adaptable (category 2) standards.	**Policy CSP. 5 Housing - strategic objectives: to promote thriving sustainable communities - provide affordable homes** seeks a mix informed by the Council's SHMA. This has informed the mix.	**CP7 Local communities**. The policy seeks that new development meets the need of the community. It is assumed that the mix of housing broadly follows the mix identified in the SHMA (see Chapter 9 below). The policy seeks that the development is informed by Lifetime development. The Lifetime Homes standards have been superseded by Accessible and Adaptable standards as part of building regulations. It is assumed that all new development is to Accessible and Adaptable (category 2) standards.

Design			
	SD4: Design Requirements / SD14: Health and Environmental Quality. On the whole, this general policy does not set specific requirements, rather seeks high quality and high standards of design. This is not a specific additional cost. It is assumed that all new development is to Accessible and Adaptable Category 2) standards. **SD10: Residential Development** includes a requirement that density is maximised.		**CP8 New Housing Development / ES12 Better design of places**. These general policies do not set specific requirements, rather seeks high quality and high standards of design. This is not a specific additional cost.
Affordable Housing			
	SD12: Affordable Housing. 20% affordable housing is required in Gloucester City area and 40% in the Cheltenham Borough and Tewksbury Borough. These are assumed. The policy also requires 35% on strategic sites - bearing in mind the purpose this assessment this is assumed initially. The size and tenure mix is assumed as in the 2015 Consolidated SHMA (see Chapter 9 below).	**Policy CSP. 5 Housing - strategic objectives: to promote thriving sustainable communities - provide affordable homes** requires 40% affordable housing on larger sites.	**CP9 Affordable Housing**. 30% affordable housing is required in the larger sites. The tenure split is assumed to be 50% Affordable Rent / 50% Intermediate housing to buy. The size mix is assumed as in the 2015 Consolidated SHMA (see Chapter 9 below).
Self Build			
			HC3 Strategic Self Build Housing. The larger sites are required to provide 2% Self-build plots. This is not modelled as this is a cost neutral requirement.

Flood Risk			
	INF2: Flood Risk Management. It is anticipated that new development will be required to incorporate Sustainable Urban Drainage Schemes (SUDS). SUDS and the like can add to the costs of a scheme – although in larger projects these can be incorporated into public open space. On the larger greenfield sites it is assumed that SUDS will be incorporated into the green spaces (subject to local ground conditions), and be delivered through soft landscaping within the wider site costs.		**ES4 Water resources, quality and flood risk**. It is anticipated that new development will be required to incorporate Sustainable Urban Drainage Schemes (SUDS). SUDS and the like can add to the costs of a scheme – although in larger projects these can be incorporated into public open space. On the larger greenfield sites it is assumed that SUDS will be incorporated into the green spaces (subject to local ground conditions), and be delivered through soft landscaping within the wider site costs. It is assumed that the optional Building Regulation standards in terms of water usage apply. The costs are minimal (about £100/unit).
Open Space			
		Policy CSP.9 - Recreational and amenity land is a general policy that seeks provision of open space. It does not impose specific requirements.	**ES12 Better design of places / ES15 Provision of outdoor play provision**. The policies do not seek specific requirements. It is assumed that the net / gross area assumptions are sufficient to accommodate adequate open space.

Source: Local Plan Documents (October 2019)

Nationally Described Space Standards

7.3 In March 2015 the Government published *Nationally Described Space Standard – technical requirements*. This says

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

7.4 The following unit sizes are set out[33]:

Table 7.2 National Space Standards. Minimum gross internal floor areas and storage (m²)

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

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

7.5 In this study the units are assumed to be in excess of these National Space Standards.

Accessible and Adaptable Standards

7.6 In addition to the above, it is assumed that all new homes be built to Part M4 – Category 2 of Building Regulations (accessibility and adaptability). The additional costs of the standards (as set out in the draft Approved Document M amendments included at Appendix B4) are set out in the table below. The key features of the 3 level standard (as summarised in the DCLG publication *Housing Standards Review – Cost Impacts* (EC Harris, September 2014)), reflect accessibility as follows:

[33] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard____Final_Web_version.pdf

- Category 1 – Dwellings which provide reasonable accessibility
- Category 2 – Dwellings which provide enhanced accessibility and adaptability
- Category 3 – Dwellings which are accessible and adaptable for occupants who use a wheelchair.

7.7 The cost a wheelchair adaptable dwelling based on the Wheelchair Housing Design Guide for a 3 bed house, is taken to be £10,111 per dwelling[34]. The cost of Category 2 is taken to be £521[35] (this compares with the £1,097 cost for the Lifetime Homes Standard).

Developer contributions, including Community Infrastructure Levy (CIL)

7.8 It is clear that the planned development will require supporting infrastructure and mitigation measures. The scope to bear developer contributions has been considered. The overall levels of developer contributions are considered relative to different levels of affordable housing.

Water efficiency standards – exceeding minimum requirements of the Building Regulations

7.9 It is assumed that these will apply. The costs are modest, likely to be less than £100/dwelling[36].

Flood Risk

7.10 It is anticipated that the new development will be required to incorporate Sustainable Urban Drainage Schemes (SUDS).

7.11 SUDS and the like can add to the costs of a scheme – although in larger projects these can be incorporated into public open space. It is assumed that on larger greenfield sites, of the type planned, that SUDS will be incorporated into the green spaces, and be delivered through soft landscaping within the wider site costs.

Zero Carbon

7.12 As this report was being written (November 2019), the Government launched a Consultation on 'The Future Homes Standard'[37]. This is linked to achieving the 'net zero' greenhouse gas

[34] Paragraph 153 *Housing Standards Review – Final Implementation Impact Assessment* (DCLG, March 2015).

[35] Paragraph 157 *Housing Standards Review – Final Implementation Impact Assessment* (DCLG, March 2015).

[36] Table 26 – Water standards costs summary, 'DCLG publication Housing Standards Review – Cost Impacts' (EC Harris, September 2014).

[37] https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings?utm_source=7711646e-e9bf-4b38-ab4f-9ef9a8133f14&utm_medium=email&utm_campaign=govuk-notifications&utm_content=immediate

emissions by 2050. The Council is exploring the policy options in this regard. At this stage a policy has not been drafted but is likely to include provisions to encourage reduced energy usage.

7.13 There are a wide range of ways of lowering the greenhouse gas emissions on a scheme, although these do alter depending on the nature of the specific project. These can include simple measures around the orientation of the building, and measures to enable natural ventilation, through to altering the fundamental design and construction. The extent of the costs will depend on the specific changes made and are considered in Chapter 3 of the Government Consultation[38]:

> *3.9. Following discussion with our technical working group and assessment of the modelling analysis, two options for the 2020 CO_2 and primary energy targets are proposed for consultation. The options below are presented in terms of CO_2 reduction to aid comparison with current standards. We plan to use either option 1 or option 2 as the basis of the new primary energy and CO_2 targets for new dwellings, with option 2 as the government's preferred option:*
>
> *a. **Option 1 - 'Future Homes Fabric'.** This would be a 20% reduction[25] in CO_2 from new dwellings, compared to the current standards. This performance standard is based on the energy and carbon performance of a home with:*
>
> *i. Very high fabric standards to minimise heat loss from windows, walls, floors and roofs (typically with triple glazing). This would be the same fabric requirement as we currently anticipate for the Future Homes Standard*
>
> *ii. A gas boiler*
>
> *iii. A waste water heat recovery system*
>
> *This would add £2557 to the build-cost of a new home and would save households £59 a year on energy bills. The estimated impact on housebuilding is discussed in the impact assessment.*
>
> *b. **Option 2 - 'Fabric plus technology'**. This would be a 31% reduction[26] in CO_2 from new dwellings, compared to the current standards. This option is likely to encourage the use of low-carbon heating and/or renewables. The performance standard is based on the energy and carbon performance of a home with:*
>
> *i. an increase in fabric standards (but not as high an increase as in Option 1, likely to have double rather than triple glazing)*
>
> *ii. a gas boiler*
>
> *iii. a waste water heat recovery system.*
>
> *iv. iv. Photovoltaic panels*
>
> *Meeting the same specification would add £4847 to the build-cost of a new home and would save households £257 a year on energy bills. The estimated impact on housebuilding is discussed in the impact assessment.*

[38] The Future Homes Standard 2019 Consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings (MHCLG, October 2019)

> *3.10. The option 2 specification would give a CO_2 saving of only 22% for flats due to the standard including solar panels and flats having a smaller roof area per home. The additional cost per flat is also less at £2256.*
>
> *3.11. In practice, we expect that some developers would choose less costly ways of meeting the option 2 standard, such as putting in low-carbon heating now. This would cost less than the full specification, at £3134 for a semi-detached house.*

7.14 Very approximately, Option 1 would add about 2.5% to the base cost of construction, and Option 2 would add about 3.1% to the base cost of construction.

7.15 The above relates to residential development. The performance of non-residential development is normally assessed using the BREEAM system[39]. The additional cost of building to BREEAM Very Good standard is negligible as outlined in research[40] by BRE. The additional costs of BREEAM Excellent standard ranges from just under 1% and 5.5%, depending on the nature of the scheme with offices being a little under 2%. It is assumed that new non-residential development will be to BREEAM Excellent and this increases the construction costs by 2% or so.

7.16 As neither the outcome of the Government's consultation, nor the details of the Council's specific policy aims are known, Option 2 is assumed to apply.

7.17 It is timely to note that building to higher standards that result in lower running costs does result in higher values[41].

Biodiversity Net Gain

7.18 In March 2019 the Government announced that new developments must deliver an overall increase in biodiversity. Following a consultation the Chancellor confirmed in the Spring Statement that the Government will use the forthcoming Environment Bill to mandate 'biodiversity net gain'.

7.19 At this stage no details have been published, however biodiversity net gain requires developers to ensure habitats for wildlife are enhanced and left in a measurably better state than they were pre-development. They must assess the type of habitat and its condition

[39] Building Research Establishment Environmental Assessment Method (BREEAM) was first published by the Building Research Establishment (BRE) in 1990 as a method of assessing, rating, and certifying the sustainability of buildings.

[40] *Delivering sustainable buildings: Savings and payback*. Yetunde Abdul, BRE and Richard Quartermaine, Sweett Group. Published by IHS BRE Press, 7 August 2014

[41] See *EPCs & Mortgages, Demonstrating the link between fuel affordability and mortgage lending* as prepared for Constructing Excellence in Wales and Grwp Carbon Isel / Digarbon Cymru (funded by the Welsh Government) and completed by BRE and *An investigation of the effect of EPC ratings on house prices* for Department of Energy & Climate Change (June 2013)

before submitting plans, and then demonstrate how they are improving biodiversity – such as through the creation of green corridors, planting more trees, or forming local nature spaces.

7.20 Green improvements on site would be encouraged, but in the rare circumstances where they are not possible, developers will need to pay a levy for habitat creation or improvement elsewhere.

7.21 The costs of this type of intervention are modest and will be achieved through the use of more mixed planting plans, that use more locally appropriate native plants. To a large extent the costs of grass seeds and plantings will be unchanged. More thought and care will however go into the planning of the landscaping. There will be an additional cost of establishing the base line 'pre-development' situation as a survey will need to be carried out. On a small site this is likely to be a few thousand pounds, but on a large complex site this could be more.

7.22 In Chapter 6 the main development cost assumptions were set out and these included an allowance for fees. Having considered this policy (and the other policies) the base assumption has been increased from 8% to 9%.

8. Modelled Sites

8.1 In the previous chapters the general assumptions used in the development appraisals are set out. In this chapter we have set out the modelling. We stress that this is a high level and broad-brush study that is seeking to capture the generality rather than the specific. The purpose is to establish the viability of the sites identified though the Assessment of the Strategic Development Opportunities. It is not the purpose of this study to assess the viability of the development of specific sites.

8.2 To make an assessment of the deliverability of the sites, we have consideration the high level constraints that have been identified by LUC and modelled a set of sites that are representative as follows:

a. Density based on 35 units per net ha.

b. A net developable area of 70%, with the 10,000 unit typology modelled at both 60% and 70%.

c. Typologies of 500, 1,000, 2,000, 5,000,7,500 and an option for a bigger new settlement scale of 10,000 units.

d. A blended housing mix informed by the Councils' SHMAs.

8.3 Specifically, we looked at the sites' ability to bear the Councils' affordable housing requirements and to contribute towards the costs of infrastructure under the CIL/s106 regime.

Modelled Development Sites

8.4 The sites have been assessed through modelling typologies. This approach is in line with the Guidance. Five representative sites have been modelled as this would fully cover the range of the potential sites. The analysis is based on six price areas as set out in Chapter 4 above. These price areas cross the Councils' administrative boundaries and are therefore subject to differing affordable housing policy requirements – 35% affordable housing is assumed within the JCS area and 30% in Stroud. The following matrix shows the options tested:

Table 8.1 Distribution of Typologies

Price Area	Site size (units)				
	500	1,000	2,000	5,000	10,000
Cheltenham Extensions – East and South	C T	C T	C T	C T	
Cheltenham Extensions – Other	C T	C T	C T	C T	
Gloucester Extensions, Forest of Dean North of A40	F G T S	F G T S	F G T S	F G T S	
Remaining Areas of Stroud District	S	S	S	S	
Tewkesbury Extensions	T	T	T	T	
Forest of Dean South of A40	F	F	F	F	
New Settlement					F T S

Source: HDH. Key: C = Cheltenham, F = Forest of Dean, G = Gloucester, S = Stroud, T = Tewkesbury

8.5 We acknowledge that modelling cannot be totally representative, however the aim of this work is to inform the development of policy rather than assess the effects of viability on specific development sites. This will enable the Council to assess the viability of the potential emerging areas for development that have passed the initial suitability tests, and thus inform the continued plan-making process.

8.6 We have set out the main characteristics of the modelled sites in the table below.

Table 8.2 Site Modelling Assumptions

Type	Units	Area Ha		Density Units/ha		Density
		Gross	Net	Gross	Net	m2/ha
1	500	20.41	14.29	24.50	35.00	3,122
2	1,000	40.82	28.57	24.50	35.00	3,122
3	2,000	81.63	57.14	24.50	35.00	3,122
4	5,000	204.08	142.86	24.50	35.00	3,122
5	10,000	476.19	285.71	21.00	35.00	3,122

Source: HDH 2019

9. Appraisal Results

9.1 At the start of this chapter it is important to stress that the results of the appraisals do not, in themselves, determine what land the Councils may or may not allocate for development. The results of this study are one of a number of factors that the Councils will consider, including other available evidence, such as the Councils' track record in delivering affordable housing and collecting payments under s106. The purpose of the appraisals is to provide an indication of the viability of different types of site in different areas under different scenarios. In due course, the Councils will take a view as to whether or not to proceed with the various potential allocations.

9.2 The appraisals use the residual valuation approach – that is, they are designed to assess the site value after taking into account the costs of development, the likely income from sales and/or rents and an appropriate amount of developer's profit. The payment would represent the sum paid in a single tranche on the acquisition of a site. In order for the proposed development to be described as viable, it is necessary for this value to exceed the EUV.

9.3 In order to assist the Councils we have run several sets of appraisals, the main output is the Residual Value. The Residual Value is calculated using the formula set out in Chapter 2 above. The initial appraisals are based on the assumptions set out in the previous chapters of this report, including the affordable housing requirements set out in the Councils' policies. We have run further sets of appraisals assuming a range of developer contributions and then higher levels of developer contribution, as this will be useful in helping the Councils to understand the various options available to them.

9.4 As set out above, for each development type we have calculated the Residual Value and compared it to the Benchmark Land Value (BLV). The BLV is the EUV 'plus' as set out towards the end of Chapter 5 above. In the tables in this chapter we have colour coded the results using a simple traffic light system:

Green **Viable** – where the Residual Value per hectare exceeds the indicative BLV per hectare (being the EUV plus the appropriate uplift to provide a competitive return for the landowner).

Amber **Marginal** – where the Residual Value per hectare exceeds the EUV, but not the BLV per hectare. These sites should not be considered as viable when measured against the test set out – however depending on the nature of the site and the owner may come forward.

Red **Non-viable** – where the Residual Value does not exceed the EUV.

9.5 The results are set out and presented for each site and per hectare to allow comparison between sites. It is important to note that a report of this type applies relatively simple and high level assumptions that are broadly reflective of an area to make an assessment of viability. The fact that a site is shown as viable does not necessarily mean that it will come forward.

Financial appraisal approach and assumptions

9.6 On the basis of the assumptions set out in the earlier chapters, we prepared financial appraisals for each of the modelled residential sites using a bespoke spreadsheet-based financial analysis package. We produced financial appraisals based on the build costs, abnormal costs, and infrastructure costs and financial assumptions for the different options. A full set of appraisals (30% affordable / £15,000/unit developer contributions), are set out in the attached **Appendix 5**.

9.7 As set out in Chapter 4, we have worked to the following price areas:

a. Cheltenham Extensions – East and South
b. Cheltenham Extensions – Other
c. Gloucester Extensions & Forest of Dean – North of A40
d. Remaining Areas of Stroud District
e. Tewkesbury Extensions
f. Forest of Dean – South of A40
g. Very Large New Settlement (all areas).

9.8 There are currently three affordable housing areas across the 5 local authority areas (40% in Forest of Dean, 35% in the JCS area and 30% in Stroud) and there are other relatively small policy differences. Stroud and the JCS authorities have adopted CILs, but Forest of Dean has not. This high-level viability report is a small part of a larger project to identify areas where growth may be deliverable, it is therefore necessary to compare the sites objectively and without artificial constraints. The following analysis sets out the ability to deliver up to £40,000/unit of developer contributions, at up to 40% affordable housing.

9.9 Before presenting the results, it is timely to note that if the Councils proceed with the inclusion of the large greenfield sites in the future Plans, we suggest a cautious approach as it is not possible to capture the detail of viability (particularly in relation to the infrastructure requirements) of large strategic sites in a high level study of this type. It would therefore be prudent for the Councils to engage with the developers and landowners before relying on these types of site in the future. Such an approach would be fully in line with the Harman Guidance that says:

> *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.*

9.10 In this context we particularly highlight paragraph 10-006 of the PPG:

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

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Table 9.1a Residual Values – 0% Affordable Housing and Varied s106

			EUV	BLV	Residual Value								
					£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000
Site 1	500	Chelt - E&S	25,000	400,000	2,353,693	2,259,297	2,259,297	2,070,506	1,976,111	1,881,715	1,785,913	1,690,002	1,594,091
Site 2	1,000	Chelt - E&S	25,000	400,000	2,238,828	2,148,179	2,148,179	1,965,669	1,873,692	1,781,715	1,689,739	1,597,762	1,505,785
Site 3	2,500	Chelt - E&S	25,000	400,000	1,939,080	1,859,773	1,859,773	1,701,159	1,621,852	1,542,545	1,463,238	1,382,911	1,302,440
Site 4	3,500	Chelt - E&S	25,000	400,000	1,861,060	1,783,544	1,783,544	1,628,025	1,549,447	1,470,868	1,392,290	1,313,712	1,235,133
Site 5	4,500	Chelt - E&S	25,000	400,000	1,715,587	1,643,260	1,643,260	1,498,605	1,426,278	1,353,386	1,280,067	1,206,748	1,133,429
Site 6	7,500	Chelt - E&S	25,000	400,000	1,589,890	1,521,284	1,521,284	1,384,072	1,315,466	1,246,860	1,178,254	1,109,649	1,040,493
Site 7	10,000 (70% net)	Chelt - E&S	25,000	400,000	755,103	690,679	690,679	560,926	496,050	430,603	364,574	298,544	231,554
Site 8	10,000 (60% net)	Chelt - E&S	25,000	400,000	575,680	520,072	520,072	408,856	352,457	295,860	239,263	181,480	123,696
Site 9	500	Chelt - Other	25,000	400,000	1,680,725	1,585,522	1,585,522	1,393,700	1,297,789	1,201,878	1,105,967	1,010,056	914,041
Site 10	1,000	Chelt - Other	25,000	400,000	1,593,474	1,501,497	1,501,497	1,317,544	1,225,567	1,133,590	1,041,614	948,500	854,683
Site 11	2,500	Chelt - Other	25,000	400,000	1,379,193	1,299,886	1,299,886	1,139,400	1,058,928	978,456	897,985	816,157	734,244
Site 12	3,500	Chelt - Other	25,000	400,000	1,316,435	1,237,857	1,237,857	1,080,700	1,002,122	923,544	844,498	764,499	684,499
Site 13	4,500	Chelt - Other	25,000	400,000	1,211,778	1,138,459	1,138,459	991,821	918,502	845,183	771,175	696,601	622,027
Site 14	7,500	Chelt - Other	25,000	400,000	1,116,989	1,048,383	1,048,383	910,722	841,102	771,482	701,862	632,242	561,769
Site 15	10,000 (70% net)	Chelt - Other	25,000	400,000	755,103	690,679	690,679	560,926	496,050	430,603	364,574	298,544	231,554
Site 16	10,000 (60% net)	Chelt - Other	25,000	400,000	575,680	520,072	520,072	408,856	352,457	295,860	239,263	181,480	123,696
Site 17	500	Glos & N FoD	25,000	400,000	797,536	700,659	700,659	504,706	406,730	307,104	206,452	105,800	1,552
Site 18	1,000	Glos & N FoD	25,000	400,000	749,630	655,813	655,813	468,179	373,254	277,028	180,801	82,862	-17,467
Site 19	2,500	Glos & N FoD	25,000	400,000	644,449	562,537	562,537	396,698	313,041	227,400	141,191	53,002	-39,274
Site 20	3,500	Glos & N FoD	25,000	400,000	603,118	523,119	523,119	362,461	280,644	198,827	115,701	31,627	-57,400
Site 21	4,500	Glos & N FoD	25,000	400,000	549,319	474,745	474,745	323,668	247,549	169,914	91,927	11,927	-72,732
Site 22	7,500	Glos & N FoD	25,000	400,000	498,394	427,561	427,561	285,611	213,177	140,743	66,580	-9,298	-90,361
Site 23	10,000 (70% net)	Glos & N FoD	25,000	400,000	755,103	690,679	690,679	560,926	496,050	430,603	364,574	298,544	231,554
Site 24	10,000 (60% net)	Glos & N FoD	25,000	400,000	575,680	520,072	520,072	408,856	352,457	295,860	239,263	181,480	123,696
Site 1	500	Wider Stroud	25,000	400,000	1,539,316	1,443,405	1,347,494	1,251,583	1,155,672	1,059,761	963,850	867,543	769,566
Site 2	1,000	Wider Stroud	25,000	400,000	1,457,858	1,365,882	1,273,905	1,181,928	1,089,952	997,975	904,691	810,874	717,057
Site 3	2,500	Wider Stroud	25,000	400,000	1,262,015	1,182,063	1,101,591	1,021,119	940,648	860,140	778,227	696,315	614,403
Site 4	3,500	Wider Stroud	25,000	400,000	1,201,852	1,123,273	1,044,695	966,117	887,538	808,390	728,391	648,392	568,392
Site 5	4,500	Wider Stroud	25,000	400,000	1,105,248	1,031,929	958,610	885,291	811,972	737,882	663,308	588,734	514,160
Site 6	7,500	Wider Stroud	25,000	400,000	1,017,532	948,926	879,891	810,271	740,651	671,030	601,410	530,785	459,897
Site 7	10,000 (70% net)	Wider Stroud	25,000	400,000	755,103	690,679	625,802	560,926	496,050	430,603	364,574	298,544	231,554
Site 8	10,000 (60% net)	Wider Stroud	25,000	400,000	575,680	520,072	464,464	408,856	352,457	295,860	239,263	181,480	123,696
Site 9	500	Tewkesbury	25,000	400,000	1,270,401	1,174,490	1,078,579	982,668	886,757	789,868	691,891	593,915	495,939
Site 10	1,000	Tewkesbury	25,000	400,000	1,201,603	1,109,627	1,017,650	925,673	832,049	738,232	644,415	550,598	456,556
Site 11	2,500	Tewkesbury	25,000	400,000	1,038,976	958,504	878,032	797,283	715,371	633,459	551,544	467,886	384,229
Site 12	3,500	Tewkesbury	25,000	400,000	985,481	906,903	828,325	748,972	668,972	588,973	508,974	428,775	346,958
Site 13	4,500	Tewkesbury	25,000	400,000	904,412	831,093	757,774	683,519	608,945	534,371	459,631	383,511	307,391
Site 14	7,500	Tewkesbury	25,000	400,000	830,421	760,801	691,181	621,561	551,896	481,009	410,122	339,235	267,064
Site 15	10,000 (70% net)	Tewkesbury	25,000	400,000	755,103	690,679	625,802	560,926	496,050	430,603	364,574	298,544	231,554
Site 16	10,000 (60% net)	Tewkesbury	25,000	400,000	575,680	520,072	464,464	408,856	352,457	295,860	239,263	181,480	123,696
Site 17	500	FoD South	25,000	400,000	589,585	491,608	393,632	294,216	193,564	92,854	-12,207	-122,060	-235,490
Site 18	1,000	FoD South	25,000	400,000	550,679	456,862	362,247	266,020	169,794	71,765	-29,110	-135,659	-244,246
Site 19	2,500	FoD South	25,000	400,000	471,188	387,646	303,989	218,556	132,358	44,168	-48,766	-146,692	-248,597
Site 20	3,500	FoD South	25,000	400,000	435,356	355,020	273,203	191,386	108,317	24,243	-65,347	-158,183	-254,975
Site 21	4,500	FoD South	25,000	400,000	393,596	317,476	241,357	163,895	85,908	5,883	-79,332	-167,696	-259,899
Site 22	7,500	FoD South	25,000	400,000	351,738	280,851	208,494	136,061	61,981	-14,195	-95,509	-179,691	-267,910
Site 23	10,000 (70% net)	FoD South	25,000	400,000	755,103	690,679	625,802	560,926	496,050	430,603	364,574	298,544	231,554
Site 24	10,000 (60% net)	FoD South	25,000	400,000	575,680	520,072	464,464	408,856	352,457	295,860	239,263	181,480	123,696

Source: HDH 2019

Table 9.1b Residual Values – 5% Affordable Housing and Varied s106

			EUV	BLV	Residual Value								
					£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000
Site 1	500	Chelt - E&S	25,000	400,000	2,244,302	2,149,907	2,055,511	1,961,116	1,866,720	1,772,155	1,676,244	1,580,333	1,484,422
Site 2	1,000	Chelt - E&S	25,000	400,000	2,134,273	2,043,624	1,952,974	1,861,039	1,769,062	1,677,085	1,585,109	1,493,132	1,401,155
Site 3	2,500	Chelt - E&S	25,000	400,000	1,847,150	1,767,843	1,688,536	1,609,229	1,529,922	1,450,615	1,371,186	1,290,714	1,210,242
Site 4	3,500	Chelt - E&S	25,000	400,000	1,772,447	1,694,931	1,617,416	1,539,332	1,460,753	1,382,175	1,303,597	1,225,018	1,146,440
Site 5	4,500	Chelt - E&S	25,000	400,000	1,633,097	1,560,770	1,488,443	1,416,116	1,343,789	1,270,741	1,197,422	1,124,103	1,050,784
Site 6	7,500	Chelt - E&S	25,000	400,000	1,512,690	1,444,084	1,375,478	1,306,872	1,238,266	1,169,660	1,101,054	1,032,449	963,002
Site 7	10,000 (70% net)	Chelt - E&S	25,000	400,000	712,694	648,239	583,363	518,487	453,611	387,931	321,902	255,854	188,439
Site 8	10,000 (60% net)	Chelt - E&S	25,000	400,000	540,180	484,572	428,964	373,356	316,773	260,176	203,220	145,436	87,393
Site 9	500	Chelt - Other	25,000	400,000	1,599,176	1,503,947	1,408,036	1,312,125	1,216,214	1,120,303	1,024,392	928,482	831,776
Site 10	1,000	Chelt - Other	25,000	400,000	1,515,645	1,423,669	1,331,692	1,239,715	1,147,739	1,055,762	963,785	870,179	776,362
Site 11	2,500	Chelt - Other	25,000	400,000	1,310,491	1,231,185	1,151,105	1,070,633	990,161	909,690	828,936	747,024	665,111
Site 12	3,500	Chelt - Other	25,000	400,000	1,250,411	1,171,832	1,093,254	1,014,676	936,097	857,519	778,135	698,136	618,137
Site 13	4,500	Chelt - Other	25,000	400,000	1,150,206	1,076,887	1,003,568	930,249	856,930	783,611	709,317	634,743	560,169
Site 14	7,500	Chelt - Other	25,000	400,000	1,059,429	990,823	922,217	853,055	783,435	713,815	644,194	574,574	503,711
Site 15	10,000 (70% net)	Chelt - Other	25,000	400,000	712,694	648,239	583,363	518,487	453,611	387,931	321,902	255,854	188,439
Site 16	10,000 (60% net)	Chelt - Other	25,000	400,000	540,180	484,572	428,964	373,356	316,773	260,176	203,220	145,436	87,393
Site 17	500	Glos & N FoD	25,000	400,000	752,484	655,507	557,531	459,554	361,578	261,397	160,744	59,194	-47,525
Site 18	1,000	Glos & N FoD	25,000	400,000	706,650	612,833	519,016	425,199	329,857	233,630	137,403	38,574	-63,936
Site 19	2,500	Glos & N FoD	25,000	400,000	606,162	524,250	441,889	358,231	274,268	188,530	101,667	13,257	-81,723
Site 20	3,500	Glos & N FoD	25,000	400,000	566,600	486,601	406,602	325,697	243,880	162,063	78,371	-6,448	-97,480
Site 21	4,500	Glos & N FoD	25,000	400,000	515,185	440,611	365,501	289,381	213,241	135,254	56,857	-24,559	-110,685
Site 22	7,500	Glos & N FoD	25,000	400,000	466,498	395,629	324,742	253,453	181,019	108,273	33,984	-44,163	-126,117
Site 23	10,000 (70% net)	Glos & N FoD	25,000	400,000	712,694	648,239	583,363	518,487	453,611	387,931	321,902	255,854	188,439
Site 24	10,000 (60% net)	Glos & N FoD	25,000	400,000	540,180	484,572	428,964	373,356	316,773	260,176	203,220	145,436	87,393
Site 1	500	Wider Stroud	25,000	400,000	1,463,360	1,367,449	1,271,538	1,175,627	1,079,716	983,805	887,894	790,987	693,011
Site 2	1,000	Wider Stroud	25,000	400,000	1,385,390	1,293,414	1,201,437	1,109,460	1,017,484	925,507	831,807	737,990	644,173
Site 3	2,500	Wider Stroud	25,000	400,000	1,197,959	1,117,982	1,037,510	957,039	876,567	795,752	713,840	631,928	550,015
Site 4	3,500	Wider Stroud	25,000	400,000	1,140,361	1,061,782	983,204	904,626	826,047	746,619	666,620	586,621	506,621
Site 5	4,500	Wider Stroud	25,000	400,000	1,047,891	974,572	901,253	827,934	754,615	680,289	605,715	531,141	456,422
Site 6	7,500	Wider Stroud	25,000	400,000	963,900	895,294	826,188	756,568	686,948	617,328	547,634	476,746	405,859
Site 7	10,000 (70% net)	Wider Stroud	25,000	400,000	712,694	648,239	583,363	518,487	453,611	387,931	321,902	255,854	188,439
Site 8	10,000 (60% net)	Wider Stroud	25,000	400,000	540,180	484,572	428,964	373,356	316,773	260,176	203,220	145,436	87,393
Site 9	500	Tewkesbury	25,000	400,000	1,205,683	1,109,772	1,013,861	917,950	822,039	724,732	626,756	528,779	430,803
Site 10	1,000	Tewkesbury	25,000	400,000	1,139,856	1,047,879	955,903	863,855	770,038	676,222	582,405	488,588	393,715
Site 11	2,500	Tewkesbury	25,000	400,000	984,267	903,795	823,324	742,387	660,475	578,562	496,186	412,529	328,871
Site 12	3,500	Tewkesbury	25,000	400,000	933,058	854,479	775,901	696,384	616,384	536,385	456,386	375,638	293,821
Site 13	4,500	Tewkesbury	25,000	400,000	855,484	782,165	708,846	634,457	559,883	485,309	410,166	334,046	257,927
Site 14	7,500	Tewkesbury	25,000	400,000	784,648	715,028	645,408	575,788	505,897	435,010	364,122	293,013	220,579
Site 15	10,000 (70% net)	Tewkesbury	25,000	400,000	712,694	648,239	583,363	518,487	453,611	387,931	321,902	255,854	188,439
Site 16	10,000 (60% net)	Tewkesbury	25,000	400,000	540,180	484,572	428,964	373,356	316,773	260,176	203,220	145,436	87,393
Site 17	500	FoD South	25,000	400,000	552,997	455,021	357,044	257,276	156,623	55,125	-51,794	-162,984	-277,054
Site 18	1,000	FoD South	25,000	400,000	515,854	422,037	327,182	230,955	134,729	36,057	-66,578	-174,276	-284,540
Site 19	2,500	FoD South	25,000	400,000	440,020	356,418	272,761	187,081	100,423	12,038	-83,003	-182,166	-286,370
Site 20	3,500	FoD South	25,000	400,000	405,726	325,272	243,455	161,638	78,181	-6,613	-97,645	-191,460	-290,525
Site 21	4,500	FoD South	25,000	400,000	365,813	289,694	213,574	135,880	57,636	-23,741	-109,896	-199,200	-294,020
Site 22	7,500	FoD South	25,000	400,000	325,835	254,910	182,477	109,958	35,669	-42,284	-124,271	-209,339	-300,015
Site 23	10,000 (70% net)	FoD South	25,000	400,000	712,694	648,239	583,363	518,487	453,611	387,931	321,902	255,854	188,439
Site 24	10,000 (60% net)	FoD South	25,000	400,000	540,180	484,572	428,964	373,356	316,773	260,176	203,220	145,436	87,393

Source: HDH 2019

Table 9.1c Residual Values – 10% Affordable Housing and Varied s106

			EUV	BLV	Residual Value								
					£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000
Site 1	500	Chelt - E&S	25,000	400,000	2,134,911	2,040,516	1,946,121	1,851,725	1,757,330	1,662,485	1,566,574	1,470,663	1,374,752
Site 2	1,000	Chelt - E&S	25,000	400,000	2,029,717	1,939,068	1,848,385	1,756,409	1,664,432	1,572,455	1,480,479	1,388,502	1,296,525
Site 3	2,500	Chelt - E&S	25,000	400,000	1,755,220	1,675,913	1,596,606	1,517,299	1,437,992	1,358,685	1,278,988	1,198,516	1,118,045
Site 4	3,500	Chelt - E&S	25,000	400,000	1,683,834	1,606,318	1,528,803	1,450,638	1,372,060	1,293,482	1,214,904	1,136,325	1,057,747
Site 5	4,500	Chelt - E&S	25,000	400,000	1,550,608	1,478,281	1,405,953	1,333,626	1,261,299	1,188,096	1,114,777	1,041,458	968,139
Site 6	7,500	Chelt - E&S	25,000	400,000	1,435,490	1,366,884	1,298,278	1,229,672	1,161,066	1,092,460	1,023,855	955,131	885,511
Site 7	10,000 (70% net)	Chelt - E&S	25,000	400,000	670,286	605,800	540,924	476,048	411,172	345,259	279,230	212,740	145,325
Site 8	10,000 (60% net)	Chelt - E&S	25,000	400,000	504,680	449,072	393,464	337,686	281,089	224,492	167,176	109,392	50,791
Site 9	500	Chelt - Other	25,000	400,000	1,517,626	1,422,373	1,326,462	1,230,551	1,134,640	1,038,729	942,818	846,907	749,511
Site 10	1,000	Chelt - Other	25,000	400,000	1,437,817	1,345,840	1,253,864	1,161,887	1,069,910	977,934	885,675	791,858	698,041
Site 11	2,500	Chelt - Other	25,000	400,000	1,241,790	1,162,483	1,082,338	1,001,866	921,394	840,923	759,803	677,891	595,978
Site 12	3,500	Chelt - Other	25,000	400,000	1,184,386	1,105,808	1,027,229	948,651	870,073	791,494	711,773	631,774	551,774
Site 13	4,500	Chelt - Other	25,000	400,000	1,088,634	1,015,315	941,996	868,677	795,358	722,032	647,458	572,884	498,310
Site 14	7,500	Chelt - Other	25,000	400,000	1,001,869	933,263	864,657	795,388	725,767	656,147	586,527	516,541	445,654
Site 15	10,000 (70% net)	Chelt - Other	25,000	400,000	670,286	605,800	540,924	476,048	411,172	345,259	279,230	212,740	145,325
Site 16	10,000 (60% net)	Chelt - Other	25,000	400,000	504,680	449,072	393,464	337,686	281,089	224,492	167,176	109,392	50,791
Site 17	500	Glos & N FoD	25,000	400,000	707,432	610,355	512,379	414,402	316,341	215,689	115,037	12,421	-96,602
Site 18	1,000	Glos & N FoD	25,000	400,000	663,669	569,852	476,035	382,218	286,459	190,233	93,554	-6,248	-111,286
Site 19	2,500	Glos & N FoD	25,000	400,000	567,875	485,963	403,422	319,764	235,398	149,659	62,143	-28,640	-125,219
Site 20	3,500	Glos & N FoD	25,000	400,000	530,083	450,084	370,084	288,932	207,115	125,115	41,041	-46,528	-138,093
Site 21	4,500	Glos & N FoD	25,000	400,000	481,051	406,477	331,214	255,094	178,581	100,593	21,578	-61,738	-148,904
Site 22	7,500	Glos & N FoD	25,000	400,000	434,584	363,697	292,810	221,295	148,861	75,677	1,152	-79,076	-162,128
Site 23	10,000 (70% net)	Glos & N FoD	25,000	400,000	670,286	605,800	540,924	476,048	411,172	345,259	279,230	212,740	145,325
Site 24	10,000 (60% net)	Glos & N FoD	25,000	400,000	504,680	449,072	393,464	337,686	281,089	224,492	167,176	109,392	50,791
Site 1	500	Wider Stroud	25,000	400,000	1,387,404	1,291,493	1,195,582	1,099,671	1,003,760	907,849	811,938	714,432	616,456
Site 2	1,000	Wider Stroud	25,000	400,000	1,312,922	1,220,946	1,128,969	1,036,992	945,016	852,739	758,923	665,106	571,289
Site 3	2,500	Wider Stroud	25,000	400,000	1,133,903	1,053,901	973,429	892,958	812,486	731,365	649,452	567,540	485,031
Site 4	3,500	Wider Stroud	25,000	400,000	1,078,869	1,000,291	921,713	843,135	764,556	684,848	604,849	524,850	444,850
Site 5	4,500	Wider Stroud	25,000	400,000	990,534	917,215	843,896	770,577	697,258	622,696	548,122	473,548	398,285
Site 6	7,500	Wider Stroud	25,000	400,000	910,267	841,662	772,486	702,866	633,246	563,626	493,595	422,708	351,821
Site 7	10,000 (70% net)	Wider Stroud	25,000	400,000	670,286	605,800	540,924	476,048	411,172	345,259	279,230	212,740	145,325
Site 8	10,000 (60% net)	Wider Stroud	25,000	400,000	504,680	449,072	393,464	337,686	281,089	224,492	167,176	109,392	50,791
Site 9	500	Tewkesbury	25,000	400,000	1,140,965	1,045,054	949,143	853,232	757,322	659,596	561,620	463,643	365,667
Site 10	1,000	Tewkesbury	25,000	400,000	1,078,109	986,132	894,155	801,845	708,028	614,211	520,394	426,577	330,875
Site 11	2,500	Tewkesbury	25,000	400,000	929,558	849,087	768,615	687,491	605,578	523,666	440,828	357,171	272,978
Site 12	3,500	Tewkesbury	25,000	400,000	880,634	802,056	723,477	643,796	563,797	483,797	403,798	322,502	240,685
Site 13	4,500	Tewkesbury	25,000	400,000	806,556	733,237	659,918	585,394	510,820	436,246	360,702	284,582	208,254
Site 14	7,500	Tewkesbury	25,000	400,000	738,875	669,255	599,635	530,015	459,897	389,010	318,123	246,528	174,095
Site 15	10,000 (70% net)	Tewkesbury	25,000	400,000	670,286	605,800	540,924	476,048	411,172	345,259	279,230	212,740	145,325
Site 16	10,000 (60% net)	Tewkesbury	25,000	400,000	504,680	449,072	393,464	337,686	281,089	224,492	167,176	109,392	50,791
Site 17	500	FoD South	25,000	400,000	516,409	418,433	320,457	220,335	119,683	17,397	-91,381	-203,908	-319,883
Site 18	1,000	FoD South	25,000	400,000	481,029	387,212	292,117	195,891	99,615	112	-104,812	-212,892	-324,834
Site 19	2,500	FoD South	25,000	400,000	408,848	325,190	241,343	155,605	68,488	-21,708	-118,174	-218,717	-324,569
Site 20	3,500	FoD South	25,000	400,000	376,095	295,524	213,707	131,890	48,044	-38,912	-130,394	-225,918	-327,231
Site 21	4,500	FoD South	25,000	400,000	338,031	261,911	185,791	107,864	29,180	-53,599	-140,659	-231,674	-329,110
Site 22	7,500	FoD South	25,000	400,000	299,932	228,893	156,459	83,646	9,357	-70,374	-153,224	-240,004	-333,511
Site 23	10,000 (70% net)	FoD South	25,000	400,000	670,286	605,800	540,924	476,048	411,172	345,259	279,230	212,740	145,325
Site 24	10,000 (60% net)	FoD South	25,000	400,000	504,680	449,072	393,464	337,686	281,089	224,492	167,176	109,392	50,791

Source: HDH 2019

Table 9.1d Residual Values – 15% Affordable Housing and Varied s106

			EUV	BLV	Residual Value								
					£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000
Site 1	500	Chelt - E&S	25,000	400,000	2,025,521	1,931,125	1,836,730	1,742,335	1,647,939	1,552,816	1,456,905	1,360,994	1,265,083
Site 2	1,000	Chelt - E&S	25,000	400,000	1,925,161	1,834,512	1,743,755	1,651,779	1,559,802	1,467,825	1,375,849	1,283,872	1,191,895
Site 3	2,500	Chelt - E&S	25,000	400,000	1,663,290	1,583,983	1,504,676	1,425,369	1,346,062	1,266,756	1,186,790	1,106,319	1,025,847
Site 4	3,500	Chelt - E&S	25,000	400,000	1,595,220	1,517,705	1,440,190	1,361,945	1,283,367	1,204,789	1,126,210	1,047,632	969,054
Site 5	4,500	Chelt - E&S	25,000	400,000	1,468,118	1,395,791	1,323,464	1,251,137	1,178,770	1,105,451	1,032,132	958,813	885,494
Site 6	7,500	Chelt - E&S	25,000	400,000	1,358,290	1,289,684	1,221,078	1,152,472	1,083,866	1,015,260	946,655	877,639	808,019
Site 7	10,000 (70% net)	Chelt - E&S	25,000	400,000	627,877	563,361	498,484	433,608	368,617	302,587	236,558	169,626	102,211
Site 8	10,000 (60% net)	Chelt - E&S	25,000	400,000	469,180	413,572	357,964	302,002	245,405	188,809	131,132	73,347	14,189
Site 9	500	Chelt - Other	25,000	400,000	1,436,076	1,340,798	1,244,887	1,148,976	1,053,065	957,154	861,243	765,223	667,246
Site 10	1,000	Chelt - Other	25,000	400,000	1,359,989	1,268,012	1,176,035	1,084,059	992,082	900,105	807,353	713,536	619,719
Site 11	2,500	Chelt - Other	25,000	400,000	1,173,088	1,093,781	1,013,571	933,099	852,627	772,156	690,670	608,758	526,845
Site 12	3,500	Chelt - Other	25,000	400,000	1,118,361	1,039,783	961,204	882,626	804,048	725,410	645,410	565,411	485,412
Site 13	4,500	Chelt - Other	25,000	400,000	1,027,062	953,743	880,424	807,105	733,786	660,173	585,600	511,026	436,452
Site 14	7,500	Chelt - Other	25,000	400,000	944,308	875,702	807,097	737,720	668,100	598,480	528,860	458,483	387,596
Site 15	10,000 (70% net)	Chelt - Other	25,000	400,000	627,877	563,361	498,484	433,608	368,617	302,587	236,558	169,626	102,211
Site 16	10,000 (60% net)	Chelt - Other	25,000	400,000	469,180	413,572	357,964	302,002	245,405	188,809	131,132	73,347	14,189
Site 17	500	Glos & N FoD	25,000	400,000	662,381	565,203	467,227	369,250	270,633	169,981	69,329	-36,551	-146,499
Site 18	1,000	Glos & N FoD	25,000	400,000	620,688	526,871	433,054	339,238	243,062	146,835	49,267	-52,717	-159,243
Site 19	2,500	Glos & N FoD	25,000	400,000	529,588	447,676	364,955	281,298	196,527	110,789	22,620	-71,089	-168,971
Site 20	3,500	Glos & N FoD	25,000	400,000	493,565	413,566	333,567	252,168	170,351	87,785	3,711	-86,608	-179,439
Site 21	4,500	Glos & N FoD	25,000	400,000	446,917	372,343	296,926	220,807	143,920	65,933	-14,433	-99,692	-188,069
Site 22	7,500	Glos & N FoD	25,000	400,000	402,652	331,765	260,878	189,137	116,703	43,081	-33,690	-114,833	-199,028
Site 23	10,000 (70% net)	Glos & N FoD	25,000	400,000	627,877	563,361	498,484	433,608	368,617	302,587	236,558	169,626	102,211
Site 24	10,000 (60% net)	Glos & N FoD	25,000	400,000	469,180	413,572	357,964	302,002	245,405	188,809	131,132	73,347	14,189
Site 1	500	Wider Stroud	25,000	400,000	1,311,448	1,215,537	1,119,626	1,023,715	927,804	831,893	735,854	637,877	539,901
Site 2	1,000	Wider Stroud	25,000	400,000	1,240,454	1,148,478	1,056,501	964,524	872,548	779,855	686,038	592,221	498,404
Site 3	2,500	Wider Stroud	25,000	400,000	1,069,847	989,820	909,349	828,877	748,405	666,977	585,065	503,153	420,022
Site 4	3,500	Wider Stroud	25,000	400,000	1,017,378	938,800	860,222	781,643	703,065	623,077	543,078	463,079	383,080
Site 5	4,500	Wider Stroud	25,000	400,000	933,176	859,857	786,538	713,219	639,676	565,102	490,528	415,955	340,148
Site 6	7,500	Wider Stroud	25,000	400,000	856,635	788,029	718,784	649,163	579,543	509,923	439,557	368,670	297,783
Site 7	10,000 (70% net)	Wider Stroud	25,000	400,000	627,877	563,361	498,484	433,608	368,617	302,587	236,558	169,626	102,211
Site 8	10,000 (60% net)	Wider Stroud	25,000	400,000	469,180	413,572	357,964	302,002	245,405	188,809	131,132	73,347	14,189
Site 9	500	Tewkesbury	25,000	400,000	1,076,247	980,336	884,425	788,514	692,437	594,460	496,484	398,507	299,765
Site 10	1,000	Tewkesbury	25,000	400,000	1,016,361	924,385	832,408	739,835	646,018	552,201	458,384	364,261	268,035
Site 11	2,500	Tewkesbury	25,000	400,000	874,850	794,378	713,906	632,594	550,682	468,770	385,471	301,813	216,854
Site 12	3,500	Tewkesbury	25,000	400,000	828,210	749,632	671,054	591,208	511,209	431,209	351,182	269,365	187,548
Site 13	4,500	Tewkesbury	25,000	400,000	757,627	684,308	610,905	536,331	461,757	387,183	311,237	235,118	158,089
Site 14	7,500	Tewkesbury	25,000	400,000	693,103	623,482	553,862	484,242	413,898	343,010	272,123	200,044	127,610
Site 15	10,000 (70% net)	Tewkesbury	25,000	400,000	627,877	563,361	498,484	433,608	368,617	302,587	236,558	169,626	102,211
Site 16	10,000 (60% net)	Tewkesbury	25,000	400,000	469,180	413,572	357,964	302,002	245,405	188,809	131,132	73,347	14,189
Site 17	500	FoD South	25,000	400,000	479,822	381,845	283,869	183,395	82,742	-21,840	-131,403	-244,833	-362,713
Site 18	1,000	FoD South	25,000	400,000	446,204	352,387	257,052	160,826	63,907	-37,356	-143,429	-252,316	-365,903
Site 19	2,500	FoD South	25,000	400,000	377,620	293,962	209,868	124,129	36,554	-55,944	-153,415	-255,268	-364,671
Site 20	3,500	FoD South	25,000	400,000	346,465	265,777	183,960	101,982	17,908	-71,210	-163,671	-260,452	-365,714
Site 21	4,500	FoD South	25,000	400,000	310,248	234,128	157,836	79,849	703	-84,124	-172,163	-264,663	-366,264
Site 22	7,500	FoD South	25,000	400,000	274,028	202,875	130,441	57,333	-18,260	-98,998	-182,873	-271,336	-368,612
Site 23	10,000 (70% net)	FoD South	25,000	400,000	627,877	563,361	498,484	433,608	368,617	302,587	236,558	169,626	102,211
Site 24	10,000 (60% net)	FoD South	25,000	400,000	469,180	413,572	357,964	302,002	245,405	188,809	131,132	73,347	14,189

Source: HDH 2019

Table 9.1e Residual Values – 20% Affordable Housing and Varied s106

			EUV	BLV	Residual Value								
					£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000
Site 1	500	Chelt - E&S	25,000	400,000	1,916,130	1,821,735	1,727,339	1,632,944	1,538,549	1,443,146	1,347,235	1,251,324	1,155,413
Site 2	1,000	Chelt - E&S	25,000	400,000	1,820,605	1,729,956	1,639,125	1,547,149	1,455,172	1,363,195	1,271,219	1,179,242	1,087,265
Site 3	2,500	Chelt - E&S	25,000	400,000	1,571,360	1,492,053	1,412,746	1,333,439	1,254,133	1,174,826	1,094,593	1,014,121	933,649
Site 4	3,500	Chelt - E&S	25,000	400,000	1,506,607	1,429,092	1,351,577	1,273,252	1,194,674	1,116,095	1,037,517	958,939	880,360
Site 5	4,500	Chelt - E&S	25,000	400,000	1,385,629	1,313,301	1,240,974	1,168,647	1,096,125	1,022,806	949,487	876,168	802,849
Site 6	7,500	Chelt - E&S	25,000	400,000	1,281,090	1,212,484	1,143,878	1,075,272	1,006,666	938,060	869,455	800,148	730,528
Site 7	10,000 (70% net)	Chelt - E&S	25,000	400,000	585,468	520,921	456,045	391,169	325,945	259,916	193,886	126,511	58,882
Site 8	10,000 (60% net)	Chelt - E&S	25,000	400,000	433,680	378,072	322,464	266,318	209,721	152,872	95,087	36,778	-23,729
Site 9	500	Chelt - Other	25,000	400,000	1,354,526	1,259,223	1,163,312	1,067,401	971,490	875,579	779,668	682,958	584,981
Site 10	1,000	Chelt - Other	25,000	400,000	1,282,160	1,190,184	1,098,207	1,006,230	914,254	822,277	729,032	635,215	541,398
Site 11	2,500	Chelt - Other	25,000	400,000	1,104,386	1,025,079	944,804	864,332	783,860	703,389	621,537	539,625	457,620
Site 12	3,500	Chelt - Other	25,000	400,000	1,052,336	973,758	895,180	816,601	738,023	659,047	579,048	499,049	419,050
Site 13	4,500	Chelt - Other	25,000	400,000	965,490	892,171	818,852	745,533	672,214	598,315	523,741	449,167	374,361
Site 14	7,500	Chelt - Other	25,000	400,000	886,748	818,142	749,536	680,053	610,433	540,813	471,193	400,426	329,539
Site 15	10,000 (70% net)	Chelt - Other	25,000	400,000	585,468	520,921	456,045	391,169	325,945	259,916	193,886	126,511	58,882
Site 16	10,000 (60% net)	Chelt - Other	25,000	400,000	433,680	378,072	322,464	266,318	209,721	152,872	95,087	36,778	-23,729
Site 17	500	Glos & N FoD	25,000	400,000	617,329	520,051	422,074	324,098	224,926	124,273	22,879	-85,628	-197,290
Site 18	1,000	Glos & N FoD	25,000	400,000	577,708	483,891	390,074	295,891	199,664	103,438	4,946	-99,186	-207,200
Site 19	2,500	Glos & N FoD	25,000	400,000	491,301	409,389	326,488	242,831	157,657	71,285	-18,005	-113,723	-213,540
Site 20	3,500	Glos & N FoD	25,000	400,000	457,048	377,048	297,049	215,404	133,587	50,455	-35,656	-126,688	-221,287
Site 21	4,500	Glos & N FoD	25,000	400,000	412,783	338,209	262,639	186,519	109,260	31,228	-51,450	-137,645	-227,569
Site 22	7,500	Glos & N FoD	25,000	400,000	370,720	299,833	228,946	156,979	84,545	10,485	-68,556	-150,590	-236,343
Site 23	10,000 (70% net)	Glos & N FoD	25,000	400,000	585,468	520,921	456,045	391,169	325,945	259,916	193,886	126,511	58,882
Site 24	10,000 (60% net)	Glos & N FoD	25,000	400,000	433,680	378,072	322,464	266,318	209,721	152,872	95,087	36,778	-23,729
Site 1	500	Wider Stroud	25,000	400,000	1,235,492	1,139,581	1,043,670	947,759	851,848	755,937	659,298	561,322	463,346
Site 2	1,000	Wider Stroud	25,000	400,000	1,167,986	1,076,010	984,033	892,056	800,080	706,971	613,154	519,337	425,520
Site 3	2,500	Wider Stroud	25,000	400,000	1,005,791	925,739	845,268	764,796	684,324	602,590	520,678	438,670	355,012
Site 4	3,500	Wider Stroud	25,000	400,000	955,887	877,309	798,731	720,152	641,305	561,306	481,307	401,308	320,824
Site 5	4,500	Wider Stroud	25,000	400,000	875,819	802,500	729,181	655,862	582,083	507,509	432,935	358,131	282,011
Site 6	7,500	Wider Stroud	25,000	400,000	803,003	734,397	665,081	595,461	525,841	456,221	385,519	314,632	243,715
Site 7	10,000 (70% net)	Wider Stroud	25,000	400,000	585,468	520,921	456,045	391,169	325,945	259,916	193,886	126,511	58,882
Site 8	10,000 (60% net)	Wider Stroud	25,000	400,000	433,680	378,072	322,464	266,318	209,721	152,872	95,087	36,778	-23,729
Site 9	500	Tewkesbury	25,000	400,000	1,011,529	915,618	819,707	723,796	627,301	529,324	431,348	333,372	233,600
Site 10	1,000	Tewkesbury	25,000	400,000	954,614	862,637	770,661	677,825	584,008	490,191	396,374	301,421	205,194
Site 11	2,500	Tewkesbury	25,000	400,000	820,141	739,670	659,198	577,698	495,786	413,770	330,113	246,456	160,729
Site 12	3,500	Tewkesbury	25,000	400,000	775,787	697,208	618,619	538,620	458,621	378,622	298,046	216,229	134,412
Site 13	4,500	Tewkesbury	25,000	400,000	708,699	635,380	561,843	487,269	412,695	337,893	261,773	185,653	107,924
Site 14	7,500	Tewkesbury	25,000	400,000	647,330	577,710	508,089	438,469	367,898	297,011	225,993	153,559	81,055
Site 15	10,000 (70% net)	Tewkesbury	25,000	400,000	585,468	520,921	456,045	391,169	325,945	259,916	193,886	126,511	58,882
Site 16	10,000 (60% net)	Tewkesbury	25,000	400,000	433,680	378,072	322,464	266,318	209,721	152,872	95,087	36,778	-23,729
Site 17	500	FoD South	25,000	400,000	443,234	345,258	247,106	146,454	45,802	-61,427	-172,327	-286,945	-407,359
Site 18	1,000	FoD South	25,000	400,000	411,379	317,562	221,987	125,761	28,198	-74,824	-182,046	-292,611	-409,241
Site 19	2,500	FoD South	25,000	400,000	346,392	262,735	178,392	92,654	4,619	-90,181	-188,837	-293,441	-407,702
Site 20	3,500	FoD South	25,000	400,000	316,835	236,029	154,212	71,846	-12,903	-103,509	-196,948	-296,399	-407,575
Site 21	4,500	FoD South	25,000	400,000	282,465	206,345	129,821	51,833	-29,155	-114,688	-203,666	-298,806	-407,252
Site 22	7,500	FoD South	25,000	400,000	248,125	176,857	104,423	31,021	-46,349	-127,760	-212,521	-303,797	-407,456
Site 23	10,000 (70% net)	FoD South	25,000	400,000	585,468	520,921	456,045	391,169	325,945	259,916	193,886	126,511	58,882
Site 24	10,000 (60% net)	FoD South	25,000	400,000	433,680	378,072	322,464	266,318	209,721	152,872	95,087	36,778	-23,729

Source: HDH 2019

Table 9.1f Residual Values – 25% Affordable Housing and Varied s106

			EUV	BLV	Residual Value								
					£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000
Site 1	500	Chelt - E&S	25,000	400,000	1,806,740	1,712,344	1,617,949	1,523,554	1,429,158	1,333,477	1,237,566	1,141,655	1,045,744
Site 2	1,000	Chelt - E&S	25,000	400,000	1,716,050	1,625,401	1,534,495	1,442,519	1,350,542	1,258,565	1,166,589	1,074,612	982,635
Site 3	2,500	Chelt - E&S	25,000	400,000	1,479,430	1,400,123	1,320,816	1,241,510	1,162,203	1,082,867	1,002,395	921,924	841,452
Site 4	3,500	Chelt - E&S	25,000	400,000	1,417,994	1,340,479	1,262,964	1,184,559	1,105,980	1,027,402	948,824	870,246	791,667
Site 5	4,500	Chelt - E&S	25,000	400,000	1,303,139	1,230,812	1,158,485	1,086,158	1,013,480	940,161	866,842	793,523	720,204
Site 6	7,500	Chelt - E&S	25,000	400,000	1,203,890	1,135,284	1,066,678	998,072	929,466	860,860	792,255	722,657	653,036
Site 7	10,000 (70% net)	Chelt - E&S	25,000	400,000	543,059	478,482	413,606	348,730	283,273	217,244	150,812	83,397	15,091
Site 8	10,000 (60% net)	Chelt - E&S	25,000	400,000	398,180	342,572	286,964	230,634	174,038	116,827	59,043	163	-62,917
Site 9	500	Chelt - Other	25,000	400,000	1,272,976	1,177,648	1,081,737	985,826	889,915	794,004	698,093	600,693	502,717
Site 10	1,000	Chelt - Other	25,000	400,000	1,204,332	1,112,355	1,020,379	928,402	836,425	744,449	650,711	556,894	463,077
Site 11	2,500	Chelt - Other	25,000	400,000	1,035,685	956,378	876,037	795,565	715,093	634,316	552,404	470,492	387,785
Site 12	3,500	Chelt - Other	25,000	400,000	986,312	907,733	829,155	750,577	671,998	592,685	512,686	432,686	352,687
Site 13	4,500	Chelt - Other	25,000	400,000	903,918	830,599	757,280	683,961	610,642	536,456	461,882	387,309	311,888
Site 14	7,500	Chelt - Other	25,000	400,000	829,188	760,582	691,976	622,386	552,766	483,146	413,256	342,368	271,481
Site 15	10,000 (70% net)	Chelt - Other	25,000	400,000	543,059	478,482	413,606	348,730	283,273	217,244	150,812	83,397	15,091
Site 16	10,000 (60% net)	Chelt - Other	25,000	400,000	398,180	342,572	286,964	230,634	174,038	116,827	59,043	163	-62,917
Site 17	500	Glos & N FoD	25,000	400,000	572,277	474,899	376,922	278,946	179,218	78,565	-25,578	-134,705	-248,082
Site 18	1,000	Glos & N FoD	25,000	400,000	534,727	440,910	347,093	252,493	156,267	59,959	-41,498	-147,077	-255,637
Site 19	2,500	Glos & N FoD	25,000	400,000	453,014	371,102	288,022	204,364	118,787	31,761	-60,454	-157,475	-258,955
Site 20	3,500	Glos & N FoD	25,000	400,000	420,530	340,531	260,457	178,640	96,823	13,125	-75,736	-167,786	-264,226
Site 21	4,500	Glos & N FoD	25,000	400,000	378,649	304,075	228,352	152,232	74,600	-4,307	-88,698	-176,356	-268,278
Site 22	7,500	Glos & N FoD	25,000	400,000	338,788	267,901	197,014	124,821	52,178	-23,233	-103,548	-187,065	-274,969
Site 23	10,000 (70% net)	Glos & N FoD	25,000	400,000	543,059	478,482	413,606	348,730	283,273	217,244	150,812	83,397	15,091
Site 24	10,000 (60% net)	Glos & N FoD	25,000	400,000	398,180	342,572	286,964	230,634	174,038	116,827	59,043	163	-62,917
Site 1	500	Wider Stroud	25,000	400,000	1,159,536	1,063,625	967,714	871,803	775,892	679,981	582,743	484,767	386,790
Site 2	1,000	Wider Stroud	25,000	400,000	1,095,518	1,003,542	911,565	819,588	727,612	634,087	540,270	446,453	352,636
Site 3	2,500	Wider Stroud	25,000	400,000	941,735	861,659	781,187	700,715	620,115	538,202	456,290	373,660	290,003
Site 4	3,500	Wider Stroud	25,000	400,000	894,396	815,818	737,240	658,661	579,535	499,535	419,536	339,537	258,332
Site 5	4,500	Wider Stroud	25,000	400,000	818,461	745,142	671,823	598,504	524,490	449,916	375,342	299,994	223,874
Site 6	7,500	Wider Stroud	25,000	400,000	749,370	680,765	611,379	541,759	472,138	402,368	331,481	260,594	189,043
Site 7	10,000 (70% net)	Wider Stroud	25,000	400,000	543,059	478,482	413,606	348,730	283,273	217,244	150,812	83,397	15,091
Site 8	10,000 (60% net)	Wider Stroud	25,000	400,000	398,180	342,572	286,964	230,634	174,038	116,827	59,043	163	-62,917
Site 9	500	Tewkesbury	25,000	400,000	946,811	850,900	754,989	659,078	562,165	464,189	366,212	268,088	167,436
Site 10	1,000	Tewkesbury	25,000	400,000	892,867	800,890	708,913	615,814	521,998	428,181	334,364	238,581	142,354
Site 11	2,500	Tewkesbury	25,000	400,000	765,433	684,961	604,489	522,801	440,889	358,413	274,755	190,343	104,605
Site 12	3,500	Tewkesbury	25,000	400,000	723,363	644,785	566,031	486,032	406,033	326,034	244,909	163,092	80,959
Site 13	4,500	Tewkesbury	25,000	400,000	659,771	586,452	512,780	438,206	363,632	288,429	212,309	135,746	57,759
Site 14	7,500	Tewkesbury	25,000	400,000	601,557	531,937	462,317	392,697	321,898	251,011	179,509	107,075	33,798
Site 15	10,000 (70% net)	Tewkesbury	25,000	400,000	543,059	478,482	413,606	348,730	283,273	217,244	150,812	83,397	15,091
Site 16	10,000 (60% net)	Tewkesbury	25,000	400,000	398,180	342,572	286,964	230,634	174,038	116,827	59,043	163	-62,917
Site 17	500	FoD South	25,000	400,000	406,646	308,670	210,166	109,514	8,098	-101,015	-213,251	-329,775	-455,008
Site 18	1,000	FoD South	25,000	400,000	376,554	282,737	186,923	90,696	-8,134	-112,582	-220,663	-332,905	-456,945
Site 19	2,500	FoD South	25,000	400,000	315,164	231,507	146,917	60,874	-28,886	-124,897	-225,388	-332,426	-455,395
Site 20	3,500	FoD South	25,000	400,000	287,204	206,282	124,465	41,709	-44,775	-135,883	-231,395	-333,852	-455,271
Site 21	4,500	FoD South	25,000	400,000	254,682	178,562	101,805	23,818	-59,013	-145,252	-236,149	-334,827	-454,950
Site 22	7,500	FoD South	25,000	400,000	222,222	150,839	78,405	4,709	-74,438	-156,523	-243,180	-337,923	-455,025
Site 23	10,000 (70% net)	FoD South	25,000	400,000	543,059	478,482	413,606	348,730	283,273	217,244	150,812	83,397	15,091
Site 24	10,000 (60% net)	FoD South	25,000	400,000	398,180	342,572	286,964	230,634	174,038	116,827	59,043	163	-62,917

Source: HDH 2019

Table 9.1g Residual Values – 30% Affordable Housing and Varied s106

			EUV	BLV	Residual Value								
					£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000
Site 1	500	Chelt - E&S	25,000	400,000	1,697,349	1,602,954	1,508,558	1,414,163	1,319,718	1,223,807	1,127,896	1,031,985	936,074
Site 2	1,000	Chelt - E&S	25,000	400,000	1,611,494	1,520,845	1,429,865	1,337,888	1,245,912	1,153,935	1,061,958	969,982	878,005
Site 3	2,500	Chelt - E&S	25,000	400,000	1,387,500	1,308,193	1,228,887	1,149,580	1,070,273	990,670	910,198	829,726	749,254
Site 4	3,500	Chelt - E&S	25,000	400,000	1,329,381	1,251,866	1,174,351	1,095,866	1,017,287	938,709	860,131	781,552	702,974
Site 5	4,500	Chelt - E&S	25,000	400,000	1,220,649	1,148,322	1,075,995	1,003,668	930,834	857,515	784,196	710,877	637,558
Site 6	7,500	Chelt - E&S	25,000	400,000	1,126,690	1,058,084	989,478	920,872	852,266	783,660	714,785	645,165	575,545
Site 7	10,000 (70% net)	Chelt - E&S	25,000	400,000	500,651	436,043	371,166	306,290	240,601	174,572	107,698	40,283	-30,139
Site 8	10,000 (60% net)	Chelt - E&S	25,000	400,000	362,680	307,072	251,464	194,951	138,354	80,783	22,765	-38,296	-102,236
Site 9	500	Chelt - Other	25,000	400,000	1,191,427	1,096,073	1,000,162	904,251	808,340	712,429	616,405	518,428	420,452
Site 10	1,000	Chelt - Other	25,000	400,000	1,126,504	1,034,527	942,550	850,574	758,597	666,206	572,389	478,572	384,755
Site 11	2,500	Chelt - Other	25,000	400,000	966,983	887,676	807,270	726,798	646,326	565,183	483,271	401,359	317,949
Site 12	3,500	Chelt - Other	25,000	400,000	920,287	841,708	763,130	684,552	605,974	526,322	446,323	366,324	286,089
Site 13	4,500	Chelt - Other	25,000	400,000	842,346	769,027	695,708	622,389	549,070	474,598	400,024	325,450	249,414
Site 14	7,500	Chelt - Other	25,000	400,000	771,628	703,022	634,339	564,719	495,098	425,478	355,198	284,311	213,424
Site 15	10,000 (70% net)	Chelt - Other	25,000	400,000	500,651	436,043	371,166	306,290	240,601	174,572	107,698	40,283	-30,139
Site 16	10,000 (60% net)	Chelt - Other	25,000	400,000	362,680	307,072	251,464	194,951	138,354	80,783	22,765	-38,296	-102,236
Site 17	500	Glos & N FoD	25,000	400,000	527,225	429,747	331,770	233,794	133,510	32,858	-74,655	-185,444	-300,225
Site 18	1,000	Glos & N FoD	25,000	400,000	491,746	397,929	304,113	209,096	112,869	15,672	-87,967	-195,034	-305,700
Site 19	2,500	Glos & N FoD	25,000	400,000	414,727	332,815	249,555	165,655	79,917	-8,246	-102,903	-201,389	-306,124
Site 20	3,500	Glos & N FoD	25,000	400,000	384,012	304,013	223,692	141,875	59,869	-25,470	-115,816	-209,131	-308,708
Site 21	4,500	Glos & N FoD	25,000	400,000	344,515	269,941	194,065	117,926	39,939	-41,324	-126,651	-215,521	-310,865
Site 22	7,500	Glos & N FoD	25,000	400,000	306,856	235,969	165,081	92,664	19,583	-58,083	-139,305	-223,964	-315,500
Site 23	10,000 (70% net)	Glos & N FoD	25,000	400,000	500,651	436,043	371,166	306,290	240,601	174,572	107,698	40,283	-30,139
Site 24	10,000 (60% net)	Glos & N FoD	25,000	400,000	362,680	307,072	251,464	194,951	138,354	80,783	22,765	-38,296	-102,236
Site 1	500	Wider Stroud	25,000	400,000	1,083,580	987,669	891,758	795,847	699,936	604,025	506,188	408,212	310,235
Site 2	1,000	Wider Stroud	25,000	400,000	1,023,050	931,074	839,097	747,120	655,019	561,202	467,385	373,568	279,141
Site 3	2,500	Wider Stroud	25,000	400,000	877,678	797,578	717,106	636,634	555,727	473,815	391,903	308,650	224,993
Site 4	3,500	Wider Stroud	25,000	400,000	832,905	754,327	675,749	597,170	517,764	437,764	357,765	277,657	195,840
Site 5	4,500	Wider Stroud	25,000	400,000	761,104	687,785	614,466	541,147	466,897	392,323	317,749	241,857	165,737
Site 6	7,500	Wider Stroud	25,000	400,000	695,738	627,132	557,676	488,056	418,436	348,330	277,443	206,556	134,372
Site 7	10,000 (70% net)	Wider Stroud	25,000	400,000	500,651	436,043	371,166	306,290	240,601	174,572	107,698	40,283	-30,139
Site 8	10,000 (60% net)	Wider Stroud	25,000	400,000	362,680	307,072	251,464	194,951	138,354	80,783	22,765	-38,296	-102,236
Site 9	500	Tewkesbury	25,000	400,000	882,093	786,182	690,271	594,360	497,029	399,053	301,076	201,923	101,271
Site 10	1,000	Tewkesbury	25,000	400,000	831,119	739,143	647,166	553,804	459,987	366,170	271,967	175,740	79,514
Site 11	2,500	Tewkesbury	25,000	400,000	710,724	630,252	549,781	467,905	385,993	303,055	219,398	134,219	47,877
Site 12	3,500	Tewkesbury	25,000	400,000	670,939	592,361	513,443	433,444	353,445	273,446	191,773	109,956	26,844
Site 13	4,500	Tewkesbury	25,000	400,000	610,843	537,524	463,717	389,143	314,569	238,964	162,844	85,581	7,581
Site 14	7,500	Tewkesbury	25,000	400,000	555,784	486,164	416,544	346,786	275,899	205,011	133,024	60,590	-14,157
Site 15	10,000 (70% net)	Tewkesbury	25,000	400,000	500,651	436,043	371,166	306,290	240,601	174,572	107,698	40,283	-30,139
Site 16	10,000 (60% net)	Tewkesbury	25,000	400,000	362,680	307,072	251,464	194,951	138,354	80,783	22,765	-38,296	-102,236
Site 17	500	FoD South	25,000	400,000	370,059	272,082	173,225	72,573	-31,474	-140,746	-254,176	-373,373	-503,339
Site 18	1,000	FoD South	25,000	400,000	341,728	247,912	151,858	55,631	-45,601	-151,199	-260,387	-375,145	-505,118
Site 19	2,500	FoD South	25,000	400,000	283,936	200,279	115,441	28,939	-63,122	-160,138	-262,313	-373,926	-503,600
Site 20	3,500	FoD South	25,000	400,000	257,574	176,534	94,717	11,573	-77,074	-169,160	-266,172	-374,029	-503,467
Site 21	4,500	FoD South	25,000	400,000	226,899	150,779	73,790	-4,711	-88,916	-176,629	-269,449	-373,834	-503,141
Site 22	7,500	FoD South	25,000	400,000	196,319	124,821	52,387	-22,701	-102,528	-186,054	-274,762	-374,486	-503,209
Site 23	10,000 (70% net)	FoD South	25,000	400,000	500,651	436,043	371,166	306,290	240,601	174,572	107,698	40,283	-30,139
Site 24	10,000 (60% net)	FoD South	25,000	400,000	362,680	307,072	251,464	194,951	138,354	80,783	22,765	-38,296	-102,236

Source: HDH 2019

Table 9.1h Residual Values – 35% Affordable Housing and Varied s106

			EUV	BLV	Residual Value								
					£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000
Site 1	500	Chelt - E&S	25,000	400,000	1,587,959	1,493,563	1,399,168	1,304,772	1,210,049	1,114,138	1,018,227	922,316	826,405
Site 2	1,000	Chelt - E&S	25,000	400,000	1,506,938	1,416,289	1,325,235	1,233,258	1,141,282	1,049,305	957,328	865,352	773,375
Site 3	2,500	Chelt - E&S	25,000	400,000	1,295,570	1,216,264	1,136,957	1,057,650	978,343	898,472	818,000	737,529	657,057
Site 4	3,500	Chelt - E&S	25,000	400,000	1,240,768	1,163,253	1,085,738	1,007,172	928,594	850,016	771,437	692,859	614,200
Site 5	4,500	Chelt - E&S	25,000	400,000	1,138,160	1,065,833	993,506	921,179	848,189	774,870	701,551	628,232	554,620
Site 6	7,500	Chelt - E&S	25,000	400,000	1,049,490	980,884	912,278	843,672	775,066	706,461	637,294	567,674	498,054
Site 7	10,000 (70% net)	Chelt - E&S	25,000	400,000	458,242	393,603	328,727	263,851	197,929	131,900	64,583	-3,629	-76,677
Site 8	10,000 (60% net)	Chelt - E&S	25,000	400,000	327,180	271,572	215,863	159,267	102,523	44,739	-14,540	-77,484	-142,471
Site 9	500	Chelt - Other	25,000	400,000	1,109,877	1,014,499	918,588	822,677	726,766	630,855	534,140	436,163	338,187
Site 10	1,000	Chelt - Other	25,000	400,000	1,048,675	956,699	864,722	772,745	680,769	587,885	494,068	400,251	306,434
Site 11	2,500	Chelt - Other	25,000	400,000	898,281	818,974	738,503	658,031	577,559	496,050	414,138	331,771	248,114
Site 12	3,500	Chelt - Other	25,000	400,000	854,262	775,684	697,105	618,527	539,949	459,960	379,961	299,961	218,919
Site 13	4,500	Chelt - Other	25,000	400,000	780,774	707,455	634,136	560,817	487,313	412,739	338,165	263,061	186,941
Site 14	7,500	Chelt - Other	25,000	400,000	714,067	645,461	576,671	507,051	437,431	367,811	297,141	226,253	154,812
Site 15	10,000 (70% net)	Chelt - Other	25,000	400,000	458,242	393,603	328,727	263,851	197,929	131,900	64,583	-3,629	-76,677
Site 16	10,000 (60% net)	Chelt - Other	25,000	400,000	327,180	271,572	215,863	159,267	102,523	44,739	-14,540	-77,484	-142,471
Site 17	500	Glos & N FoD	25,000	400,000	482,174	384,594	286,618	188,454	87,802	-14,604	-123,732	-236,235	-353,395
Site 18	1,000	Glos & N FoD	25,000	400,000	448,766	354,949	261,132	165,698	69,472	-30,279	-134,911	-242,991	-356,359
Site 19	2,500	Glos & N FoD	25,000	400,000	376,440	294,528	211,088	126,785	40,903	-49,820	-145,979	-246,804	-355,165
Site 20	3,500	Glos & N FoD	25,000	400,000	347,495	267,496	186,928	105,111	22,539	-64,864	-156,134	-251,979	-356,039
Site 21	4,500	Glos & N FoD	25,000	400,000	310,381	235,807	159,777	83,266	5,279	-78,341	-164,643	-255,989	-356,531
Site 22	7,500	Glos & N FoD	25,000	400,000	274,924	204,037	132,939	60,506	-13,688	-92,949	-175,101	-262,175	-358,616
Site 23	10,000 (70% net)	Glos & N FoD	25,000	400,000	458,242	393,603	328,727	263,851	197,929	131,900	64,583	-3,629	-76,677
Site 24	10,000 (60% net)	Glos & N FoD	25,000	400,000	327,180	271,572	215,863	159,267	102,523	44,739	-14,540	-77,484	-142,471
Site 1	500	Wider Stroud	25,000	400,000	1,007,624	911,713	815,802	719,891	623,981	527,609	429,633	331,657	233,680
Site 2	1,000	Wider Stroud	25,000	400,000	950,582	858,606	766,629	674,652	582,135	488,318	394,501	300,684	205,191
Site 3	2,500	Wider Stroud	25,000	400,000	813,622	733,497	653,025	572,553	491,340	409,427	327,298	243,641	159,432
Site 4	3,500	Wider Stroud	25,000	400,000	771,414	692,836	614,257	535,679	455,993	375,993	295,994	215,165	133,348
Site 5	4,500	Wider Stroud	25,000	400,000	703,747	630,428	557,109	483,790	409,303	334,729	259,839	183,720	107,327
Site 6	7,500	Wider Stroud	25,000	400,000	642,106	573,500	503,974	434,354	364,734	294,292	223,405	152,135	79,701
Site 7	10,000 (70% net)	Wider Stroud	25,000	400,000	458,242	393,603	328,727	263,851	197,929	131,900	64,583	-3,629	-76,677
Site 8	10,000 (60% net)	Wider Stroud	25,000	400,000	327,180	271,572	215,863	159,267	102,523	44,739	-14,540	-77,484	-142,471
Site 9	500	Tewkesbury	25,000	400,000	817,375	721,464	625,553	529,642	431,893	333,917	235,940	135,758	35,106
Site 10	1,000	Tewkesbury	25,000	400,000	769,372	677,396	585,419	491,794	397,977	304,160	209,126	112,900	16,067
Site 11	2,500	Tewkesbury	25,000	400,000	656,015	575,544	494,921	413,009	331,096	247,697	163,832	78,094	-9,917
Site 12	3,500	Tewkesbury	25,000	400,000	618,515	539,937	460,855	380,856	300,857	220,454	138,637	56,803	-28,687
Site 13	4,500	Tewkesbury	25,000	400,000	561,915	488,596	414,655	340,081	265,507	189,500	113,380	35,416	-45,823
Site 14	7,500	Tewkesbury	25,000	400,000	510,011	440,391	370,771	300,786	229,899	158,973	86,540	13,571	-64,115
Site 15	10,000 (70% net)	Tewkesbury	25,000	400,000	458,242	393,603	328,727	263,851	197,929	131,900	64,583	-3,629	-76,677
Site 16	10,000 (60% net)	Tewkesbury	25,000	400,000	327,180	271,572	215,863	159,267	102,523	44,739	-14,540	-77,484	-142,471
Site 17	500	FoD South	25,000	400,000	333,471	235,495	136,285	35,633	-71,061	-181,670	-296,836	-420,117	-551,669
Site 18	1,000	FoD South	25,000	400,000	306,903	213,019	116,793	20,340	-83,069	-189,816	-300,681	-421,740	-553,292
Site 19	2,500	FoD South	25,000	400,000	252,708	169,051	83,965	-3,245	-97,359	-195,507	-300,512	-420,253	-551,805
Site 20	3,500	FoD South	25,000	400,000	227,944	146,787	64,970	-19,550	-109,373	-202,437	-302,525	-420,111	-551,663
Site 21	4,500	FoD South	25,000	400,000	199,116	122,997	45,774	-34,569	-119,480	-208,133	-304,123	-419,780	-551,332
Site 22	7,500	FoD South	25,000	400,000	170,416	98,803	26,370	-50,413	-131,250	-215,703	-307,758	-419,841	-551,393
Site 23	10,000 (70% net)	FoD South	25,000	400,000	458,242	393,603	328,727	263,851	197,929	131,900	64,583	-3,629	-76,677
Site 24	10,000 (60% net)	FoD South	25,000	400,000	327,180	271,572	215,863	159,267	102,523	44,739	-14,540	-77,484	-142,471

Source: HDH 2019

Table 9.1i Residual Values – 40% Affordable Housing and Varied s106

			EUV	BLV	Residual Value								
					£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000
Site 1	500	Chelt - E&S	25,000	400,000	1,478,568	1,384,173	1,289,777	1,195,382	1,100,379	1,004,468	908,557	812,646	716,735
Site 2	1,000	Chelt - E&S	25,000	400,000	1,402,382	1,311,733	1,220,605	1,128,628	1,036,652	944,675	852,698	760,722	668,745
Site 3	2,500	Chelt - E&S	25,000	400,000	1,203,641	1,124,334	1,045,027	965,720	886,413	806,274	725,803	645,331	564,563
Site 4	3,500	Chelt - E&S	25,000	400,000	1,152,155	1,074,640	997,057	918,479	839,901	761,322	682,744	604,166	524,880
Site 5	4,500	Chelt - E&S	25,000	400,000	1,055,670	983,343	911,016	838,689	765,544	692,225	618,906	545,587	471,435
Site 6	7,500	Chelt - E&S	25,000	400,000	972,279	903,684	835,078	766,472	697,866	629,261	559,803	490,183	420,562
Site 7	10,000 (70% net)	Chelt - E&S	25,000	400,000	415,833	351,164	286,288	221,287	155,257	88,884	21,469	-49,577	-123,569
Site 8	10,000 (60% net)	Chelt - E&S	25,000	400,000	291,680	236,072	180,180	123,583	66,479	8,695	-52,945	-116,858	-184,072
Site 9	500	Chelt - Other	25,000	400,000	1,028,327	932,924	837,013	741,102	645,191	549,280	451,875	353,899	255,922
Site 10	1,000	Chelt - Other	25,000	400,000	970,847	878,870	786,894	694,917	602,940	509,564	415,747	321,930	227,432
Site 11	2,500	Chelt - Other	25,000	400,000	829,579	750,208	669,736	589,264	508,793	426,917	345,005	261,935	178,278
Site 12	3,500	Chelt - Other	25,000	400,000	788,237	709,659	631,081	552,502	473,597	393,597	313,598	233,567	151,750
Site 13	4,500	Chelt - Other	25,000	400,000	719,202	645,883	572,564	499,245	425,455	350,881	276,307	200,588	124,468
Site 14	7,500	Chelt - Other	25,000	400,000	656,507	587,901	519,004	449,384	379,764	309,970	239,083	168,196	96,047
Site 15	10,000 (70% net)	Chelt - Other	25,000	400,000	415,833	351,164	286,288	221,287	155,257	88,884	21,469	-49,577	-123,569
Site 16	10,000 (60% net)	Chelt - Other	25,000	400,000	291,680	236,072	180,180	123,583	66,479	8,695	-52,945	-116,858	-184,072
Site 17	500	Glos & N FoD	25,000	400,000	437,122	339,442	241,466	142,747	42,094	-63,681	-173,597	-287,968	-409,344
Site 18	1,000	Glos & N FoD	25,000	400,000	405,785	311,968	218,151	122,301	26,074	-76,748	-182,868	-293,013	-411,374
Site 19	2,500	Glos & N FoD	25,000	400,000	338,153	256,240	172,621	87,914	1,346	-92,269	-189,731	-293,552	-409,806
Site 20	3,500	Glos & N FoD	25,000	400,000	310,977	230,978	150,164	68,347	-15,592	-104,944	-197,479	-296,076	-409,687
Site 21	4,500	Glos & N FoD	25,000	400,000	276,247	201,610	125,490	48,606	-31,197	-115,657	-203,808	-298,101	-409,369
Site 22	7,500	Glos & N FoD	25,000	400,000	242,992	172,104	100,782	28,348	-47,890	-128,021	-212,001	-302,337	-409,448
Site 23	10,000 (70% net)	Glos & N FoD	25,000	400,000	415,833	351,164	286,288	221,287	155,257	88,884	21,469	-49,577	-123,569
Site 24	10,000 (60% net)	Glos & N FoD	25,000	400,000	291,680	236,072	180,180	123,583	66,479	8,695	-52,945	-116,858	-184,072
Site 1	500	Wider Stroud	25,000	400,000	931,669	835,758	739,847	643,936	548,025	451,054	353,078	255,101	155,907
Site 2	1,000	Wider Stroud	25,000	400,000	878,114	786,138	694,161	602,184	509,251	415,434	321,617	227,467	131,240
Site 3	2,500	Wider Stroud	25,000	400,000	749,566	669,416	588,944	508,473	426,952	345,040	262,289	178,631	93,448
Site 4	3,500	Wider Stroud	25,000	400,000	709,923	631,345	552,766	474,188	394,222	314,223	234,223	152,673	70,856
Site 5	4,500	Wider Stroud	25,000	400,000	646,389	573,070	499,751	426,284	351,710	277,136	201,702	125,583	48,302
Site 6	7,500	Wider Stroud	25,000	400,000	588,473	519,868	450,271	380,651	311,031	240,254	169,366	97,464	25,030
Site 7	10,000 (70% net)	Wider Stroud	25,000	400,000	415,833	351,164	286,288	221,287	155,257	88,884	21,469	-49,577	-123,569
Site 8	10,000 (60% net)	Wider Stroud	25,000	400,000	291,680	236,072	180,180	123,583	66,479	8,695	-52,945	-116,858	-184,072
Site 9	500	Tewkesbury	25,000	400,000	752,657	656,746	560,835	464,734	366,757	268,781	170,246	69,593	-33,843
Site 10	1,000	Tewkesbury	25,000	400,000	707,625	615,648	523,601	429,784	335,967	242,150	146,286	50,060	-50,867
Site 11	2,500	Tewkesbury	25,000	400,000	601,307	520,835	440,024	358,112	275,997	192,340	107,708	21,603	-70,181
Site 12	3,500	Tewkesbury	25,000	400,000	566,092	487,513	408,268	328,268	248,269	167,317	85,500	2,688	-85,804
Site 13	4,500	Tewkesbury	25,000	400,000	512,987	439,668	365,592	291,018	216,155	140,035	63,238	-15,532	-99,544
Site 14	7,500	Tewkesbury	25,000	400,000	464,238	394,618	324,998	254,787	183,899	112,489	40,055	-35,380	-114,791
Site 15	10,000 (70% net)	Tewkesbury	25,000	400,000	415,833	351,164	286,288	221,287	155,257	88,884	21,469	-49,577	-123,569
Site 16	10,000 (60% net)	Tewkesbury	25,000	400,000	291,680	236,072	180,180	123,583	66,479	8,695	-52,945	-116,858	-184,072
Site 17	500	FoD South	25,000	400,000	296,884	198,907	99,344	-1,879	-110,648	-222,594	-339,666	-468,448	-600,000
Site 18	1,000	FoD South	25,000	400,000	272,078	177,955	81,728	-16,379	-120,537	-228,433	-341,827	-469,914	-601,466
Site 19	2,500	FoD South	25,000	400,000	221,481	137,823	52,490	-36,752	-131,620	-232,058	-340,645	-468,458	-600,010
Site 20	3,500	FoD South	25,000	400,000	198,313	117,039	35,222	-51,171	-141,672	-236,872	-341,126	-468,307	-599,859
Site 21	4,500	FoD South	25,000	400,000	171,334	95,214	17,759	-64,427	-150,044	-240,625	-341,275	-467,971	-599,523
Site 22	7,500	FoD South	25,000	400,000	144,513	72,785	31	-78,503	-160,012	-246,357	-342,738	-468,025	-599,577
Site 23	10,000 (70% net)	FoD South	25,000	400,000	415,833	351,164	286,288	221,287	155,257	88,884	21,469	-49,577	-123,569
Site 24	10,000 (60% net)	FoD South	25,000	400,000	291,680	236,072	180,180	123,583	66,479	8,695	-52,945	-116,858	-184,072

Source: HDH 2019

9.11 In considering the results we (working with Navigus) have drawn on our wider experience from across England. Whilst the site-specific infrastructure requirements are not yet known (and will not be known for some time) we have summarised the above results as follows:

GREEN. **High likelihood of being deliverable** – Able to bear at least £25,000/unit in developer contributions. The Councils can have a reasonably high degree of confidence in pursuing these sites.

AMBER. **May be deliverable** – Able to bear between £10,000/unit and £25,000/unit in developer contributions. The Councils should be cautious about pursuing these sites without further investigations to quantify the levels of developer contributions.

RED. **Unlikely to be deliverable** – Unable to bear up to £10,000/unit in developer contributions. The Councils should be very cautious about pursuing these sites as we would expect such sites to have a greater infrastructure requirement.

9.12 These ‘rankings’ are made on the assumption that there is no outside funding, for example through the Housing Infrastructure Fund (HIF). The reality is that many large housing schemes do receive large amounts of external funding. It is beyond the scope of this project to make a judgement as to whether or not sites may or may not be eligible and ‘win’ central government funding. Those sites in the red or amber categories could be enabled through the external funding of infrastructure.

9.13 This analysis considers the sites on a consistent basis, where the levels of affordable housing are balanced against the total level of infrastructure contribution. The levels of affordable housing tested include percentages well below the Councils’ existing policy requirements. No differentiation is made as to how developer contributions are made, be they through the s106/s278 regimes or through CIL. How developer contributions are secured is really a secondary consideration to be taken in due course. Large strategic sites are often (normally) zero rated for CIL so it may be necessary for the Councils that have adopted CIL to review CIL with the new Local Plans.

Table 9.2 Maximum Developer Contributions by Affordable Housing Requirement

					0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 1	500	Chelt - E&S	10,000	25,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Site 2	1,000	Chelt - E&S	10,000	25,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Site 3	2,500	Chelt - E&S	10,000	25,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Site 4	3,500	Chelt - E&S	10,000	25,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Site 5	4,500	Chelt - E&S	10,000	25,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Site 6	7,500	Chelt - E&S	10,000	25,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Site 7	10,000 (70% net)	Chelt - E&S	10,000	25,000	25,000	20,000	20,000	15,000	10,000	10,000	5,000	0	0
Site 8	10,000 (60% net)	Chelt - E&S	10,000	25,000	15,000	10,000	5,000	5,000	0	0	0	0	0
Site 9	500	Chelt - Other	10,000	25,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	35,000	30,000
Site 10	1,000	Chelt - Other	10,000	25,000	40,000	40,000	40,000	40,000	40,000	40,000	35,000	35,000	30,000
Site 11	2,500	Chelt - Other	10,000	25,000	40,000	40,000	40,000	40,000	40,000	35,000	35,000	30,000	25,000
Site 12	3,500	Chelt - Other	10,000	25,000	40,000	40,000	40,000	40,000	40,000	35,000	30,000	25,000	20,000
Site 13	4,500	Chelt - Other	10,000	25,000	40,000	40,000	40,000	40,000	35,000	30,000	30,000	25,000	20,000
Site 14	7,500	Chelt - Other	10,000	25,000	40,000	40,000	35,000	35,000	35,000	30,000	25,000	20,000	15,000
Site 15	10,000 (70% net)	Chelt - Other	10,000	25,000	25,000	20,000	20,000	15,000	10,000	10,000	5,000	0	0
Site 16	10,000 (60% net)	Chelt - Other	10,000	25,000	15,000	10,000	5,000	5,000	0	0	0	0	0
Site 17	500	Glos & N FoD	10,000	25,000	20,000	15,000	15,000	10,000	10,000	5,000	5,000	0	0
Site 18	1,000	Glos & N FoD	10,000	25,000	15,000	15,000	10,000	10,000	5,000	5,000	0	0	0
Site 19	2,500	Glos & N FoD	10,000	25,000	10,000	10,000	10,000	5,000	5,000	0	0	0	0
Site 20	3,500	Glos & N FoD	10,000	25,000	10,000	10,000	5,000	5,000	0	0	0	0	0
Site 21	4,500	Glos & N FoD	10,000	25,000	10,000	5,000	5,000	0	0	0	0	0	0
Site 22	7,500	Glos & N FoD	10,000	25,000	10,000	0	0	0	0	0	0	0	0
Site 23	10,000 (70% net)	Glos & N FoD	10,000	25,000	25,000	20,000	20,000	15,000	10,000	10,000	5,000	0	0
Site 24	10,000 (60% net)	Glos & N FoD	10,000	25,000	15,000	10,000	5,000	5,000	0	0	0	0	0
Site 1	500	Wider Stroud	10,000	25,000	40,000	40,000	40,000	40,000	40,000	35,000	35,000	30,000	25,000
Site 2	1,000	Wider Stroud	10,000	25,000	40,000	40,000	40,000	40,000	40,000	35,000	30,000	25,000	25,000
Site 3	2,500	Wider Stroud	10,000	25,000	40,000	40,000	40,000	40,000	35,000	30,000	25,000	25,000	20,000
Site 4	3,500	Wider Stroud	10,000	25,000	40,000	40,000	40,000	35,000	35,000	30,000	25,000	20,000	15,000
Site 5	4,500	Wider Stroud	10,000	25,000	40,000	40,000	35,000	35,000	30,000	25,000	20,000	20,000	15,000
Site 6	7,500	Wider Stroud	10,000	25,000	40,000	40,000	35,000	30,000	25,000	25,000	20,000	15,000	10,000
Site 7	10,000 (70% net)	Wider Stroud	10,000	25,000	25,000	20,000	20,000	15,000	10,000	10,000	5,000	0	0
Site 8	10,000 (60% net)	Wider Stroud	10,000	25,000	15,000	10,000	5,000	5,000	0	0	0	0	0
Site 9	500	Tewkesbury	10,000	25,000	40,000	40,000	35,000	30,000	30,000	25,000	20,000	20,000	15,000
Site 10	1,000	Tewkesbury	10,000	25,000	40,000	35,000	35,000	30,000	25,000	25,000	20,000	15,000	15,000
Site 11	2,500	Tewkesbury	10,000	25,000	35,000	35,000	30,000	25,000	25,000	20,000	15,000	15,000	10,000
Site 12	3,500	Tewkesbury	10,000	25,000	35,000	30,000	30,000	25,000	20,000	20,000	15,000	10,000	10,000
Site 13	4,500	Tewkesbury	10,000	25,000	30,000	30,000	25,000	20,000	20,000	15,000	10,000	10,000	5,000
Site 14	7,500	Tewkesbury	10,000	25,000	30,000	25,000	20,000	20,000	15,000	10,000	10,000	5,000	0
Site 15	10,000 (70% net)	Tewkesbury	10,000	25,000	25,000	20,000	20,000	15,000	10,000	10,000	5,000	0	0
Site 16	10,000 (60% net)	Tewkesbury	10,000	25,000	15,000	10,000	5,000	5,000	0	0	0	0	0
Site 17	500	FoD South	10,000	25,000	5,000	5,000	5,000	0	0	0	0	0	0
Site 18	1,000	FoD South	10,000	25,000	5,000	5,000	0	0	0	0	0	0	0
Site 19	2,500	FoD South	10,000	25,000	0	0	0	0	0	0	0	0	0
Site 20	3,500	FoD South	10,000	25,000	0	0	0	0	0	0	0	0	0
Site 21	4,500	FoD South	10,000	25,000	0	0	0	0	0	0	0	0	0
Site 22	7,500	FoD South	10,000	25,000	0	0	0	0	0	0	0	0	0
Site 23	10,000 (70% net)	FoD South	10,000	25,000	25,000	20,000	20,000	15,000	10,000	10,000	5,000	0	0
Site 24	10,000 (60% net)	FoD South	10,000	25,000	15,000	10,000	5,000	5,000	0	0	0	0	0

Source: HDH 2019

9.14 The next stage of the analysis is to relate the different areas of search and types of potential site that have been identified in the wider site assessment project.

10. Summary and Conclusions

Scope

10.1 This chapter provides a non-technical summary of the overall assessment that can be read on a standalone basis. Having said this, a viability assessment of this type is, by its very nature, a technical document that is prepared to address the very specific requirements of national planning policy. As this is a summary chapter, some of the content of earlier chapters is repeated.

10.2 This Viability Appendix sets out the methodology used, the key assumptions adopted, and the results. It has been prepared to assist the Council with the assessment of the viability of the emerging Local Plan. The 2019 National Planning Policy Framework (2019 NPPF), the updated Planning Practice Guidance (PPG) and the Harman Viability Guidance require stakeholder engagement – particularly with members of the development industry. Consultation has taken place and, whilst there was not universal agreement, a broad consensus was achieved.

10.3 Cheltenham Borough Council, Gloucester City Council, Tewkesbury Borough Council, working together as the Joint Core Strategy (JCS) Councils and Stroud District Council (the Councils) commenced a Site Assessment Study to evaluate the suitability of sites for potential allocation across the Councils' areas in early 2019. Forest of Dean District Council joined the process in the summer of 2019. The Site Assessment Study is assessing broad areas for development that will inform the selection of strategic sites (sites over 450 units) in the future. In due course this study may form a part of the evidence base for the new Joint Core Strategy (JCS) Local Plan, the new Forest of Dean Local Plan and the new Stroud Local Plan.

10.4 HDH Planning & Development Ltd (as sub-contractors to LUC) has been appointed to make an assessment of the deliverability, in terms of viability, of the areas for potential development sites that have passed the first rounds of sifting and in accordance with the requirements of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (PPG).

Compliance

10.5 HDH Planning & Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors (RICS). As a firm regulated by the RICS it is necessary to have regard to RICS Professional Standards and Guidance. There are two principle pieces of relevant guidance, being the *Financial viability in planning: conduct and reporting RICS professional statement, England (1st Edition, May 2019)* and *Financial Viability in planning (1st edition), RICS guidance note 2012*.

10.6 *Financial Viability in planning (1st edition), RICS guidance note 2012* is currently subject to a full review to reflect the changes in the 2019 NPPF and the updated PPG (May 2019). As part of the review, *Financial viability in planning: conduct and reporting. 1st edition, May 2019* was published in May 2019. This includes mandatory requirements for RICS members and RICS-regulated firms. HDH confirms that the May 2019 Guidance has been followed.

10.7 HDH is appointed by LUC and has followed a collaborative approach involving the Councils and other consultants. Consultation has not formed part of the preparation of this document, rather it has drawn on the Councils' existing published evidence base documents, updating them as required. Due to the range of matters being considered, and the purpose of the assessment it was not considered appropriate or necessary to consult on the viability element, that is a very small part of the overall project. As the site selection process continues it will be necessary to undertake detailed consultation across the whole evidence base.

Viability Testing under the 2019 NPPF and Updated PPG

10.8 The effectiveness of plans was important under the 2012 NPPF, but a greater emphasis is put on deliverability in the 2019 NPPF. The overall requirement is that '*policy requirements should be informed by evidence of infrastructure and Affordable Housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106 .*'

10.9 This study is based on typologies that are representative of the types of site that may come forward as a result of the Council's collaborative approach top identifying potential, large scale, development sites.

10.10 The updated PPG sets out that viability should be tested using the Existing Use Value Plus (EUV+) approach:

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

10.11 The Benchmark Land Value (BLV) is the amount the Residual Value must exceed for the development to be considered viable.

Viability Guidance

10.12 There is no specific technical guidance on how to test the viability in the 2019 NPPF or the updated PPG, although the PPG does include a guidance in a number of specific areas. There are several sources of guidance and appeal decisions that support the methodology used. This study follows the *Viability Testing in Local Plans – Advice for planning practitioners* (LGA/HBF – Sir John Harman) June 2012 (known as the **Harman Guidance**).

10.13 In line with the updated PPG, this study follows the EUV Plus (EUV+) methodology, that is to compare the Residual Value generated by the viability appraisals, with the EUV plus an appropriate uplift to incentivise a landowner to sell. The amount of the uplift over and above the EUV is central to the assessment of viability. It must be set at a level to provide a return to the landowner. To inform the judgement as to whether the uplift is set at the appropriate level, reference is made to the market value of the land both with and without the benefit of planning.

10.14 The availability and cost of land are matters at the core of viability for any property development. The format of the typical valuation is:

Gross Development Value
(The combined value of the complete development)
LESS
Cost of creating the asset, including a profit margin
(Construction + fees + finance charges)
=
RESIDUAL VALUE

10.15 The 2019 NPPF, the PPG, the CIL Regulations and CIL Guidance are clear that the assessment of viability should, wherever possible, be based on existing available evidence rather than new evidence. The evidence that is available from Council's has been reviewed and formed the basis for this work.

Viability Process

10.16 The assessment of viability as required under the 2019 NPPF and the CIL Regulations is a quantitative and qualitative process. The basic viability methodology involves preparing financial development appraisals for a representative range of 'typologies', and using these to assess whether development, generally, is viable. The sites were modelled based on discussions with Council officers, the existing available evidence supplied and on our own experience of development.

Residential Property Market

10.17 An assessment of the housing market was undertaken. The study is concerned not just with the prices but the differences across different areas.

10.18 When ranked across England and Wales, the average house price for the council areas are shown in the following table. To set this in context, the council at the middle of the rank (174 - Ryedale), has an average price of £265,088. In each case, the median price is a little lower than the mean.

Table 12.1 Average Prices by LPA			
	Rank	Average	Median
Cheltenham	106	£332,953	£275,000
Stroud	134	£311,074	£267,000
Tewkesbury	142	£303,598	£270,000
Forest of Dean	187	£253,885	£223,000
Gloucester	241	£211,127	£199,000

Source: Table 4.1 Viability Appendix (HDH 2019)

10.19 As shown below, house prices in the area have seen a significant recovery since the bottom of the market in mid-2009. A notable characteristic of the data is that the values of newbuild homes are at least 20% more than existing homes.

Table 12.2 Change in House Prices. Existing v Newbuild						
	England and Wales	Cheltenham	Gloucester	Tewkesbury	Stroud	Forest of Dean
Newbuild	£297,058	£324,737	£275,372	£398,207	£365,186	£305,776
Existing	£238,701	£269,798	£194,869	£264,702	£271,803	£238,542
Difference	£58,357	£54,939	£80,503	£133,505	£93,383	£67,234
	20%	17%	29%	34%	26%	22%

Source: Table 4.2 Viability Appendix (HDH 2019)

10.20 There is clearly uncertainty in the market, and it is not for this study to try to predict how the market may change in the coming years, and whether or not there will be a further increase in house prices. Generally, the expectation is that house prices will return to grown relatively quickly.

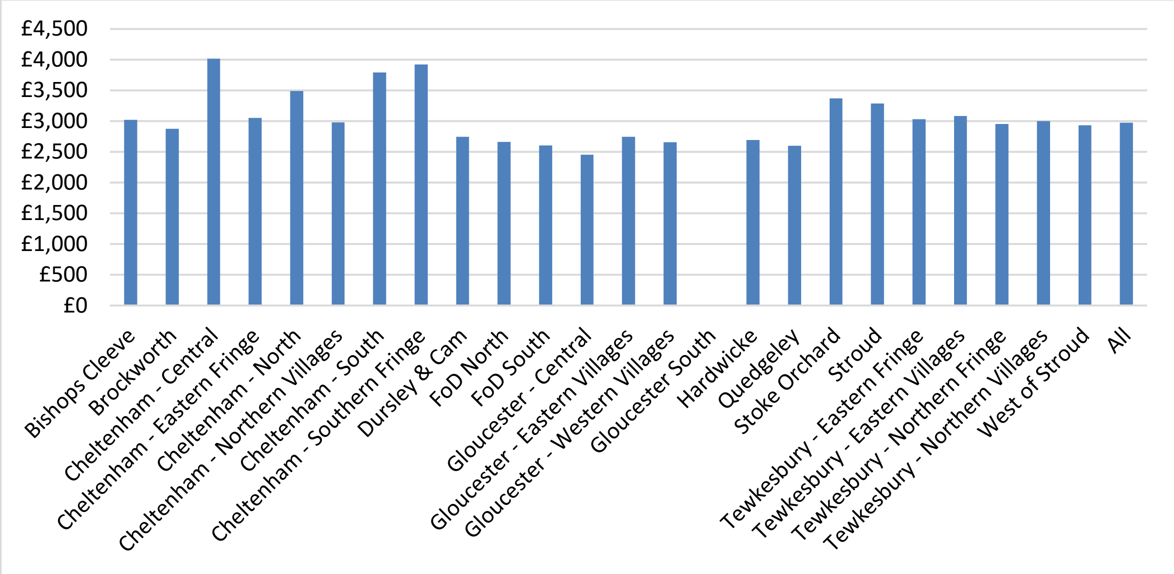
The Local Market

10.21 A survey of asking prices across the Council areas was carried out in January 2019 and then updated in the autumn. Recent newbuild sales prices from the Land Registry have been reviewed and a survey of new homes for sale carried out.

10.22 The Land Registry publishes data of all homes sold. Across the 5 Council areas 1,923 newbuild home sales were recorded since the start of 2017. Each house sold requires an Energy Performance Certificate (EPC). The EPC contains the floor area (the Gross Internal Area – GIA) as well as a wide range of other information about the construction and energy performance of the building. Of the 1,923 newbuild sales since the start of 2017, 1,846 have EPC certificates.

10.23 The price paid data from the Land Registry has been married with the homes' floor area from the EPC Register.

Figure 12.1 Newbuild Price Paid



Source: Figure 4.5 Viability Appendix (HDH 2019)

10.24 The average price paid is about £2,975/m². However, it is important to note that these range from less than £1,750/m² to over £4,500/m².

Price Assumptions for Financial Appraisals

10.25 Bringing together the evidence (which we acknowledge is varied), the following price assumptions are used:

Table 12.3 Value Assumptions

Area	£/m²
Cheltenham Extensions – East and South	£3,900/m²
Cheltenham Extensions – Other	£3,400/m²
Gloucester Extensions & Forest of Dean – North of A40	£2,750/m²
Remaining Areas of Stroud District	£3,300/m²
Tewkesbury Extensions	£3,100/m²
Forest of Dean – South of A40	£2,600/m²
Very Large New Settlement	£3,100/m².

Source: Table 4.8 Viability Appendix (HDH 2019)

10.26 It is important to note that this is a broad brush, high level study to test delivery of potential development sites. The values between new developments and within new developments may vary considerably. In a high-level study of the type being undertaken, it is necessary to take a relatively simplistic approach.

Affordable Housing

10.27 In this study, it is assumed that Affordable Housing is constructed by the site developer and then sold to a Registered Provider (RP). The following values are used across the FDC area:

a. Social Rent – a value of £1,450/m^2.

b. Affordable Rent – a value of £1,800/m^2.

c. Intermediate Products for Sale – 70% of Open Market Value.

Land Prices

10.28 In this assessment the Existing Use Value (EUV) of agricultural land is assumed to be £25,000/ha.

10.29 Benchmark Land Values are taken to be the EUV plus £375,000/ha, being close to the price paid for the largest site as set out above.

Development Costs

10.30 These are the costs and other assumptions required to produce the financial appraisals.

Construction costs: baseline costs

10.31 The cost assumptions are derived from the Building Cost Information Service (BCIS) data. The costs are specific to different built forms (flats, houses, offices, etc.) re-based for Gloucestershire (last updated 29th October 2019). At this time the costs for 'Estate Housing – Generally' is £1,276/m^2.

Other normal development costs

10.32 In addition to the BCIS £/m^2 build cost figures described above, allowance needs to be made for a range of site costs (roads, drainage and services within the site, parking, footpaths, landscaping and other external costs). Many of these items will depend on individual site circumstances and can only properly be estimated following a detailed assessment of each site.

10.33 An allowance of 15% is used for all the sites in this assessment, other than the 10,000 unit site modelled at 60% net developable area where 20% is assumed.

Abnormal development costs

10.34 Abnormal costs will be reflected in land value (and, in due course, at the development management stage, in the BLV). Those sites that are less expensive to develop will command a premium price over and above those that have exceptional or abnormal costs. It is not the purpose of a study of this type to standardise land prices across an area.

Fees

10.35 Professional fees are assumed to amount to 8% of build costs. Additional allowance is made for the planning application fee, acquisition costs, sales (disposal) fees and fees in relation to finance.

Contingencies

10.36 For previously undeveloped and otherwise straightforward sites we have allowed a contingency of 2.5%.

CIL and S106 Contributions

10.37 Four of the councils have adopted CIL, Forest of Dean has not. These amounts are not incorporated into the assessment, rather the overall capacity for these sites to bear developer contributions (regardless of the actual mechanism under which they are paid) is considered. A range of developer contributions are tested.

Financial and Other Appraisal Assumptions

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

Interest rate

10.39 The appraisals assume 6% pa for debit balances.

Developers' return

10.40 This is a high-level study where it is necessary and proportionate to take a relatively simplistic approach, so, rather than apply a differential return (i.e. site-by-site or split), it is appropriate to make some broad assumptions. The updated PPG says '*For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies*'.

10.41 To be fully in line with the updated PPG, the developers' return is assessed as 17.5% of the value of market housing, being in the middle of the suggested range, and 6% of the value of affordable housing. In a stronger market a lower percentage may be appropriate and in a weaker market a higher assumption may be appropriate so as to reflect the relative levels of risk.

Site Acquisition and Disposal Costs

10.42 Each site is assumed to proceed immediately and so, other than interest on the site cost during construction, there is no allowance for holding costs, or indeed income, arising from ownership of the site.

10.43 An allowance 1.5% for acquisition agents' and legal fees is made. Stamp duty is calculated at the prevailing rates.

10.44 For the market and the affordable housing, sales and promotion and legal fees are assumed to amount to some 3.5% of receipts.

Planning Policy Requirements

10.45 It is important that the assessment of viability is made in the context of the Councils' current planning requirements.

10.46 In this assessment we have applied the policies set out in the JCS Core Strategy 2011-2031 (adopted December 2017), the Forest of Dean Core Strategy (2012) and the Stroud District Local Plan (November 2015). These may well change as the plan-making process continues – in which case it may be necessary to revisit the findings.

Modelled Sites / Typologies

10.47 To make an assessment of the deliverability of the sites, we have consideration the high level constraints that have been identified by LUC and modelled a set of sites that are representative as follows:

a. Density based on 35 units per net ha.

b. A net developable area of 70%, with the 10,000 unit typology modelled at both 60% and 70%.

c. Typologies of 500, 1,000, 2,000, 5,000,7,500 and an option for a bigger new settlement scale of 10,000 units.

d. A blended housing mix informed by the Councils' SHMAs.

10.48 Specifically, we looked at the sites' ability to bear the Councils' affordable housing requirements and to contribute towards the costs of infrastructure under the CIL/s106 regime.

Table 12.4 Site Modelling Assumptions

Type	Units	Area Ha		Density Units/ha		Density
		Gross	Net	Gross	Net	m2/ha
1	500	20.41	14.29	24.50	35.00	3,122
2	1,000	40.82	28.57	24.50	35.00	3,122
3	2,000	81.63	57.14	24.50	35.00	3,122
4	5,000	204.08	142.86	24.50	35.00	3,122
5	10,000	476.19	285.71	21.00	35.00	3,122

Source: Table 8.2 Viability Appendix (HDH 2019)

Appraisal Results

10.49 The appraisals use the residual valuation approach – they assess the value of a site after taking into account the costs of development, the likely income from sales and/or rents and a developers' return. The Residual Value represents the maximum bid for the site where the payment is made in a single tranche on the acquisition of a site. In order for the proposed development to be viable, it is necessary for this Residual Value to exceed the EUV by a satisfactory margin, being the Benchmark Land Value (BLV).

10.50 Several sets of appraisals have been run, including with varied levels of Affordable Housing and developer contributions. The analysis is based on the following price areas:

a. Cheltenham Extensions – East and South

b. Cheltenham Extensions – Other

c. Gloucester Extensions & Forest of Dean – North of A40

d. Remaining Areas of Stroud District

e. Tewkesbury Extensions

f. Forest of Dean – South of A40

g. Very Large New Settlement (all areas).

10.51 There are currently three affordable housing areas across the 5 local authority areas (40% in Forest of Dean, 35% in the JCS area and 30% in Stroud) and there are other relatively small policy differences. Stroud and the JCS authorities have adopted CILs, but Forest of Dean has not. This high-level viability report is a small part of a larger project to identify areas where growth may be deliverable, it is therefore necessary to compare the sites objectively and without artificial constraints.

10.52 Before presenting the results, it is timely to note that if the Councils proceed with the inclusion of the large greenfield sites in the future Plans, we suggest a cautious approach as it is not possible to capture the detail of viability (particularly in relation to the infrastructure requirements) of large strategic sites in a high level study of this type. It would therefore be prudent for the Councils to engage with the developers and landowners before relying on these types of site in the future. Such an approach would be fully in line with the Harman Guidance that says:

> *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.*

10.53 In this context we particularly highlight paragraph 10-006 of the PPG:

> *... It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. It is important for developers and other parties buying (or interested in*

> *buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan....*
>
> *PPG 10-006-20180724*

10.54 In considering the results we (working with Navigus) have drawn on our wider experience from across England. Whilst the site-specific infrastructure requirements are not yet known (and will not be known for some time) we have summarised the appraisal results as follows:

GREEN. **High likelihood of being deliverable** – Able to bear at least £25,000/unit in developer contributions. The Councils can have a reasonably high degree of confidence in pursuing these sites.

AMBER. **May be deliverable** – Able to bear between £10,000/unit and £25,000/unit in developer contributions. The Councils should be cautious about pursuing these sites without further investigations to quantify the levels of developer contributions.

RED. **Unlikely to be deliverable** – Unable to bear up to £10,000/unit in developer contributions. The Councils should be very cautious about pursuing these sites as we would expect such sites to have a greater infrastructure requirement.

10.55 These 'rankings' are made on the assumption that there is no outside funding, for example through the Housing Infrastructure Fund (HIF). The reality is that many large housing schemes do receive large amounts of external funding. It is beyond the scope of this project to make a judgement as to whether or not sites may or may not be eligible and 'win' central government funding. Those sites in the red or amber categories could be enabled through the external funding of infrastructure.

10.56 This analysis considers the sites on a consistent basis, where the levels of affordable housing are balanced against the total level of infrastructure contribution. The levels of affordable housing tested include percentages well below the Councils' existing policy requirements. No differentiation is made as to how developer contributions are made, be they through the s106/s278 regimes or through CIL. How developer contributions are secured is really a secondary consideration to be taken in due course. Large strategic sites are often (normally) zero rated for CIL so it may be necessary for the Councils that have adopted CIL to review CIL with the new Local Plans.

Table 12.5 Maximum Developer Contributions by Affordable Housing Requirement

					0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 1	500	Chelt - E&S	10,000	25,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Site 2	1,000	Chelt - E&S	10,000	25,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Site 3	2,500	Chelt - E&S	10,000	25,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Site 4	3,500	Chelt - E&S	10,000	25,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Site 5	4,500	Chelt - E&S	10,000	25,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Site 6	7,500	Chelt - E&S	10,000	25,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Site 7	10,000 (70% net)	Chelt - E&S	10,000	25,000	25,000	20,000	20,000	15,000	10,000	10,000	5,000	0	0
Site 8	10,000 (60% net)	Chelt - E&S	10,000	25,000	15,000	10,000	5,000	5,000	0	0	0	0	0
Site 9	500	Chelt - Other	10,000	25,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	35,000	30,000
Site 10	1,000	Chelt - Other	10,000	25,000	40,000	40,000	40,000	40,000	40,000	40,000	35,000	35,000	30,000
Site 11	2,500	Chelt - Other	10,000	25,000	40,000	40,000	40,000	40,000	40,000	35,000	35,000	30,000	25,000
Site 12	3,500	Chelt - Other	10,000	25,000	40,000	40,000	40,000	40,000	40,000	35,000	30,000	25,000	20,000
Site 13	4,500	Chelt - Other	10,000	25,000	40,000	40,000	40,000	40,000	35,000	30,000	30,000	25,000	20,000
Site 14	7,500	Chelt - Other	10,000	25,000	40,000	40,000	35,000	35,000	35,000	30,000	25,000	20,000	15,000
Site 15	10,000 (70% net)	Chelt - Other	10,000	25,000	25,000	20,000	20,000	15,000	10,000	10,000	5,000	0	0
Site 16	10,000 (60% net)	Chelt - Other	10,000	25,000	15,000	10,000	5,000	5,000	0	0	0	0	0
Site 17	500	Glos & N FoD	10,000	25,000	20,000	15,000	15,000	10,000	10,000	5,000	5,000	0	0
Site 18	1,000	Glos & N FoD	10,000	25,000	15,000	15,000	10,000	10,000	5,000	5,000	0	0	0
Site 19	2,500	Glos & N FoD	10,000	25,000	10,000	10,000	10,000	5,000	5,000	0	0	0	0
Site 20	3,500	Glos & N FoD	10,000	25,000	10,000	10,000	5,000	5,000	0	0	0	0	0
Site 21	4,500	Glos & N FoD	10,000	25,000	10,000	5,000	5,000	0	0	0	0	0	0
Site 22	7,500	Glos & N FoD	10,000	25,000	10,000	0	0	0	0	0	0	0	0
Site 23	10,000 (70% net)	Glos & N FoD	10,000	25,000	25,000	20,000	20,000	15,000	10,000	10,000	5,000	0	0
Site 24	10,000 (60% net)	Glos & N FoD	10,000	25,000	15,000	10,000	5,000	5,000	0	0	0	0	0
Site 1	500	Wider Stroud	10,000	25,000	40,000	40,000	40,000	40,000	40,000	35,000	35,000	30,000	25,000
Site 2	1,000	Wider Stroud	10,000	25,000	40,000	40,000	40,000	40,000	40,000	35,000	30,000	25,000	25,000
Site 3	2,500	Wider Stroud	10,000	25,000	40,000	40,000	40,000	40,000	35,000	30,000	25,000	25,000	20,000
Site 4	3,500	Wider Stroud	10,000	25,000	40,000	40,000	40,000	35,000	35,000	30,000	25,000	20,000	15,000
Site 5	4,500	Wider Stroud	10,000	25,000	40,000	40,000	35,000	35,000	30,000	25,000	20,000	20,000	15,000
Site 6	7,500	Wider Stroud	10,000	25,000	40,000	40,000	35,000	30,000	25,000	25,000	20,000	15,000	10,000
Site 7	10,000 (70% net)	Wider Stroud	10,000	25,000	25,000	20,000	20,000	15,000	10,000	10,000	5,000	0	0
Site 8	10,000 (60% net)	Wider Stroud	10,000	25,000	15,000	10,000	5,000	5,000	0	0	0	0	0
Site 9	500	Tewkesbury	10,000	25,000	40,000	40,000	35,000	30,000	30,000	25,000	20,000	20,000	15,000
Site 10	1,000	Tewkesbury	10,000	25,000	40,000	35,000	35,000	30,000	25,000	25,000	20,000	15,000	15,000
Site 11	2,500	Tewkesbury	10,000	25,000	35,000	35,000	30,000	25,000	25,000	20,000	15,000	15,000	10,000
Site 12	3,500	Tewkesbury	10,000	25,000	35,000	30,000	30,000	25,000	20,000	20,000	15,000	10,000	10,000
Site 13	4,500	Tewkesbury	10,000	25,000	30,000	30,000	25,000	20,000	20,000	15,000	10,000	10,000	5,000
Site 14	7,500	Tewkesbury	10,000	25,000	30,000	25,000	20,000	20,000	15,000	10,000	10,000	5,000	0
Site 15	10,000 (70% net)	Tewkesbury	10,000	25,000	25,000	20,000	20,000	15,000	10,000	10,000	5,000	0	0
Site 16	10,000 (60% net)	Tewkesbury	10,000	25,000	15,000	10,000	5,000	5,000	0	0	0	0	0
Site 17	500	FoD South	10,000	25,000	5,000	5,000	5,000	0	0	0	0	0	0
Site 18	1,000	FoD South	10,000	25,000	5,000	5,000	0	0	0	0	0	0	0
Site 19	2,500	FoD South	10,000	25,000	0	0	0	0	0	0	0	0	0
Site 20	3,500	FoD South	10,000	25,000	0	0	0	0	0	0	0	0	0
Site 21	4,500	FoD South	10,000	25,000	0	0	0	0	0	0	0	0	0
Site 22	7,500	FoD South	10,000	25,000	0	0	0	0	0	0	0	0	0
Site 23	10,000 (70% net)	FoD South	10,000	25,000	25,000	20,000	20,000	15,000	10,000	10,000	5,000	0	0
Site 24	10,000 (60% net)	FoD South	10,000	25,000	15,000	10,000	5,000	5,000	0	0	0	0	0

Source: Table 9.2 Viability Appendix (HDH 2019)

10.57 The next stage of the analysis is to relate the different areas of search and types of potential site that have been identified in the wider site assessment project.

Appendix 1 – Project Brief

1 INTRODUCTION

The three JCS partner authorities in co-operation with Stroud District Council wish to commission an independent consultant to undertake an assessment to inform the search for suitable and available strategic development land beyond the existing settlement boundaries. The first part of the assessment is the development of a methodology by the consultants. Once the detailed methodology has been agreed, the second part of the work would be its application in the identification of possible locations for strategic development in the area covered by the four authorities. The methodology should be designed to be applicable throughout the wider Gloucestershire are should the scope as a further piece of work be extended at a later date.

The work will contribute to the review being undertaken of the Joint Core Strategy (JCS) adopted in December 2017 by Gloucester City, Cheltenham Borough, and Tewkesbury Borough Councils; to individual local plans in Gloucestershire; and to the preparation of an informal spatial framework for the whole of Gloucestershire for the longer term.

An early and important role for the assessment is to assist in the Review of the JCS in identifying the further development land needed to meet the requirements identified by the Planning Inspector in her report on the Examination of the JCS, and now the requirements arising from the revisions to the National Planning Policy Framework in July 2018, including the introduction of the Standard Housing Needs Assessment. Whilst the distribution of the additional development is not a matter for the consultants, and the JCS Review plan period is yet to be determined, it can be noted that the current thinking is that further development in the order of 5,000 dwellings together with additional employment land may need to be identified.

2 SCOPE OF WORK

The work is to address the whole of the assessment area and the work is be undertaken as a positive search for appropriate land for strategic development, not a reactive defence of land being promoted by landowners and developers. Some land is likely to be readily precluded from further consideration early in the assessment however, and the approach to be taken will need to be agreed at an initial stage of resolving the detailed methodology.

The assessment needs to be mindful of the allocations already made through the adopted JCS and also sites in the emerging district local plans. The consultants will need to familiarise themselves with the relevant adopted and emerging plans (the Joint Core Strategy and the local plans for each of the districts that comprise the assessment area), and the sites therein and their status in the planning process.

During the course of the assessment the results of a ‘call for sites’ undertaken as part of the Issues and Options consultation for the review of the Joint Core Strategy will become known and be made available to the consultants. The assessment will need to present a view on these sites according to the methodology adopted. This may simply be a case of noting that the sites are within or not within areas found by the work so far to be suitable, as long as the consultants are alive to the possibility that different boundaries may change the assessment.

Discussions between the Gloucestershire authorities and other local planning authorities are taking place under the ‘duty to cooperate’. Should there be a further requirement to compare the approach taken to site finding in other local authority areas, or to extend the assessment area with the agreement of other authorities, this may lead to an extension of the current project by agreement as a ‘second’ review of site opportunities. This could also be in the format of a timeframe – i.e. longer term and larger development opportunities.

It is essential that the assessment considers the land currently designated as green belt (or safeguarded land) within the Gloucestershire districts that make up the assessment area and does so by the same criteria as all other land in the assessment area, but that it <u>does not</u> include an assessment of land according to the five purposes of green belt. An assessment of the green belt in Gloucestershire already exists. When the Councils seek to combine the outputs of this assessment with the findings of the green belt assessment within the context of legislation and national planning policy, they may decide to seek further assistance from a consultant through an extended or new commission.

Whilst what is strategic depends on the context, this assessment should take the threshold used in the adopted JCS of 450 dwellings as the working definition for the assessment. There is no upper limit on the size of sites to be considered through this assessment. Consultants should have regard to the MHCLG Garden Communities Prospectus published on 16 August 2018. Whilst the work and the local authorities' response will be too late for bids through this prospectus, the consultant's work should consider the possible role of and locations for this type of development.

The only caveat to the size threshold, is that a collection of smaller sites in the same locality which together comprise a strategic size development.

The consultants will need to demonstrate that every part of their proposed approach and the findings from its execution would withstand the technical scrutiny that is properly part of the plan making process, including through the examination of the plan in public. The appointed consultants may be asked to be involved in the hearings, subject to a separate agreement. The consultants will not be expected to account for decisions made by the authorities that do not follow the findings of their work.

This brief sets out what is required from the work and what is required from prospective consultants in their bids to undertake the work. A project timetable is set out in section 5.

3 STEERING GROUP

A Steering Group will be established for the project, made up of officers representing:

- Gloucester City Council
- Cheltenham Borough Council
- Tewkesbury Borough Council
- Stroud District Council.

The Steering Group will have a chair who will also be the Client Manager for the project and the main point of contact for the consultants.

Consultants should allow for three meetings with the Steering Group, at the inception, at an appropriate 'mid-point' to discuss the proposed methodology and any other emerging issues, and at the draft final report stage of the outcomes.

Throughout the assessment the consultant's identified Project Manager will be expected to be in regular – generally every 2 weeks – contact with the Client Manager to report on progress, and to ensure that any issues with a bearing on the achievement of the assessment objectives and programme are raised and addressed immediately. There are to be no surprises. Phone contact will normally suffice, but any significant matters and anything requiring agreement should be covered in written project notes.

4 THE WORK

The work is in two main parts with a further reporting stage and hence is expected to be undertaken in nine steps, outlined below. Any departure from this structure can be proposed by the bidding consultants when it will need to be explained and justified.

Stage One: Inception and Method

Step 1 - Inception Meeting

An Inception Meeting of the appointed consultants and the Steering Group will be required at the outset to review the assessment objectives, programme, consultation, communication and any contractual items.

Having finalised the programme schedule, the client will not accept any variation from the programme other than by agreement under very specific and justifiable circumstances.

Step 2 - Establishment of the Methodology

Testing of the method to be followed is a requirement of the assessment. The testing should at least include holding a half-day workshop for up to 40 participants selected to represent different interests in the strategic plan making process and familiar with at least development promotion and opposition, the 'natural' environment and infrastructure. Elected members from the participating authorities will be included. The workshop will be intended, designed and explained to be for the purposes of testing and establishing the methodology for the assessment and specifically not as an opportunity for the promotion of, or opposition to specific possible development locations.

The client will assist in identifying invitees to the workshop and will provide an introductory letter and an appropriate local venue, but the design and facilitation of the event will otherwise be the responsibility of the consultants. Members of the Steering Group will wish to take part in the workshop.

A report of the workshop will be circulated to participants with the opportunity for rapid and brief factual correction. A final proposal for the methodology will be provided to the Steering Group and once agreed, broadcast on a website hosted by the commissioning partners at a suitable time. This will not be the subject of a further and wider consultation.

Stage Two: Investigation and Assessment

Step 3 - Assessment of land according to its suitability for including in spatial plans as residential development land

The assessment of the suitability of the agreed parts of the assessment area is to be undertaken in accordance with the agreed methodology.

Step 4 - Assessment of the sites coming forward from calls-for-sites undertaken by the commissioning authorities

As soon as the responses from the calls-for-sites undertaken as part of the Issues and Options consultation in late 2018 as part of the JCS Review become available, this material relating to sites beyond the existing settlement boundaries will be provided to the consultants and any sites are to be incorporated into the assessment assessment on the terms noted above.

Step 5 - Combining the assessments

Different factors will have been used in considering the suitability of land for development. These assessments should now be combined into an overall view of land considered to be suitable for development. The consultants will need to propose a means of presenting the findings, but a likely approach could involve setting out scale bands and ranking sites in each band. The rankings should be accompanied by a commentary justifying the choices made.

Step 6 – Capacity

The identification of development locations which could be suitable in the terms considered above should include an indication of the potential scale of housing they could contribute. This will be the product of the developable area having regard to topography, landscape considerations, constraints and infrastructure, together with views on the appropriate mix of uses and the residential development density.

Step 7 – Deliverability

Whilst circumstances change and will do so before any land from the assessment is included in the local plan, the assessment should provide comment on the likely deliverability of sites that are favoured on the other terms of this assessment, dealing with their availability where the ownership can be established from the land registry or other sources, the possible timing of major infrastructure that would be required for the site to be delivered and a high level standardised viability assessment. The latter should follow a current residual value approach, taking account of developable area, standardised mix of uses, development values and costs, and infrastructure costs on an average basis. Coarse-grained market value areas and development typologies are expected to be used to simplify the work and to manage its scale. Note that this work will only be required for land that is ‘suitable’ by the other matters considered in the assessment undertaken for this assessment.

Stage Three: Reporting

Step 8 - Draft Final Report

The consultants will produce a draft final report according to the timetable in section 5 of the brief. The commissioning partners will provide one set of written comments on the draft final report within three weeks of its receipt. The consultants should allow for a meeting with the Steering Group to discuss these comments, and the fee paid will be reduced according to a figure identified in the consultant’s fee proposal if this is not required by the client.

Step 9 - Final Report

It is expected that the consultants will complete and submit the final report within one week of the receipt of written comments or a meeting, whichever is later, unless the substance of the work needed is such that by agreement, more time is needed.

The output of the assessment is to comprise a written report explaining the process and setting out the findings as maps with a justifying commentary, together with GIS polygons and an Access database (or similar).

Two presentations to i. senior officer group and ii. elected members representing the participating local authorities will be required as part of the finalisation of the project and should be provided for in the consultant's budget.

It will be for the plan making authorities to consider the best permutation of land identified as suitable for development, having regard to the scale of development sought, green belt policy, and to an appropriate spatial strategy for the area.

NOTE – FOREST OF DEAN DISTRICT COUNCIL JOINT THE PROJECT IN HE SUMMER OF 2019 SO ARE NOT MENTIONED IN THE ABOVE.

Appendix 2 – Newbuild Price Paid Data with EPC

The pages in this appendix are not numbered

	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Date	Price Paid	Type	saon	paon	Street	Area	Locality	Town	District	Postcode	m2	£/m2
2	10/03/2017	£140,000	F	FLAT 9	ATHELSTAN HOUSE	STATION ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1AP	71	£1,972
3	27/01/2017	£139,000	F	FLAT 11	ATHELSTAN HOUSE	STATION ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1AP	68	£2,044
4	02/03/2017	£152,500	F	FLAT 14	ATHELSTAN HOUSE	STATION ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1AP	71	£2,148
5	17/02/2017	£150,000	F	FLAT 14	51	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GD	73	£2,055
6	26/05/2017	£150,000	F	FLAT 12	51	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GD	69	£2,174
7	23/02/2017	£159,500	F	FLAT 21	51	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GD	73	£2,185
8	13/04/2017	£153,000	F	FLAT 19	51	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GD	70	£2,186
9	02/06/2017	£150,000	F	FLAT 16	51	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GD	68	£2,206
10	31/03/2017	£155,500	F	FLAT 7	51	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GD	70	£2,221
11	17/03/2017	£156,000	F	FLAT 11	51	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GD	70	£2,229
12	31/03/2017	£156,500	F	FLAT 15	51	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GD	70	£2,236
13	31/03/2017	£110,000	F	FLAT 2	51	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GD	49	£2,245
14	26/04/2017	£156,500	F	FLAT 20	51	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GD	69	£2,268
15	31/03/2017	£155,500	F	FLAT 8	51	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GD	68	£2,287
16	20/02/2017	£164,000	F	FLAT 23	51	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GD	68	£2,412
17	30/11/2017	£103,876	F	FLAT 5	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	76	£1,367
18	09/11/2017	£148,995	F	FLAT 1	59	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	76	£1,960
19	23/06/2017	£149,500	F	FLAT 5	59	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	76	£1,967
20	30/06/2017	£145,000	F	FLAT 9	59	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	71	£2,042
21	29/06/2017	£157,995	F	FLAT 4	59	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	76	£2,079
22	23/06/2017	£160,000	F	FLAT 8	59	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	76	£2,105
23	30/11/2017	£105,995	F	FLAT 1	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	50	£2,120
24	29/06/2017	£162,500	F	FLAT 12	59	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	76	£2,138
25	31/01/2018	£149,995	F	FLAT 3	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	69	£2,174
26	22/12/2017	£152,000	F	FLAT 14	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	69	£2,203
27	22/12/2017	£149,995	F	FLAT 11	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	68	£2,206
28	15/12/2017	£150,000	F	FLAT 28	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	68	£2,206
29	03/01/2018	£150,500	F	FLAT 19	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	68	£2,213
30	21/12/2017	£153,000	F	FLAT 18	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	69	£2,217
31	24/11/2017	£110,995	F	FLAT 6	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	50	£2,220
32	23/06/2017	£159,995	F	FLAT 2	59	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	72	£2,222
33	21/12/2017	£154,995	F	FLAT 8	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	69	£2,246
34	29/06/2017	£161,995	F	FLAT 6	59	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	72	£2,250
35	29/06/2017	£162,995	F	FLAT 10	59	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	72	£2,264
36	30/11/2017	£158,995	F	FLAT 10	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	70	£2,271
37	24/11/2017	£114,000	F	FLAT 16	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	50	£2,280
38	20/12/2017	£159,995	F	FLAT 20	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	70	£2,286
39	30/06/2017	£155,995	F	FLAT 3	59	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	68	£2,294
40	15/12/2017	£115,000	F	FLAT 25	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	50	£2,300
41	28/06/2017	£156,500	F	FLAT 7	59	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	68	£2,301
42	28/06/2017	£156,995	F	FLAT 11	59	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	68	£2,309
43	22/12/2017	£159,500	F	FLAT 27	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	69	£2,312
44	08/12/2017	£162,995	F	FLAT 29	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	70	£2,329
45	30/11/2017	£158,995	F	FLAT 22	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	68	£2,338
46	31/01/2018	£159,995	F	FLAT 21	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	68	£2,353
47	30/11/2017	£113,000	F	FLAT 15	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	48	£2,354
48	08/12/2017	£113,000	F	FLAT 33	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	48	£2,354
49	28/11/2017	£162,500	F	FLAT 23	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	69	£2,355
50	30/11/2017	£114,000	F	FLAT 24	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	48	£2,375
51	08/12/2017	£163,995	F	FLAT 32	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	69	£2,377
52	30/11/2017	£162,500	F	FLAT 12	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	68	£2,390
53	08/12/2017	£162,500	F	FLAT 30	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	68	£2,390
54	24/11/2017	£110,000	F	FLAT 2	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	46	£2,391

	C	D	E	F	G	H	I	J	K	L	M	N	O
55	15/12/2017	£110,000	F	FLAT 7	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	46	£2,391
56	30/11/2017	£111,000	F	FLAT 17	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	46	£2,413
57	08/12/2017	£112,000	F	FLAT 26	57	FRIARS ORCHARD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1GE	46	£2,435
58	06/04/2018	£130,000	F	FLAT 1	BASTION HOUSE	BRUNSWICK ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1JJ		
59	06/04/2018	£135,000	F	FLAT 2	BASTION HOUSE	BRUNSWICK ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1JJ		
60	06/04/2018	£135,000	F	FLAT 3	BASTION HOUSE	BRUNSWICK ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1JJ		
61	06/04/2018	£145,000	F	FLAT 4	BASTION HOUSE	BRUNSWICK ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1JJ		
62	06/04/2018	£135,000	F	FLAT 5	BASTION HOUSE	BRUNSWICK ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1JJ		
63	06/04/2018	£140,000	F	FLAT 6	BASTION HOUSE	BRUNSWICK ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1JJ		
64	06/04/2018	£135,000	F	FLAT 7	BASTION HOUSE	BRUNSWICK ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1JJ		
65	06/04/2018	£135,000	F	FLAT 8	BASTION HOUSE	BRUNSWICK ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1JJ		
66	01/05/2018	£104,000	F	FLAT 8	FITZALAN HOUSE	PARK ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1LW	48	£2,167
67	08/06/2018	£102,000	F	FLAT 25	FITZALAN HOUSE	PARK ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1LW	47	£2,170
68	27/07/2018	£105,000	F	FLAT 26	FITZALAN HOUSE	PARK ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1LW	48	£2,188
69	02/07/2018	£103,000	F	FLAT 34	FITZALAN HOUSE	PARK ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1LW	47	£2,191
70	22/03/2018	£107,000	F	FLAT 17	FITZALAN HOUSE	PARK ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1LW	48	£2,229
71	29/05/2018	£100,000	F	FLAT 13	FITZALAN HOUSE	PARK ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1LW	42	£2,381
72	20/07/2018	£100,000	F	FLAT 22	FITZALAN HOUSE	PARK ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1LW	42	£2,381
73	08/06/2018	£141,000	F	FLAT 23	FITZALAN HOUSE	PARK ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1LW	59	£2,390
74	16/06/2017	£125,000	F	FLAT 2	ALBION APARTMENTS, 75	SOUTHGATE STREET	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1UB	52	£2,404
75	07/02/2017	£180,000	F	FLAT 7	ALBION APARTMENTS, 75	SOUTHGATE STREET	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1UB	68	£2,647
76	31/03/2017	£116,000	F	FLAT 3	ALBION APARTMENTS, 75	SOUTHGATE STREET	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1UB	40	£2,900
77	02/02/2017	£117,000	F	FLAT 5	ALBION APARTMENTS, 75	SOUTHGATE STREET	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1UB	40	£2,925
78	06/06/2017	£123,000	F	FLAT 1	ALBION APARTMENTS, 75	SOUTHGATE STREET	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1UB	42	£2,929
79	08/06/2017	£153,000	F	FLAT 6	ALBION APARTMENTS, 75	SOUTHGATE STREET	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1UB	49	£3,122
80	21/07/2017	£154,000	F	FLAT 4	ALBION APARTMENTS, 75	SOUTHGATE STREET	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1UB	49	£3,143
81	20/10/2017	£114,000	F	1	ALBION HOUSE, 77	SOUTHGATE STREET	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1UJ		
82	20/10/2017	£101,500	F	3	ALBION HOUSE, 77	SOUTHGATE STREET	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1UJ		
83	28/07/2017	£106,000	F	4	ALBION HOUSE, 77	SOUTHGATE STREET	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1UJ		
84	13/10/2017	£160,000	F	6	ALBION HOUSE, 77	SOUTHGATE STREET	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1UJ		
85	30/11/2017	£123,000	F	7	ALBION HOUSE, 77	SOUTHGATE STREET	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1UJ		
86	05/09/2017	£179,000	F	9	ALBION HOUSE, 77	SOUTHGATE STREET	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1UJ		
87	29/06/2017	£119,000	F	FLAT 2	ALBION HOUSE, 77	SOUTHGATE STREET	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1UJ		
88	12/04/2017	£70,000	F	FLAT 8	ALBION HOUSE, 77	SOUTHGATE STREET	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1UJ		
89	23/06/2017	£203,000	T		3	ALBION MEWS	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1UQ	75	£2,707
90	20/09/2017	£210,000	T		4	ALBION MEWS	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1UQ	75	£2,800
91	05/07/2017	£180,000	T		2	ALBION MEWS	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1UQ	63	£2,857
92	28/09/2017	£185,000	F		1	ALBION MEWS	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1UQ	63	£2,937
93	29/09/2017	£160,000	F		5	ALBION MEWS	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1UQ		
94	12/01/2018	£160,000	F		6	ALBION MEWS	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 1UQ		
95	06/02/2017	£80,000	T		22	DEXTER WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 2EF	78	£1,026
96	13/04/2017	£131,000	F	7	CATHEDRAL HOUSE	THREE COCKS LANE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 2QU	70	£1,871
97	09/05/2017	£127,500	F	6	CATHEDRAL HOUSE	THREE COCKS LANE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 2QU	67	£1,903
98	20/02/2017	£147,500	F	3	CATHEDRAL HOUSE	THREE COCKS LANE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 2QU	75	£1,967
99	13/02/2018	£180,000	F	10	CATHEDRAL HOUSE	THREE COCKS LANE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 2QU	89	£2,022
100	23/01/2018	£180,000	F	16	CATHEDRAL HOUSE	THREE COCKS LANE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 2QU	89	£2,022
101	17/08/2017	£103,000	F	4	CATHEDRAL HOUSE	THREE COCKS LANE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 2QU	46	£2,239
102	02/05/2018	£86,000	F	FLAT 2	NORTHGATE COURT, 21 - 23	LONDON ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 3HB	37	£2,324
103	25/06/2018	£70,500	F	FLAT 1	NORTHGATE COURT, 21 - 23	LONDON ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 3HB	27	£2,611
104	19/04/2018	£97,500	F	FLAT 9	NORTHGATE COURT, 21 - 23	LONDON ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 3HB	34	£2,868
105	19/04/2018	£95,000	F	FLAT 4	NORTHGATE COURT, 21 - 23	LONDON ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 3HB	33	£2,879
106	19/04/2018	£70,400	F	FLAT 8	NORTHGATE COURT, 21 - 23	LONDON ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 3HB	24	£2,933
107	26/10/2017	£110,000	F	FLAT 15	NORTHGATE COURT, 21 - 23	LONDON ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 3HB	35	£3,143
108	25/05/2018	£93,000	F	FLAT 10	NORTHGATE COURT, 21 - 23	LONDON ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 3HB	28	£3,321

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109	23/11/2017	£77,000	F	FLAT 3	NORTHGATE COURT, 21 - 23	LONDON ROAD	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 3HB	22	£3,500
110	11/09/2018	£248,000	F	447 PROVENDER	BAKERS QUAY	ST ANN WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5BQ	88	£2,818
111	03/09/2018	£250,000	F	440 PROVENDER	BAKERS QUAY	ST ANN WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5BQ	88	£2,841
112	03/09/2018	£252,500	F	439 PROVENDER	BAKERS QUAY	ST ANN WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5BQ	88	£2,869
113	31/08/2018	£167,500	F	222 PROVENDER	BAKERS QUAY	ST ANN WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5BQ	42	£3,988
114	30/08/2018	£277,000	F	216 PROVENDER	BAKERS QUAY	ST ANN WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5BQ	66	£4,197
115	15/06/2018	£297,000	S		50	TUFFLEY CRESCENT	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NE	117	£2,538
116	10/01/2018	£320,000	D		58	TUFFLEY CRESCENT	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NE	120	£2,667
117	03/08/2018	£230,000	T		15	NEVEN PLACE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NF	91	£2,527
118	17/08/2018	£240,000	T		23	NEVEN PLACE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NF	93	£2,581
119	20/08/2018	£240,000	T		29	NEVEN PLACE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NF	93	£2,581
120	03/08/2018	£235,000	T		17	NEVEN PLACE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NF	91	£2,582
121	26/07/2018	£235,000	T		19	NEVEN PLACE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NF	91	£2,582
122	20/07/2018	£240,000	T		21	NEVEN PLACE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NF	91	£2,637
123	15/08/2018	£235,000	T		25	NEVEN PLACE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NF	87	£2,701
124	24/08/2018	£235,000	T		27	NEVEN PLACE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NF	87	£2,701
125	12/06/2018	£320,000	D		1	NEVEN PLACE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NF	118	£2,712
126	17/08/2018	£203,500	T		7	NEVEN PLACE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NF	69	£2,949
127	03/08/2018	£204,000	T		11	NEVEN PLACE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NF	69	£2,957
128	03/08/2018	£205,000	T		5	NEVEN PLACE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NF	69	£2,971
129	17/08/2018	£205,000	T		9	NEVEN PLACE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NF	69	£2,971
130	14/11/2017	£238,000	S		17	BARRON WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NY	107	£2,224
131	01/12/2017	£240,000	S		19	BARRON WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NY	107	£2,243
132	08/03/2018	£220,000	T		8	BARRON WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NY	91	£2,418
133	13/10/2017	£220,000	T		12	BARRON WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NY	91	£2,418
134	27/10/2017	£220,000	T		14	BARRON WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NY	91	£2,418
135	08/12/2017	£185,000	F		20	BARRON WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NY	76	£2,434
136	29/09/2017	£225,000	T		2	BARRON WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NY	91	£2,473
137	04/10/2017	£225,000	T		4	BARRON WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NY	91	£2,473
138	04/12/2017	£225,000	T		6	BARRON WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NY	91	£2,473
139	11/08/2017	£225,000	T		10	BARRON WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NY	91	£2,473
140	29/03/2018	£235,000	T		16	BARRON WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NY	91	£2,582
141	20/12/2017	£310,000	D		18	BARRON WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5NY	119	£2,605
142	17/10/2017	£157,000	F	FLAT 4	2	EMERY AVENUE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5QN	61	£2,574
143	19/04/2018	£158,000	F	FLAT 2	2	EMERY AVENUE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5QN	61	£2,590
144	04/01/2018	£156,000	F	FLAT 1	2	EMERY AVENUE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5QN	60	£2,600
145	12/01/2018	£160,000	F	FLAT 6	2	EMERY AVENUE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5QN	61	£2,623
146	23/04/2018	£158,000	F	FLAT 3	2	EMERY AVENUE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5QN	60	£2,633
147	08/01/2018	£158,000	F	FLAT 5	2	EMERY AVENUE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5QN	60	£2,633
148	13/09/2017	£235,000	T		4	EMERY AVENUE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5QP	93	£2,527
149	01/09/2017	£235,000	T		12	EMERY AVENUE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5QP	93	£2,527
150	27/02/2018	£227,000	T		8	EMERY AVENUE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5QP	87	£2,609
151	11/01/2018	£230,000	T		6	EMERY AVENUE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5QP	87	£2,644
152	03/11/2017	£230,000	T		10	EMERY AVENUE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5QP	87	£2,644
153	10/04/2018	£260,000	S		5	MANU MARBLE WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5QZ	107	£2,430
154	29/03/2018	£260,000	S		7	MANU MARBLE WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5QZ	107	£2,430
155	29/06/2018	£265,000	S		9	MANU MARBLE WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5QZ	107	£2,477
156	12/07/2018	£265,000	S		11	MANU MARBLE WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5QZ	107	£2,477
157	24/08/2018	£297,000	S		2	MANU MARBLE WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5QZ	117	£2,538
158	14/06/2018	£300,000	S		3	MANU MARBLE WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5QZ	117	£2,564
159	06/07/2018	£303,000	S		1	MANU MARBLE WAY	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5QZ	117	£2,590
160	09/11/2017	£300,000	D		1	DREADNOUGHT DRIVE	Gloucester - Central		GLOUCESTER	GLOUCESTER	GL1 5RA	123	£2,439
161	26/10/2018	£262,500	D		1	JENNER DAVIES CLOSE	West of Stroud	BRIDGEND	STONEHOUSE	STROUD	GL10 2BH	92	£2,853
162	10/07/2018	£265,000	T		4	JENNER DAVIES CLOSE	West of Stroud	BRIDGEND	STONEHOUSE	STROUD	GL10 2BH	92	£2,880

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163	28/02/2018	£475,000	S		3	STANDISH GATE	West of Stroud	STANDISH	STONEHOUSE	STROUD	GL10 3FB	158	£3,006
164	05/01/2018	£335,000	T		5	STANDISH GATE	West of Stroud	STANDISH	STONEHOUSE	STROUD	GL10 3FB	92	£3,641
165	20/04/2018	£420,000	T		13	STANDISH GATE	West of Stroud	STANDISH	STONEHOUSE	STROUD	GL10 3FB	112	£3,750
166	08/06/2018	£380,000	S		15	STANDISH GATE	West of Stroud	STANDISH	STONEHOUSE	STROUD	GL10 3FB	100	£3,800
167	06/04/2018	£432,995	D		77	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GF	162	£2,673
168	29/03/2018	£433,995	D		79	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GF	162	£2,679
169	27/04/2018	£371,000	D		11	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GF	135	£2,748
170	22/06/2018	£372,000	D		25	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GF	135	£2,756
171	15/12/2017	£485,000	D		1	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GF	174	£2,787
172	24/05/2018	£377,000	D		15	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GF	135	£2,793
173	22/06/2018	£380,000	D		23	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GF	135	£2,815
174	21/09/2018	£537,000	D		7	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GF	188	£2,856
175	01/06/2018	£390,000	D		21	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GF	135	£2,889
176	23/03/2018	£427,500	D		9	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GF	143	£2,990
177	25/05/2018	£480,000	D		17	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GF	158	£3,038
178	22/06/2018	£447,000	D		19	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GF	143	£3,126
179	14/06/2018	£370,995	D		57	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GF	114	£3,254
180	26/06/2018	£405,995	D		55	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GF	122	£3,328
181	09/02/2018	£354,995	S		83	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GF	105	£3,381
182	09/03/2018	£413,995	D		81	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GF	122	£3,393
183	25/07/2018	£357,995	D		51	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GF	105	£3,409
184	24/08/2018	£358,995	D		53	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GF	105	£3,419
185	24/08/2018	£361,995	D		49	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GF	105	£3,448
186	04/05/2018	£263,157	S		73	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GF	76	£3,463
187	27/04/2018	£266,995	S		75	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GF	76	£3,513
188	23/02/2018	£429,995	D		60	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GG	162	£2,654
189	27/04/2018	£370,000	D		4	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GG	135	£2,741
190	29/06/2018	£550,000	D		10	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GG	188	£2,926
191	23/02/2018	£440,000	D		2	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GG	143	£3,077
192	25/05/2018	£447,000	D		6	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GG	143	£3,126
193	15/06/2018	£447,000	D		8	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GG	143	£3,126
194	29/03/2018	£389,995	D		64	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GG	122	£3,197
195	29/03/2018	£367,995	D		56	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GG	114	£3,228
196	26/01/2018	£369,995	D		58	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GG	114	£3,246
197	30/05/2018	£399,995	D		62	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GG	122	£3,279
198	29/03/2018	£373,995	D		54	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GG	114	£3,281
199	22/06/2018	£374,995	D		52	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GG	114	£3,289
200	08/12/2017	£334,995	D		68	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GG	100	£3,350
201	10/08/2018	£358,995	D		50	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GG	105	£3,419
202	01/12/2017	£294,995	D		66	LYNDON MORGAN WAY	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GG	85	£3,471
203	08/06/2018	£232,995	S		16	LUSTY LANE	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GJ	66	£3,530
204	29/06/2018	£237,995	S		14	LUSTY LANE	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GJ	66	£3,606
205	13/04/2018	£372,000	D		8	DIXON CLOSE	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GP	135	£2,756
206	29/03/2018	£377,000	D		10	DIXON CLOSE	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GP	135	£2,793
207	29/06/2018	£360,000	D		4	BOND CLOSE	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GQ	135	£2,667
208	29/06/2018	£377,000	D		2	BOND CLOSE	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GQ	135	£2,793
209	27/06/2018	£385,000	D		1	BOND CLOSE	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GQ	135	£2,852
210	01/06/2018	£437,000	D		3	BOND CLOSE	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GQ	143	£3,056
211	15/08/2018	£550,000	D		4	WYMAN CLOSE	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GR	188	£2,926
212	29/06/2018	£490,000	D		2	WYMAN CLOSE	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GR	158	£3,101
213	29/06/2018	£452,000	D		3	WYMAN CLOSE	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GR	143	£3,161
214	28/09/2018	£405,000	D		7	STAFFORD CLOSE	West of Stroud	LEONARD STANLEY	STONEHOUSE	STROUD	GL10 3GS	135	£3,000
215	21/06/2018	£160,500	D		6	GARDENERS WAY	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3HD	80	£2,006
216	26/01/2017	£165,000	D		8	GARDENERS WAY	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3HD	81	£2,037

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217	08/03/2017	£170,000	D		10	GARDENERS WAY	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3HD	83	£2,048
218	28/02/2018	£165,000	D		4	GARDENERS WAY	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3HD	80	£2,063
219	13/09/2017	£165,000	D		5	GARDENERS WAY	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3HD	80	£2,063
220	02/10/2017	£165,000	D		7	GARDENERS WAY	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3HD	80	£2,063
221	30/03/2017	£130,000	T		26	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	70	£1,857
222	30/03/2017	£131,000	T		25	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	70	£1,871
223	30/03/2017	£131,000	T		27	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	70	£1,871
224	31/03/2017	£114,000	T		30	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	57	£2,000
225	31/03/2017	£114,000	T		31	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	57	£2,000
226	31/03/2017	£114,000	T		32	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	57	£2,000
227	29/09/2017	£171,000	S		33	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	77	£2,221
228	29/09/2017	£171,000	S		34	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	77	£2,221
229	28/02/2017	£171,000	S		39	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	77	£2,221
230	28/02/2017	£130,000	T		9	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	57	£2,281
231	28/02/2017	£130,000	T		10	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	57	£2,281
232	30/03/2017	£130,000	S		28	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	57	£2,281
233	30/03/2017	£130,000	S		29	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	57	£2,281
234	21/07/2017	£485,000	D		5	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	174	£2,787
235	06/07/2017	£540,000	D		24	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	193	£2,798
236	24/03/2017	£490,000	D		4	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	174	£2,816
237	19/08/2017	£495,000	D		15	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	174	£2,845
238	07/07/2017	£495,000	D		22	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	174	£2,845
239	12/01/2018	£442,105	D		36	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	151	£2,928
240	17/03/2017	£380,000	D		11	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	127	£2,992
241	21/08/2017	£355,000	D		37	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	118	£3,008
242	17/02/2017	£405,000	D		12	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	134	£3,022
243	27/03/2017	£405,000	D		16	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	134	£3,022
244	22/12/2017	£460,000	D		48	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	151	£3,046
245	31/03/2017	£235,000	S		20	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	77	£3,052
246	30/06/2017	£390,000	D		23	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	127	£3,071
247	31/03/2017	£475,000	D		14	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	151	£3,146
248	24/03/2017	£245,000	S		18	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	77	£3,182
249	24/03/2017	£245,000	S		19	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	77	£3,182
250	09/06/2017	£250,000	S		21	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	77	£3,247
251	29/09/2017	£365,000	D		38	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	111	£3,288
252	25/08/2017	£310,000	D		35	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	94	£3,298
253	17/03/2017	£310,000	D		17	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	93	£3,333
254	28/07/2017	£395,000	D		1	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	118	£3,347
255	26/04/2017	£250,000	S		41	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	70	£3,571
256	09/02/2018	£260,000	S		47	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	62	£4,194
257	12/01/2018	£280,000	S		46	DYEHOUSE FIELD	West of Stroud	KINGS STANLEY	STONEHOUSE	STROUD	GL10 3QR	62	£4,516
258	28/04/2017	£300,995	S		61	BUDDING WAY	Dursley & Cam		DURSLEY	STROUD	GL11 5BE	125	£2,408
259	31/03/2017	£352,995	D		64	BUDDING WAY	Dursley & Cam		DURSLEY	STROUD	GL11 5BE	128	£2,758
260	19/05/2017	£355,995	D		42	BUDDING WAY	Dursley & Cam		DURSLEY	STROUD	GL11 5BE	129	£2,760
261	28/06/2017	£359,995	D		44	BUDDING WAY	Dursley & Cam		DURSLEY	STROUD	GL11 5BE	129	£2,791
262	27/01/2017	£153,995	F		72	BUDDING WAY	Dursley & Cam		DURSLEY	STROUD	GL11 5BE	54	£2,852
263	24/02/2017	£227,995	S		66	BUDDING WAY	Dursley & Cam		DURSLEY	STROUD	GL11 5BE	78	£2,923
264	24/02/2017	£227,995	S		68	BUDDING WAY	Dursley & Cam		DURSLEY	STROUD	GL11 5BE	78	£2,923
265	19/05/2017	£228,995	T		52	BUDDING WAY	Dursley & Cam		DURSLEY	STROUD	GL11 5BE	78	£2,936
266	26/05/2017	£233,995	S		71	BUDDING WAY	Dursley & Cam		DURSLEY	STROUD	GL11 5BE	78	£3,000
267	26/05/2017	£238,995	S		73	BUDDING WAY	Dursley & Cam		DURSLEY	STROUD	GL11 5BE	78	£3,064
268	26/05/2017	£203,995	S		67	BUDDING WAY	Dursley & Cam		DURSLEY	STROUD	GL11 5BE	66	£3,091
269	24/02/2017	£279,995	D		70	BUDDING WAY	Dursley & Cam		DURSLEY	STROUD	GL11 5BE	88	£3,182
270	19/05/2017	£284,995	D		40	BUDDING WAY	Dursley & Cam		DURSLEY	STROUD	GL11 5BE	88	£3,239

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271	24/02/2017	£280,995	D		38	BUDDING WAY	Dursley & Cam		DURSLEY	STROUD	GL11 5BE	80	£3,512
272	31/05/2017	£303,995	S		63	BUDDING WAY	Dursley & Cam		DURSLEY	STROUD	GL11 5BE		
273	31/05/2017	£303,500	S		65	BUDDING WAY	Dursley & Cam		DURSLEY	STROUD	GL11 5BE		
274	20/02/2017	£450,725	D		2	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	225	£2,003
275	25/08/2017	£470,000	D		9	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	225	£2,089
276	24/11/2017	£480,000	D		47	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	225	£2,133
277	01/09/2017	£247,801	S		58	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	116	£2,136
278	25/08/2017	£260,844	S		57	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	116	£2,249
279	28/09/2018	£292,000	D		37	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	120	£2,433
280	22/06/2018	£285,000	S		24	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	116	£2,457
281	14/12/2017	£285,000	S		44	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	116	£2,457
282	31/08/2018	£355,000	D		46	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	144	£2,465
283	12/05/2017	£300,000	D		5	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	120	£2,500
284	05/04/2018	£360,000	D		8	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	144	£2,500
285	19/12/2017	£290,000	S		25	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	116	£2,500
286	26/01/2018	£290,000	S		43	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	116	£2,500
287	22/05/2017	£430,000	D		6	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	165	£2,606
288	08/12/2017	£315,000	D		45	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	120	£2,625
289	22/06/2018	£320,000	D		29	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	120	£2,667
290	28/07/2017	£440,000	D		60	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	165	£2,667
291	21/06/2018	£385,000	D		49	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	144	£2,674
292	08/12/2017	£445,000	D		48	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	165	£2,697
293	28/06/2017	£390,000	D		3	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	144	£2,708
294	25/08/2017	£393,000	S		7	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	144	£2,729
295	10/11/2017	£400,000	D		62	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	144	£2,778
296	09/06/2017	£400,000	D		61	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	141	£2,837
297	09/03/2018	£310,000	D		28	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	107	£2,897
298	07/04/2017	£320,000	D		4	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	107	£2,991
299	23/02/2018	£320,000	D		10	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	107	£2,991
300	19/12/2017	£380,000	D		27	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	126	£3,016
301	24/08/2018	£385,000	D		33	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	126	£3,056
302	30/10/2018	£435,000	D		1	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	141	£3,085
303	11/08/2017	£335,000	D		59	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	107	£3,131
304	03/10/2018	£344,000	D		36	BRUNEL ROAD	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DE	107	£3,215
305	26/07/2017	£475,000	D		2	RAILWAY WALK	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DF	225	£2,111
306	28/06/2017	£285,000	S		4	RAILWAY WALK	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DF	126	£2,262
307	27/06/2017	£348,000	D		1	RAILWAY WALK	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DF	141	£2,468
308	26/07/2018	£398,000	D		5	RAILWAY WALK	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DF	144	£2,764
309	26/01/2018	£340,000	T		6	RAILWAY WALK	Dursley & Cam	CAM	DURSLEY	STROUD	GL11 5DF	107	£3,178
310	25/08/2017	£415,000	D		6	HADDRELL CLOSE	Dursley & Cam		DURSLEY	STROUD	GL11 5EU	138	£3,007
311	24/11/2017	£274,995	S		1	HADDRELL CLOSE	Dursley & Cam		DURSLEY	STROUD	GL11 5EU	88	£3,125
312	26/01/2018	£452,995	D		4	HADDRELL CLOSE	Dursley & Cam		DURSLEY	STROUD	GL11 5EU	138	£3,283
313	25/01/2017	£135,000	F		4	ROYAL FORESTERS COURT	FoD South		CINDERFORD	FOREST OF DEAN	GL14 2FA	94	£1,436
314	03/02/2017	£173,250	T		2	ROYAL FORESTERS COURT	FoD South		CINDERFORD	FOREST OF DEAN	GL14 2FA	77	£2,250
315	14/09/2018	£160,000	T		15	EDMUNDS WAY	FoD South		CINDERFORD	FOREST OF DEAN	GL14 3FD	66	£2,424
316	28/06/2019	£160,000	T		43	EDMUNDS WAY	FoD South		CINDERFORD	FOREST OF DEAN	GL14 3FD	66	£2,424
317	06/11/2017	£159,950	S		30	EDMUNDS WAY	FoD South		CINDERFORD	FOREST OF DEAN	GL14 3FD	65	£2,461
318	13/11/2017	£159,950	S		12	EDMUNDS WAY	FoD South		CINDERFORD	FOREST OF DEAN	GL14 3FD	65	£2,461
319	08/06/2018	£189,950	S		11	EDMUNDS WAY	FoD South		CINDERFORD	FOREST OF DEAN	GL14 3FD	72	£2,638
320	22/02/2019	£256,000	D		7	ABBOTS GATE	FoD South		LYDNEY	FOREST OF DEAN	GL15 4BQ	123	£2,081
321	21/02/2019	£360,000	D		3	ABBOTS GATE	FoD South		LYDNEY	FOREST OF DEAN	GL15 4BQ	141	£2,553
322	20/12/2018	£320,000	D		8	ABBOTS GATE	FoD South		LYDNEY	FOREST OF DEAN	GL15 4BQ	123	£2,602
323	29/03/2019	£300,000	D		15	ABBOTS GATE	FoD South		LYDNEY	FOREST OF DEAN	GL15 4BQ	112	£2,679
324	07/01/2019	£325,000	D		6	ABBOTS GATE	FoD South		LYDNEY	FOREST OF DEAN	GL15 4BQ	119	£2,731

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325	04/03/2019	£325,000	D		5	ABBOTS GATE	FoD South		LYDNEY	FOREST OF DEAN	GL15 4BQ	119	£2,731
326	08/02/2019	£275,000	D		2	ABBOTS GATE	FoD South		LYDNEY	FOREST OF DEAN	GL15 4BQ	100	£2,750
327	31/01/2019	£280,000	D		1	ABBOTS GATE	FoD South		LYDNEY	FOREST OF DEAN	GL15 4BQ	100	£2,800
328	12/04/2019	£280,000	D		17	ABBOTS GATE	FoD South		LYDNEY	FOREST OF DEAN	GL15 4BQ	100	£2,800
329	25/04/2019	£280,000	D		9	ABBOTS GATE	FoD South		LYDNEY	FOREST OF DEAN	GL15 4BQ	100	£2,800
330	28/06/2019	£220,000	S		11	ABBOTS GATE	FoD South		LYDNEY	FOREST OF DEAN	GL15 4BQ	78	£2,821
331	18/04/2019	£180,000	S		21	ABBOTS GATE	FoD South		LYDNEY	FOREST OF DEAN	GL15 4BQ	63	£2,857
332	26/04/2019	£223,000	S		23	ABBOTS GATE	FoD South		LYDNEY	FOREST OF DEAN	GL15 4BQ	78	£2,859
333	29/03/2019	£225,000	S		13	ABBOTS GATE	FoD South		LYDNEY	FOREST OF DEAN	GL15 4BQ	78	£2,885
334	26/04/2019	£225,000	S		25	ABBOTS GATE	FoD South		LYDNEY	FOREST OF DEAN	GL15 4BQ	78	£2,885
335	11/01/2019	£300,000	D		2	HIGHBROOK WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 4BY	112	£2,679
336	26/06/2019	£223,000	S		6	HIGHBROOK WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 4BY	78	£2,859
337	25/04/2019	£270,000	S		1	HIGHBROOK WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 4BY	94	£2,872
338	08/09/2017	£306,995	D		12	WINTOUR DRIVE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FA	121	£2,537
339	29/09/2017	£306,995	D		13	WINTOUR DRIVE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FA	121	£2,537
340	27/10/2017	£332,995	D		9	WINTOUR DRIVE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FA	129	£2,581
341	29/09/2017	£269,995	D		10	WINTOUR DRIVE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FA	104	£2,596
342	31/10/2017	£354,995	D		11	WINTOUR DRIVE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FA	136	£2,610
343	20/04/2018	£359,995	D		16	ARCHERS HALL PLACE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FE	140	£2,571
344	01/05/2018	£359,995	D		20	ARCHERS HALL PLACE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FE	140	£2,571
345	21/12/2017	£306,995	D		6	ARCHERS HALL PLACE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FE	119	£2,580
346	05/01/2018	£306,995	D		8	ARCHERS HALL PLACE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FE	119	£2,580
347	25/05/2018	£332,995	D		1	ARCHERS HALL PLACE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FE	129	£2,581
348	25/05/2018	£332,995	D		18	ARCHERS HALL PLACE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FE	129	£2,581
349	26/01/2018	£329,995	D		2	ARCHERS HALL PLACE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FE	127	£2,598
350	10/04/2018	£329,995	D		4	ARCHERS HALL PLACE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FE	127	£2,598
351	27/04/2018	£329,995	D		5	ARCHERS HALL PLACE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FE	127	£2,598
352	18/05/2018	£329,995	D		3	ARCHERS HALL PLACE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FE	127	£2,598
353	28/03/2018	£299,995	D		14	ARCHERS HALL PLACE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FE	114	£2,632
354	23/02/2018	£233,995	S		10	ARCHERS HALL PLACE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FE	88	£2,659
355	23/02/2018	£233,995	S		12	ARCHERS HALL PLACE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FE	88	£2,659
356	20/04/2018	£233,995	S		22	ARCHERS HALL PLACE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FE	88	£2,659
357	11/05/2018	£233,995	S		24	ARCHERS HALL PLACE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FE	88	£2,659
358	17/05/2019	£314,995	D		6	EDWIN JONES WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FL	121	£2,603
359	24/05/2019	£335,995	D		4	EDWIN JONES WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FL	127	£2,646
360	29/03/2019	£260,995	D		2	EDWIN JONES WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FL	97	£2,691
361	26/04/2019	£279,995	D		7	EDWIN JONES WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FL	104	£2,692
362	13/07/2018	£308,995	D		8	HERBERT HOWELLS WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FP	121	£2,554
363	09/07/2018	£331,995	D		4	HERBERT HOWELLS WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FP	127	£2,614
364	25/10/2018	£331,995	D		6	HERBERT HOWELLS WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FP	127	£2,614
365	13/07/2018	£271,995	D		OAK VIEW, 12	HERBERT HOWELLS WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FP	104	£2,615
366	28/09/2018	£271,995	D		22	HERBERT HOWELLS WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FP	104	£2,615
367	12/10/2018	£272,995	D		1	HERBERT HOWELLS WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FP	104	£2,625
368	26/10/2018	£333,995	D		5	HERBERT HOWELLS WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FP	127	£2,630
369	22/11/2018	£333,995	D		3	HERBERT HOWELLS WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FP	127	£2,630
370	29/06/2018	£357,995	D		2	HERBERT HOWELLS WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FP	136	£2,632
371	10/07/2018	£301,995	D		10	HERBERT HOWELLS WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FP	114	£2,649
372	13/07/2018	£234,995	S		14	HERBERT HOWELLS WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FP	88	£2,670
373	13/07/2018	£235,995	S		16	HERBERT HOWELLS WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FP	88	£2,682
374	28/09/2018	£235,995	S		18	HERBERT HOWELLS WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FP	88	£2,682
375	28/09/2018	£235,995	S		20	HERBERT HOWELLS WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FP	88	£2,682
376	31/05/2019	£239,995	S		4	MELVILLE WATTS CLOSE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FQ	97	£2,474
377	14/06/2019	£263,995	D		1	MELVILLE WATTS CLOSE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FQ	97	£2,722
378	31/05/2019	£239,995	S		2	MELVILLE WATTS CLOSE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FQ	88	£2,727

	C	D	E	F	G	H	I	J	K	L	M	N	O
379	28/06/2019	£315,995	D		6	MELVILLE WATTS CLOSE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FQ	88	£3,591
380	28/06/2019	£371,995	D		7	MELVILLE WATTS CLOSE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FQ	88	£4,227
381	29/03/2019	£309,995	D		10	CROOME CLOSE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FR	121	£2,562
382	18/04/2019	£362,995	D		9	CROOME CLOSE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FR	140	£2,593
383	30/11/2018	£334,995	D		5	CROOME CLOSE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FR	127	£2,638
384	23/11/2018	£274,995	D		2	CROOME CLOSE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FR	104	£2,644
385	22/03/2019	£275,995	D		12	CROOME CLOSE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FR	104	£2,654
386	29/10/2018	£302,995	D		1	CROOME CLOSE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FR	114	£2,658
387	31/01/2019	£361,995	D		6	CROOME CLOSE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FR	136	£2,662
388	22/03/2019	£259,995	D		11	CROOME CLOSE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FR	97	£2,680
389	23/11/2018	£235,995	S		4	CROOME CLOSE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FR	88	£2,682
390	07/12/2018	£235,995	S		3	CROOME CLOSE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FR	88	£2,682
391	19/12/2018	£269,995	S		8	BARNETT WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FS	136	£1,985
392	28/06/2019	£269,995	S		15	BARNETT WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FS	136	£1,985
393	14/09/2018	£273,995	S		6	BARNETT WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FS	136	£2,015
394	31/05/2019	£279,995	D		44	BARNETT WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FS	110	£2,545
395	20/07/2018	£194,995	T		18	BARNETT WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FS	76	£2,566
396	26/07/2018	£194,995	S		2	BARNETT WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FS	76	£2,566
397	21/12/2018	£284,995	D		38	BARNETT WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FS	110	£2,591
398	26/06/2019	£284,995	D		36	BARNETT WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FS	110	£2,591
399	28/02/2019	£287,995	D		35	BARNETT WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FS	110	£2,618
400	27/07/2018	£199,495	S		4	BARNETT WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FS	76	£2,625
401	08/10/2018	£199,950	S		17	BARNETT WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FS	76	£2,631
402	12/10/2018	£199,995	S		19	BARNETT WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FS	76	£2,632
403	20/07/2018	£165,995	T		16	BARNETT WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FS	63	£2,635
404	23/11/2018	£249,995	D		11	BARNETT WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FS	94	£2,660
405	04/04/2019	£209,995	S		39	BARNETT WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FS	76	£2,763
406	17/05/2019	£209,995	S		37	BARNETT WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FS	76	£2,763
407	10/04/2019	£175,995	T		43	BARNETT WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FS	63	£2,794
408	12/04/2019	£175,995	T		45	BARNETT WAY	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FS	63	£2,794
409	23/04/2019	£309,995	D		1	POTTER GROVE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FT	126	£2,460
410	12/04/2019	£284,995	D		1	DUNCAN DRIVE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FU	110	£2,591
411	31/05/2019	£209,495	S		7	DUNCAN DRIVE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FU	76	£2,757
412	17/06/2019	£210,995	S		5	DUNCAN DRIVE	FoD South		LYDNEY	FOREST OF DEAN	GL15 5FU	76	£2,776
413	19/09/2018	£197,750	S		3	POPPY GARDENS	FoD South	BREAM	LYDNEY	FOREST OF DEAN	GL15 6HP	77	£2,568
414	17/08/2018	£199,950	S		4	POPPY GARDENS	FoD South	BREAM	LYDNEY	FOREST OF DEAN	GL15 6HP	77	£2,597
415	25/01/2019	£199,950	S		1	POPPY GARDENS	FoD South	BREAM	LYDNEY	FOREST OF DEAN	GL15 6HP	77	£2,597
416	01/10/2018	£295,000	D		8	POPPY GARDENS	FoD South	BREAM	LYDNEY	FOREST OF DEAN	GL15 6HP	83	£3,554
417	17/08/2018	£299,950	D		7	POPPY GARDENS	FoD South	BREAM	LYDNEY	FOREST OF DEAN	GL15 6HP	83	£3,614
418	13/11/2018	£299,950	D		9	POPPY GARDENS	FoD South	BREAM	LYDNEY	FOREST OF DEAN	GL15 6HP	83	£3,614
419	04/05/2018	£299,950	D		14	HOWARD ROAD	FoD South	BROADWELL	COLEFORD	FOREST OF DEAN	GL16 7BT		
420	03/03/2017	£260,000	D		9	CADORA WAY	FoD South		COLEFORD	FOREST OF DEAN	GL16 8ET	132	£1,970
421	17/02/2017	£345,000	D		7	CADORA WAY	FoD South		COLEFORD	FOREST OF DEAN	GL16 8ET	172	£2,006
422	27/04/2017	£265,000	D		15	CADORA WAY	FoD South		COLEFORD	FOREST OF DEAN	GL16 8ET	132	£2,008
423	29/06/2017	£270,000	D		24	CADORA WAY	FoD South		COLEFORD	FOREST OF DEAN	GL16 8ET	132	£2,045
424	30/06/2017	£270,000	D		6	CADORA WAY	FoD South		COLEFORD	FOREST OF DEAN	GL16 8ET	132	£2,045
425	25/04/2017	£297,000	D		11	CADORA WAY	FoD South		COLEFORD	FOREST OF DEAN	GL16 8ET	143	£2,077
426	28/06/2017	£282,000	D		20	CADORA WAY	FoD South		COLEFORD	FOREST OF DEAN	GL16 8ET	134	£2,104
427	30/06/2017	£270,000	D		26	CADORA WAY	FoD South		COLEFORD	FOREST OF DEAN	GL16 8ET	128	£2,109
428	29/06/2017	£285,000	D		22	CADORA WAY	FoD South		COLEFORD	FOREST OF DEAN	GL16 8ET	134	£2,127
429	28/04/2017	£207,000	S		19	CADORA WAY	FoD South		COLEFORD	FOREST OF DEAN	GL16 8ET	88	£2,352
430	27/04/2017	£210,000	S		17	CADORA WAY	FoD South		COLEFORD	FOREST OF DEAN	GL16 8ET	88	£2,386
431	28/04/2017	£310,000	D		2	CADORA WAY	FoD South		COLEFORD	FOREST OF DEAN	GL16 8ET	128	£2,422
432	28/06/2017	£244,000	D		4	CADORA WAY	FoD South		COLEFORD	FOREST OF DEAN	GL16 8ET	93	£2,624

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433	24/03/2017	£255,000	D		10	BIRCHAM DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EU	132	£1,932
434	24/03/2017	£260,000	D		9	BIRCHAM DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EU	132	£1,970
435	24/02/2017	£295,000	D		8	BIRCHAM DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EU	143	£2,063
436	17/03/2017	£298,000	D		7	BIRCHAM DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EU	143	£2,084
437	28/04/2017	£265,000	D		5	BIRCHAM DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EU	125	£2,120
438	21/04/2017	£267,000	D		3	BIRCHAM DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EU	125	£2,136
439	22/05/2017	£275,000	D		1	BIRCHAM DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EU	128	£2,148
440	17/02/2017	£295,000	D		12	BIRCHAM DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EU	128	£2,305
441	26/05/2017	£327,000	D		11	BIRCHAM DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EU	132	£2,477
442	29/06/2018	£350,000	D		4	BLAKES WAY	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EX	172	£2,035
443	19/10/2017	£275,000	D		16	CAUDWELL CLOSE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EY	132	£2,083
444	27/10/2017	£292,000	D		14	CAUDWELL CLOSE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EY	134	£2,179
445	20/10/2017	£275,000	D		12	CAUDWELL CLOSE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EY	125	£2,200
446	15/09/2017	£325,000	D		18	CAUDWELL CLOSE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EY	128	£2,539
447	10/11/2017	£310,000	D		36	INWOOD DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EZ	143	£2,168
448	29/06/2018	£275,000	D		20	INWOOD DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EZ	125	£2,200
449	24/11/2017	£315,000	D		32	INWOOD DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EZ	143	£2,203
450	19/01/2018	£315,000	D		30	INWOOD DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EZ	143	£2,203
451	23/02/2018	£316,000	D		7	INWOOD DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EZ	143	£2,210
452	08/12/2017	£298,000	D		11	INWOOD DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EZ	134	£2,224
453	29/03/2018	£325,000	D		24	INWOOD DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EZ	143	£2,273
454	23/11/2017	£285,000	D		34	INWOOD DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EZ	125	£2,280
455	23/03/2018	£290,000	D		28	INWOOD DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EZ	125	£2,320
456	22/02/2018	£260,000	D		9	INWOOD DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EZ	109	£2,385
457	29/03/2018	£265,000	D		26	INWOOD DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EZ	109	£2,431
458	18/05/2018	£267,500	F		22	INWOOD DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EZ	104	£2,572
459	15/12/2017	£340,000	D		15	INWOOD DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EZ	132	£2,576
460	23/11/2017	£335,000	D		38	INWOOD DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EZ	128	£2,617
461	27/04/2018	£337,000	D		5	INWOOD DRIVE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8EZ	128	£2,633
462	07/09/2017	£140,000	S		60	KINGS MEADE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8RS	52	£2,692
463	20/09/2017	£140,000	S		72	KINGS MEADE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8RS	52	£2,692
464	22/09/2017	£140,000	S		73	KINGS MEADE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8RS	52	£2,692
465	29/09/2017	£140,000	S		70	KINGS MEADE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8RS	52	£2,692
466	17/11/2017	£140,000	S		64	KINGS MEADE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8RS	52	£2,692
467	08/11/2017	£145,000	S		68	KINGS MEADE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8RS	52	£2,788
468	02/03/2018	£145,000	S		63	KINGS MEADE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8RS	52	£2,788
469	12/03/2018	£145,000	S		62	KINGS MEADE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8RS	52	£2,788
470	24/04/2018	£145,000	S		69	KINGS MEADE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8RS	52	£2,788
471	27/04/2018	£145,000	S		71	KINGS MEADE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8RS	52	£2,788
472	21/03/2019	£150,000	S		66	KINGS MEADE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8RS	52	£2,885
473	24/05/2019	£150,000	S		61	KINGS MEADE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8RS	52	£2,885
474	14/06/2019	£150,000	S		67	KINGS MEADE	FoD South		COLEFORD	FOREST OF DEAN	GL16 8RS	52	£2,885
475	28/04/2017	£218,000	D		106	MEEK ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1DX	93	£2,344
476	12/01/2018	£224,995	D		115	MEEK ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1DX	93	£2,419
477	31/05/2017	£224,995	D		85A	MEEK ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1DX	91	£2,472
478	26/06/2017	£229,995	D		95	MEEK ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1DX	93	£2,473
479	30/06/2017	£229,995	D		134	MEEK ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1DX	93	£2,473
480	11/08/2017	£229,995	D		97A	MEEK ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1DX	93	£2,473
481	29/06/2017	£180,000	T		107	MEEK ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1DX	71	£2,535
482	29/06/2017	£181,000	T		113	MEEK ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1DX	71	£2,549
483	29/06/2017	£154,995	T		109	MEEK ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1DX	59	£2,627
484	29/06/2017	£155,995	T		111	MEEK ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1DX	59	£2,644
485	26/06/2017	£134,995	T		101	MEEK ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1DX	51	£2,647
486	26/06/2017	£135,000	T		103	MEEK ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1DX	51	£2,647

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487	26/06/2017	£138,995	T		99	MEEK ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1DX	51	£2,725
488	26/06/2017	£144,000	T		105	MEEK ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1DX	51	£2,824
489	10/01/2017	£91,000	F		8	STOKES MEWS	FoD North		NEWENT	FOREST OF DEAN	GL18 1EU		
490	15/08/2018	£207,500	S		9	MILL PARK	FoD North		NEWENT	FOREST OF DEAN	GL18 1EX	59	£3,517
491	16/11/2017	£215,000	S		5	MILL PARK	FoD North		NEWENT	FOREST OF DEAN	GL18 1EX	59	£3,644
492	01/12/2017	£215,000	S		4	MILL PARK	FoD North		NEWENT	FOREST OF DEAN	GL18 1EX	59	£3,644
493	12/01/2018	£215,000	S		7	MILL PARK	FoD North		NEWENT	FOREST OF DEAN	GL18 1EX	59	£3,644
494	07/02/2018	£215,000	S		8	MILL PARK	FoD North		NEWENT	FOREST OF DEAN	GL18 1EX	59	£3,644
495	29/03/2018	£215,000	S		3	MILL PARK	FoD North		NEWENT	FOREST OF DEAN	GL18 1EX	59	£3,644
496	16/11/2017	£221,000	S		17	MILL PARK	FoD North		NEWENT	FOREST OF DEAN	GL18 1EX	59	£3,746
497	12/02/2018	£215,000	S		6	MILL PARK	FoD North		NEWENT	FOREST OF DEAN	GL18 1EX	57	£3,772
498	12/10/2018	£215,000	S		2	MILL PARK	FoD North		NEWENT	FOREST OF DEAN	GL18 1EX	57	£3,772
499	08/02/2018	£230,000	S		18	MILL PARK	FoD North		NEWENT	FOREST OF DEAN	GL18 1EX	57	£4,035
500	27/01/2017	£249,995	D		345	FOLEY ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1SS	113	£2,212
501	07/02/2018	£256,995	D		338	FOLEY ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1SS	113	£2,274
502	31/03/2017	£239,995	D		350	FOLEY ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1SS	102	£2,353
503	21/12/2017	£276,995	D		340	FOLEY ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1SS	113	£2,451
504	29/09/2017	£244,995	D		6	MANOR ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TH	113	£2,168
505	27/11/2017	£244,995	D		1	MANOR ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TH	113	£2,168
506	03/11/2017	£246,000	D		8	MANOR ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TH	113	£2,177
507	21/12/2017	£249,995	D		23	MANOR ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TH	113	£2,212
508	21/12/2017	£254,995	D		25	MANOR ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TH	113	£2,257
509	30/10/2017	£256,995	D		3	MANOR ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TH	113	£2,274
510	30/10/2017	£256,995	D		7	MANOR ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TH	113	£2,274
511	29/09/2017	£242,995	D		2	MANOR ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TH	102	£2,382
512	29/09/2017	£242,995	D		4	MANOR ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TH	102	£2,382
513	29/03/2018	£242,995	D		5	MANOR ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TH	102	£2,382
514	29/05/2018	£244,995	D		22	MANOR ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TH	102	£2,402
515	20/12/2017	£219,995	D		21	MANOR ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TH	91	£2,418
516	29/06/2018	£219,995	D		11	MANOR ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TH	91	£2,418
517	15/11/2017	£220,000	D		9	MANOR ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TH	91	£2,418
518	22/09/2017	£222,995	D		18	MANOR ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TH	91	£2,450
519	29/03/2018	£224,995	D		20	MANOR ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TH	91	£2,472
520	30/06/2017	£152,000	T		14	MANOR ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TH	59	£2,576
521	30/06/2017	£183,995	T		10	MANOR ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TH	71	£2,591
522	30/06/2017	£184,995	T		16	MANOR ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TH	71	£2,606
523	30/06/2017	£156,995	T		12	MANOR ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TH	59	£2,661
524	01/03/2018	£252,500	D		8	TOWN FARM ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TT	113	£2,235
525	08/02/2018	£253,995	D		1	TOWN FARM ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TT	113	£2,248
526	18/01/2018	£254,995	D		2	TOWN FARM ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TT	113	£2,257
527	24/11/2017	£256,995	D		9	TOWN FARM ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TT	113	£2,274
528	30/11/2017	£196,995	S		6	TOWN FARM ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TT	86	£2,291
529	15/12/2017	£196,995	S		5	TOWN FARM ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TT	86	£2,291
530	18/12/2017	£196,995	S		3	TOWN FARM ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TT	86	£2,291
531	21/12/2017	£196,995	S		4	TOWN FARM ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TT	86	£2,291
532	14/12/2017	£242,995	D		7	TOWN FARM ROAD	FoD North		NEWENT	FOREST OF DEAN	GL18 1TT	102	£2,382
533	28/04/2017	£249,995	D		1	BULLOCK WAY	FoD North		NEWENT	FOREST OF DEAN	GL18 1UF	113	£2,212
534	28/02/2017	£239,995	D		11	BULLOCK WAY	FoD North		NEWENT	FOREST OF DEAN	GL18 1UF	102	£2,353
535	04/07/2017	£219,995	D		7	BULLOCK WAY	FoD North		NEWENT	FOREST OF DEAN	GL18 1UF	91	£2,418
536	31/03/2017	£224,995	D		32	BULLOCK WAY	FoD North		NEWENT	FOREST OF DEAN	GL18 1UF	93	£2,419
537	28/02/2017	£181,000	S		5	BULLOCK WAY	FoD North		NEWENT	FOREST OF DEAN	GL18 1UF	71	£2,549
538	31/03/2017	£181,000	D		3	BULLOCK WAY	FoD North		NEWENT	FOREST OF DEAN	GL18 1UF	71	£2,549
539	12/01/2018	£590,000	D		LABURNUM VILLA	GLOUCESTER ROAD	FoD North	HARTPURY	GLOUCESTER	FOREST OF DEAN	GL19 3BL		
540	30/05/2019	£517,500	D		4	LABURNUM VILLAS	FoD North	HARTPURY	GLOUCESTER	FOREST OF DEAN	GL19 3FB	112	£4,621

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541	18/08/2017	£730,000	D		6	GRANGE CLOSE	FoD North	CORSE	GLOUCESTER	FOREST OF DEAN	GL19 3SP	273	£2,674
542	28/06/2017	£750,000	D		4	GRANGE CLOSE	FoD North	CORSE	GLOUCESTER	FOREST OF DEAN	GL19 3SP	269	£2,788
543	25/08/2017	£785,000	D		1	GRANGE CLOSE	FoD North	CORSE	GLOUCESTER	FOREST OF DEAN	GL19 3SP	273	£2,875
544	13/09/2017	£785,000	D		2	GRANGE CLOSE	FoD North	CORSE	GLOUCESTER	FOREST OF DEAN	GL19 3SP	273	£2,875
545	01/08/2017	£798,000	D		7	GRANGE CLOSE	FoD North	CORSE	GLOUCESTER	FOREST OF DEAN	GL19 3SP	273	£2,923
546	09/03/2018	£143,500	S		96	GOOSE BAY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2EW	80	£1,794
547	11/05/2018	£235,613	T		90	GOOSE BAY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2EW	110	£2,142
548	15/12/2017	£243,995	S		30	GOOSE BAY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2EW	109	£2,238
549	08/12/2017	£245,995	S		28	GOOSE BAY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2EW	109	£2,257
550	23/03/2018	£255,000	T		92	GOOSE BAY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2EW	110	£2,318
551	23/03/2018	£158,250	F		94	GOOSE BAY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2EW	60	£2,638
552	25/06/2018	£235,000	T		39	RUDLOE DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2FY	102	£2,304
553	17/08/2018	£352,000	D		35	RUDLOE DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2FY	149	£2,362
554	10/08/2018	£255,000	T		37	RUDLOE DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2FY	102	£2,500
555	25/06/2018	£206,000	T		41	RUDLOE DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2FY	79	£2,608
556	10/03/2017	£178,000	T		26	PEVENSEY PLACE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HP	67	£2,657
557	09/02/2017	£165,000	F		24	PEVENSEY PLACE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HP	60	£2,750
558	27/04/2018	£145,250	S		41	SWANNINGTON DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HQ	110	£1,320
559	23/03/2018	£143,500	S		1	SWANNINGTON DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HQ	80	£1,794
560	26/05/2017	£230,000	T		35	SWANNINGTON DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HQ	110	£2,091
561	31/03/2017	£240,000	T		27	SWANNINGTON DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HQ	110	£2,182
562	24/03/2017	£245,000	T		25	SWANNINGTON DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HQ	110	£2,227
563	14/07/2017	£245,000	T		37	SWANNINGTON DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HQ	110	£2,227
564	02/06/2017	£248,000	T		33	SWANNINGTON DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HQ	110	£2,255
565	27/07/2017	£248,000	T		39	SWANNINGTON DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HQ	110	£2,255
566	31/03/2017	£250,000	T		29	SWANNINGTON DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HQ	110	£2,273
567	12/05/2017	£256,000	D		31	SWANNINGTON DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HQ	107	£2,393
568	29/03/2017	£257,500	D		19	SWANNINGTON DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HQ	107	£2,407
569	20/12/2017	£240,000	T		7	SWANNINGTON DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HQ	98	£2,449
570	03/03/2017	£265,000	D		21	SWANNINGTON DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HQ	107	£2,477
571	21/12/2017	£245,000	T		9	SWANNINGTON DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HQ	98	£2,500
572	20/12/2017	£245,000	T		11	SWANNINGTON DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HQ	98	£2,500
573	20/12/2017	£248,000	T		5	SWANNINGTON DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HQ	98	£2,531
574	20/12/2017	£255,000	T		3	SWANNINGTON DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HQ	98	£2,602
575	10/03/2017	£320,000	D		23	SWANNINGTON DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HQ	112	£2,857
576	21/12/2017	£330,000	D		15	SWANNINGTON DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HQ	112	£2,946
577	20/11/2017	£334,000	D		17	SWANNINGTON DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HQ	112	£2,982
578	20/04/2018	£137,000	F		50	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	60	£2,283
579	17/04/2018	£300,000	D		6	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	126	£2,381
580	15/09/2017	£300,000	D		45	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	126	£2,381
581	14/02/2018	£310,000	D		4	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	126	£2,460
582	29/09/2017	£265,000	D		42	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	107	£2,477
583	19/01/2018	£265,000	D		44	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	107	£2,477
584	07/09/2017	£265,000	D		46	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	107	£2,477
585	20/09/2017	£265,000	D		47	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	107	£2,477
586	01/09/2017	£265,000	D		48	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	107	£2,477
587	20/12/2017	£270,000	D		2	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	107	£2,523
588	04/08/2017	£210,960	S		55	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	79	£2,670
589	08/12/2017	£185,000	T		14	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	67	£2,761
590	15/08/2017	£220,000	S		53	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	79	£2,785
591	08/12/2017	£190,000	D		16	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	67	£2,836
592	13/12/2017	£195,000	T		12	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	67	£2,910
593	13/12/2017	£196,000	S		10	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	67	£2,925
594	16/03/2018	£218,000	S		1	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	74	£2,946

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595	25/08/2017	£218,000	S		51	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	74	£2,946
596	26/03/2018	£220,000	S		3	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	74	£2,973
597	29/03/2018	£222,000	S		5	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	74	£3,000
598	29/03/2018	£222,000	S		7	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	74	£3,000
599	18/05/2018	£202,000	S		8	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	67	£3,015
600	19/09/2017	£230,000	S		49	AMPNEY DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HR	74	£3,108
601	23/03/2018	£133,000	T		18	BABDOWN CLOSE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HS	79	£1,684
602	08/05/2018	£129,500	T		19	BABDOWN CLOSE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HS	74	£1,750
603	09/03/2018	£133,000	T		20	BABDOWN CLOSE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HS	74	£1,797
604	18/05/2017	£200,000	T		5	BABDOWN CLOSE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HS	74	£2,703
605	22/05/2017	£200,000	T		6	BABDOWN CLOSE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HS	74	£2,703
606	26/05/2017	£200,000	T		7	BABDOWN CLOSE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HS	74	£2,703
607	17/05/2017	£164,000	F		3	BABDOWN CLOSE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HS	60	£2,733
608	20/06/2017	£185,000	T		15	BABDOWN CLOSE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HS	67	£2,761
609	05/05/2017	£205,000	S		1	BABDOWN CLOSE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HS	74	£2,770
610	23/06/2017	£208,000	T		14	BABDOWN CLOSE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HS	74	£2,811
611	23/05/2017	£190,000	T		16	BABDOWN CLOSE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HS	67	£2,836
612	07/06/2017	£210,000	T		9	BABDOWN CLOSE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HS	74	£2,838
613	18/05/2017	£212,000	T		4	BABDOWN CLOSE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HS	74	£2,865
614	07/06/2017	£212,000	T		8	BABDOWN CLOSE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HS	74	£2,865
615	09/06/2017	£212,000	T		10	BABDOWN CLOSE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HS	74	£2,865
616	16/06/2017	£212,000	T		12	BABDOWN CLOSE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HS	74	£2,865
617	12/05/2017	£213,000	S		2	BABDOWN CLOSE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HS	74	£2,878
618	09/11/2018	£268,000	S		23	WENDLING ROAD KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HU	79	£3,392
619	14/09/2018	£265,000	S		21	WENDLING ROAD KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HU	60	£4,417
620	07/09/2018	£250,000	T		25	WENDLING ROAD KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HU		
621	31/08/2018	£255,000	T		27	WENDLING ROAD KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HU		
622	28/09/2018	£250,000	T		29	WENDLING ROAD KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HU		
623	24/09/2018	£315,000	D		6	ATTLEBRIDGE WAY KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HY	126	£2,500
624	14/09/2018	£270,000	D		2	ATTLEBRIDGE WAY KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HY	107	£2,523
625	28/09/2018	£275,000	D		4	ATTLEBRIDGE WAY KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HY	107	£2,570
626	12/10/2018	£220,000	T		12	ATTLEBRIDGE WAY KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HY	79	£2,785
627	12/10/2018	£225,000	T		10	ATTLEBRIDGE WAY KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HY	79	£2,848
628	30/06/2017	£219,995	T		45	FAULD DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HZ	109	£2,018
629	30/06/2017	£219,995	T		47	FAULD DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HZ	109	£2,018
630	30/06/2017	£226,000	T		49	FAULD DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HZ	109	£2,073
631	23/06/2017	£263,995	D		43	FAULD DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HZ	112	£2,357
632	29/09/2017	£265,000	D		73	FAULD DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HZ	112	£2,366
633	13/06/2017	£190,995	T		33	FAULD DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HZ	74	£2,581
634	13/06/2017	£192,000	T		35	FAULD DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HZ	74	£2,595
635	23/06/2017	£215,000	S		41	FAULD DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HZ	81	£2,654
636	23/06/2017	£215,995	S		39	FAULD DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HZ	81	£2,667
637	16/06/2017	£225,500	D		37	FAULD DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HZ	84	£2,685
638	13/06/2017	£198,995	T		31	FAULD DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HZ	74	£2,689
639	31/07/2017	£220,000	T		51	FAULD DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HZ	81	£2,716
640	30/06/2017	£220,000	T		57	FAULD DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HZ	81	£2,716
641	30/06/2017	£220,000	T		59	FAULD DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HZ	81	£2,716
642	30/06/2017	£225,000	T		63	FAULD DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HZ	81	£2,778
643	30/06/2017	£171,995	T		53	FAULD DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HZ	61	£2,820
644	30/06/2017	£171,995	T		55	FAULD DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HZ	61	£2,820
645	29/09/2017	£229,750	S		71	FAULD DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HZ	81	£2,836
646	08/09/2017	£230,000	S		65	FAULD DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HZ	81	£2,840
647	13/09/2017	£230,000	S		67	FAULD DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HZ	81	£2,840
648	29/09/2017	£230,000	S		69	FAULD DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HZ	81	£2,840

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649	30/06/2017	£177,000	T		61	FAULD DRIVE KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2HZ	61	£2,902
650	27/01/2017	£142,500	S		52	BROMLEY ROAD KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2JB	74	£1,926
651	31/03/2017	£127,500	T		46	BROMLEY ROAD KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2JB	61	£2,090
652	26/05/2017	£263,995	D		66	BROMLEY ROAD KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2JB	112	£2,357
653	16/05/2017	£282,995	D		58	BROMLEY ROAD KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2JB	120	£2,358
654	20/10/2017	£146,250	S		15	HIXON WALK KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2JE	74	£1,976
655	23/06/2017	£127,500	T		39	HIXON WALK KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2JE	61	£2,090
656	23/05/2017	£129,375	S		41	HIXON WALK KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2JE	61	£2,121
657	23/06/2017	£131,250	S		43	HIXON WALK KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2JE	61	£2,152
658	27/10/2017	£295,995	D		1	HIXON WALK KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2JE	126	£2,349
659	03/03/2017	£263,995	D		51	HIXON WALK KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2JE	112	£2,357
660	09/06/2017	£295,995	D		49	HIXON WALK KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2JE	125	£2,368
661	24/11/2017	£220,000	T		5	HIXON WALK KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2JE	81	£2,716
662	24/11/2017	£220,000	T		7	HIXON WALK KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2JE	81	£2,716
663	17/02/2017	£203,995	S		45	HIXON WALK KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2JE	74	£2,757
664	17/02/2017	£204,500	S		47	HIXON WALK KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2JE	74	£2,764
665	27/10/2017	£205,000	S		9	HIXON WALK KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2JE	74	£2,770
666	27/10/2017	£205,000	S		11	HIXON WALK KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2JE	74	£2,770
667	24/11/2017	£225,000	T		3	HIXON WALK KINGSWAY	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 2JE	81	£2,778
668	16/06/2017	£374,995	D		48	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4BY	146	£2,568
669	14/07/2017	£249,995	D		50	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4BY	94	£2,660
670	07/07/2017	£249,995	D		52	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4BY	94	£2,660
671	14/07/2017	£254,995	D		54	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4BY	94	£2,713
672	09/06/2017	£299,995	D		46	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4BY	110	£2,727
673	28/07/2017	£300,000	D		60	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4BY	110	£2,727
674	05/03/2018	£345,995	D		64	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4BY	126	£2,746
675	28/07/2017	£304,995	D		58	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4BY	110	£2,773
676	22/06/2018	£349,995	D		68	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4BY	126	£2,778
677	27/07/2017	£249,995	D		56	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4BY	89	£2,809
678	30/08/2017	£309,995	D		62	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4BY	110	£2,818
679	30/06/2017	£310,000	D		44	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4BY	110	£2,818
680	25/05/2018	£329,995	D		66	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4BY	110	£3,000
681	23/04/2018	£340,000	D		42	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4BY	110	£3,091
682	28/07/2017	£250,295	T		31	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4DA	122	£2,052
683	29/09/2017	£249,595	S		55	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4DA	116	£2,152
684	18/08/2017	£269,995	T		29	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4DA	122	£2,213
685	21/08/2017	£269,995	T		33	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4DA	122	£2,213
686	09/10/2017	£259,995	S		53	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4DA	116	£2,241
687	18/05/2018	£384,995	D		71	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4DA	146	£2,637
688	29/09/2017	£334,995	D		57	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4DA	126	£2,659
689	17/11/2017	£344,995	D		59	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4DA	126	£2,738
690	13/04/2018	£345,995	D		69	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4DA	126	£2,746
691	28/02/2018	£324,995	D		67	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4DA	110	£2,955
692	01/12/2017	£314,995	D		61	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4DA	103	£3,058
693	05/01/2018	£314,995	D		63	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4DA	103	£3,058
694	15/12/2017	£314,995	D		65	FOXWHELP WAY	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4DA	103	£3,058
695	14/09/2018	£285,000	S		35	HARRIER WAY	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DB	98	£2,908
696	30/04/2018	£270,000	S		10	RED KITE RISE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DD	105	£2,571
697	01/06/2018	£303,000	D		14	RED KITE RISE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DD	117	£2,590
698	24/01/2018	£410,000	D		3	RED KITE RISE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DD	158	£2,595
699	31/10/2017	£415,000	D		4	RED KITE RISE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DD	158	£2,627
700	08/06/2018	£310,000	D		16	RED KITE RISE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DD	117	£2,650
701	23/03/2018	£370,000	D		6	RED KITE RISE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DD	139	£2,662
702	20/04/2018	£280,000	S		7	RED KITE RISE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DD	105	£2,667

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703	22/05/2018	£280,000	S		12	RED KITE RISE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DD	105	£2,667
704	29/03/2018	£425,000	D		8	RED KITE RISE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DD	158	£2,690
705	20/07/2018	£425,000	D		13	RED KITE RISE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DD	158	£2,690
706	28/06/2018	£425,000	D		20	RED KITE RISE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DD	158	£2,690
707	30/04/2018	£425,000	D		17	RED KITE RISE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DD	157	£2,707
708	02/03/2018	£380,000	D		1	RED KITE RISE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DD	139	£2,734
709	18/01/2018	£359,000	D		2	RED KITE RISE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DD	125	£2,872
710	29/06/2018	£263,000	S		5	RED KITE RISE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DD	91	£2,890
711	29/06/2018	£365,000	D		15	RED KITE RISE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DD	125	£2,920
712	26/01/2018	£270,000	S		4	TAWNY CLOSE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DF	105	£2,571
713	02/02/2018	£360,000	D		2	TAWNY CLOSE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DF	139	£2,590
714	27/10/2017	£415,000	D		1	TAWNY CLOSE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DF	158	£2,627
715	02/02/2018	£415,000	D		8	TAWNY CLOSE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DF	158	£2,627
716	26/01/2018	£415,000	D		12	TAWNY CLOSE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DF	158	£2,627
717	02/02/2018	£280,000	S		6	TAWNY CLOSE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DF	105	£2,667
718	27/04/2018	£360,000	D		10	TAWNY CLOSE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DF	125	£2,880
719	23/02/2018	£385,000	D		5	PINE MARTEN CLOSE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DG	147	£2,619
720	28/03/2018	£365,000	D		8	PINE MARTEN CLOSE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DG	139	£2,626
721	02/03/2018	£425,000	D		3	PINE MARTEN CLOSE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DG	158	£2,690
722	15/03/2018	£425,000	D		4	PINE MARTEN CLOSE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DG	158	£2,690
723	08/06/2018	£350,000	S		2	PINE MARTEN CLOSE	Hardwicke	HARDWICKE	GLOUCESTER	STROUD	GL2 4DG	128	£2,734
724	03/11/2017	£379,995	D		10	BALLIS SQUARE	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4DJ	146	£2,603
725	01/12/2017	£339,995	D		1	BALLIS SQUARE	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4DJ	126	£2,698
726	20/12/2017	£339,995	D		7	BALLIS SQUARE	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4DJ	126	£2,698
727	22/09/2017	£254,995	D		8	BALLIS SQUARE	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4DJ	94	£2,713
728	19/01/2018	£314,995	D		9	BALLIS SQUARE	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4DJ	110	£2,864
729	08/03/2018	£316,995	D		11	BALLIS SQUARE	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4DJ	110	£2,882
730	08/11/2017	£319,995	D		12	BALLIS SQUARE	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4DJ	110	£2,909
731	21/12/2017	£309,995	D		3	BALLIS SQUARE	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4DJ	103	£3,010
732	21/12/2017	£309,995	D		5	BALLIS SQUARE	Quedgeley	QUEDGELEY	GLOUCESTER	STROUD	GL2 4DJ	103	£3,010
733	02/02/2018	£123,500	F	FLAT 1	BISLEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4DL		
734	18/08/2017	£164,000	F	FLAT 10	BISLEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4DL		
735	25/08/2017	£117,500	F	FLAT 11	BISLEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4DL		
736	02/06/2017	£122,000	F	FLAT 12	BISLEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4DL		
737	28/07/2017	£115,000	F	FLAT 13	BISLEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4DL		
738	19/04/2018	£115,000	F	FLAT 14	BISLEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4DL		
739	29/09/2017	£162,000	F	FLAT 15	BISLEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4DL		
740	19/04/2018	£130,000	F	FLAT 2	BISLEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4DL		
741	30/11/2017	£157,000	F	FLAT 3	BISLEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4DL		
742	05/10/2017	£114,000	F	FLAT 4	BISLEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4DL		
743	30/08/2017	£118,000	F	FLAT 5	BISLEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4DL		
744	07/07/2017	£105,000	F	FLAT 6	BISLEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4DL		
745	19/04/2018	£110,000	F	FLAT 7	BISLEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4DL		
746	19/04/2018	£135,000	F	FLAT 8	BISLEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4DL		
747	19/04/2018	£135,000	F	FLAT 9	BISLEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4DL		
748	31/05/2017	£130,000	F	FLAT 1	BERKELEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4LY		
749	31/05/2017	£105,000	F	FLAT 11	BERKELEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4LY		
750	31/05/2017	£135,000	F	FLAT 13	BERKELEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4LY		
751	31/05/2017	£135,000	F	FLAT 2	BERKELEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4LY		
752	31/05/2017	£100,000	F	FLAT 3	BERKELEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4LY		
753	31/05/2017	£100,000	F	FLAT 4	BERKELEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4LY		
754	31/05/2017	£135,000	F	FLAT 5	BERKELEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4LY		
755	31/05/2017	£125,250	F	FLAT 7	BERKELEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4LY		
756	31/05/2017	£135,250	F	FLAT 8	BERKELEY HOUSE	FALCON CLOSE	Quedgeley	QUEDGELEY	GLOUCESTER	GLOUCESTER	GL2 4LY		

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757	15/06/2018	£344,495	D		14	MIMOSA AVENUE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FA	110	£3,132
758	27/07/2018	£352,995	D		8	MIMOSA AVENUE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FA	111	£3,180
759	20/06/2018	£349,995	D		10	MIMOSA AVENUE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FA	110	£3,182
760	27/07/2018	£349,995	D		12	MIMOSA AVENUE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FA	110	£3,182
761	27/07/2018	£260,000	T		5	IRIS PLACE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FB	93	£2,796
762	26/01/2018	£270,995	T		6	IRIS PLACE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FB	93	£2,914
763	29/06/2018	£273,995	T		4	IRIS PLACE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FB	93	£2,946
764	12/04/2018	£299,995	D		7	IRIS PLACE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FB	93	£3,226
765	09/01/2018	£299,995	D		8	IRIS PLACE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FB	93	£3,226
766	01/02/2018	£89,007	T		11	JASMINE CLOSE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FD	77	£1,156
767	09/02/2018	£98,997	T		10	JASMINE CLOSE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FD	77	£1,286
768	01/02/2018	£117,597	T		12	JASMINE CLOSE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FD	87	£1,352
769	04/05/2018	£345,495	D		7	JASMINE CLOSE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FD	110	£3,141
770	26/01/2018	£294,995	D		8	JASMINE CLOSE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FD	93	£3,172
771	30/04/2018	£294,995	D		9	JASMINE CLOSE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FD	93	£3,172
772	27/04/2018	£349,995	D		6	JASMINE CLOSE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FD	110	£3,182
773	29/03/2018	£286,995	D		4	JASMINE CLOSE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FD	89	£3,225
774	16/03/2018	£292,995	D		5	JASMINE CLOSE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FD	89	£3,292
775	27/07/2018	£565,000	D		6	CHERRY BLOSSOM CLOSE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FE	200	£2,825
776	27/07/2018	£513,995	D		5	CHERRY BLOSSOM CLOSE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FE	173	£2,971
777	29/06/2018	£514,995	D		4	CHERRY BLOSSOM CLOSE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FE	173	£2,977
778	27/04/2018	£389,995	D		3	CHERRY BLOSSOM CLOSE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FE	126	£3,095
779	18/05/2018	£389,995	D		8	CHERRY BLOSSOM CLOSE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FE	126	£3,095
780	27/04/2018	£349,995	D		9	CHERRY BLOSSOM CLOSE	Gloucester - Western Villages	HIGHNAM	GLOUCESTER	TEWKESBURY	GL2 8FE	110	£3,182
781	29/06/2017	£264,995	T		55	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	120	£2,208
782	23/02/2018	£265,000	T		25	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	120	£2,208
783	23/02/2018	£265,000	T		27	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	120	£2,208
784	28/06/2017	£268,995	T		53	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	120	£2,242
785	30/06/2017	£269,995	T		57	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	120	£2,250
786	23/02/2018	£270,000	T		23	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	120	£2,250
787	23/02/2018	£270,000	T		29	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	120	£2,250
788	01/12/2017	£262,000	T		37	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	107	£2,449
789	01/12/2017	£262,000	T		41	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	107	£2,449
790	01/12/2017	£256,000	T		39	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	103	£2,485
791	27/10/2017	£161,000	F		43B	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	63	£2,556
792	27/10/2017	£161,000	F		43D	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	62	£2,597
793	27/10/2017	£161,000	F		43F	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	62	£2,597
794	22/06/2017	£224,995	S		61	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	77	£2,922
795	27/10/2017	£159,000	F		43A	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	54	£2,944
796	23/06/2017	£226,995	S		59	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	77	£2,948
797	26/05/2017	£229,995	T		49	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	77	£2,987
798	01/12/2017	£230,000	T		33	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	77	£2,987
799	27/10/2017	£159,000	F		43C	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	53	£3,000
800	27/10/2017	£159,000	F		43E	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	53	£3,000
801	25/05/2017	£233,995	T		51	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	77	£3,039
802	01/12/2017	£235,000	T		31	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	77	£3,052
803	01/12/2017	£235,000	T		35	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	77	£3,052
804	30/06/2017	£236,995	S		45	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FA	77	£3,078
805	20/03/2017	£159,995	F		76B	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FB	63	£2,540
806	17/03/2017	£160,995	F		76D	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FB	62	£2,597
807	24/03/2017	£161,995	F		76F	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FB	62	£2,613
808	17/03/2017	£154,995	F		76A	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FB	54	£2,870
809	26/05/2017	£155,995	F		76C	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FB	53	£2,943
810	21/04/2017	£156,995	F		76E	WINTER GATE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FB	53	£2,962

	C	D	E	F	G	H	I	J	K	L	M	N	O
811	10/02/2017	£252,995	S		9	HYATT CLOSE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FF	89	£2,843
812	26/05/2017	£254,995	S		1	HYATT CLOSE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FF	89	£2,865
813	09/02/2017	£230,995	S		7	HYATT CLOSE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FF	77	£3,000
814	05/05/2017	£191,995	S		21	HYATT CLOSE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FF	63	£3,048
815	28/04/2017	£193,995	S		23	HYATT CLOSE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FF	63	£3,079
816	19/05/2017	£195,995	S		3	HYATT CLOSE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FF	63	£3,111
817	21/04/2017	£198,995	S		5	HYATT CLOSE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FF	63	£3,159
818	03/02/2017	£475,000	D		12	CHESTON CLOSE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FG	220	£2,159
819	13/01/2017	£446,000	D		14	CHESTON CLOSE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FG	183	£2,437
820	20/01/2017	£390,000	D		10	CHESTON CLOSE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FG	148	£2,635
821	27/06/2017	£272,995	S		2	ALVIN DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FL	123	£2,219
822	05/05/2017	£400,000	D		24	SAINTBRIDGE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FN	172	£2,326
823	28/04/2017	£310,000	D		22	SAINTBRIDGE ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FN	131	£2,366
824	13/04/2017	£260,000	S		14	CLOCK TOWER ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FP	106	£2,453
825	13/04/2017	£260,000	S		16	CLOCK TOWER ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FP	106	£2,453
826	28/04/2017	£258,000	D		20	CLOCK TOWER ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FP	91	£2,835
827	31/08/2017	£263,000	D		42	CLOCK TOWER ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FP	91	£2,890
828	15/06/2017	£258,000	D		18	CLOCK TOWER ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FP	88	£2,932
829	31/03/2017	£261,000	D		12	CLOCK TOWER ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FP	88	£2,966
830	28/07/2017	£262,000	D		40	CLOCK TOWER ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FP	88	£2,977
831	31/08/2017	£340,000	D		4	MEADOW LANE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FQ	129	£2,636
832	29/09/2017	£317,000	D		6	MEADOW LANE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FQ	112	£2,830
833	31/08/2017	£264,000	D		2	MEADOW LANE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FQ	91	£2,901
834	23/11/2017	£265,000	D		8	MEADOW LANE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FQ	91	£2,912
835	05/05/2017	£135,000	F		6	WHITEFIELD CRESCENT	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FR	49	£2,755
836	27/01/2017	£225,000	S		20	WHITEFIELD CRESCENT	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FR	79	£2,848
837	09/03/2017	£180,000	S		62	WHITEFIELD CRESCENT	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FR	57	£3,158
838	17/03/2017	£180,000	S		64	WHITEFIELD CRESCENT	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FR	57	£3,158
839	31/05/2017	£135,000	F		2	WHITEFIELD CRESCENT	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FR		
840	27/04/2018	£68,335	F		62	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	60	£1,139
841	29/03/2018	£94,750	T		48	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	72	£1,316
842	29/03/2018	£94,750	T		50	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	72	£1,316
843	27/04/2018	£94,750	T		54	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	72	£1,316
844	27/04/2018	£94,750	T		56	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	72	£1,316
845	29/03/2018	£114,000	T		46	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	82	£1,390
846	27/04/2018	£114,000	T		58	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	82	£1,390
847	27/04/2018	£68,335	F		60	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	49	£1,395
848	30/11/2017	£134,275	S		9	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	66	£2,034
849	30/11/2017	£134,275	S		11	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	66	£2,034
850	27/04/2018	£134,275	S		64	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	66	£2,034
851	27/04/2018	£134,275	S		66	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	66	£2,034
852	28/09/2017	£161,275	T		20	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	77	£2,094
853	28/09/2017	£161,275	T		22	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	77	£2,094
854	28/09/2017	£161,275	T		24	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	77	£2,094
855	27/10/2017	£161,275	T		30	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	77	£2,094
856	27/10/2017	£161,275	T		32	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	77	£2,094
857	27/10/2017	£161,275	T		34	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	77	£2,094
858	27/06/2018	£161,275	S		68	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	77	£2,094
859	27/06/2018	£161,275	S		70	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	77	£2,094
860	31/07/2018	£161,275	S		80	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	77	£2,094
861	31/07/2018	£161,275	S		82	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	77	£2,094
862	30/11/2017	£265,000	S		17	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	106	£2,500
863	30/11/2017	£265,000	S		19	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	106	£2,500
864	04/05/2018	£270,000	S		29	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	106	£2,547

	C	D	E	F	G	H	I	J	K	L	M	N	O
865	25/05/2018	£270,000	S		31	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	106	£2,547
866	29/06/2018	£271,000	S		84	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	106	£2,557
867	29/06/2018	£271,000	S		86	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	106	£2,557
868	29/09/2017	£220,000	S		16	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	84	£2,619
869	29/09/2017	£220,000	S		18	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	84	£2,619
870	29/09/2017	£220,000	S		26	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	84	£2,619
871	29/09/2017	£220,000	S		28	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	84	£2,619
872	26/10/2017	£222,000	S		36	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	84	£2,643
873	31/10/2017	£222,000	S		38	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	84	£2,643
874	11/04/2017	£305,000	D		8	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	112	£2,723
875	29/06/2018	£316,000	D		23	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	112	£2,821
876	16/03/2018	£316,000	D		25	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	112	£2,821
877	24/03/2017	£257,000	D		6	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	91	£2,824
878	31/07/2018	£322,000	S		90	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	112	£2,875
879	23/03/2018	£267,000	D		27	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	91	£2,934
880	12/03/2018	£270,000	D		21	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	91	£2,967
881	30/03/2017	£205,000	S		10	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	69	£2,971
882	31/03/2017	£205,000	S		12	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	69	£2,971
883	22/09/2017	£262,000	D		14	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	88	£2,977
884	31/01/2018	£272,000	D		44	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	91	£2,989
885	31/10/2017	£208,000	S		40	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	69	£3,014
886	31/10/2017	£208,000	S		42	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	69	£3,014
887	25/05/2018	£275,000	D		41	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	91	£3,022
888	18/05/2018	£275,000	D		33	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	88	£3,125
889	25/05/2018	£277,000	D		39	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	88	£3,148
890	31/07/2018	£279,000	D		88	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	88	£3,170
891	31/07/2018	£280,000	D		92	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	88	£3,182
892	29/06/2018	£220,000	S		72	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	69	£3,188
893	27/06/2018	£220,000	S		74	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	69	£3,188
894	25/05/2018	£225,000	S		35	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	69	£3,261
895	25/06/2018	£225,000	S		37	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	69	£3,261
896	31/10/2017	£186,000	S		13	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	57	£3,263
897	30/11/2017	£186,000	S		15	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	57	£3,263
898	29/06/2018	£190,000	S		76	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	57	£3,333
899	27/06/2018	£190,000	S		78	LONGSTONE AVENUE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FS	57	£3,333
900	16/06/2017	£215,000	S		8	GWINNETT DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FT	84	£2,560
901	09/06/2017	£215,000	S		10	GWINNETT DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FT	84	£2,560
902	07/06/2017	£218,000	S		12	GWINNETT DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FT	84	£2,595
903	25/08/2017	£220,000	S		6	GWINNETT DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FT	84	£2,619
904	23/05/2017	£307,000	D		1	GWINNETT DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FT	112	£2,741
905	26/05/2017	£307,000	D		2	GWINNETT DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FT	112	£2,741
906	26/05/2017	£260,000	D		3	GWINNETT DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FT	91	£2,857
907	09/06/2017	£262,000	D		16	GWINNETT DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FT	91	£2,879
908	09/06/2017	£262,000	D		14	GWINNETT DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FT	88	£2,977
909	15/05/2017	£206,000	S		13	GWINNETT DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FT	69	£2,986
910	26/05/2017	£206,000	S		15	GWINNETT DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FT	69	£2,986
911	21/12/2017	£134,275	S		12	HAMLET GROVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FU	66	£2,034
912	21/12/2017	£134,275	S		14	HAMLET GROVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FU	66	£2,034
913	31/01/2018	£266,000	S		6	HAMLET GROVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FU	106	£2,509
914	31/01/2018	£266,000	S		8	HAMLET GROVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FU	106	£2,509
915	12/05/2017	£305,000	D		2	HAMLET GROVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FU	112	£2,723
916	21/12/2017	£316,000	D		18	HAMLET GROVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FU	112	£2,821
917	15/12/2017	£318,000	D		10	HAMLET GROVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FU	112	£2,839
918	28/04/2017	£260,000	D		4	HAMLET GROVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FU	91	£2,857

	C	D	E	F	G	H	I	J	K	L	M	N	O
919	21/12/2017	£265,000	D		19	HAMLET GROVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FU	91	£2,912
920	21/12/2017	£210,000	S		11	HAMLET GROVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FU	72	£2,917
921	21/12/2017	£210,000	S		13	HAMLET GROVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FU	72	£2,917
922	21/12/2017	£268,000	D		16	HAMLET GROVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FU	88	£3,045
923	21/12/2017	£215,000	S		15	HAMLET GROVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FU	69	£3,116
924	21/12/2017	£215,000	S		17	HAMLET GROVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FU	69	£3,116
925	29/09/2017	£145,000	F		24	OSWALD DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FW	60	£2,417
926	28/06/2017	£220,000	S		20	OSWALD DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FW	84	£2,619
927	30/06/2017	£220,000	S		21	OSWALD DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FW	84	£2,619
928	14/07/2017	£263,000	D		17	OSWALD DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FW	88	£2,989
929	28/07/2017	£208,000	S		18	OSWALD DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FW	69	£3,014
930	30/06/2017	£208,000	S		19	OSWALD DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FW	69	£3,014
931	30/06/2017	£185,000	S		12	OSWALD DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FW	57	£3,246
932	14/07/2017	£165,000	S		15	OSWALD DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FW	50	£3,300
933	30/06/2017	£165,000	S		16	OSWALD DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FW	50	£3,300
934	30/06/2017	£185,000	S		13	OSWALD DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FW	50	£3,700
935	26/06/2017	£310,000	D		14	OSWALD DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FW	50	£6,200
936	30/06/2017	£170,000	S		10	OSWALD DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FW		
937	30/06/2017	£170,000	S		11	OSWALD DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FW		
938	31/08/2018	£68,335	F		15	HAWFINCH ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FX	49	£1,395
939	29/03/2018	£134,275	S		14	HAWFINCH ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FX	66	£2,034
940	29/03/2018	£134,275	S		16	HAWFINCH ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FX	66	£2,034
941	29/03/2018	£270,000	S		10	HAWFINCH ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FX	106	£2,547
942	29/03/2018	£270,000	S		12	HAWFINCH ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FX	106	£2,547
943	31/08/2018	£275,000	S		9	HAWFINCH ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FX	106	£2,594
944	28/08/2018	£275,000	S		11	HAWFINCH ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FX	106	£2,594
945	27/04/2018	£308,000	D		17	HAWFINCH ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FX	111	£2,775
946	31/08/2018	£311,000	D		13	HAWFINCH ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FX	111	£2,802
947	08/02/2018	£315,000	D		8	HAWFINCH ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FX	112	£2,813
948	29/06/2018	£318,000	D		19	HAWFINCH ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FX	112	£2,839
949	30/11/2017	£263,000	D		4	HAWFINCH ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FX	91	£2,890
950	27/11/2017	£263,000	D		6	HAWFINCH ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FX	88	£2,989
951	31/08/2018	£195,000	S		5	HAWFINCH ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FX	57	£3,421
952	31/08/2018	£195,000	S		7	HAWFINCH ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FX	57	£3,421
953	30/11/2017	£261,000	D		2	HAWFINCH ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FX	49	£5,327
954	30/11/2017	£114,000	S		3	DAWKES ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FY	82	£1,390
955	30/11/2017	£114,000	S		5	DAWKES ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FY	82	£1,390
956	28/02/2018	£134,275	S		6	DAWKES ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FY	66	£2,034
957	28/02/2018	£134,275	S		8	DAWKES ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FY	66	£2,034
958	11/12/2017	£134,275	T		9	DAWKES ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FY	66	£2,034
959	11/12/2017	£134,275	T		11	DAWKES ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FY	66	£2,034
960	28/02/2018	£161,275	S		2	DAWKES ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FY	77	£2,094
961	28/02/2018	£161,275	S		4	DAWKES ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FY	77	£2,094
962	11/12/2017	£161,275	T		7	DAWKES ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FY	77	£2,094
963	19/01/2018	£265,000	D		10	DAWKES ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FY	91	£2,912
964	30/11/2017	£265,000	D		1	DAWKES ROAD	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FY	88	£3,011
965	28/09/2018	£68,335	F		10	TWIGWORTH WAY	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FZ	60	£1,139
966	16/11/2018	£277,000	S		15	TWIGWORTH WAY	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FZ	88	£3,148
967	24/09/2018	£228,000	S		6	TWIGWORTH WAY	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FZ	72	£3,167
968	24/09/2018	£228,000	S		8	TWIGWORTH WAY	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FZ	72	£3,167
969	31/08/2018	£68,335	F		2	TWIGWORTH WAY	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9FZ		
970	31/08/2018	£68,335	F		10	GODWINE DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9GA	60	£1,139
971	28/09/2018	£114,000	S		14	GODWINE DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9GA	82	£1,390
972	28/09/2018	£114,000	S		15	GODWINE DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9GA	82	£1,390

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973	28/09/2018	£68,335	F		16	GODWINE DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9GA	49	£1,395
974	27/06/2018	£134,275	S		6	GODWINE DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9GA	66	£2,034
975	27/06/2018	£134,275	S		7	GODWINE DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9GA	66	£2,034
976	27/06/2018	£161,275	S		8	GODWINE DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9GA	77	£2,094
977	27/06/2018	£161,275	S		9	GODWINE DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9GA	77	£2,094
978	31/05/2018	£309,000	D		3	GODWINE DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9GA	111	£2,784
979	27/07/2018	£310,000	D		11	GODWINE DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9GA	111	£2,793
980	31/07/2018	£276,000	D		12	GODWINE DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9GA	91	£3,033
981	26/06/2018	£278,000	D		1	GODWINE DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9GA	88	£3,159
982	31/05/2018	£278,000	D		5	GODWINE DRIVE	Gloucester - Western Villages	LONGFORD	GLOUCESTER	TEWKESBURY	GL2 9GA	88	£3,159
983	29/06/2018	£114,474	S		16	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JQ	72	£1,590
984	29/06/2018	£114,474	S		18	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JQ	72	£1,590
985	27/04/2018	£86,885	F		12	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JQ	54	£1,609
986	27/04/2018	£86,885	F		14	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JQ	46	£1,889
987	01/02/2018	£176,673	S		8	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JQ	72	£2,454
988	01/02/2018	£176,673	S		10	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JQ	72	£2,454
989	29/06/2018	£199,718	S		20	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JQ	77	£2,594
990	29/06/2018	£199,718	S		22	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JQ	77	£2,594
991	27/10/2017	£400,000	D		2	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JQ	128	£3,125
992	26/10/2017	£470,000	D		4	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JQ	149	£3,154
993	30/01/2018	£475,000	D		6	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JQ	149	£3,188
994	28/09/2018	£176,673	S		35	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JR	72	£2,454
995	28/09/2018	£176,673	S		37	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JR	72	£2,454
996	17/11/2017	£405,000	D		3	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JR	128	£3,164
997	30/05/2018	£355,000	D		11	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JR	110	£3,227
998	27/07/2018	£285,000	S		15	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JR	88	£3,239
999	25/05/2018	£360,000	D		17	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JR	110	£3,273
1000	29/06/2018	£365,000	D		19	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JR	110	£3,318
1001	20/08/2018	£310,000	D		7	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JR	92	£3,370
1002	21/08/2018	£310,000	D		9	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JR	92	£3,370
1003	24/11/2017	£325,000	D		5	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JR	92	£3,533
1004	31/08/2018	£225,000	S		25	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JR	63	£3,571
1005	29/06/2018	£235,000	S		21	LANGLEY GROVE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JR	63	£3,730
1006	29/03/2018	£407,000	D		1	HYSON CLOSE	Tewkesbury - Northern Villages		TEWKESBURY	TEWKESBURY	GL20 6JT	128	£3,180
1007	29/03/2018	£410,000	D		2	HYSON CLOSE	Tewkesbury - Northern Villages		TEWKESBURY	TEWKESBURY	GL20 6JT	128	£3,203
1008	26/04/2018	£480,000	D		4	HYSON CLOSE	Tewkesbury - Northern Villages		TEWKESBURY	TEWKESBURY	GL20 6JT	149	£3,221
1009	30/04/2018	£480,000	D		5	HYSON CLOSE	Tewkesbury - Northern Villages		TEWKESBURY	TEWKESBURY	GL20 6JT	149	£3,221
1010	27/04/2018	£355,000	D		3	HYSON CLOSE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JT	110	£3,227
1011	28/11/2017	£390,000	D		2	GESTON PLACE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JU	128	£3,047
1012	25/05/2018	£525,000	D		12	GESTON PLACE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JU	169	£3,107
1013	23/02/2018	£405,000	D		5	GESTON PLACE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JU	128	£3,164
1014	10/08/2018	£405,000	D		13	GESTON PLACE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JU	128	£3,164
1015	08/12/2017	£350,000	D		8	GESTON PLACE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JU	110	£3,182
1016	14/12/2017	£355,000	D		10	GESTON PLACE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JU	110	£3,227
1017	22/08/2018	£485,000	D		15	GESTON PLACE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JU	149	£3,255
1018	01/12/2017	£555,000	D		6	GESTON PLACE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JU	169	£3,284
1019	28/03/2018	£220,000	T		9	GESTON PLACE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JU	63	£3,492
1020	28/02/2018	£226,000	T		11	GESTON PLACE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JU	63	£3,587
1021	16/03/2018	£228,000	T		7	GESTON PLACE	Tewkesbury - Northern Villages	TWYNING	TEWKESBURY	TEWKESBURY	GL20 6JU	63	£3,619
1022	05/01/2018	£245,000	S		81	HAWSER ROAD	Tewkesbury - Northern Fringe		TEWKESBURY	TEWKESBURY	GL20 7FA	110	£2,227
1023	05/01/2018	£245,000	S		79	HAWSER ROAD	Tewkesbury - Northern Fringe		TEWKESBURY	TEWKESBURY	GL20 7FA	101	£2,426
1024	29/06/2018	£399,995	D		15	HAWSER ROAD	Tewkesbury - Northern Fringe		TEWKESBURY	TEWKESBURY	GL20 7FA	143	£2,797
1025	29/06/2018	£404,500	D		13	HAWSER ROAD	Tewkesbury - Northern Fringe		TEWKESBURY	TEWKESBURY	GL20 7FA	143	£2,829
1026	15/12/2017	£415,000	D		83	HAWSER ROAD	Tewkesbury - Northern Fringe		TEWKESBURY	TEWKESBURY	GL20 7FA	146	£2,842

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1027	23/02/2018	£365,000	D		61	HAWSER ROAD	Tewkesbury - Northern Fringe		TEWKESBURY	TEWKESBURY	GL20 7FA	126	£2,897
1028	29/06/2018	£333,000	D		11	HAWSER ROAD	Tewkesbury - Northern Fringe		TEWKESBURY	TEWKESBURY	GL20 7FA	110	£3,027
1029	20/07/2018	£333,000	D		17	HAWSER ROAD	Tewkesbury - Northern Fringe		TEWKESBURY	TEWKESBURY	GL20 7FA	110	£3,027
1030	31/01/2018	£285,000	D		63	HAWSER ROAD	Tewkesbury - Northern Fringe		TEWKESBURY	TEWKESBURY	GL20 7FA	88	£3,239
1031	16/01/2018	£285,000	D		75	HAWSER ROAD	Tewkesbury - Northern Fringe		TEWKESBURY	TEWKESBURY	GL20 7FA	88	£3,239
1032	13/04/2018	£247,500	S		49	HAWSER ROAD	Tewkesbury - Northern Fringe		TEWKESBURY	TEWKESBURY	GL20 7FA	75	£3,300
1033	18/05/2018	£250,000	S		24	HAWSER ROAD	Tewkesbury - Northern Fringe		TEWKESBURY	TEWKESBURY	GL20 7FA	75	£3,333
1034	18/12/2017	£330,000	D		77	HAWSER ROAD	Tewkesbury - Northern Fringe		TEWKESBURY	TEWKESBURY	GL20 7FA	88	£3,750
1035	23/03/2018	£365,000	D		59	HAWSER ROAD	Tewkesbury - Northern Fringe		TEWKESBURY	TEWKESBURY	GL20 7FA	88	£4,148
1036	19/01/2018	£415,000	D		73	HAWSER ROAD	Tewkesbury - Northern Fringe		TEWKESBURY	TEWKESBURY	GL20 7FA	88	£4,716
1037	18/05/2018	£250,000	S		22	HAWSER ROAD	Tewkesbury - Northern Fringe		TEWKESBURY	TEWKESBURY	GL20 7FA		
1038	25/06/2018	£310,000	S		36	BLUEBELL ROAD	Tewkesbury - Eastern Fringe	WALTON CARDIFF	TEWKESBURY	TEWKESBURY	GL20 7FE	117	£2,650
1039	22/12/2017	£425,000	D		16	BLUEBELL ROAD	Tewkesbury - Eastern Fringe	WALTON CARDIFF	TEWKESBURY	TEWKESBURY	GL20 7FE	153	£2,778
1040	29/03/2018	£400,000	D		38	BLUEBELL ROAD	Tewkesbury - Eastern Fringe	WALTON CARDIFF	TEWKESBURY	TEWKESBURY	GL20 7FE	139	£2,878
1041	29/11/2017	£258,930	D		14	BLUEBELL ROAD	Tewkesbury - Eastern Fringe	WALTON CARDIFF	TEWKESBURY	TEWKESBURY	GL20 7FE	89	£2,909
1042	31/01/2018	£315,000	D		3	BLUEBELL ROAD	Tewkesbury - Eastern Fringe	WALTON CARDIFF	TEWKESBURY	TEWKESBURY	GL20 7FE	108	£2,917
1043	30/11/2017	£315,000	D		12	BLUEBELL ROAD	Tewkesbury - Eastern Fringe	WALTON CARDIFF	TEWKESBURY	TEWKESBURY	GL20 7FE	108	£2,917
1044	31/01/2018	£340,000	D		1	BLUEBELL ROAD	Tewkesbury - Eastern Fringe	WALTON CARDIFF	TEWKESBURY	TEWKESBURY	GL20 7FE	116	£2,931
1045	28/06/2018	£410,000	D		44	BLUEBELL ROAD	Tewkesbury - Eastern Fringe	WALTON CARDIFF	TEWKESBURY	TEWKESBURY	GL20 7FE	139	£2,950
1046	31/01/2018	£270,000	D		5	BLUEBELL ROAD	Tewkesbury - Eastern Fringe	WALTON CARDIFF	TEWKESBURY	TEWKESBURY	GL20 7FE	90	£3,000
1047	31/01/2018	£275,000	S		24	BLUEBELL ROAD	Tewkesbury - Eastern Fringe	WALTON CARDIFF	TEWKESBURY	TEWKESBURY	GL20 7FE	90	£3,056
1048	30/04/2018	£275,000	D		42	BLUEBELL ROAD	Tewkesbury - Eastern Fringe	WALTON CARDIFF	TEWKESBURY	TEWKESBURY	GL20 7FE	90	£3,056
1049	31/08/2018	£260,000	S		50	BLUEBELL ROAD	Tewkesbury - Eastern Fringe	WALTON CARDIFF	TEWKESBURY	TEWKESBURY	GL20 7FE	84	£3,095
1050	30/04/2018	£280,000	D		40	BLUEBELL ROAD	Tewkesbury - Eastern Fringe	WALTON CARDIFF	TEWKESBURY	TEWKESBURY	GL20 7FE	90	£3,111
1051	30/08/2018	£250,000	S		52	BLUEBELL ROAD	Tewkesbury - Eastern Fringe	WALTON CARDIFF	TEWKESBURY	TEWKESBURY	GL20 7FE	79	£3,165
1052	30/08/2018	£250,000	S		54	BLUEBELL ROAD	Tewkesbury - Eastern Fringe	WALTON CARDIFF	TEWKESBURY	TEWKESBURY	GL20 7FE	79	£3,165
1053	28/06/2018	£290,000	D		48	BLUEBELL ROAD	Tewkesbury - Eastern Fringe	WALTON CARDIFF	TEWKESBURY	TEWKESBURY	GL20 7FE	90	£3,222
1054	31/08/2018	£247,500	S		1	CINNAMON CLOSE	Tewkesbury - Eastern Fringe	WALTON CARDIFF	TEWKESBURY	TEWKESBURY	GL20 7FN	79	£3,133
1055	27/09/2018	£210,000	S		9	CINNAMON CLOSE	Tewkesbury - Eastern Fringe	WALTON CARDIFF	TEWKESBURY	TEWKESBURY	GL20 7FN	65	£3,231
1056	27/09/2018	£215,000	S		3	CINNAMON CLOSE	Tewkesbury - Eastern Fringe	WALTON CARDIFF	TEWKESBURY	TEWKESBURY	GL20 7FN	65	£3,308
1057	31/05/2018	£350,000	D		39	HONEYSUCKLE CRESCENT	Tewkesbury - Eastern Fringe	WALTON CARDIFF	TEWKESBURY	TEWKESBURY	GL20 7FQ	116	£3,017
1058	28/06/2018	£365,000	D		58	HONEYSUCKLE CRESCENT	Tewkesbury - Eastern Fringe	WALTON CARDIFF	TEWKESBURY	TEWKESBURY	GL20 7FQ	116	£3,147
1059	31/01/2017	£199,950	S		55	WILLOW BANK ROAD	Tewkesbury - Eastern Villages	ALDERTON	TEWKESBURY	TEWKESBURY	GL20 8NJ	85	£2,352
1060	30/01/2017	£199,950	T		57	WILLOW BANK ROAD	Tewkesbury - Eastern Villages	ALDERTON	TEWKESBURY	TEWKESBURY	GL20 8NJ	85	£2,352
1061	22/02/2017	£184,950	T		51	WILLOW BANK ROAD	Tewkesbury - Eastern Villages	ALDERTON	TEWKESBURY	TEWKESBURY	GL20 8NJ	76	£2,434
1062	26/05/2017	£184,950	T		53	WILLOW BANK ROAD	Tewkesbury - Eastern Villages	ALDERTON	TEWKESBURY	TEWKESBURY	GL20 8NJ	76	£2,434
1063	31/01/2018	£385,000	D		47	WILLOW BANK ROAD	Tewkesbury - Eastern Villages	ALDERTON	TEWKESBURY	TEWKESBURY	GL20 8NJ	102	£3,775
1064	30/06/2017	£260,950	T		7	FLETCHER CLOSE	Tewkesbury - Eastern Villages	ALDERTON	TEWKESBURY	TEWKESBURY	GL20 8PA	94	£2,776
1065	01/02/2018	£649,950	D		12	FLETCHER CLOSE	Tewkesbury - Eastern Villages	ALDERTON	TEWKESBURY	TEWKESBURY	GL20 8PA	231	£2,814
1066	30/10/2017	£694,950	D		10	FLETCHER CLOSE	Tewkesbury - Eastern Villages	ALDERTON	TEWKESBURY	TEWKESBURY	GL20 8PA	231	£3,008
1067	30/11/2017	£694,950	D		11	FLETCHER CLOSE	Tewkesbury - Eastern Villages	ALDERTON	TEWKESBURY	TEWKESBURY	GL20 8PA	231	£3,008
1068	19/12/2017	£719,000	D		13	FLETCHER CLOSE	Tewkesbury - Eastern Villages	ALDERTON	TEWKESBURY	TEWKESBURY	GL20 8PA	231	£3,113
1069	31/05/2017	£604,950	D		16	FLETCHER CLOSE	Tewkesbury - Eastern Villages	ALDERTON	TEWKESBURY	TEWKESBURY	GL20 8PA	189	£3,201
1070	20/03/2017	£501,000	D		18	FLETCHER CLOSE	Tewkesbury - Eastern Villages	ALDERTON	TEWKESBURY	TEWKESBURY	GL20 8PA	153	£3,275
1071	18/07/2017	£569,950	D		17	FLETCHER CLOSE	Tewkesbury - Eastern Villages	ALDERTON	TEWKESBURY	TEWKESBURY	GL20 8PA	170	£3,353
1072	28/06/2017	£574,950	D		15	FLETCHER CLOSE	Tewkesbury - Eastern Villages	ALDERTON	TEWKESBURY	TEWKESBURY	GL20 8PA	170	£3,382
1073	29/06/2017	£319,950	T		6	FLETCHER CLOSE	Tewkesbury - Eastern Villages	ALDERTON	TEWKESBURY	TEWKESBURY	GL20 8PA	94	£3,404
1074	16/06/2017	£319,950	T		8	FLETCHER CLOSE	Tewkesbury - Eastern Villages	ALDERTON	TEWKESBURY	TEWKESBURY	GL20 8PA	94	£3,404
1075	05/09/2017	£579,950	D		9	FLETCHER CLOSE	Tewkesbury - Eastern Villages	ALDERTON	TEWKESBURY	TEWKESBURY	GL20 8PA	170	£3,411
1076	29/11/2017	£599,950	D		1	FLETCHER CLOSE	Tewkesbury - Eastern Villages	ALDERTON	TEWKESBURY	TEWKESBURY	GL20 8PA	170	£3,529
1077	28/07/2017	£544,950	D		14	FLETCHER CLOSE	Tewkesbury - Eastern Villages	ALDERTON	TEWKESBURY	TEWKESBURY	GL20 8PA	153	£3,562
1078	13/07/2017	£247,500	S		15	THE PARK	Tewkesbury - Northern Fringe	NORTHWAY	TEWKESBURY	TEWKESBURY	GL20 8SS	88	£2,813
1079	21/02/2017	£309,950	D		1	HARRIERS WALK	Tewkesbury - Northern Fringe	NORTHWAY	TEWKESBURY	TEWKESBURY	GL20 8UW	136	£2,279
1080	06/04/2017	£169,950	D		3	KESTREL COURT	Tewkesbury - Northern Fringe	NORTHWAY	TEWKESBURY	TEWKESBURY	GL20 8UX	143	£1,188

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1081	03/03/2017	£225,880	S		5	KESTREL COURT	Tewkesbury - Northern Fringe	NORTHWAY	TEWKESBURY	TEWKESBURY	GL20 8UX	84	£2,689
1082	15/09/2017	£294,000	D	6	KESTREL COURT	KESTREL WAY	Tewkesbury - Northern Fringe	NORTHWAY	TEWKESBURY	TEWKESBURY	GL20 8UX	108	£2,722
1083	07/02/2017	£229,950	S	4	KESTREL COURT	KESTREL WAY	Tewkesbury - Northern Fringe	NORTHWAY	TEWKESBURY	TEWKESBURY	GL20 8UX	84	£2,738
1084	30/03/2017	£299,950	D		1	KESTREL COURT	Tewkesbury - Northern Fringe	NORTHWAY	TEWKESBURY	TEWKESBURY	GL20 8UX	108	£2,777
1085	25/08/2017	£252,000	S		20	JUNIPER WAY	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FQ	109	£2,312
1086	25/08/2017	£253,000	S		26	JUNIPER WAY	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FQ	109	£2,321
1087	25/08/2017	£255,000	S		22	JUNIPER WAY	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FQ	109	£2,339
1088	25/08/2017	£255,000	S		24	JUNIPER WAY	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FQ	109	£2,339
1089	17/11/2017	£224,996	S		28	JUNIPER WAY	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FQ	92	£2,446
1090	27/01/2017	£220,000	T		14	JUNIPER WAY	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FQ	78	£2,821
1091	29/09/2017	£269,995	S		30	JUNIPER WAY	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FQ	92	£2,935
1092	25/08/2017	£245,000	T		16	JUNIPER WAY	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FQ	78	£3,141
1093	16/10/2017	£283,995	S		34	JUNIPER WAY	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FQ	89	£3,191
1094	25/08/2017	£249,995	T		18	JUNIPER WAY	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FQ	78	£3,205
1095	29/09/2017	£249,995	S		32	JUNIPER WAY	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FQ	78	£3,205
1096	31/05/2018	£255,000	S		48	JUNIPER WAY	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FQ	78	£3,269
1097	15/12/2017	£150,000	F	FLAT 3	21	BOWTHORPE DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FS	60	£2,500
1098	20/12/2017	£149,995	F	FLAT 2	21	BOWTHORPE DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FS	59	£2,542
1099	12/12/2017	£150,000	F	FLAT 1	21	BOWTHORPE DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FS	59	£2,542
1100	14/12/2017	£152,000	F	FLAT 7	21	BOWTHORPE DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FS	59	£2,576
1101	15/12/2017	£152,000	F	FLAT 8	21	BOWTHORPE DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FS	59	£2,576
1102	13/12/2017	£153,000	F	FLAT 4	21	BOWTHORPE DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FS	59	£2,593
1103	14/12/2017	£153,000	F	FLAT 5	21	BOWTHORPE DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FS	59	£2,593
1104	19/12/2017	£158,995	F	FLAT 9	21	BOWTHORPE DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FS	60	£2,650
1105	13/12/2017	£160,995	F	FLAT 6	21	BOWTHORPE DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FS	60	£2,683
1106	10/08/2018	£269,995	S		24	BOWTHORPE DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FS	89	£3,034
1107	08/06/2018	£269,995	S		25	BOWTHORPE DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FS	89	£3,034
1108	07/06/2018	£274,000	S		27	BOWTHORPE DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FS	89	£3,079
1109	27/04/2018	£255,000	S		23	BOWTHORPE DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FS	78	£3,269
1110	13/01/2017	£245,000	S		5	COTTONWOOD GROVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FU	110	£2,227
1111	29/09/2017	£265,000	T		8	COTTONWOOD GROVE	Brockworth	BROCKWORTH	GLOUCESTER	CHELTENHAM	GL3 4FU	89	£2,978
1112	28/07/2017	£280,000	S		6	COTTONWOOD GROVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FU	92	£3,043
1113	25/08/2017	£285,000	S		4	COTTONWOOD GROVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FU	92	£3,098
1114	29/09/2017	£245,995	S		2	COTTONWOOD GROVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4FU	78	£3,154
1115	17/11/2017	£227,246	S		16	GOLDEN ARROW WAY	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4FZ	92	£2,470
1116	17/11/2017	£227,246	S		18	GOLDEN ARROW WAY	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4FZ	92	£2,470
1117	17/11/2017	£228,750	S		20	GOLDEN ARROW WAY	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4FZ	92	£2,486
1118	09/02/2018	£397,800	D		21	DONALDSON DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GR	161	£2,471
1119	16/03/2018	£425,000	D		17	DONALDSON DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GR	161	£2,640
1120	29/06/2018	£425,000	D		30	DONALDSON DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GR	161	£2,640
1121	08/06/2018	£217,496	T		36	DONALDSON DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GR	78	£2,788
1122	29/06/2018	£221,247	T		38	DONALDSON DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GR	78	£2,837
1123	17/11/2017	£221,250	S		25	DONALDSON DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GR	78	£2,837
1124	29/06/2018	£360,000	D		28	DONALDSON DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GR	123	£2,927
1125	22/12/2017	£365,000	D		19	DONALDSON DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GR	123	£2,967
1126	18/05/2018	£240,500	T		34	DONALDSON DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GR	78	£3,083
1127	14/09/2018	£274,500	T		14	DONALDSON DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GR	89	£3,084
1128	22/12/2017	£278,000	D		31	DONALDSON DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GR	89	£3,124
1129	29/03/2018	£282,000	D		32	DONALDSON DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GR	89	£3,169
1130	09/08/2018	£283,000	D		26	DONALDSON DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GR	89	£3,180
1131	31/10/2017	£250,000	S		23	DONALDSON DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GR	78	£3,205
1132	28/08/2018	£252,000	T		16	DONALDSON DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GR	78	£3,231
1133	24/08/2018	£255,000	T		18	DONALDSON DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GR	78	£3,269
1134	30/10/2017	£255,000	S		27	DONALDSON DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GR	78	£3,269

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1135	27/10/2017	£255,000	S		29	DONALDSON DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GR	78	£3,269
1136	25/05/2018	£232,496	S		51	CHESTNUT ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GW	109	£2,133
1137	20/10/2017	£264,000	S		53	CHESTNUT ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GW	109	£2,422
1138	29/06/2018	£158,995	F	FLAT 3	41	CHESTNUT ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GW	60	£2,650
1139	12/01/2017	£210,000	T		57	CHESTNUT ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GW	78	£2,692
1140	29/06/2018	£158,995	F	FLAT 1	41	CHESTNUT ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GW	59	£2,695
1141	29/06/2018	£162,000	F	FLAT 6	41	CHESTNUT ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GW	60	£2,700
1142	29/06/2018	£162,000	F	FLAT 2	41	CHESTNUT ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GW	59	£2,746
1143	29/06/2018	£162,000	F	FLAT 5	41	CHESTNUT ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GW	59	£2,746
1144	29/06/2018	£221,250	T		45	CHESTNUT ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GW	78	£2,837
1145	29/06/2018	£221,250	T		47	CHESTNUT ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GW	78	£2,837
1146	21/09/2018	£264,595	S		29	CHESTNUT ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GW	92	£2,876
1147	05/12/2017	£265,000	S		55	CHESTNUT ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GW	89	£2,978
1148	04/05/2018	£172,496	F		49	CHESTNUT ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GW	57	£3,026
1149	18/12/2017	£250,000	T		43	CHESTNUT ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GW	78	£3,205
1150	10/10/2018	£252,995	S		25	CHESTNUT ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GW	78	£3,244
1151	31/08/2018	£255,000	T		35	CHESTNUT ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GW	78	£3,269
1152	16/08/2018	£255,000	T		39	CHESTNUT ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GW	78	£3,269
1153	25/05/2018	£247,496	D		4	HAWTHORNE CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GX	89	£2,781
1154	29/03/2018	£251,000	S		2	HAWTHORNE CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GX	89	£2,820
1155	20/12/2017	£221,250	T		5	HAWTHORNE CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GX	78	£2,837
1156	20/12/2017	£221,250	T		6	HAWTHORNE CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GX	78	£2,837
1157	20/12/2017	£221,250	T		7	HAWTHORNE CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GX	78	£2,837
1158	29/03/2018	£269,995	S		3	HAWTHORNE CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GX	89	£3,034
1159	30/04/2018	£273,000	D		1	HAWTHORNE CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GX	89	£3,067
1160	25/05/2018	£245,000	T		15	HAWTHORNE CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GX	78	£3,141
1161	29/03/2018	£252,000	T		14	HAWTHORNE CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GX	78	£3,231
1162	29/03/2018	£252,000	T		16	HAWTHORNE CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GX	78	£3,231
1163	25/05/2018	£255,000	S		17	HAWTHORNE CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4GX	78	£3,269
1164	16/11/2017	£415,000	D		2	WILSON CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GZ	161	£2,578
1165	20/04/2018	£380,000	D		3	WILSON CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GZ	146	£2,603
1166	27/10/2017	£427,000	D		6	WILSON CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GZ	161	£2,652
1167	13/12/2017	£410,000	D		5	WILSON CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GZ	146	£2,808
1168	29/11/2017	£263,000	D		1	WILSON CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GZ	89	£2,955
1169	30/10/2017	£375,000	D		4	WILSON CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4GZ	123	£3,049
1170	18/06/2018	£418,000	D		2	WALKER ROAD	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4HX	161	£2,596
1171	05/10/2018	£385,000	D		4	WALKER ROAD	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4HX	146	£2,637
1172	04/05/2018	£269,500	S		8	WALKER ROAD	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4HX	92	£2,929
1173	03/05/2018	£270,000	S		6	WALKER ROAD	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4HX	92	£2,935
1174	22/06/2018	£249,995	S		3	WALKER ROAD	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4HX	78	£3,205
1175	16/05/2018	£255,000	S		1	WALKER ROAD	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4HX	78	£3,269
1176	26/10/2018	£275,000	S		13	ADAMS LANE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4HZ	92	£2,989
1177	29/06/2018	£244,995	S		26	ADAMS LANE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4HZ	78	£3,141
1178	29/06/2018	£279,995	D		30	ADAMS LANE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4HZ	89	£3,146
1179	06/08/2018	£246,995	S		22	ADAMS LANE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4HZ	78	£3,167
1180	11/10/2018	£285,000	D		9	ADAMS LANE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4HZ	89	£3,202
1181	28/09/2018	£249,995	S		3	ADAMS LANE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4HZ	78	£3,205
1182	28/09/2018	£254,000	S		1	ADAMS LANE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4HZ	78	£3,256
1183	07/07/2017	£269,995	S		49	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LR	116	£2,328
1184	07/07/2017	£269,995	S		51	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LR	116	£2,328
1185	24/02/2017	£359,995	D		28	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LR	144	£2,500
1186	10/03/2017	£459,995	D		26	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LR	184	£2,500
1187	28/02/2017	£419,995	D		24	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LR	167	£2,515
1188	28/09/2017	£464,995	D		7	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LR	184	£2,527

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1189	14/07/2017	£474,995	D		1	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LR	184	£2,581
1190	03/07/2017	£479,995	D		34	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LR	184	£2,609
1191	21/07/2017	£479,995	D		40	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LR	184	£2,609
1192	02/06/2017	£379,995	D		53	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LR	144	£2,639
1193	06/07/2017	£444,995	D		3	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LR	167	£2,665
1194	07/07/2017	£449,995	D		36	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LR	167	£2,695
1195	20/07/2017	£449,995	D		38	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LR	167	£2,695
1196	16/06/2017	£389,995	D		30	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LR	144	£2,708
1197	27/07/2017	£389,995	D		44	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LR	144	£2,708
1198	01/06/2017	£389,995	D		55	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LR	144	£2,708
1199	05/05/2017	£295,995	D		47	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LR	109	£2,716
1200	23/06/2017	£339,995	D		32	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LR	123	£2,764
1201	25/07/2017	£339,995	D		42	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LR	123	£2,764
1202	24/07/2017	£349,995	D		5	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LR	123	£2,845
1203	25/08/2017	£255,000	S		75	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LW	116	£2,198
1204	01/12/2017	£437,995	D		67	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LW	197	£2,223
1205	22/09/2017	£439,995	D		79	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LW	197	£2,233
1206	04/10/2017	£449,995	D		57	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LW	197	£2,284
1207	29/09/2017	£449,995	D		81	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LW	197	£2,284
1208	20/10/2017	£268,995	S		61	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LW	116	£2,319
1209	18/08/2017	£272,995	S		73	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LW	116	£2,353
1210	20/10/2017	£274,995	S		63	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LW	116	£2,371
1211	15/09/2017	£364,995	D		59	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LW	144	£2,535
1212	28/07/2017	£298,995	D		77	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LW	109	£2,743
1213	24/10/2017	£297,995	D		65	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LW	108	£2,759
1214	03/11/2017	£297,995	D		69	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LW	108	£2,759
1215	21/07/2017	£297,997	D		71	SPINNERS ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4LW	108	£2,759
1216	18/12/2017	£245,000	T		18	BUCCANEER AVENUE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4TG	110	£2,227
1217	20/12/2017	£249,000	T		20	BUCCANEER AVENUE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4TG	110	£2,264
1218	29/09/2017	£250,000	T		16	BUCCANEER AVENUE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4TG	110	£2,273
1219	30/11/2017	£250,000	T		22	BUCCANEER AVENUE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4TG	110	£2,273
1220	06/01/2017	£238,000	S		4	NAPIER DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4UE	78	£3,051
1221	06/04/2017	£240,000	S		6	TIGER MOTH CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4UJ	110	£2,182
1222	16/06/2017	£292,500	T		41	BUCCANEER AVENUE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4UL	129	£2,267
1223	08/05/2017	£292,500	T		43	BUCCANEER AVENUE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4UL	129	£2,267
1224	28/04/2017	£245,995	T		39	BUCCANEER AVENUE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4UL	78	£3,154
1225	24/03/2017	£245,995	T		45	BUCCANEER AVENUE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4UL	78	£3,154
1226	30/06/2017	£286,000	S		16	HIDCOTE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4UW	129	£2,217
1227	30/06/2017	£292,000	S		14	HIDCOTE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4UW	129	£2,264
1228	23/06/2017	£250,000	D		22	HIDCOTE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4UW	90	£2,778
1229	24/02/2017	£260,000	S		20	HIDCOTE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4UW	92	£2,826
1230	27/01/2017	£226,000	S		6	HIDCOTE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4UW	78	£2,897
1231	17/02/2017	£360,000	D		7	SILK CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4WB	144	£2,500
1232	13/04/2017	£464,685	D		2	SILK CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4WB	184	£2,525
1233	17/02/2017	£364,995	D		9	SILK CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4WB	144	£2,535
1234	17/03/2017	£369,995	D		5	SILK CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4WB	144	£2,569
1235	28/04/2017	£429,995	D		4	SILK CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4WB	167	£2,575
1236	28/04/2017	£389,995	D		6	SILK CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4WB	144	£2,708
1237	20/04/2017	£295,995	D		1	SILK CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4WB	108	£2,741
1238	31/03/2017	£295,995	D		3	SILK CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4WB	108	£2,741
1239	10/03/2017	£297,995	S		8	GUAN ROAD	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4WG	129	£2,310
1240	26/01/2017	£270,995	D		9	PARNALL CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4WH	90	£3,011
1241	10/02/2017	£241,995	S		11	PARNALL CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4WH	78	£3,103
1242	10/02/2017	£241,995	S		13	PARNALL CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	STROUD	GL3 4WH	78	£3,103

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1243	06/04/2018	£156,429	S		24	FIELD VIEW LANE	Gloucester - Eastern Villages	WITCOMBE	GLOUCESTER	TEWKESBURY	GL3 4XB	83	£1,885
1244	06/04/2018	£156,429	S		25	FIELD VIEW LANE	Gloucester - Eastern Villages	WITCOMBE	GLOUCESTER	TEWKESBURY	GL3 4XB	83	£1,885
1245	06/04/2018	£156,429	S		23	FIELD VIEW LANE	Gloucester - Eastern Villages	WITCOMBE	TEWKESBURY	TEWKESBURY	GL3 4XB	83	£1,885
1246	06/04/2018	£156,429	S		26	FIELD VIEW LANE	Gloucester - Eastern Villages	WITCOMBE	TEWKESBURY	TEWKESBURY	GL3 4XB	83	£1,885
1247	28/03/2018	£221,143	T		30	FIELD VIEW LANE	Gloucester - Eastern Villages	WITCOMBE	GLOUCESTER	TEWKESBURY	GL3 4XB	93	£2,378
1248	28/03/2018	£197,675	T		31	FIELD VIEW LANE	Gloucester - Eastern Villages	WITCOMBE	GLOUCESTER	TEWKESBURY	GL3 4XB	83	£2,382
1249	28/03/2018	£197,675	T		32	FIELD VIEW LANE	Gloucester - Eastern Villages	WITCOMBE	TEWKESBURY	TEWKESBURY	GL3 4XB	83	£2,382
1250	09/02/2018	£540,000	D		3	FIELD VIEW LANE	Gloucester - Eastern Villages	WITCOMBE	TEWKESBURY	TEWKESBURY	GL3 4XB	161	£3,354
1251	16/03/2018	£440,000	S		28	FIELD VIEW LANE	Gloucester - Eastern Villages	WITCOMBE	TEWKESBURY	TEWKESBURY	GL3 4XB	131	£3,359
1252	24/08/2018	£330,000	S		4	FIELD VIEW LANE	Gloucester - Eastern Villages	WITCOMBE	TEWKESBURY	TEWKESBURY	GL3 4XB	98	£3,367
1253	21/03/2018	£385,000	D		29	FIELD VIEW LANE	Gloucester - Eastern Villages	WITCOMBE	TEWKESBURY	TEWKESBURY	GL3 4XB	114	£3,377
1254	29/03/2018	£450,000	S		27	FIELD VIEW LANE	Gloucester - Eastern Villages	WITCOMBE	TEWKESBURY	TEWKESBURY	GL3 4XB	130	£3,462
1255	28/03/2018	£221,143	T		1	POPPY MEADOW CLOSE	Gloucester - Eastern Villages	WITCOMBE	GLOUCESTER	TEWKESBURY	GL3 4XG	92	£2,404
1256	28/03/2018	£221,143	T		2	POPPY MEADOW CLOSE	Gloucester - Eastern Villages	WITCOMBE	GLOUCESTER	TEWKESBURY	GL3 4XG	92	£2,404
1257	28/03/2018	£221,143	T		3	POPPY MEADOW CLOSE	Gloucester - Eastern Villages	WITCOMBE	GLOUCESTER	TEWKESBURY	GL3 4XG	92	£2,404
1258	28/03/2018	£221,143	T		4	POPPY MEADOW CLOSE	Gloucester - Eastern Villages	WITCOMBE	GLOUCESTER	TEWKESBURY	GL3 4XG	92	£2,404
1259	29/06/2018	£370,000	D		9	POPPY MEADOW CLOSE	Gloucester - Eastern Villages	WITCOMBE	TEWKESBURY	TEWKESBURY	GL3 4XG	114	£3,246
1260	13/07/2018	£575,000	D		10	POPPY MEADOW CLOSE	Gloucester - Eastern Villages	WITCOMBE	TEWKESBURY	TEWKESBURY	GL3 4XG	171	£3,363
1261	27/03/2018	£560,000	D		6	POPPY MEADOW CLOSE	Gloucester - Eastern Villages	WITCOMBE	GLOUCESTER	TEWKESBURY	GL3 4XG	157	£3,567
1262	29/03/2018	£350,000	D		5	POPPY MEADOW CLOSE	Gloucester - Eastern Villages	WITCOMBE	GLOUCESTER	TEWKESBURY	GL3 4XG	98	£3,571
1263	16/08/2018	£320,000	D		10	VICEROY CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZA	110	£2,909
1264	30/08/2018	£374,000	D		11	VICEROY CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZA	123	£3,041
1265	17/08/2018	£375,000	D		12	VICEROY CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZA	123	£3,049
1266	05/09/2018	£278,000	S		8	VICEROY CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZA	90	£3,089
1267	22/10/2018	£294,000	D		14	VICEROY CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZA	90	£3,267
1268	31/08/2018	£295,000	D		13	VICEROY CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZA	90	£3,278
1269	31/10/2018	£295,000	D		19	VICEROY CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZA	89	£3,315
1270	28/09/2018	£218,000	T		21	VICEROY CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZA	62	£3,516
1271	28/09/2018	£220,000	T		20	VICEROY CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZA	62	£3,548
1272	28/09/2018	£220,000	T		22	VICEROY CLOSE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZA	62	£3,548
1273	30/06/2017	£237,500	T		11	AVOCET DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZB	78	£3,045
1274	27/09/2017	£275,000	S		13	AVOCET DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZB	90	£3,056
1275	30/06/2017	£240,000	S		9	AVOCET DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZB	78	£3,077
1276	22/12/2017	£280,000	S		10	AVOCET DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZB	90	£3,111
1277	30/11/2017	£285,000	S		12	AVOCET DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZB	90	£3,167
1278	27/06/2017	£198,000	S		7	AVOCET DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZB	62	£3,194
1279	24/11/2017	£292,000	D		14	AVOCET DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZB	90	£3,244
1280	24/11/2017	£292,000	D		15	AVOCET DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZB	90	£3,244
1281	30/06/2017	£210,000	S		5	AVOCET DRIVE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZB	62	£3,387
1282	29/09/2017	£435,000	D		11	HANDLEY PLACE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZD	161	£2,702
1283	29/09/2017	£310,000	D		15	HANDLEY PLACE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZD	110	£2,818
1284	29/09/2017	£310,000	D		17	HANDLEY PLACE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZD	110	£2,818
1285	27/10/2017	£312,000	D		9	HANDLEY PLACE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZD	110	£2,836
1286	29/09/2017	£355,995	D		19	HANDLEY PLACE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZD	123	£2,894
1287	29/09/2017	£355,995	D		21	HANDLEY PLACE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZD	123	£2,894
1288	27/09/2017	£361,995	D		13	HANDLEY PLACE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZD	123	£2,943
1289	15/12/2017	£365,000	D		1	HANDLEY PLACE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZD	123	£2,967
1290	30/11/2017	£283,995	D		3	HANDLEY PLACE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZD	90	£3,156
1291	30/11/2017	£285,995	D		5	HANDLEY PLACE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZD	90	£3,178
1292	30/11/2017	£285,995	D		7	HANDLEY PLACE	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZD	90	£3,178
1293	19/12/2017	£312,000	D		48	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	110	£2,836
1294	16/03/2018	£315,000	D		39	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	110	£2,864
1295	16/03/2018	£315,000	D		46	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	110	£2,864
1296	15/12/2017	£315,000	D		50	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	110	£2,864

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1297	30/06/2017	£265,000	T		45	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	90	£2,944
1298	31/05/2018	£240,000	S		36	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	78	£3,077
1299	08/06/2018	£191,246	S		37	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	62	£3,085
1300	30/06/2017	£280,000	D		56	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	90	£3,111
1301	29/09/2017	£243,000	S		54	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	78	£3,115
1302	16/06/2017	£193,495	T		70	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	62	£3,121
1303	15/12/2017	£285,000	D		41	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	90	£3,167
1304	28/06/2018	£249,995	S		27	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	78	£3,205
1305	22/06/2018	£249,995	S		29	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	78	£3,205
1306	31/05/2018	£249,995	S		34	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	78	£3,205
1307	21/12/2017	£249,995	S		43	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	78	£3,205
1308	08/12/2017	£249,995	S		52	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	78	£3,205
1309	23/06/2017	£199,995	T		68	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	62	£3,226
1310	16/06/2017	£199,995	T		72	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	62	£3,226
1311	30/06/2017	£200,000	S		58	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	62	£3,226
1312	29/06/2018	£255,000	S		25	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	78	£3,269
1313	29/06/2018	£255,000	S		32	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	78	£3,269
1314	29/06/2017	£205,000	S		60	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	62	£3,306
1315	28/09/2018	£295,000	D		30	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	89	£3,315
1316	23/03/2018	£213,000	S		42	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	62	£3,435
1317	27/04/2018	£215,000	S		31	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	62	£3,468
1318	30/04/2018	£215,000	S		33	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	62	£3,468
1319	30/04/2018	£215,000	S		35	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	62	£3,468
1320	29/03/2018	£217,000	S		38	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	62	£3,500
1321	23/03/2018	£217,000	S		40	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	62	£3,500
1322	23/03/2018	£217,000	S		44	PEREGRINE ROAD	Brockworth	BROCKWORTH	GLOUCESTER	TEWKESBURY	GL3 4ZE	62	£3,500
1323	12/05/2017	£438,000	D	1	ROBINSWOOD HILL FARM	RESERVOIR ROAD	Gloucester South		GLOUCESTER	GLOUCESTER	GL4 6TJ		
1324	22/06/2017	£475,000	D	4	ROBINSWOOD HILL FARM	RESERVOIR ROAD	Gloucester South		GLOUCESTER	GLOUCESTER	GL4 6TJ		
1325	10/02/2017	£415,187	D	5	ROBINSWOOD HILL FARM	RESERVOIR ROAD	Gloucester South		GLOUCESTER	GLOUCESTER	GL4 6TJ		
1326	04/09/2017	£407,500	D	7	ROBINSWOOD HILL FARM	RESERVOIR ROAD	Gloucester South		GLOUCESTER	GLOUCESTER	GL4 6TJ		
1327	08/12/2017	£320,000	S		21	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	119	£2,689
1328	01/09/2017	£325,000	S		8	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	119	£2,731
1329	18/05/2018	£327,500	S		10	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	119	£2,752
1330	01/03/2018	£335,000	S		5	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	119	£2,815
1331	08/09/2017	£335,000	S		6	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	119	£2,815
1332	02/10/2017	£335,000	S		9	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	119	£2,815
1333	21/09/2017	£335,000	S		11	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	119	£2,815
1334	27/09/2017	£335,000	S		12	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	119	£2,815
1335	01/12/2017	£335,000	S		14	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	119	£2,815
1336	30/10/2017	£335,000	S		15	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	119	£2,815
1337	27/10/2017	£335,000	S		18	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	119	£2,815
1338	14/12/2017	£336,000	S		7	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	119	£2,824
1339	03/11/2017	£340,000	S		17	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	119	£2,857
1340	08/12/2017	£345,000	S		16	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	119	£2,899
1341	18/01/2018	£350,000	S		19	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	119	£2,941
1342	07/12/2017	£350,000	S		20	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	119	£2,941
1343	15/12/2017	£350,000	S		22	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	119	£2,941
1344	13/12/2017	£350,000	S		23	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	119	£2,941
1345	15/12/2017	£350,000	S		24	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	119	£2,941
1346	24/05/2018	£350,000	T		25	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	113	£3,097
1347	12/04/2018	£355,000	S		26	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	113	£3,142
1348	05/07/2018	£355,000	S		27	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	113	£3,142
1349	20/12/2017	£355,000	S		28	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	113	£3,142
1350	27/07/2018	£295,000	S		34	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	89	£3,315

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1351	19/07/2018	£295,000	S		35	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	89	£3,315
1352	25/05/2018	£298,000	S		36	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	89	£3,348
1353	29/06/2018	£300,000	S		29	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	89	£3,371
1354	18/05/2018	£300,000	S		30	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	89	£3,371
1355	09/03/2018	£300,000	S		32	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	89	£3,371
1356	23/03/2018	£300,000	S		33	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	89	£3,371
1357	12/12/2017	£325,000	S		31	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD	89	£3,652
1358	16/11/2017	£335,000	S		13	BOWBRIDGE WHARF	Stroud		STROUD	STROUD	GL5 2LD		
1359	15/06/2018	£830,000	T		3	AMBERLEY RIDGE	Stroud	RODBOROUGH COMMON	STROUD	STROUD	GL5 5DB	252	£3,294
1360	29/03/2018	£850,000	T		2	AMBERLEY RIDGE	Stroud	RODBOROUGH COMMON	STROUD	STROUD	GL5 5DB	238	£3,571
1361	10/08/2018	£760,000	T		5	AMBERLEY RIDGE	Stroud	RODBOROUGH COMMON	STROUD	STROUD	GL5 5DB	212	£3,585
1362	10/05/2018	£725,000	S		6	AMBERLEY RIDGE	Stroud	RODBOROUGH COMMON	STROUD	STROUD	GL5 5DB	188	£3,856
1363	27/03/2018	£386,000	D		9	AMBERLEY RIDGE	Stroud	RODBOROUGH COMMON	STROUD	STROUD	GL5 5DB	90	£4,289
1364	08/05/2018	£388,000	S		8	AMBERLEY RIDGE	Stroud	RODBOROUGH COMMON	STROUD	STROUD	GL5 5DB	90	£4,311
1365	16/02/2018	£870,000	D		44	BOWNHAM MEAD	Stroud	RODBOROUGH COMMON	STROUD	STROUD	GL5 5DZ	253	£3,439
1366	23/02/2018	£772,000	D		41	BOWNHAM MEAD	Stroud	RODBOROUGH COMMON	STROUD	STROUD	GL5 5DZ	223	£3,462
1367	30/11/2017	£775,000	D		40	BOWNHAM MEAD	Stroud	RODBOROUGH COMMON	STROUD	STROUD	GL5 5DZ	223	£3,475
1368	03/01/2018	£775,000	D		47	BOWNHAM MEAD	Stroud	RODBOROUGH COMMON	STROUD	STROUD	GL5 5DZ	223	£3,475
1369	09/02/2018	£775,000	D		48	BOWNHAM MEAD	Stroud	RODBOROUGH COMMON	STROUD	STROUD	GL5 5DZ	223	£3,475
1370	18/01/2018	£778,000	D		42	BOWNHAM MEAD	Stroud	RODBOROUGH COMMON	STROUD	STROUD	GL5 5DZ	223	£3,489
1371	04/08/2017	£915,000	D		43	BOWNHAM MEAD	Stroud	RODBOROUGH COMMON	STROUD	STROUD	GL5 5DZ	253	£3,617
1372	15/02/2018	£670,000	D		50	BOWNHAM MEAD	Stroud	RODBOROUGH COMMON	STROUD	STROUD	GL5 5DZ	175	£3,829
1373	01/06/2017	£675,000	D		49	BOWNHAM MEAD	Stroud	RODBOROUGH COMMON	STROUD	STROUD	GL5 5DZ	175	£3,857
1374	29/09/2017	£715,000	D		39	BOWNHAM MEAD	Stroud	RODBOROUGH COMMON	STROUD	STROUD	GL5 5DZ	175	£4,086
1375	07/07/2017	£725,000	D		45	BOWNHAM MEAD	Stroud	RODBOROUGH COMMON	STROUD	STROUD	GL5 5DZ	175	£4,143
1376	15/06/2017	£735,000	D		46	BOWNHAM MEAD	Stroud	RODBOROUGH COMMON	STROUD	STROUD	GL5 5DZ	175	£4,200
1377	31/08/2017	£180,000	F	FLAT 6	THE PODIUM	MONTPELLIER TERRACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 1AG	69	£2,609
1378	23/02/2017	£209,000	F	FLAT 4	THE PODIUM	MONTPELLIER TERRACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 1AG	73	£2,863
1379	25/09/2017	£190,000	F	FLAT 7	THE PODIUM	MONTPELLIER TERRACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 1AG	54	£3,519
1380	20/01/2017	£290,000	F	FLAT 5	THE PODIUM	MONTPELLIER TERRACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 1AG	73	£3,973
1381	12/07/2017	£295,000	F	FLAT 2	THE PODIUM	MONTPELLIER TERRACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 1AG	69	£4,275
1382	28/07/2017	£280,000	F	FLAT 1	THE PODIUM	MONTPELLIER TERRACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 1AG	63	£4,444
1383	17/02/2017	£295,000	F	FLAT 3	THE PODIUM	MONTPELLIER TERRACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 1AG	63	£4,683
1384	13/02/2017	£335,000	F	FLAT 8	THE PODIUM	MONTPELLIER TERRACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 1AG	62	£5,403
1385	31/07/2018	£160,000	F	APARTMENT 1	REGENT HOUSE	MONTPELLIER DRIVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 1TX	56	£2,857
1386	31/07/2018	£192,500	F	APARTMENT 2	REGENT HOUSE	MONTPELLIER DRIVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 1TX	22	£8,750
1387	25/04/2018	£355,000	F	APARTMENT 14	REGENT HOUSE	MONTPELLIER DRIVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 1TX	27	£13,148
1388	05/01/2018	£475,000	F	APARTMENT 6	REGENT HOUSE	MONTPELLIER DRIVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 1TX	26	£18,269
1389	26/01/2018	£340,000	F	APARTMENT 11	REGENT HOUSE	MONTPELLIER DRIVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 1TX		
1390	23/04/2018	£300,000	F	APARTMENT 13	REGENT HOUSE	MONTPELLIER DRIVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 1TX		
1391	31/07/2018	£192,500	F	APARTMENT 3	REGENT HOUSE	MONTPELLIER DRIVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 1TX		
1392	02/02/2018	£255,000	F	APARTMENT 8	REGENT HOUSE	MONTPELLIER DRIVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 1TX		
1393	22/01/2018	£427,500	F	APARTMENT 9	REGENT HOUSE	MONTPELLIER DRIVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 1TX		
1394	30/05/2018	£275,000	F	APARTMENT 9	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	59	£4,661
1395	11/01/2018	£275,000	F	APARTMENT 19	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	57	£4,825
1396	27/07/2018	£285,000	F	APARTMENT 25	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	59	£4,831
1397	27/04/2018	£325,000	F	APARTMENT 27	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	66	£4,924
1398	04/10/2018	£325,000	F	APARTMENT 42	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	66	£4,924
1399	06/03/2017	£352,000	F	APARTMENT 6	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	71	£4,958
1400	24/07/2017	£330,000	F	APARTMENT 11	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	66	£5,000
1401	10/03/2017	£295,000	F	APARTMENT 35	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	59	£5,000
1402	25/09/2018	£360,000	F	APARTMENT 37	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	72	£5,000
1403	31/03/2017	£410,000	F	APARTMENT 33	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	78	£5,256
1404	01/06/2018	£410,000	F	APARTMENT 8	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	78	£5,256

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1405	25/04/2017	£455,000	F	APARTMENT 29	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	86	£5,291
1406	15/06/2018	£415,000	F	APARTMENT 24	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	78	£5,321
1407	13/03/2017	£480,000	F	APARTMENT 23	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	90	£5,333
1408	08/03/2017	£480,000	F	APARTMENT 38	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	90	£5,333
1409	08/08/2017	£420,000	F	APARTMENT 39	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	78	£5,385
1410	07/09/2018	£415,000	F	APARTMENT 4	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	77	£5,390
1411	04/10/2018	£480,000	F	APARTMENT 7	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	89	£5,393
1412	14/07/2017	£465,000	F	APARTMENT 12	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	86	£5,407
1413	06/03/2017	£465,000	F	APARTMENT 14	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	86	£5,407
1414	30/11/2017	£465,000	F	APARTMENT 43	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	86	£5,407
1415	08/06/2018	£470,000	F	APARTMENT 44	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	86	£5,465
1416	28/04/2017	£610,000	F	APARTMENT 30	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	107	£5,701
1417	12/05/2017	£610,000	F	APARTMENT 45	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	107	£5,701
1418	23/03/2018	£810,000	F	APARTMENT 54	NEW COURT	LANSDOWN ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL50 2JG	123	£6,585
1419	21/04/2017	£247,393	F	APARTMENT 35	HONEYBOURNE GATE, 2	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8DW	92	£2,689
1420	31/03/2017	£215,390	F	APARTMENT 21	HONEYBOURNE GATE, 2	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8DW	79	£2,726
1421	21/04/2018	£228,093	F	APARTMENT 25	HONEYBOURNE GATE, 2	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8DW	83	£2,748
1422	01/02/2017	£228,093	F	APARTMENT 37	HONEYBOURNE GATE, 2	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8DW	83	£2,748
1423	21/04/2017	£199,374	F	APARTMENT 18	HONEYBOURNE GATE, 2	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8DW	72	£2,769
1424	31/03/2017	£169,275	F	APARTMENT 13	HONEYBOURNE GATE, 2	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8DW	61	£2,775
1425	31/03/2017	£222,809	F	APARTMENT 47	HONEYBOURNE GATE, 2	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8DW	80	£2,785
1426	21/04/2017	£219,809	F	APARTMENT 22	HONEYBOURNE GATE, 2	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8DW	75	£2,931
1427	19/10/2017	£380,000	F	APARTMENT 36	HONEYBOURNE GATE, 2	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8DW	85	£4,471
1428	21/07/2017	£318,995	F	APARTMENT 41	HONEYBOURNE GATE, 2	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8DW	69	£4,623
1429	08/05/2017	£402,995	F	APARTMENT 50	HONEYBOURNE GATE, 2	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8DW	84	£4,798
1430	22/01/2018	£327,995	F	APARTMENT 20	HONEYBOURNE GATE, 2	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8DW	66	£4,970
1431	29/09/2017	£300,000	F	APARTMENT 45	HONEYBOURNE GATE, 2	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8DW	59	£5,085
1432	24/05/2018	£298,995	F	APARTMENT 3	HONEYBOURNE GATE, 2	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8DW	58	£5,155
1433	15/06/2017	£315,000	S		111	ARLE ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8LJ	108	£2,917
1434	17/03/2017	£320,000	S		113	ARLE ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8LJ	108	£2,963
1435	07/12/2017	£310,500	S		148	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8NR	121	£2,566
1436	07/12/2017	£275,500	S		150	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8NR	81	£3,401
1437	14/12/2017	£296,000	S		162	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8NR	81	£3,654
1438	20/12/2017	£298,000	S		164	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8NR	81	£3,679
1439	16/03/2018	£300,000	S		174	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8NR	81	£3,704
1440	23/03/2018	£302,000	S		176	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8NR	81	£3,728
1441	18/05/2018	£304,000	S		170	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8NR	81	£3,753
1442	02/03/2018	£304,000	S		172	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8NR	81	£3,753
1443	22/06/2018	£306,000	S		178	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8NR	81	£3,778
1444	14/12/2017	£292,000	S		160	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8NR	77	£3,792
1445	26/01/2018	£294,000	S		166	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8NR	77	£3,818
1446	09/03/2018	£296,000	S		168	GLOUCESTER ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8NR	77	£3,844
1447	31/05/2017	£317,500	D		47	COLLEGE DRIVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8NY	86	£3,692
1448	24/02/2017	£352,500	D		5	GRADUATE COURT	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PE	113	£3,119
1449	12/10/2017	£313,500	T		12	GRADUATE COURT	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PE	100	£3,135
1450	24/03/2017	£361,500	D		14	GRADUATE COURT	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PE	113	£3,199
1451	28/06/2017	£320,000	S		19	GRADUATE COURT	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PE	100	£3,200
1452	17/02/2017	£363,000	D		7	GRADUATE COURT	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PE	113	£3,212
1453	27/01/2017	£345,000	D		11	GRADUATE COURT	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PE	107	£3,224
1454	17/02/2017	£330,000	D		21	GRADUATE COURT	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PE	100	£3,300
1455	10/02/2017	£335,000	D		9	GRADUATE COURT	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PE	100	£3,350
1456	26/07/2017	£268,000	T		10	GRADUATE COURT	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PE	79	£3,392
1457	14/03/2017	£274,000	S		8	GRADUATE COURT	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PE	79	£3,468
1458	13/04/2017	£278,500	T		6	GRADUATE COURT	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PE	79	£3,525

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1459	24/03/2017	£290,000	T		1	TUTOR COURT	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PJ	117	£2,479
1460	26/05/2017	£295,000	T		3	TUTOR COURT	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PJ	116	£2,543
1461	28/09/2018	£312,500	S		4	BRICKFIELD DRIVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PN	113	£2,765
1462	06/04/2018	£330,000	S		3	BRICKFIELD DRIVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PN	113	£2,920
1463	09/03/2018	£320,000	S		2	BRICKFIELD DRIVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PN	86	£3,721
1464	04/05/2018	£380,000	S		3	CLAY PIT GROVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PU	144	£2,639
1465	01/06/2018	£380,000	S		5	CLAY PIT GROVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PU	144	£2,639
1466	22/06/2018	£390,000	S		4	CLAY PIT GROVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PU	144	£2,708
1467	25/05/2018	£402,000	S		7	CLAY PIT GROVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PU	144	£2,792
1468	11/05/2018	£405,000	S		9	CLAY PIT GROVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PU	144	£2,813
1469	15/06/2018	£410,000	S		6	CLAY PIT GROVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PU	144	£2,847
1470	29/06/2018	£378,000	S		1	CLAY PIT GROVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PU	130	£2,908
1471	14/06/2018	£342,000	S		8	CLAY PIT GROVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PU	113	£3,027
1472	07/09/2018	£370,000	S		15	CLAY PIT GROVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PU	121	£3,058
1473	03/08/2018	£330,000	S		21	CLAY PIT GROVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PU	107	£3,084
1474	27/07/2018	£350,000	T		12	CLAY PIT GROVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PU	113	£3,097
1475	03/08/2018	£335,000	S		19	CLAY PIT GROVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PU	107	£3,131
1476	17/08/2018	£358,000	T		14	CLAY PIT GROVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PU	113	£3,168
1477	20/07/2018	£395,000	S		17	CLAY PIT GROVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PU	121	£3,264
1478	10/08/2018	£395,000	S		23	CLAY PIT GROVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PU	120	£3,292
1479	31/08/2018	£400,000	S		29	CLAY PIT GROVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PU	121	£3,306
1480	03/09/2018	£405,000	S		27	CLAY PIT GROVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PU	121	£3,347
1481	12/09/2018	£402,000	S		25	CLAY PIT GROVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PU	120	£3,350
1482	11/05/2018	£387,000	D		11	CLAY PIT GROVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PU	111	£3,486
1483	18/05/2018	£228,000	F		13	CLAY PIT GROVE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL51 8PU	63	£3,619
1484	29/06/2018	£366,000	T		15	FAIRVIEW ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AD	108	£3,389
1485	10/04/2018	£150,000	F	FLAT 3	19	FAIRVIEW ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AD	41	£3,659
1486	29/03/2018	£150,550	F	FLAT 1	19	FAIRVIEW ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AD	41	£3,672
1487	31/08/2018	£215,000	F	FLAT 5	19	FAIRVIEW ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AD	57	£3,772
1488	03/08/2018	£220,000	F	FLAT 2	19	FAIRVIEW ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AD	57	£3,860
1489	08/06/2018	£234,684	F	FLAT 4	19	FAIRVIEW ROAD	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AD	57	£4,117
1490	25/08/2017	£230,000	F		23	PRINCE REGENT MEWS	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AQ	73	£3,151
1491	28/04/2017	£235,000	F		20	PRINCE REGENT MEWS	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AQ	73	£3,219
1492	29/09/2017	£405,000	T		4	PRINCE REGENT MEWS	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AQ	120	£3,375
1493	27/10/2017	£408,000	T		2	PRINCE REGENT MEWS	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AQ	120	£3,400
1494	19/10/2017	£408,000	T		5	PRINCE REGENT MEWS	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AQ	120	£3,400
1495	19/10/2017	£420,000	T		6	PRINCE REGENT MEWS	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AQ	120	£3,500
1496	31/03/2017	£427,500	T		3	PRINCE REGENT MEWS	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AQ	120	£3,563
1497	17/03/2017	£445,000	F		1	PRINCE REGENT MEWS	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AQ	120	£3,708
1498	30/04/2018	£400,000	T		22	REGENCY PLACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AS	117	£3,419
1499	30/04/2018	£408,000	T		24	REGENCY PLACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AS	117	£3,487
1500	30/04/2018	£415,000	T		23	REGENCY PLACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AS	117	£3,547
1501	30/04/2018	£416,222	T		21	REGENCY PLACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AS	117	£3,557
1502	18/08/2017	£535,000	T		16	REGENCY PLACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AS	148	£3,615
1503	29/03/2018	£518,000	T		18	REGENCY PLACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AS	143	£3,622
1504	06/11/2017	£540,000	T		17	REGENCY PLACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AS	148	£3,649
1505	03/05/2017	£265,000	F		1	REGENCY PLACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AS	71	£3,732
1506	15/08/2017	£540,000	T		15	REGENCY PLACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AS	143	£3,776
1507	17/03/2017	£280,000	F		5	REGENCY PLACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AS	74	£3,784
1508	29/05/2018	£422,999	T		20	REGENCY PLACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AS	111	£3,811
1509	22/09/2017	£545,000	T		19	REGENCY PLACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AS	143	£3,811
1510	12/05/2017	£285,000	F		7	REGENCY PLACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AS	74	£3,851
1511	23/02/2018	£405,000	T		11	REGENCY PLACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AS	104	£3,894
1512	21/03/2018	£399,000	T		10	REGENCY PLACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AS	102	£3,912

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1513	04/08/2017	£560,000	S		14	REGENCY PLACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AS	143	£3,916
1514	16/04/2018	£402,923	T		9	REGENCY PLACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AS	102	£3,950
1515	16/03/2018	£415,000	T		12	REGENCY PLACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AS	104	£3,990
1516	02/02/2018	£420,000	T		13	REGENCY PLACE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AS	104	£4,038
1517	31/10/2017	£160,000	F	3	DUKE OF WELLINGTON COURT	FISHERS LANE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AT	54	£2,963
1518	31/10/2017	£160,000	F	6	DUKE OF WELLINGTON COURT	FISHERS LANE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AT	54	£2,963
1519	31/10/2017	£165,000	F	9	DUKE OF WELLINGTON COURT	FISHERS LANE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AT	54	£3,056
1520	12/02/2018	£285,000	F	11	DUKE OF WELLINGTON COURT	FISHERS LANE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AT	67	£4,254
1521	31/10/2017	£250,000	F	1	DUKE OF WELLINGTON COURT	FISHERS LANE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AT	56	£4,464
1522	31/10/2017	£250,000	F	4	DUKE OF WELLINGTON COURT	FISHERS LANE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AT	56	£4,464
1523	23/02/2018	£251,000	F	7	DUKE OF WELLINGTON COURT	FISHERS LANE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AT	56	£4,482
1524	12/01/2018	£300,000	F	10	DUKE OF WELLINGTON COURT	FISHERS LANE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AT	60	£5,000
1525	28/06/2018	£242,000	F	8	DUKE OF WELLINGTON COURT	FISHERS LANE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AT	45	£5,378
1526	31/10/2017	£260,000	F	2	DUKE OF WELLINGTON COURT	FISHERS LANE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AT	45	£5,778
1527	31/10/2017	£272,000	F	5	DUKE OF WELLINGTON COURT	FISHERS LANE	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2AT	45	£6,044
1528	07/08/2018	£225,000	F	11	THE AXIOM APARTMENTS, 57 - 59	WINCHCOMBE STREET	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2NG	82	£2,744
1529	29/06/2018	£175,000	F	1	THE AXIOM APARTMENTS, 57 - 59	WINCHCOMBE STREET	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2NG	58	£3,017
1530	27/06/2018	£165,000	F	12	THE AXIOM APARTMENTS, 57 - 59	WINCHCOMBE STREET	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2NG	53	£3,113
1531	12/07/2018	£180,000	F	10	THE AXIOM APARTMENTS, 57 - 59	WINCHCOMBE STREET	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2NG	57	£3,158
1532	31/08/2018	£190,000	F	5	THE AXIOM APARTMENTS, 57 - 59	WINCHCOMBE STREET	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2NG	60	£3,167
1533	29/06/2018	£152,000	F	9	THE AXIOM APARTMENTS, 57 - 59	WINCHCOMBE STREET	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2NG	44	£3,455
1534	09/08/2018	£155,000	F	6	THE AXIOM APARTMENTS, 57 - 59	WINCHCOMBE STREET	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2NG	44	£3,523
1535	06/07/2018	£175,000	F	15	THE AXIOM APARTMENTS, 57 - 59	WINCHCOMBE STREET	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2NG	46	£3,804
1536	10/08/2018	£180,000	F	18	THE AXIOM APARTMENTS, 57 - 59	WINCHCOMBE STREET	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2NG	46	£3,913
1537	10/05/2017	£260,000	F	FLAT 5	48	ALBION STREET	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2RQ	71	£3,662
1538	31/03/2017	£269,000	F	FLAT 5	52	ALBION STREET	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2RQ	71	£3,789
1539	24/08/2017	£230,000	F	FLAT 6	52	ALBION STREET	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2RQ	59	£3,898
1540	03/04/2017	£298,000	F		54	ALBION STREET	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2RQ	74	£4,027
1541	26/05/2017	£250,000	F	FLAT 1	48	ALBION STREET	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2RQ	62	£4,032
1542	17/02/2017	£259,000	F	FLAT 1	52	ALBION STREET	Cheltenham - Central		CHELTENHAM	CHELTENHAM	GL52 2RQ	62	£4,177
1543	03/08/2017	£535,000	D		79	BROAD ACRE ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HU	191	£2,801
1544	29/06/2017	£544,000	D		77	BROAD ACRE ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HU	191	£2,848
1545	30/06/2017	£560,000	D		81	BROAD ACRE ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HU	191	£2,932
1546	04/04/2018	£575,000	D		75	BROAD ACRE ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HU	191	£3,010
1547	11/04/2018	£360,000	S		71	BROAD ACRE ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HU	115	£3,130
1548	29/06/2018	£365,050	S		65	BROAD ACRE ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HU	115	£3,174
1549	01/06/2018	£370,000	S		69	BROAD ACRE ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HU	115	£3,217
1550	29/03/2018	£370,000	D		73	BROAD ACRE ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HU	115	£3,217
1551	31/08/2018	£372,500	S		57	BROAD ACRE ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HU	115	£3,239
1552	31/08/2018	£372,500	S		59	BROAD ACRE ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HU	115	£3,239
1553	03/09/2018	£372,500	S		61	BROAD ACRE ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HU	115	£3,239
1554	20/07/2018	£372,500	T		63	BROAD ACRE ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HU	115	£3,239
1555	25/05/2018	£372,500	S		67	BROAD ACRE ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HU	115	£3,239
1556	29/06/2018	£294,000	S		92	BROAD ACRE ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HX	93	£3,161
1557	29/06/2018	£302,000	S		82	BROAD ACRE ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HX	93	£3,247
1558	29/06/2018	£302,000	S		84	BROAD ACRE ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HX	93	£3,247
1559	29/06/2018	£302,000	S		86	BROAD ACRE ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HX	93	£3,247
1560	29/06/2018	£302,000	S		90	BROAD ACRE ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HX	93	£3,247
1561	20/04/2018	£335,000	S		96	BROAD ACRE ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HX	93	£3,602
1562	29/06/2018	£575,000	D		98	BROAD ACRE ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HX	158	£3,639
1563	29/03/2018	£575,000	D		100	BROAD ACRE ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HX	158	£3,639
1564	19/06/2018	£340,000	S		94	BROAD ACRE ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HX	93	£3,656
1565	04/05/2018	£339,995	T		20	FLORA CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HY	142	£2,394
1566	29/03/2018	£390,995	T		19	FLORA CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HY	142	£2,753

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1567	09/02/2018	£399,995	S		14	FLORA CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HY	142	£2,817
1568	09/02/2018	£399,995	T		18	FLORA CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HY	142	£2,817
1569	29/03/2018	£399,995	D		21	FLORA CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HY	142	£2,817
1570	15/12/2017	£399,995	T		22	FLORA CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HY	142	£2,817
1571	22/12/2017	£400,000	S		16	FLORA CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HY	142	£2,817
1572	22/12/2017	£414,500	S		12	FLORA CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HY	142	£2,919
1573	18/12/2017	£420,000	D		17	FLORA CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HY	142	£2,958
1574	27/11/2017	£435,000	T		11	FLORA CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HY	142	£3,063
1575	22/12/2017	£435,000	S		15	FLORA CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HY	142	£3,063
1576	01/12/2017	£440,000	S		10	FLORA CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HY	142	£3,099
1577	30/11/2017	£380,000	S		9	FLORA CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HY	121	£3,140
1578	24/11/2017	£460,000	S		13	FLORA CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3HY	142	£3,239
1579	29/06/2017	£598,995	D		18	CLOVER DRIVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3JR	193	£3,104
1580	22/06/2017	£599,995	D		13	CLOVER DRIVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3JR	193	£3,109
1581	20/01/2017	£467,000	S		6	CLOVER DRIVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3JR	144	£3,243
1582	01/06/2017	£445,000	S		8	CLOVER DRIVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3JR	136	£3,272
1583	10/03/2017	£460,000	S		5	CLOVER DRIVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3JR	136	£3,382
1584	28/04/2017	£545,000	D		3	CLOVER DRIVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3JR	158	£3,449
1585	03/02/2017	£565,000	D		11	CLOVER DRIVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3JR	158	£3,576
1586	30/06/2017	£565,000	D		15	CLOVER DRIVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3JR	158	£3,576
1587	10/03/2017	£575,000	D		4	CLOVER DRIVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3JR	158	£3,639
1588	23/06/2017	£575,000	D		14	CLOVER DRIVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3JR	158	£3,639
1589	27/06/2017	£575,000	D		16	CLOVER DRIVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3JR	158	£3,639
1590	30/06/2017	£575,000	D		17	CLOVER DRIVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3JR	158	£3,639
1591	24/02/2017	£599,995	D		9	CLOVER DRIVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3JR	158	£3,797
1592	01/06/2017	£445,000	S		7	CLOVER DRIVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3JR		
1593	31/05/2017	£410,000	S		5	WHEAT GROVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3LA	146	£2,808
1594	31/10/2017	£440,000	S		6	WHEAT GROVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3LA	146	£3,014
1595	12/05/2017	£490,000	D		1	WHEAT GROVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3LA	160	£3,063
1596	30/11/2017	£495,000	D		11	WHEAT GROVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3LA	160	£3,094
1597	12/05/2017	£420,000	D		2	WHEAT GROVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3LA	119	£3,529
1598	12/05/2017	£420,000	D		3	WHEAT GROVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3LA	119	£3,529
1599	08/09/2017	£435,000	D		8	WHEAT GROVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3LA	119	£3,655
1600	19/05/2017	£290,000	S		4	WHEAT GROVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3LA	79	£3,671
1601	08/09/2017	£442,500	D		9	WHEAT GROVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3LA	119	£3,718
1602	29/09/2017	£299,950	S		7	WHEAT GROVE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3LA	79	£3,797
1603	29/09/2017	£465,000	D		8	FURROW CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3NB	160	£2,906
1604	30/03/2017	£330,000	T		2	FURROW CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3NB	110	£3,000
1605	30/03/2017	£360,000	T		1	FURROW CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3NB	115	£3,130
1606	30/03/2017	£365,000	T		3	FURROW CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3NB	115	£3,174
1607	31/03/2017	£245,000	T		4	FURROW CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3NB	65	£3,769
1608	31/01/2017	£245,000	T		10	FURROW CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3NB	65	£3,769
1609	31/01/2017	£245,000	T		11	FURROW CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3NB	65	£3,769
1610	28/02/2017	£248,000	T		14	FURROW CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3NB	65	£3,815
1611	24/02/2017	£250,000	T		9	FURROW CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3NB	65	£3,846
1612	24/02/2017	£250,000	T		12	FURROW CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3NB	65	£3,846
1613	28/02/2017	£255,000	T		13	FURROW CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3NB	65	£3,923
1614	01/03/2017	£258,000	T		15	FURROW CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3NB	65	£3,969
1615	31/01/2017	£350,000	D		16	FURROW CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3NB	88	£3,977
1616	31/01/2017	£350,000	D		17	FURROW CLOSE	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3NB	88	£3,977
1617	21/07/2017	£225,000	F		35	BARLEY ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3ND	76	£2,961
1618	21/07/2017	£245,000	F		33	BARLEY ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3ND	82	£2,988
1619	04/08/2017	£210,000	F		31	BARLEY ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3ND	65	£3,231
1620	29/06/2018	£217,500	F	FLAT 1	1	BARLEY ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3ND	62	£3,508

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1621	29/06/2018	£217,500	F	FLAT 2	1	BARLEY ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3ND	62	£3,508
1622	29/06/2018	£222,500	F	FLAT 3	1	BARLEY ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3ND	62	£3,589
1623	29/06/2018	£222,500	F	FLAT 4	1	BARLEY ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3ND	62	£3,589
1624	29/06/2018	£229,950	F	FLAT 5	1	BARLEY ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3ND	61	£3,770
1625	29/06/2018	£229,950	F	FLAT 6	1	BARLEY ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3ND	61	£3,770
1626	30/06/2017	£572,500	D		6	BARLEY ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PF	193	£2,966
1627	31/07/2017	£480,000	D		26	BARLEY ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PF	160	£3,000
1628	23/06/2017	£599,995	D		2	BARLEY ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PF	193	£3,109
1629	23/06/2017	£599,995	D		4	BARLEY ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PF	193	£3,109
1630	28/02/2017	£525,000	D		16	BARLEY ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PF	163	£3,221
1631	28/02/2017	£299,950	S		22	BARLEY ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PF	79	£3,797
1632	31/01/2017	£309,950	S		24	BARLEY ROAD	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PF	79	£3,923
1633	30/04/2018	£525,000	D		15	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PG	166	£3,163
1634	31/05/2018	£525,000	D		37	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PG	166	£3,163
1635	31/05/2018	£212,500	F	FLAT 1	39	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PG	62	£3,427
1636	31/05/2018	£212,500	F	FLAT 3	39	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PG	61	£3,484
1637	31/05/2018	£217,500	F	FLAT 2	39	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PG	62	£3,508
1638	31/05/2018	£219,950	F	FLAT 4	39	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PG	62	£3,548
1639	31/05/2018	£227,500	F	FLAT 5	39	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PG	61	£3,730
1640	28/06/2018	£327,000	S		41	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PG	79	£4,139
1641	31/05/2018	£327,000	S		43	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PG	79	£4,139
1642	31/08/2018	£329,950	S		33	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PG	79	£4,177
1643	31/07/2018	£329,950	S		35	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PG	79	£4,177
1644	30/08/2018	£331,000	S		17	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PG	79	£4,190
1645	07/09/2018	£331,000	S		19	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PG	79	£4,190
1646	29/06/2018	£370,000	D		45	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PG	88	£4,205
1647	25/06/2018	£370,000	D		47	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PG	88	£4,205
1648	02/08/2018	£372,000	D		31	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PG	88	£4,227
1649	31/08/2018	£374,000	D		23	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PG	88	£4,250
1650	31/07/2018	£374,000	D		29	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PG	88	£4,250
1651	31/08/2018	£375,000	D		21	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PG	88	£4,261
1652	25/06/2018	£375,000	D		49	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PG	88	£4,261
1653	30/08/2018	£376,000	D		27	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PG	88	£4,273
1654	11/08/2017	£215,000	F	FLAT 3	2	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PH	76	£2,829
1655	11/08/2017	£215,000	F	FLAT 5	2	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PH	76	£2,829
1656	14/08/2017	£215,000	F	FLAT 7	2	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PH	76	£2,829
1657	21/07/2017	£215,000	F	FLAT 2	2	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PH	71	£3,028
1658	31/08/2017	£245,000	F	FLAT 10	2	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PH	76	£3,224
1659	31/08/2017	£245,000	F	FLAT 12	2	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PH	76	£3,224
1660	11/08/2017	£208,000	F	FLAT 6	2	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PH	62	£3,355
1661	18/08/2017	£220,000	F	FLAT 4	2	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PH	62	£3,548
1662	31/08/2017	£230,000	F	FLAT 11	2	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PH	62	£3,710
1663	08/09/2017	£240,000	F	FLAT 8	2	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PH	62	£3,871
1664	28/07/2017	£215,000	F	FLAT 1	2	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PH		
1665	21/12/2017	£515,000	D		20	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PQ	166	£3,102
1666	31/01/2018	£520,000	D		22	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PQ	166	£3,133
1667	28/03/2018	£525,000	D		56	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PQ	166	£3,163
1668	30/04/2018	£209,950	F	FLAT 1	58	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PQ	62	£3,386
1669	30/04/2018	£209,950	F	FLAT 3	58	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PQ	61	£3,442
1670	30/04/2018	£220,000	F	FLAT 2	58	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PQ	62	£3,548
1671	30/04/2018	£225,000	F	FLAT 4	58	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PQ	62	£3,629
1672	30/04/2018	£227,500	F	FLAT 5	58	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PQ	61	£3,730
1673	31/10/2017	£255,000	T		12	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PQ	65	£3,923
1674	31/10/2017	£256,950	T		10	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PQ	65	£3,953

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1675	31/10/2017	£256,950	T		14	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PQ	65	£3,953
1676	31/10/2017	£263,000	S		8	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PQ	65	£4,046
1677	31/10/2017	£265,000	S		6	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PQ	65	£4,077
1678	30/11/2017	£265,500	S		16	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PQ	65	£4,085
1679	21/12/2017	£360,000	D		24	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PQ	88	£4,091
1680	28/03/2018	£360,000	D		54	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PQ	88	£4,091
1681	30/11/2017	£266,500	S		18	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PQ	65	£4,100
1682	29/03/2018	£325,000	S		60	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PQ	79	£4,114
1683	29/03/2018	£325,000	S		62	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PQ	79	£4,114
1684	28/03/2018	£365,000	D		64	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PQ	88	£4,148
1685	28/03/2018	£365,000	D		66	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PQ	88	£4,148
1686	29/03/2018	£360,000	D		68	HARVEST STREET	Cheltenham - North		CHELTENHAM	CHELTENHAM	GL52 3PQ	83	£4,337
1687	07/06/2017	£474,995	D		32	BIRDLIP ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5AJ	166	£2,861
1688	27/02/2017	£485,000	D		35	BIRDLIP ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5AJ	167	£2,904
1689	31/03/2017	£482,995	S		1	BIRDLIP ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5AJ	166	£2,910
1690	15/03/2017	£595,000	D		3	BIRDLIP ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5AJ	203	£2,931
1691	04/08/2017	£557,000	D		10	BIRDLIP ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5AJ	188	£2,963
1692	28/04/2017	£557,995	D		43	BIRDLIP ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5AJ	188	£2,968
1693	30/04/2018	£559,995	D		19	BIRDLIP ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5AJ	188	£2,979
1694	15/05/2017	£564,995	D		37	BIRDLIP ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5AJ	188	£3,005
1695	31/05/2017	£574,995	D		28	BIRDLIP ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5AJ	191	£3,010
1696	11/10/2017	£400,000	D		20	BIRDLIP ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5AJ	132	£3,030
1697	16/06/2017	£575,000	D		47	BIRDLIP ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5AJ	188	£3,059
1698	23/05/2017	£410,000	D		17	BIRDLIP ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5AJ	132	£3,106
1699	28/04/2017	£411,000	D		41	BIRDLIP ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5AJ	132	£3,114
1700	11/05/2017	£519,995	D		39	BIRDLIP ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5AJ	167	£3,114
1701	30/05/2017	£435,995	D		22	BIRDLIP ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5AJ	140	£3,114
1702	29/03/2018	£594,995	D		6	BIRDLIP ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5AJ	191	£3,115
1703	28/06/2017	£522,995	D		26	BIRDLIP ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5AJ	167	£3,132
1704	14/06/2017	£415,000	D		21	BIRDLIP ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5AJ	132	£3,144
1705	28/02/2017	£527,995	D		45	BIRDLIP ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5AJ	167	£3,162
1706	31/03/2017	£417,995	D		25	BIRDLIP ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5AJ	132	£3,167
1707	19/05/2017	£423,000	D		30	BIRDLIP ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5AJ	132	£3,205
1708	28/02/2018	£399,995	D		11	SLAD WAY	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FA	130	£3,077
1709	29/03/2018	£278,995	D		8	SLAD WAY	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FA	90	£3,100
1710	29/03/2018	£280,000	D		7	SLAD WAY	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FA	90	£3,111
1711	20/12/2017	£281,000	D		3	SLAD WAY	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FA	90	£3,122
1712	29/06/2018	£295,995	D		12	SLAD WAY	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FA	90	£3,289
1713	28/02/2018	£233,995	S		1	SLAD WAY	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FA	70	£3,343
1714	21/12/2017	£233,995	S		2	SLAD WAY	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FA	70	£3,343
1715	22/12/2017	£235,995	S		5	SLAD WAY	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FA	70	£3,371
1716	28/09/2018	£226,500	S		15	SLAD WAY	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FA	58	£3,905
1717	28/09/2018	£227,500	S		16	SLAD WAY	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FA	58	£3,922
1718	22/12/2017	£233,995	S		4	SLAD WAY	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FA		
1719	25/05/2018	£374,995	D		1	AYLBURTON ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FB	155	£2,419
1720	29/03/2018	£295,995	D		10	AYLBURTON ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FB	90	£3,289
1721	29/03/2018	£238,995	S		3	AYLBURTON ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FB	70	£3,414
1722	29/03/2018	£238,995	S		5	AYLBURTON ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FB	70	£3,414
1723	29/03/2018	£215,995	T		6	AYLBURTON ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FB	58	£3,724
1724	30/04/2018	£221,000	T		8	AYLBURTON ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FB	58	£3,810
1725	19/03/2018	£224,995	T		4	AYLBURTON ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FB	58	£3,879
1726	16/08/2018	£365,000	D		43	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FN	155	£2,355
1727	12/03/2018	£311,995	S		1	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FN	122	£2,557
1728	18/09/2017	£324,995	S		3	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FN	122	£2,664

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1729	31/10/2017	£475,000	D		13	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FN	166	£2,861
1730	15/06/2018	£495,000	D		15	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FN	167	£2,964
1731	15/12/2017	£405,000	D		19	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FN	132	£3,068
1732	29/03/2018	£342,500	D		9	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FN	111	£3,086
1733	13/12/2017	£515,995	D		17	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FN	167	£3,090
1734	30/10/2017	£415,000	D		21	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FN	132	£3,144
1735	14/09/2017	£358,995	D		11	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FN	111	£3,234
1736	22/09/2017	£235,995	S		7	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FN	71	£3,324
1737	19/07/2017	£239,995	S		5	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FN	71	£3,380
1738	31/05/2018	£237,995	S		55	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FN	70	£3,400
1739	28/06/2018	£240,000	S		53	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FN	70	£3,429
1740	07/06/2018	£244,995	S		51	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FN	70	£3,500
1741	27/10/2017	£286,000	D		23	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FN	80	£3,575
1742	30/06/2017	£250,000	T		10	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FQ	108	£2,315
1743	29/06/2017	£268,995	T		12	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FQ	108	£2,491
1744	22/09/2017	£272,995	T		8	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FQ	108	£2,528
1745	11/05/2018	£270,000	T		78	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FQ	106	£2,547
1746	21/06/2018	£272,000	S		64	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FQ	106	£2,566
1747	22/02/2018	£280,000	S		80	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FQ	106	£2,642
1748	21/12/2017	£280,995	T		72	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FQ	106	£2,651
1749	18/12/2017	£280,995	S		82	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FQ	106	£2,651
1750	27/04/2018	£285,995	S		62	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FQ	106	£2,698
1751	31/03/2017	£300,000	D		14	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FQ	109	£2,752
1752	28/09/2018	£246,000	S		42	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FQ	70	£3,514
1753	28/09/2018	£247,995	S		44	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FQ	70	£3,543
1754	21/12/2017	£210,995	T		76	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FQ	58	£3,638
1755	21/12/2017	£214,995	T		74	FAIRFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FQ	58	£3,707
1756	04/08/2017	£560,000	D		3	HIGHNAM PLACE	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FX	188	£2,979
1757	30/06/2017	£580,000	D		1	HIGHNAM PLACE	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FX	191	£3,037
1758	07/11/2017	£515,000	D		2	HIGHNAM PLACE	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FX	167	£3,084
1759	30/01/2017	£226,995	S		3	BREAM COURT	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FY	59	£3,847
1760	30/06/2017	£343,000	D		1	LEDBURY COURT	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FZ	155	£2,213
1761	09/06/2017	£277,000	S		4	LEDBURY COURT	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FZ	118	£2,347
1762	08/12/2017	£289,995	S		6	LEDBURY COURT	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FZ	118	£2,458
1763	12/05/2017	£289,995	S		10	LEDBURY COURT	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FZ	118	£2,458
1764	31/08/2017	£297,995	S		8	LEDBURY COURT	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FZ	118	£2,525
1765	31/10/2017	£299,995	S		5	LEDBURY COURT	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FZ	118	£2,542
1766	29/06/2017	£299,995	S		7	LEDBURY COURT	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FZ	118	£2,542
1767	22/06/2017	£299,995	S		9	LEDBURY COURT	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FZ	118	£2,542
1768	06/04/2017	£319,995	S		11	LEDBURY COURT	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5FZ	118	£2,712
1769	31/03/2017	£372,995	D		7	BURFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5GL	155	£2,406
1770	31/08/2017	£235,000	S		9	BURFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5GL	71	£3,310
1771	14/08/2017	£242,995	S		11	BURFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5GL	71	£3,422
1772	03/11/2017	£224,000	S		16	BURFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5GL	59	£3,797
1773	31/10/2017	£227,995	S		14	BURFORD ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5GL	59	£3,864
1774	29/06/2018	£162,000	F		1	SYMONDS WAY	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5GP	62	£2,613
1775	29/06/2018	£169,995	F		7	SYMONDS WAY	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5GP	65	£2,615
1776	29/06/2018	£168,995	F		5	SYMONDS WAY	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5GP	62	£2,726
1777	17/08/2018	£235,000	S		8	SYMONDS WAY	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5GP	70	£3,357
1778	12/07/2017	£185,995	D		6	NEWENT ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5GQ	80	£2,325
1779	30/06/2017	£190,000	T		8	NEWENT ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5GQ	80	£2,375
1780	02/10/2018	£335,000	D		16	NEWENT ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5GQ	111	£3,018
1781	26/01/2018	£275,000	D		4	NEWENT ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5GQ	88	£3,125
1782	20/11/2017	£290,995	D		1	NEWENT ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5GQ	88	£3,307

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1783	30/06/2017	£235,000	T		12	NEWENT ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5GQ	71	£3,310
1784	30/06/2017	£237,995	T		10	NEWENT ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5GQ	71	£3,352
1785	30/06/2017	£238,995	T		14	NEWENT ROAD	Cheltenham - Eastern Fringe		CHELTENHAM	CHELTENHAM	GL52 5GQ	71	£3,366
1786	30/06/2017	£375,000	D		4	WHITTLE CLOSE	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SA	115	£3,261
1787	15/06/2017	£470,000	D		3	ARMSTRONG ROAD	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SB	162	£2,901
1788	27/04/2017	£340,000	D		26	FEDDON CLOSE	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SD	100	£3,400
1789	27/04/2017	£345,000	D		42	FEDDON CLOSE	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SD	100	£3,450
1790	27/04/2017	£242,500	S		32	FEDDON CLOSE	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SD	67	£3,619
1791	19/05/2017	£242,500	S		34	FEDDON CLOSE	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SD	67	£3,619
1792	23/05/2017	£270,000	D		30	FEDDON CLOSE	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SD	68	£3,971
1793	31/05/2017	£260,000	D		40	FEDDON CLOSE	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SD	65	£4,000
1794	27/04/2017	£275,000	D		28	FEDDON CLOSE	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SD	68	£4,044
1795	16/05/2017	£275,000	D		38	FEDDON CLOSE	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SD	68	£4,044
1796	20/12/2017	£280,000	D		36	FEDDON CLOSE	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SD	68	£4,118
1797	31/03/2017	£417,500	D		2	PENNYCRESS GARDENS	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SL	148	£2,821
1798	07/04/2017	£510,000	D		16	PENNYCRESS GARDENS	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SL	178	£2,865
1799	03/03/2017	£330,000	D		6	PENNYCRESS GARDENS	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SL	103	£3,204
1800	27/01/2018	£330,000	D		8	PENNYCRESS GARDENS	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SL	103	£3,204
1801	17/02/2017	£302,500	D		10	PENNYCRESS GARDENS	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SL	90	£3,361
1802	30/05/2017	£310,000	D		14	PENNYCRESS GARDENS	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SL	90	£3,444
1803	21/08/2017	£317,500	D		12	PENNYCRESS GARDENS	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SL	90	£3,528
1804	09/09/2017	£274,000	S		16	BALLADINE CRESCENT	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SN	90	£3,044
1805	08/03/2018	£455,500	D		2	BALLADINE CRESCENT	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SN	149	£3,057
1806	15/12/2017	£278,500	S		14	BALLADINE CRESCENT	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SN	90	£3,094
1807	21/07/2017	£282,500	S		18	BALLADINE CRESCENT	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SN	90	£3,139
1808	07/07/2017	£282,500	S		20	BALLADINE CRESCENT	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SN	90	£3,139
1809	15/09/2017	£285,000	S		22	BALLADINE CRESCENT	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SN	90	£3,167
1810	23/06/2017	£285,000	S		24	BALLADINE CRESCENT	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SN	90	£3,167
1811	08/12/2017	£335,000	D		3	BALLADINE CRESCENT	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SN	103	£3,252
1812	18/04/2017	£330,000	D		26	BALLADINE CRESCENT	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SN	100	£3,300
1813	23/03/2018	£430,000	D		4	BALLADINE CRESCENT	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SN	119	£3,613
1814	23/06/2017	£370,000	D		11	GREENWOOD DRIVE	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SS	122	£3,033
1815	28/04/2017	£370,000	D		10	GREENWOOD DRIVE	Stoke Orchard	STOKE ORCHARD	CHELTENHAM	TEWKESBURY	GL52 7SS	115	£3,217
1816	18/12/2017	£280,500	S		7	CAPE RUBY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YL	105	£2,671
1817	08/01/2018	£283,000	S		8	CAPE RUBY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YL	105	£2,695
1818	22/03/2018	£408,000	D		9	CAPE RUBY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YL	142	£2,873
1819	15/12/2017	£330,000	D		11	CAPE RUBY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YL	112	£2,946
1820	27/06/2018	£330,000	D		23	CAPE RUBY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YL	112	£2,946
1821	20/07/2018	£285,000	D		22	CAPE RUBY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YL	91	£3,132
1822	29/09/2017	£287,000	D		26	CAPE RUBY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YL	91	£3,154
1823	10/11/2017	£289,000	D		14	CAPE RUBY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YL	91	£3,176
1824	29/09/2017	£290,000	D		21	CAPE RUBY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YL	91	£3,187
1825	17/08/2018	£285,000	D		25	CAPE RUBY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YL	88	£3,239
1826	26/01/2018	£286,000	D		20	CAPE RUBY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YL	88	£3,250
1827	29/09/2017	£234,000	S		27	CAPE RUBY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YL	71	£3,296
1828	05/10/2017	£234,000	S		28	CAPE RUBY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YL	71	£3,296
1829	17/11/2017	£291,000	D		12	CAPE RUBY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YL	88	£3,307
1830	21/11/2017	£291,000	D		13	CAPE RUBY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YL	88	£3,307
1831	31/07/2017	£205,000	S		36	CAPE RUBY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YL	59	£3,475
1832	31/07/2017	£205,000	S		37	CAPE RUBY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YL	59	£3,475
1833	29/06/2018	£385,000	D		5	VERMEIL GROVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YN	127	£3,031
1834	28/02/2018	£342,000	D		7	VERMEIL GROVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YN	112	£3,054
1835	30/04/2018	£345,000	D		3	VERMEIL GROVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YN	112	£3,080
1836	29/09/2017	£210,000	S		11	VERMEIL GROVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YN	59	£3,559

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1837	29/09/2017	£215,000	S		9	VERMEIL GROVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YN	59	£3,644
1838	30/06/2017	£400,000	D		149	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	167	£2,395
1839	30/10/2017	£415,000	D		19	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	172	£2,413
1840	29/09/2017	£425,000	D		21	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	172	£2,471
1841	31/05/2017	£273,500	S		147	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	105	£2,605
1842	31/05/2017	£275,000	S		145	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	105	£2,619
1843	21/12/2017	£284,000	S		121	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	105	£2,705
1844	27/03/2018	£284,000	S		123	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	105	£2,705
1845	15/06/2018	£287,000	S		105	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	105	£2,733
1846	29/06/2018	£287,000	S		107	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	105	£2,733
1847	06/07/2018	£425,000	D		27	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	149	£2,852
1848	31/01/2018	£435,000	D		23	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	149	£2,919
1849	29/06/2018	£435,000	D		31	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	149	£2,919
1850	31/01/2018	£375,000	D		25	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	128	£2,930
1851	01/09/2017	£332,000	T		135	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	112	£2,964
1852	01/06/2017	£332,000	D		143	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	112	£2,964
1853	30/11/2017	£380,000	D		29	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	128	£2,969
1854	24/08/2017	£380,000	T		137	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	127	£2,992
1855	28/06/2018	£385,000	D		127	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	127	£3,031
1856	29/06/2018	£340,000	D		109	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	112	£3,036
1857	21/12/2017	£340,000	D		119	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	112	£3,036
1858	21/12/2017	£340,000	D		129	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	112	£3,036
1859	19/06/2017	£282,000	D		133	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	91	£3,099
1860	31/05/2017	£277,000	D		139	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	88	£3,148
1861	28/02/2018	£289,000	D		125	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	91	£3,176
1862	23/03/2018	£290,000	D		131	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	91	£3,187
1863	29/03/2018	£292,000	D		113	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	91	£3,209
1864	28/02/2018	£238,000	S		115	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	71	£3,352
1865	28/02/2018	£238,000	S		117	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	71	£3,352
1866	31/07/2018	£300,000	D		85	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT	88	£3,409
1867	01/09/2017	£287,000	D		136	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YT		
1868	30/06/2017	£277,000	S		144	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YU	105	£2,638
1869	29/09/2017	£282,000	S		142	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YU	105	£2,686
1870	22/06/2018	£286,000	S		124	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YU	105	£2,724
1871	31/07/2018	£286,000	S		126	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YU	105	£2,724
1872	30/06/2017	£334,000	D		148	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YU	112	£2,982
1873	23/03/2018	£335,000	D		128	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YU	112	£2,991
1874	12/05/2017	£264,000	S		34	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YU	88	£3,000
1875	15/06/2017	£265,000	S		36	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YU	88	£3,011
1876	29/09/2017	£339,000	D		140	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YU	112	£3,027
1877	25/10/2017	£340,000	D		134	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YU	112	£3,036
1878	15/02/2018	£389,500	D		146	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YU	127	£3,067
1879	11/05/2018	£390,000	D		130	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YU	127	£3,071
1880	28/07/2017	£282,000	D		138	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YU	91	£3,099
1881	29/06/2017	£282,000	D		150	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YU	91	£3,099
1882	03/07/2017	£280,000	D		132	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YU	88	£3,182
1883	30/06/2017	£230,000	S		152	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YU	71	£3,239
1884	30/06/2017	£230,000	S		154	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YU	71	£3,239
1885	28/07/2017	£290,000	D		156	SAPPHIRE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YU	88	£3,295
1886	30/03/2017	£285,000	D		1	GARNET CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7YW	92	£3,098
1887	06/06/2017	£420,000	D		23	EMERALD PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZA	172	£2,442
1888	02/06/2017	£425,000	D		31	EMERALD PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZA	172	£2,471
1889	26/05/2017	£428,000	D		39	EMERALD PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZA	172	£2,488
1890	08/09/2017	£430,000	D		20	EMERALD PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZA	172	£2,500

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1891	25/08/2017	£380,000	D		35	EMERALD PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZA	139	£2,734
1892	17/11/2017	£395,000	D		41	EMERALD PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZA	139	£2,842
1893	17/07/2017	£395,000	D		43	EMERALD PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZA	139	£2,842
1894	31/03/2017	£364,500	D		33	EMERALD PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZA	128	£2,848
1895	04/12/2017	£397,000	D		12	EMERALD PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZA	138	£2,877
1896	25/08/2017	£355,000	D		4	EMERALD PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZA	123	£2,886
1897	27/10/2017	£355,000	D		8	EMERALD PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZA	123	£2,886
1898	18/09/2017	£355,000	D		14	EMERALD PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZA	123	£2,886
1899	28/07/2017	£355,000	D		18	EMERALD PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZA	123	£2,886
1900	06/12/2017	£400,000	D		10	EMERALD PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZA	138	£2,899
1901	15/09/2017	£400,000	D		16	EMERALD PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZA	138	£2,899
1902	15/09/2017	£373,000	D		37	EMERALD PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZA	128	£2,914
1903	30/06/2017	£435,000	D		25	EMERALD PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZA	149	£2,919
1904	29/06/2017	£435,000	D		27	EMERALD PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZA	149	£2,919
1905	28/02/2017	£217,000	T		9	EMERALD PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZA	74	£2,932
1906	30/06/2017	£365,000	D		29	EMERALD PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZA	123	£2,967
1907	31/03/2017	£265,000	S		21	EMERALD PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZA	88	£3,011
1908	20/10/2017	£420,000	D		2	EMERALD PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZA	138	£3,043
1909	09/02/2017	£268,500	S		1	JASPER CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZD	88	£3,051
1910	31/01/2017	£287,000	D		5	JASPER CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZD	92	£3,120
1911	20/03/2017	£285,000	D		17	MOONSTONE GROVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZE	91	£3,132
1912	27/04/2018	£240,000	T		37	AMBER ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZG	71	£3,380
1913	30/11/2017	£169,575	T		6	OPAL WAY	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZP	80	£2,120
1914	30/11/2017	£169,575	T		8	OPAL WAY	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZP	80	£2,120
1915	30/11/2017	£169,575	T		10	OPAL WAY	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZP	80	£2,120
1916	30/11/2017	£142,975	S		12	OPAL WAY	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZP	65	£2,200
1917	30/11/2017	£142,975	S		14	OPAL WAY	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZP	65	£2,200
1918	30/11/2017	£142,975	T		16	OPAL WAY	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZP	65	£2,200
1919	30/11/2017	£142,975	T		18	OPAL WAY	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZP	65	£2,200
1920	30/11/2017	£142,975	T		20	OPAL WAY	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZP	65	£2,200
1921	09/03/2018	£289,000	D		2	OPAL WAY	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZP	91	£3,176
1922	29/03/2018	£285,000	D		4	OPAL WAY	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZP	88	£3,239
1923	28/09/2018	£241,500	S		11	OPAL WAY	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZP	71	£3,401
1924	31/08/2018	£290,000	S		17	LARIMAR CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZW	105	£2,762
1925	24/08/2018	£290,000	S		19	LARIMAR CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZW	105	£2,762
1926	30/04/2018	£348,000	D		16	LARIMAR CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZW	112	£3,107
1927	31/05/2018	£292,000	D		2	LARIMAR CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZW	91	£3,209
1928	30/04/2018	£294,000	D		12	LARIMAR CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZW	91	£3,231
1929	30/08/2018	£365,000	D		15	LARIMAR CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZW	112	£3,259
1930	04/05/2018	£295,000	D		14	LARIMAR CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZW	88	£3,352
1931	10/08/2018	£300,000	D		21	LARIMAR CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 7ZW	88	£3,409
1932	22/09/2017	£324,000	T		88	VALE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8ER	130	£2,492
1933	13/10/2017	£302,250	T		86	VALE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8ER	121	£2,498
1934	21/02/2017	£335,000	S		58	VALE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8ER	130	£2,577
1935	23/02/2018	£315,000	T		16	VALE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8ER	121	£2,603
1936	08/09/2017	£315,000	T		84	VALE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8ER	121	£2,603
1937	27/03/2017	£339,000	S		74	VALE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8ER	130	£2,608
1938	25/05/2018	£320,000	T		18	VALE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8ER	121	£2,645
1939	19/04/2017	£324,000	S		76	VALE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8ER	121	£2,678
1940	30/06/2017	£300,000	T		80	VALE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8ER	110	£2,727
1941	17/02/2017	£332,000	S		56	VALE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8ER	121	£2,744
1942	31/03/2017	£305,000	T		78	VALE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8ER	110	£2,773
1943	18/04/2017	£311,000	T		82	VALE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8ER	110	£2,827
1944	29/06/2018	£350,000	D		20	VALE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8ER	113	£3,097

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1945	19/12/2017	£280,000	T		14	VALE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8ER	79	£3,544
1946	17/03/2017	£355,000	D		9	SAPPERTON DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FE	113	£3,142
1947	15/03/2017	£270,000	D		13	SAPPERTON DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FE	79	£3,418
1948	28/04/2017	£278,000	D		11	SAPPERTON DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FE	79	£3,519
1949	21/03/2018	£273,000	T		31	FOTESCUE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FG	110	£2,482
1950	21/03/2018	£273,000	T		33	FOTESCUE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FG	110	£2,482
1951	09/02/2018	£288,000	T		19	FOTESCUE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FG	110	£2,618
1952	19/12/2017	£290,000	T		15	FOTESCUE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FG	110	£2,636
1953	10/11/2017	£290,000	T		21	FOTESCUE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FG	110	£2,636
1954	16/03/2018	£297,000	T		17	FOTESCUE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FG	110	£2,700
1955	18/12/2017	£310,000	S		4	FOTESCUE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FG	107	£2,897
1956	18/05/2018	£310,000	S		6	FOTESCUE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FG	107	£2,897
1957	02/05/2018	£320,000	D		2	FOTESCUE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FG	107	£2,991
1958	08/12/2017	£245,000	T		29	FOTESCUE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FG	79	£3,101
1959	20/12/2017	£247,000	T		39	FOTESCUE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FG	79	£3,127
1960	17/11/2017	£250,000	T		37	FOTESCUE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FG	79	£3,165
1961	03/11/2017	£269,000	T		41	FOTESCUE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FG	79	£3,405
1962	27/10/2017	£270,000	T		35	FOTESCUE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FG	79	£3,418
1963	03/11/2017	£270,000	T		43	FOTESCUE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FG	79	£3,418
1964	23/02/2018	£310,000	S		4	CRAVEN CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FH	107	£2,897
1965	10/11/2017	£316,100	S		2	CRAVEN CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FH	107	£2,954
1966	08/09/2017	£318,000	S		3	CRAVEN CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FH	107	£2,972
1967	23/06/2017	£260,000	T		6	CRAVEN CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FH	79	£3,291
1968	22/06/2017	£270,000	T		5	CRAVEN CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FH	79	£3,418
1969	23/06/2017	£272,000	T		7	CRAVEN CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FH	79	£3,443
1970	12/05/2017	£330,000	S		1	CRAVEN CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FH		
1971	27/07/2018	£365,000	D		35	VALE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FJ	142	£2,570
1972	17/09/2018	£369,950	D		33	VALE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FJ	142	£2,605
1973	28/09/2018	£369,950	D		41	VALE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FJ	142	£2,605
1974	24/02/2017	£335,000	D		17	VALE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FJ	110	£3,045
1975	28/11/2017	£435,000	D		2	BARLEYFIELDS AVENUE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FL	171	£2,544
1976	27/10/2017	£449,995	D		9	BARLEYFIELDS AVENUE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FL	171	£2,632
1977	08/11/2017	£450,000	D		6	BARLEYFIELDS AVENUE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FL	171	£2,632
1978	10/11/2017	£475,000	D		10	BARLEYFIELDS AVENUE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FL	171	£2,778
1979	30/06/2017	£504,000	D		8	BARLEYFIELDS AVENUE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FL	168	£3,000
1980	16/07/2018	£445,000	D		35	BARLEYFIELDS AVENUE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FL	147	£3,027
1981	16/11/2017	£399,995	D		5	BARLEYFIELDS AVENUE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FL	130	£3,077
1982	30/06/2017	£410,000	D		13	BARLEYFIELDS AVENUE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FL	130	£3,154
1983	29/06/2018	£529,995	D		15	BARLEYFIELDS AVENUE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FL	168	£3,155
1984	30/06/2017	£455,000	D		7	BARLEYFIELDS AVENUE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FL	141	£3,227
1985	29/06/2018	£465,995	D		37	BARLEYFIELDS AVENUE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FL	144	£3,236
1986	30/06/2017	£459,995	D		11	BARLEYFIELDS AVENUE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FL	141	£3,262
1987	03/03/2017	£235,000	D		10	HARROW DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FN	110	£2,136
1988	16/06/2017	£384,125	D		2	GREENFIELD DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FQ	128	£3,001
1989	18/09/2017	£335,000	D		9	GREENFIELD DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FQ	110	£3,045
1990	22/09/2017	£335,000	D		11	GREENFIELD DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FQ	110	£3,045
1991	08/12/2017	£389,995	D		13	GREENFIELD DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FQ	128	£3,047
1992	19/10/2017	£395,996	D		7	GREENFIELD DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FQ	128	£3,094
1993	11/08/2017	£352,500	D		4	GREENFIELD DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FQ	111	£3,176
1994	29/09/2017	£439,850	D		8	PASTURES AVENUE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FR	171	£2,572
1995	26/01/2018	£485,000	D		12	PASTURES AVENUE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FR	171	£2,836
1996	08/06/2017	£382,500	D		2	PASTURES AVENUE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FR	128	£2,988
1997	13/04/2017	£399,750	D		9	PASTURES AVENUE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FR	131	£3,052
1998	31/03/2017	£400,000	D		6	PASTURES AVENUE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FR	131	£3,053

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1999	02/03/2017	£522,500	D		13	PASTURES AVENUE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FR	171	£3,056
2000	23/06/2017	£467,500	D		10	PASTURES AVENUE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FR	141	£3,316
2001	28/02/2017	£369,995	D		4	PASTURES AVENUE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FR	111	£3,333
2002	29/03/2018	£171,998	S		5	MIRABELLE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FS	87	£1,977
2003	29/03/2018	£245,246	S		3	MIRABELLE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FS	87	£2,819
2004	30/04/2018	£475,000	D		1	MIRABELLE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FS	163	£2,914
2005	17/11/2017	£265,000	S		13	MIRABELLE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FS	86	£3,081
2006	29/09/2017	£265,000	S		31	MIRABELLE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FS	86	£3,081
2007	03/11/2017	£270,000	S		29	MIRABELLE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FS	87	£3,103
2008	25/07/2017	£400,000	D		35	MIRABELLE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FS	128	£3,125
2009	29/03/2018	£270,000	S		11	MIRABELLE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FS	86	£3,140
2010	13/04/2018	£275,000	T		7	MIRABELLE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FS	87	£3,161
2011	28/03/2018	£275,000	S		9	MIRABELLE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FS	87	£3,161
2012	18/04/2017	£272,500	S		43	MIRABELLE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FS	86	£3,169
2013	21/06/2017	£435,000	D		33	MIRABELLE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FS	128	£3,398
2014	27/01/2017	£302,500	D		46	MIRABELLE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FT		
2015	27/11/2017	£404,995	D		2	VALENTINE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FU	131	£3,092
2016	08/12/2017	£369,995	D		6	VALENTINE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FU	118	£3,136
2017	15/12/2017	£369,995	D		8	VALENTINE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FU	118	£3,136
2018	22/11/2017	£423,995	D		1	VALENTINE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FU	131	£3,237
2019	05/01/2018	£284,995	S		12	VALENTINE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FU	88	£3,239
2020	09/02/2018	£418,995	D		16	VALENTINE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FU	128	£3,273
2021	22/10/2018	£429,995	D		19	VALENTINE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FU	131	£3,282
2022	29/03/2018	£423,995	D		9	VALENTINE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FU	128	£3,312
2023	24/11/2017	£325,995	D		4	VALENTINE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FU	98	£3,326
2024	29/03/2018	£325,995	D		20	VALENTINE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FU	98	£3,326
2025	19/01/2018	£362,995	D		14	VALENTINE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FU	109	£3,330
2026	09/02/2018	£362,995	S		18	VALENTINE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FU	109	£3,330
2027	08/12/2017	£327,995	D		7	VALENTINE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FU	98	£3,347
2028	23/03/2018	£428,995	D		11	VALENTINE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FU	128	£3,352
2029	24/11/2017	£299,995	S		3	VALENTINE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FU	88	£3,409
2030	07/12/2017	£299,995	S		5	VALENTINE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FU	88	£3,409
2031	05/01/2018	£299,995	S		10	VALENTINE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FU	88	£3,409
2032	23/03/2018	£299,995	S		22	VALENTINE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FU	88	£3,409
2033	20/04/2018	£299,995	S		24	VALENTINE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FU	88	£3,409
2034	28/09/2018	£305,995	S		15	VALENTINE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FU	88	£3,477
2035	30/06/2017	£570,000	D		7	MERRYWEATHER CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FW	187	£3,048
2036	23/06/2017	£330,000	D		1	MERRYWEATHER CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FW	106	£3,113
2037	19/05/2017	£330,000	D		2	MERRYWEATHER CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FW	106	£3,113
2038	24/05/2017	£512,000	D		4	MERRYWEATHER CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FW	163	£3,141
2039	23/06/2017	£512,000	D		6	MERRYWEATHER CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FW	163	£3,141
2040	23/06/2017	£515,000	D		9	MERRYWEATHER CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FW	163	£3,160
2041	14/09/2017	£359,000	D		5	MERRYWEATHER CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FW	111	£3,234
2042	16/05/2017	£360,000	S		8	MERRYWEATHER CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FW	111	£3,243
2043	30/06/2017	£427,000	D		3	MERRYWEATHER CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FW	128	£3,336
2044	17/03/2017	£320,000	S		8	FORELLE GROVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FX	103	£3,107
2045	05/05/2017	£425,000	D		3	FORELLE GROVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FX	128	£3,320
2046	28/04/2017	£385,000	D		5	FORELLE GROVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FX	111	£3,468
2047	03/03/2017	£260,000	T		19	RED PIPPIN ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FY	86	£3,023
2048	14/03/2017	£320,000	T		17	RED PIPPIN ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FY	86	£3,721
2049	24/03/2017	£255,000	T		5	RUSSET DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FZ	86	£2,965
2050	05/04/2017	£255,000	T		7	RUSSET DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FZ	86	£2,965
2051	24/02/2017	£279,995	S		3	RUSSET DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8FZ	87	£3,218
2052	09/10/2017	£280,000	D		15	LAMBOURNE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8GE	102	£2,745

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2053	29/03/2018	£540,000	D		13	LAMBOURNE ROAD	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8GE	185	£2,919
2054	08/12/2017	£266,246	S		35	BRAMLEY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8GF	106	£2,512
2055	08/12/2017	£274,500	S		33	BRAMLEY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8GF	103	£2,665
2056	17/11/2017	£303,750	D		29	BRAMLEY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8GF	111	£2,736
2057	20/09/2017	£290,000	D		25	BRAMLEY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8GF	102	£2,843
2058	26/06/2018	£535,000	D		2	BRAMLEY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8GF	188	£2,846
2059	29/09/2017	£303,000	S		28	BRAMLEY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8GF	106	£2,858
2060	27/04/2018	£325,000	S		1	BRAMLEY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8GF	106	£3,066
2061	29/09/2017	£342,500	D		27	BRAMLEY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8GF	111	£3,086
2062	30/11/2017	£267,500	S		34	BRAMLEY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8GF	86	£3,110
2063	29/09/2017	£324,000	D		24	BRAMLEY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8GF	103	£3,146
2064	22/06/2018	£275,000	S		4	BRAMLEY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8GF	87	£3,161
2065	25/08/2017	£595,000	D		22	BRAMLEY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8GF	187	£3,182
2066	15/12/2017	£330,000	D		19	BRAMLEY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8GF	103	£3,204
2067	09/02/2018	£369,000	D		18	BRAMLEY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8GF	111	£3,324
2068	08/12/2017	£429,000	D		17	BRAMLEY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8GF	128	£3,352
2069	25/08/2017	£375,000	D		23	BRAMLEY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8GF	111	£3,378
2070	28/07/2017	£437,000	D		26	BRAMLEY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8GF	128	£3,414
2071	22/06/2018	£275,000	S		4	BRAMLEY CLOSE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8GF		
2072	06/10/2017	£404,995	D		10	CONWAY DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8HT	131	£3,092
2073	25/05/2018	£428,995	D		32	CONWAY DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8HT	131	£3,275
2074	25/05/2018	£389,995	D		20	CONWAY DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8HT	118	£3,305
2075	25/05/2018	£389,995	D		24	CONWAY DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8HT	118	£3,305
2076	25/05/2018	£327,995	D		22	CONWAY DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8HT	98	£3,347
2077	24/05/2018	£459,995	D		12	CONWAY DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8HT	135	£3,407
2078	31/08/2018	£409,995	D		BAY TREE HOUSE, 14	CONWAY DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8HT	120	£3,417
2079	14/09/2018	£409,995	D		16	CONWAY DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8HT	120	£3,417
2080	25/05/2018	£409,995	D		34	CONWAY DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8HT	120	£3,417
2081	03/08/2018	£305,995	S		26	CONWAY DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8HT	88	£3,477
2082	27/07/2018	£305,995	S		28	CONWAY DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8HT	88	£3,477
2083	25/05/2018	£469,995	D		38	CONWAY DRIVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8HT	135	£3,481
2084	31/05/2018	£439,995	D		1	HERITAGE WAY	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8HU	144	£3,056
2085	29/06/2018	£395,000	D		4	SHARING GROVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8HZ	130	£3,038
2086	29/06/2018	£397,500	D		1	SHARING GROVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8HZ	130	£3,058
2087	08/06/2018	£449,995	D		3	SHARING GROVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8HZ	147	£3,061
2088	28/09/2018	£537,495	D		8	SHARING GROVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8HZ	170	£3,162
2089	11/10/2018	£459,995	D		6	SHARING GROVE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8HZ	144	£3,194
2090	28/06/2018	£315,995	D		15	ARABLE PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8PT	97	£3,258
2091	29/06/2018	£320,000	D		6	ARABLE PLACE	Bishops Cleeve	BISHOPS CLEEVE	CHELTENHAM	TEWKESBURY	GL52 8PT	95	£3,368
2092	09/03/2017	£200,000	D		9	SHUTTER LANE	Cheltenham - Northern Villages	GOTHERINGTON	CHELTENHAM	TEWKESBURY	GL52 9EZ	214	£935
2093	09/03/2017	£250,000	D		10	SHUTTER LANE	Cheltenham - Northern Villages	GOTHERINGTON	CHELTENHAM	TEWKESBURY	GL52 9EZ	212	£1,179
2094	23/08/2017	£709,950	D		15	SHUTTER LANE	Cheltenham - Northern Villages	GOTHERINGTON	CHELTENHAM	TEWKESBURY	GL52 9EZ	214	£3,318
2095	07/07/2017	£709,950	D		14	SHUTTER LANE	Cheltenham - Northern Villages	GOTHERINGTON	CHELTENHAM	TEWKESBURY	GL52 9EZ	212	£3,349
2096	29/09/2017	£719,950	D		13	SHUTTER LANE	Cheltenham - Northern Villages	GOTHERINGTON	CHELTENHAM	TEWKESBURY	GL52 9EZ	214	£3,364
2097	08/09/2017	£719,950	D		17	SHUTTER LANE	Cheltenham - Northern Villages	GOTHERINGTON	CHELTENHAM	TEWKESBURY	GL52 9EZ	214	£3,364
2098	23/06/2017	£719,950	D		16	SHUTTER LANE	Cheltenham - Northern Villages	GOTHERINGTON	CHELTENHAM	TEWKESBURY	GL52 9EZ	209	£3,445
2099	20/07/2017	£700,000	D		12	SHUTTER LANE	Cheltenham - Northern Villages	GOTHERINGTON	CHELTENHAM	TEWKESBURY	GL52 9EZ	201	£3,483
2100	10/05/2017	£414,950	D		7	SHUTTER LANE	Cheltenham - Northern Villages	GOTHERINGTON	CHELTENHAM	TEWKESBURY	GL52 9EZ	95	£4,368
2101	18/05/2018	£659,995	D		87	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AF	177	£3,729
2102	11/05/2018	£659,995	D		89	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AF	177	£3,729
2103	25/04/2018	£399,995	D		21	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AF	106	£3,774
2104	17/04/2018	£630,995	D		91	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AF	164	£3,848
2105	09/08/2018	£683,995	D		77	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AF	177	£3,864
2106	13/07/2018	£683,995	D		79	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AF	177	£3,864

	C	D	E	F	G	H	I	J	K	L	M	N	O
2107	12/07/2018	£639,995	D		85	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AF	164	£3,902
2108	11/05/2018	£348,995	S		17	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AF	89	£3,921
2109	29/03/2018	£348,995	S		19	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AF	89	£3,921
2110	19/10/2018	£698,995	D		75	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AF	177	£3,949
2111	06/08/2018	£430,995	D		31	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AF	109	£3,954
2112	21/06/2018	£484,995	D		25	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AF	120	£4,042
2113	13/07/2018	£484,995	D		27	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AF	120	£4,042
2114	19/07/2018	£455,995	D		23	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AF	112	£4,071
2115	10/08/2018	£455,995	D		29	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AF	112	£4,071
2116	28/09/2018	£499,995	D		67	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AF	120	£4,167
2117	21/09/2018	£499,995	D		69	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AF	120	£4,167
2118	19/04/2018	£750,000	D		10	LECKHAMPTON RISE	Cheltenham - Southern Fringe		CHELTENHAM	CHELTENHAM	GL53 0AP	182	£4,121
2119	28/06/2018	£1,100,000	D		2	LECKHAMPTON RISE	Cheltenham - Southern Fringe		CHELTENHAM	CHELTENHAM	GL53 0AP	258	£4,264
2120	11/05/2018	£673,995	D		72	MEADOWSWEET ROAD	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AS	177	£3,808
2121	25/05/2018	£624,995	D		70	MEADOWSWEET ROAD	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AS	164	£3,811
2122	17/04/2018	£420,995	D		4	MEADOWSWEET ROAD	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AS	109	£3,862
2123	16/05/2018	£379,995	D		10	MEADOWSWEET ROAD	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AS	98	£3,878
2124	19/06/2018	£348,995	S		6	MEADOWSWEET ROAD	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AS	89	£3,921
2125	25/05/2018	£348,995	S		8	MEADOWSWEET ROAD	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AS	89	£3,921
2126	31/10/2018	£658,995	D		110	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AT	180	£3,661
2127	29/06/2018	£659,995	D		114	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AT	177	£3,729
2128	25/06/2018	£624,995	D		116	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AT	164	£3,811
2129	22/06/2018	£624,995	D		118	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AT	164	£3,811
2130	27/07/2018	£379,995	D		24	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AT	98	£3,878
2131	21/09/2018	£384,995	D		36	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AT	98	£3,929
2132	25/05/2018	£349,995	S		26	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AT	89	£3,933
2133	25/05/2018	£349,995	S		28	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AT	89	£3,933
2134	24/08/2018	£349,995	S		32	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AT	89	£3,933
2135	24/08/2018	£349,995	S		34	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AT	89	£3,933
2136	25/05/2018	£385,995	D		30	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AT	98	£3,939
2137	28/09/2018	£738,995	D		112	HONEYSUCKLE AVENUE	Cheltenham - Southern Fringe		CHELTENHAM	TEWKESBURY	GL53 0AT	187	£3,952
2138	21/04/2017	£405,000	T		22	LECKHAMPTON PLACE	Cheltenham - South		CHELTENHAM	CHELTENHAM	GL53 0FA	104	£3,894
2139	19/04/2017	£417,000	T		21	LECKHAMPTON PLACE	Cheltenham - South		CHELTENHAM	CHELTENHAM	GL53 0FA	104	£4,010
2140	24/03/2017	£425,000	T		7	LECKHAMPTON PLACE	Cheltenham - South		CHELTENHAM	CHELTENHAM	GL53 0FA	104	£4,087
2141	26/01/2017	£450,000	T		20	LECKHAMPTON PLACE	Cheltenham - South		CHELTENHAM	CHELTENHAM	GL53 0FA	104	£4,327
2142	24/04/2017	£285,000	F	2	MAYFLOWER HOUSE	LECKHAMPTON PLACE	Cheltenham - South		CHELTENHAM	CHELTENHAM	GL53 0FB	87	£3,276
2143	28/04/2017	£314,000	F	5	MAYFLOWER HOUSE	LECKHAMPTON PLACE	Cheltenham - South		CHELTENHAM	CHELTENHAM	GL53 0FB	87	£3,609
2144	27/01/2017	£320,000	F	6	MAYFLOWER HOUSE	LECKHAMPTON PLACE	Cheltenham - South		CHELTENHAM	CHELTENHAM	GL53 0FB	85	£3,765
2145	10/04/2017	£320,000	F	1	MAYFLOWER HOUSE	LECKHAMPTON PLACE	Cheltenham - South		CHELTENHAM	CHELTENHAM	GL53 0FB	83	£3,855
2146	08/09/2017	£145,000	F	APARTMENT 4	GAINSBOROUGH HOUSE, 44	BATH ROAD	Cheltenham - South		CHELTENHAM	CHELTENHAM	GL53 7HW	43	£3,372
2147	03/08/2017	£237,500	F	APARTMENT 6	GAINSBOROUGH HOUSE, 42	BATH ROAD	Cheltenham - South		CHELTENHAM	CHELTENHAM	GL53 7HW	66	£3,598
2148	15/03/2018	£215,000	F	APARTMENT 9	GAINSBOROUGH HOUSE, 42	BATH ROAD	Cheltenham - South		CHELTENHAM	CHELTENHAM	GL53 7HW	58	£3,707
2149	08/09/2017	£140,000	F	APARTMENT 5	GAINSBOROUGH HOUSE, 44	BATH ROAD	Cheltenham - South		CHELTENHAM	CHELTENHAM	GL53 7HW	35	£4,000
2150	17/08/2017	£185,000	F	APARTMENT 1	GAINSBOROUGH HOUSE, 42	BATH ROAD	Cheltenham - South		CHELTENHAM	CHELTENHAM	GL53 7HW		
2151	30/08/2017	£225,000	F	APARTMENT 10	GAINSBOROUGH HOUSE, 42	BATH ROAD	Cheltenham - South		CHELTENHAM	CHELTENHAM	GL53 7HW		
2152	01/09/2017	£160,000	F	APARTMENT 11	GAINSBOROUGH HOUSE, 42	BATH ROAD	Cheltenham - South		CHELTENHAM	CHELTENHAM	GL53 7HW		
2153	22/09/2017	£150,000	F	APARTMENT 12	GAINSBOROUGH HOUSE, 42	BATH ROAD	Cheltenham - South		CHELTENHAM	CHELTENHAM	GL53 7HW		
2154	11/08/2017	£159,000	F	APARTMENT 2	GAINSBOROUGH HOUSE, 42	BATH ROAD	Cheltenham - South		CHELTENHAM	CHELTENHAM	GL53 7HW		
2155	06/10/2017	£280,000	F	APARTMENT 7	GAINSBOROUGH HOUSE, 42	BATH ROAD	Cheltenham - South		CHELTENHAM	CHELTENHAM	GL53 7HW		
2156	30/11/2017	£167,000	F	APARTMENT 8	GAINSBOROUGH HOUSE, 42	BATH ROAD	Cheltenham - South		CHELTENHAM	CHELTENHAM	GL53 7HW		
2157	09/10/2017	£175,000	F	APARTMENT 3	GAINSBOROUGH HOUSE, 44	BATH ROAD	Cheltenham - South		CHELTENHAM	CHELTENHAM	GL53 7HW		
2158	14/03/2019	£549,950	D		41	BIRCH GROVE	FoD South	TUTSHILL	CHEPSTOW	FOREST OF DEAN	NP16 7FH	177	£3,107
2159	05/07/2019	£549,950	D		36	BIRCH GROVE	FoD South	TUTSHILL	CHEPSTOW	FOREST OF DEAN	NP16 7FH	177	£3,107
2160	12/07/2019	£449,950	D		28	BIRCH GROVE	FoD South	TUTSHILL	CHEPSTOW	FOREST OF DEAN	NP16 7FH	143	£3,147

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2161	14/12/2018	£399,950	D		40	BIRCH GROVE	FoD South	TUTSHILL	CHEPSTOW	FOREST OF DEAN	NP16 7FH	127	£3,149
2162	12/04/2019	£399,950	D		34	BIRCH GROVE	FoD South	TUTSHILL	CHEPSTOW	FOREST OF DEAN	NP16 7FH	127	£3,149
2163	28/06/2019	£399,950	D		29	BIRCH GROVE	FoD South	TUTSHILL	CHEPSTOW	FOREST OF DEAN	NP16 7FH	127	£3,149
2164	14/12/2018	£455,000	D		43	BIRCH GROVE	FoD South	TUTSHILL	CHEPSTOW	FOREST OF DEAN	NP16 7FH	143	£3,182
2165	18/01/2019	£455,000	D		39	BIRCH GROVE	FoD South	TUTSHILL	CHEPSTOW	FOREST OF DEAN	NP16 7FH	143	£3,182
2166	31/05/2019	£411,995	D		17	ASH CRESCENT	FoD South	TUTSHILL	CHEPSTOW	FOREST OF DEAN	NP16 7FL	139	£2,964
2167	29/05/2019	£399,995	D		15	ASH CRESCENT	FoD South	TUTSHILL	CHEPSTOW	FOREST OF DEAN	NP16 7FL	126	£3,175
2168	21/06/2019	£399,995	D		19	ASH CRESCENT	FoD South	TUTSHILL	CHEPSTOW	FOREST OF DEAN	NP16 7FL	126	£3,175
2169	29/03/2019	£306,995	D		5	ASH CRESCENT	FoD South	TUTSHILL	CHEPSTOW	FOREST OF DEAN	NP16 7FL	94	£3,266
2170	04/04/2019	£304,995	D		4	LIME WAY	FoD South	TUTSHILL	CHEPSTOW	FOREST OF DEAN	NP16 7FQ	89	£3,427

Appendix 3 – Newbuild Houses for Sale

Area	Name of Developer/ agent	Schme	Address	Address	Postcode	Name of Property	Beds	Type	Flat sqm	House sqm	Price flat	Price house	Flat #/m2	House #/m2
Gloucester	Persimmon	Nuthill Green	Donaldson Drive	Brockworth	GL3 4GR	Hanburyx2	3	t		68		£238,995		£3,515
						Stroudx3	3	sd		79		£249,995		£3,164
						Worcesterx3	3	sd				£295,995		
						Chesterx6	3	sd		78		£237,995		£3,051
						Chesterx5	3	d		78		£249,995		£3,205
						Claytonx2	3	d		90		£297,500		£3,306
						Greyfriars x2	3	sd		94		£279,995		£2,979
						Greyfriars x2	3	sd		94		£274,995		£2,925
						Portland	5	d		195		£564,995		£2,897
Gloucester	Persimmon	Hosbere Mews	Longford Lane	Gloucester	GL2 9BY	Chedworthx3	4	d		110		£345,000		£3,136
						Claytonx2	3	d		90		£287,000		£3,189
						Corfex3	5	d		130		£370,000		£2,846
						Himbleton	4	d		100		£325,000		
						Leicester x3	4	sd		103		£290,000		£2,816
						Roseberry	4	d		121		£300,000		£2,479
Cheltenham	Persimmon	Oakley Grange	Burford Rd	Cheltenham	GL52 5FP	Apartmentsx2	2	f			£179,995			
						Bickleigh x5	3	sd		78		£256,995		£3,295
						Chedworth	3	d		110		£334,995		£3,045
						Corfex5	5	d		130		£384,995		
						Hadleighx4	5	d		142		£430,995		£3,035
						Lansdownx5	4	d				£379,995		
						Souter	3	sd		89		£254,995		£2,865
						Tivoli x4	2	f		68	£180,995			
						Key House	4	d				£379,995		
						Leighton	2	fog		63		£199,995		£3,175
						Souter x2	3	sd		89		£259,995		£2,921
						Wolvesey	4	sd		121		£314,995		£2,603
Tewkesbury	Persimmon	Greenacres	Bishop's Cleeve	Tewkesbury	GL52 7WF	Chedworthx3	4	d		110		£360,000		£3,273
						Claytonx3	3	d		90		£310,000		£3,444
						Corfe x3	5	d		130		£380,000		£2,923
						Hadleigh x3	5	d		142		£440,000		£3,099
						Hatfield	3	d		82		£306,000		£3,732

Stroud	Persimmon	Canonbury Rise	Canonbury St	Berkley	GL13 9BE	Chedworthx2	4	d		110		£374,995		£3,409
						Lumleyx3	4	d		88		£344,995		£3,920
						Souterx4	3	sd		89		£274,995		£3,090
						Hanburyx2	3	sd		68		£259,995		£3,823
						Warwick	4	d		129		£394,995		£3,062
Gloucester	Taylor Wimpey	Kings Copse	Kingsway	Gloucester	GL2 2FY	Gosford	3	t		80		£225,000		£2,797
						Gosford	3	t		80		£243,000		£3,020
						Yewdale	3	d		128		£260,000		£2,031
Cheltenham	Taylor Wimpey	Taylor's Yard	Gloucester Rd	Cheltenham	GL51 8TP	Kentdale	4	d		114		£425,000		£3,744
						Tetbury	4	sd		145		£415,000		£2,863
						Charlecote	4	t		122		£398,000		£3,255
						Belbury	4	t		121		£395,000		£3,273
						Oakham	4	sd		116		£380,000		£3,288
						Easdale	3	d		86		£350,000		£4,047
Gloucester	Bovis	Augustus Park	Coopers Edge	Gloucester	GL3 4SH	MeridenII	4			110		£280,000		£2,545
						Winchcombe	4			110		£262,000		£2,382
						MeridenII	4			110		£260,000		£2,364
						Marston	3			62		£230,000		£3,710
Gloucester	Bovis	Centurion View	Coopers Edge	Gloucester	GL3 4SH	Canterbury	4	d		110		£395,000		£3,591
						Buxton	4	d		100		£340,000		£3,400
						Epsom	3	d		90		£295,000		£3,278
						Sheringham	3	t		88		£283,000		£3,216
						Southwold	3	sd		78		£249,000		£3,192
						Winchcombe	3	t		110				
Gloucester	Bovis	Imperial Place	Coopers Edge	Gloucester	GL3 4SH	Canterbury	4	d		110		£349,995		£3,182
						Buxton	4	d		100		£305,000		£3,050
						Epsom	3	d		90		£269,995		£3,000
						Sheringham	3	t		88		£269,995		£3,068
						Southwold	3	sd		78		£249,995		£3,205
						Slimbridge	3	sd						
Cheltenham	Bovis	Furlong Rise	New Barn Lane	Cheltenham	GL52 3LQ	Condicote	5	d		155		£575,000		£3,710
						Kilkenny	4	d		149		£470,000		£3,154
						Brockhampton	4	sd		149		£465,000		£3,121
						Whittington	3	sd		90		£335,000		£3,722
						Amberley	2	t		69		£255,000		£3,696
Gloucester	DWH	Sunningend View	Brockworth	Gloucester	GL3 4RJ	Wilford	2	t		56		£225,000		£3,983

						Ashurst	3	sd		86		£290,000		£3,353
						Hadley	3	d		92		£325,000		£3,548
						Ingelby	4	d		105		£350,000		£3,333
						Holden	4	d		141		£437,000		£3,097
Gloucester	DWH	Rosewood Grange	Hunts Grove	Gloucester	GL2 2AP	Wilford x3	2	t		56		£218,000		£3,859
						Ashurst	3	sd		86		£260,000		£3,006
						Hadley	3	d		92		£285,000		£3,111
						Greenwood	3	t		130		£295,000		£2,269
						Cornell	4	d		128		£350,000		£2,734
						Holden	4	d		141		£415,000		£2,941
						Chelworth	4	d		155		£460,000		£2,968
Stroud	DWH	Great Oldbury	Nupend	Stonehouse	GL10 3SJ	Ashurst	3							
						Greenwood	3							
						Cornell	4							
						Ingleby	4							
Cheltenham	Charles Church	Eden Villas	Oakley	Cheltenham	GL54 4ES	Elysian x2	4	d		146		£482,995		£3,308
						Glory	4	d		168		£519,995		£3,095
Tewkesbury	Charles Church	Gotherington Grange	Gotherington	Cheltenham	GL52 9EY	Bondx3	4	d		170		£620,000		£3,647
						Campden x4	5	d				£675,000		
						Holborn x2	5	d		171		£625,000		£3,655
						Marylebone	4	d		150		£540,000		£3,600
						Portland	5	d		158		£700,000		£4,430
						Tiddington x2	5	d		195		£730,000		£3,744
Gloucester	Crest Nicholson	The Ridings at Hunts Grove	Waterwells Business Park	Gloucester	GL2 2AP	Hartley	3	sd						
						Huntingdon	3	sd		90		£265,000		£2,944
						Welwyn x8	4	d		116		£340,000		£2,931
Gloucester	Crest Nicholson	Hunts Grove Gate	Hardwicke	Quedgeley	GL2 2AP	Calder	4	d		130		£405,000		£3,115
						Caldwick	4	d						
						Welwyn	4	d		116				
Stroud	Crest Nicholson	Charfield Village	Charfield	Wotton-under-Edge	GL12 8EF	Calder	4	d		130		£450,000		£3,462
						Caldwick	4	2						
						Coxley	4	d		164		£580,000		£3,537
						Monksfield x2		sd		139		£355,000		£2,554
						Welwynx6	4	d		116		£400,000		£3,448
Stroud	Crest Nicholson	Kingswood Fields	Kingswood	Wotton-under-Edge	GL12 8EN	Elsenham	3	sd						

						Hartleyx4		sd		90		£310,000		£3,444
						Walberswickx4	4	d		107		£360,000		£3,364
						Welwyn								
Tewkesbury	Newland Homes	Twyning Green	Twyning	Tewkesbury	GL20 6FL	Hanboroughx2	5	d				£585,000		
						Winchcombex7	4	d				£545,000		
Tewkesbury	Newland	New Town Park	Newtown	Toddington	GL54 5DU	Gretton	5	d						
						Gotherington	5	d						
						Marstonx2	5	d				£695,000		
						Broadwayx6	5	d				£630,000		
						Hanboroughx2	5	d				£620,000		
						Stanwayx4	4	d				£660,000		
						Crickladex7	3	sd						
Cheltenham	Newland	Newland Gardens	Springbank	Cheltenham	GL51 0WA	Draycottx6	4	sd				£300,000		
						Tetbury	3	sd				£270,000		
						Andoversford x4	2	sd				£220,000		
						Montpellier Apartmentsx4	2	f			£180,000			
						Pittville Apartments x3	2	f			£170,000			
Gloucester	Newland	Rectory Gardens	Maisemore	Gloucester	GL2 8HE	Painswickx3	5	d				£525,000		
						Woodchesterx4	4	d				£595,000		
						Hartpuryx6	4	d				£495,000		
						Honeybournex3	3	d				£355,000		
Gloucester	Newland	Newark Meadows	Hempsted	Gloucester	GL2 5LU	Dodingtonx4	5	d				£495,000		
						Sherstonx5	4	d				£435,000		
						Addingtonx2	3	d				£450,000		
						Hintonx3	3	d				£335,000		
Gloucester	Bellway	Lassington Reach	Highnam	Gloucester	GL2 8DA	Shaldon	3	t		76		£249,995		£3,289
						Shaldon	3	t		76		£259,995		£3,421
						Wilbury	4	d		104		£339,995		£3,269
						Flinton	5	d		180		£579,995		£3,222
Gloucester	Bellway	Springfields at Hunts Grove	Hardwicke	Gloucester	GL2 4DX	Charfieldx3	2	t		60		£209,995		£3,500
						Shaldonx3	3	sd		72		£232,995		£3,236
						Whitecroftx3	4	sd		142		£288,995		£2,035
						Shipton	3	d		78		£289,995		£3,718
						Wilbury	4	d		105		£329,995		£3,143

						Walton	4	d		120		£369,996		£3,083
						Sherbourne								
						Wickford								
						Wilcott								
						Westlea								
						Wye								
						Wroughton								
Gloucester	Bellway	St James Mews	Charfield	Gloucester		Chaffinchx2	4	d		106		£374,995		£3,538
						Wrenx2	4	d		128		£439,995		£3,437
						Dovex2	4	d		148		£476,995		£3,223
						Rookx2	4	d		152		£479,995		£3,164
						Dunnock	4	d						
						Kestrel	4	d						
						Goldfinch	4	d						
						Heron	4	d						
Tewkesbury	Bellway	Malvern Chase		Tewkesbury	GL20 7EB	Shaldon	3	t		72		£234,995		£3,264
						Wroughton	4	d		140		£399,995		£2,857
Tewkesbury	Bloor	Tewkesbury Meadow	off Jubilee Way	Tewkesbury	GL20 7SL	Hindheadx2	2	sd		62		£217,500		£3,508
						Caulke	4	d				£410,000		
						Thornsettx2	4	d				£445,000		
						Stainsby	4	d		150		£485,000		£3,233
						Osterleyx2	4	d		162		£490,000		£3,025
Stroud	St Modwen	Littlecombe	Dursley	Dursley	GL11 4HR	Webster	3	sd				£279,995		
						Kea x2	3	d				£294,995		
						Eustace x2	3	sd				£301,995		
						Gregory x2	4	sd				£359,995		
						Chichester	4	d				£359,995		
Stroud	Barratt	Great Oldbury	Stonehouse	Stonehouse	GL10 3SJ	Kingsley	4	sd		106		£339,995		£3,208
						Hemsworth	4	d		137		£378,995		£2,766
						Alderney	4	d		106		£389,995		£3,679
						Radleigh	4	d		138		£429,995		£3,116
Stroud	Barratt	Saxon Gate	Leonard Stanley	Stonehouse	GL10 3NJ	Folkestonex2	3	sd		75		£277,995		£3,707
						Hemsworth	4	d		137		£364,995		£2,664
						Alderney	4	d		106		£386,995		£3,651
						Marlowe	5	d				£479,995		
Gloucester	Matthew-Homes	Earls Park	Tuffley Crescent	Gloucester	GL1 5NE	Bohon	3	t		94		£245,000		£2,606
						Clare	3	t		70		£210,000		£2,998

						Marshalx2	4	d		123		£325,000		£2,634
						Mowbrayx3	4	t		124		£300,000		£2,413
						Percy x5	4	sd		119		£310,000		£2,605
						Huntingfieldx4	4	d		148		£370,000		£2,500
Cheltenham	Redrow	Brizen View	Leckhampton Lane	Shurdington	GL53 0QH	Richmond	4	d		215		£715,995		£3,330
						Marlborough	5	d		210		£699,995		£3,333
						Henley	4	d				£670,995		
Cheltenham	Redrow	Brizen Park	Farm Lane	Shurdington	GL53 0NQ	Warwick	3	d		95		£385,995		£4,063
						Stratford	4	d		105		£419,995		£4,000
						Windsor	4	d		130		£449,995		£3,462
						Oxford	4	d		140		£469,995		£3,357
Stroud	Redrow	Great Oldbury	Grove Lane	Stonehouse	GL10 3SJ	Warwick mid	3	t		95		£287,995		£3,032
						Ludlow	3	sd		95		£292,995		£3,084
Cheltenham	Redrow	Wendlescliffe	Evesham Road	Cheltenham	GL52 8SA	Cambridge	4	d		128		£449,995		£3,516
Gloucester	Millers	Scholars Place	Estcourt Road	Gloucester	GL1 3LR	Sterndale	4	d		130		£430,000		£3,308
						Calver	4	d				£430,000		
						Melbourne	3	d		88		£312,000		£3,545
						Wheatcroft	4	d		133		£440,000		£3,308
Tewkesbury	Spitfire Bespoke	Hillcroft	Church Row	Gretton	GL54 5HG	Langley	3	d		104		£450,000		£4,327
						Oxenton	4	d		140		£550,000		£3,929
						Dixton	4	d				£695,000		
Cheltenham	Linden Homes	Cleeve View	Bishops Cleeve	Cheltenham	GL52 8ER	Faifrford	4	d		135		£409,995		£3,037
						Tetbury	4	d		140		£459,995		£3,286
						Morton	4	d		140		£459,995		£3,286
						Cheltenham	5	d		170		£545,500		£3,209
						Woolstone	5	d		196		£629,995		£3,214
						Cleeve	5	d		196		£639,995		£3,265
Stroud	Edenstone	Sealeywood	Horsley	Nailsworth	GL6 0PZ	Stancombe	3	d				£665,000		
						Barrington	4	d				£750,000		
						Gatcombe	4	d				£1,495,000		
						Woodchester	5	d				£995,000		
Gloucester	Lioncourt	Bentham Green	Bentham	Gloucester	GL3 4UD	Minchinhampton	5	d				£799,950		
						Amberley	4	d				£650,000		
Cheltenham	Pegasus Life Retirement	Clarence Gardens	Crescent Place	Cheltenham	GL50 3RA		1	f			£499,950			

Cheltenham	Pegasus Life Retirement	One Bayshill Road		Cheltenham			1	f	64		£464,950		£7,295	
							2	f	93		£703,500		£7,565	
							3	f	133		£1,033,500		£7,790	
Cheltenham	Sanctuary Group	Middleton House	Pilley Lane	Leckhampton	GL53 9GA									
Cheltenham	Sanctuary	New Court	Lansdowne Road	Cheltenham	GL50 2JG	51	1	f			£290,000			
						20	1	f			£285,000			
						3	1	f			£390,000			
							2	f			£415,000			
							3	f			£630,000			
Cheltenham	Oak Retirement	Honeybourne Gate	Gloucester Road	Cheltenham	GL51 8DW		1				£258,995			
							1				£293,995			
							1				£324,995			
							2				£299,500			
							2				£320,995			
							2				£396,995			
							2				£389,995			
							2				£399,995			
							2	f			£435,995			
Cheltenham	Churchill Retirement	Lewis Carroll Lodge	St Margarets Road	Cheltenham	GL50 4FH		1	f	50		£239,950		£4,799	
							2	f	75		£338,950		£4,519	
Forest of Dean	Persimmon	Bishops Mead	Par Four Lane	Lydney	GL15 5GB	Chester x4	3	sd		77		£204,995		£2,662
						Clayton x2	3	d		90		£239,995		£2,667
						Trafalgar x4	2	t		65		£159,995		£2,461
						Trafalgar x2	2	sd		65		£169,995		£2,615
Forest of Dean	KJT Residential		Edmunds Way	Cinderford	GL14	x2	3	t		70		£190,000		£2,714
Forest of Dean	Bellway	Picklenash Grove	Ross Road	Newent	GL18 1BE	Shipton	3	d		84		£294,995		£3,512
						Walton	4	d		125		£392,995		£3,144
						Wye	4	d		121		£409,995		£3,388
						Wroughton	4	d		143		£429,995		£3,007
						Westlake	4	d		140		£439,995		£3,143
						Wenvoe	4	d		147		£444,995		£3,027
						Fowey	5	d		205		£524,995		£2,561
Forest of Dean	Bluebell	River View	Highfield Road	Lydney	GL15 4LH	Ashford	3	sd		68		£210,000		£3,088
						Carcroft	4	d		95		£290,000		£3,053
						Eastbourne	2	sd				£199,995		

						Alveston	3	sd		73		£223,000		£3,055
Forest of Dean	Redrow	Severn Heights	Wintour Drive	Lydney	GL15 5FA	Ludlow	3	sd		88		£242,995		£2,761
						Oxford+	4	d		133		£317,995		£2,391
						Shaftesbury	4	d		126		£335,995		£2,667
						Amberley	3	d		90		£281,995		£3,133
						Cambridge	3	d		126				
						Clayton	3	d		86		£239,995		£2,791
Forest of Dean	Bell	Squires Meadow	Lea	Ross-on-Wye	HR9 7JZ	Bewdley	3	d		84		£252,495		£3,006
						Yate	2	t		61		£117,150		£1,930
						Padworth	3	sd		87		£244,995		£2,816
						Staunton	3	sd		97		£249,995		£2,591
						Bedford	4	d		117		£339,995		£2,903
Forest of Dean	Bellway	Archers Walk	Highfield Road	Lydney	GL15 4LH	Shaldon	3	t		72		£209,995		£2,917
						Shipton	3	d		84		£259,995		£3,095
						Whitecroft	4	d		110		£269,995		£2,455
						Wilbury	4	d		104		£269,995		£2,596
						Wilcott	4	d		107		£287,995		£2,692
Forest of Dean	Bellway	Manor Chase	Gloucester Road	Tutshill	NP16 7DB	Walton	4	d		125		£397,995		£3,184
						Wenvoe	4	d		147		£439,995		£2,993
						Wycliffe	4	d		175		£479,995		£2,743
						Witney	4	d		156		£519,995		£3,333
						Fowey	5	d		205		£559,995		£2,732
Forest of Dean	Steve Gooch	Laburnum Villas		Hartbury	GL19 3BL		3	d		91		£349,950		£3,867
							4	d		118		£399,950		£3,389
Forest of Dean	KJT Residential	Woodville Rd	Woodville Rd	Cinderford	GL14		4	d		148		£385,000		£2,601
		Far View	Ruardean Hill	Cinderford	GL17		3	d				£349,950		
							3	d				£365,000		
Forest of Dean	Speller Metcalfe	The Orchards	Brosberrow Heath	Ledbury	HR8 1PQ	Ashton	5	d		179		£599,500		£3,349
						Bramley	4	d		129		£485,000		£3,760
Forest of Dean	KH Developments	Chapel Green	Chapel Lane	Gorsley	HR9 7SE	type A	4	d		206		£599,000		£2,908
						type B	4	d		220		£635,000		£2,886
						type C	5	d		238		£690,000		£2,899
						type C	5	d		238		£750,000		£3,151
						type C	5	d		238		£775,000		£3,256
Forest of Dean	Newland Homes	Rectory Gardens	Maisemore		GL2 8HE	Painswick	5	d						

						Woodchester	4	d				£595,000		
						Hartbury	4	d				£495,000		
						Prestbury	4	d				£465,000		
Forest of Dean	Redcliffe	Nup End Green	Nup End	Ashleworth	GL19 4JJ	Sherston	3	d		96		£335,000		£3,479
						York	4	d		120		£399,000		£3,328
						Bibury	4	d		134		£450,000		£3,358
						Malvern	4	d		155		£495,000		£3,194
						Wimborne	4	d		160		£530,000		£3,321
						Ashbury	5	d		181		£610,000		£3,366
Forest of Dean	Bellway	Lassington Reach		Highnam	GL2 8DA	Flinton	5	d		182		£569,995		£3,132

Appendix 4 – Residential Development Land PPD

	Site details				Affordable housing		s106		Ha					
Date	Application number	Address	Description	Dwellings	Affordable	% AH	S106	£/unit			Price Paid	Date	Title Numbers	Notes
GLOUCESTER														
	10/00769/FUL	103 Northgate Street Gloucester GL1 2AA	119 apartments with 4 ground floor office, food and drink or retail units, associated parking...	119	0	0.00%	£0	£0	0.51	£2,439,356.86	£1,244,072	4.11.2016	GR55651	
	11/00107/FUL	Former Gloscat Buildings Brunswick Road Gloucester	mixed use Residential dwellings comprise 254 total	254	32	12.60%	£75,134	£296	3	£3,446,640.32	£8,720,000	31.3.2004	GR271351	
	11/00724/OUT	Blackbridge Allotments Stroud Road Gloucester	14 new dwellings, new allotments and associated works	14	0	0.00%	£88,466	£6,319	1	£813,131.31	£805,000	8.9.2015	GR396807	
	11/00742/OUT	Hucclecote Centre Churchdown Lane Gloucester GL3 3QN	Demolition and erection of 53 dwellings	53	14	26.42%	£10,338	£195	2	£876,086.96	£2,015,000	14.3.2014	GR384065	
	12/01098/FUL	Hallmark Hotel Matson Lane Gloucester GL4 6EA	Demolition of existing buildings, erection of 60 dwellings, garages, etc	58	8	13.79%	£47,548	£820	2	£969,230.77	£1,890,000	2.8.2013	GR376352	
	13/00160/FUL	Yew Tree Cottages 106 Bristol Road Quedgeley Gloucester	Construction of 10 dwellings and associated works. (Alternative proposal to development approved under application no. 09/00551/FUL)	10	0	0.00%	£28,585	£2,859	0.2	£625,000.00	£125,000	22.5.2013	GR286251	Built out, multiple owners
	10/00189/FUL		Replacement of PH with 13 housing units	13	5	38.46%	£24,406	£4,881	0.28	£1,250,000.00	£350,000	15.10.2010	GR208478	
	11/00091/OUT		Mixed use development of up to 220 dwellings, 13,600 sqm B8 floorspace, cricket pitch and pavilion	199	80	40.20%	£1,451,203	£18,140	19.10	£374,554.97	£7,154,000	24.3.2014	GR382599	
	11/00385/FUL		D1, A1-A5, up to 570 dwellings	570	171	30.00%	£1,818,392	£10,634		#VALUE!	over £1,000,000	1.3.2017%	GR412019	
	12/01051/FUL		11 dwellings	11	0	0.00%	£23,714	#DIV/0!	0.19	£1,000,000.00	£190,000	31.3.2011	GR343633	
	11/00622/FUL		14 dwellings for affordable rent	14	14	100.00%	£51,446	£3,675	0.31	£154,367.74	£47,854	13.7.2012	GR273778	
	13/00114/FUL		47 dwellings	47	16	34.04%	£208,644	£13,040	2.96	£168,648.65	£499,200	26.2.2015	GR391784	Built out multiple owners
21/12/2017	S.15/2804/OUT	Land North East of Draycott, Cam aka. Millfields				#DIV/0!	£20,000		34.81	£11,060.04	£385,000	16.12.2008	GR318044	
21/11/2016	S.14/0619/FUL	Land rear Canonbury Street Berkeley				#DIV/0!			11.84	£548,986.49	£6,500,000	22.12.2017	GR421155	
21/07/2014	S.13/1289/OUT	Land south of Leonard Stanley Primary School, aka Mankley Field (developers Gladman)		**150**	**45**	30.00%	£235,572		8.35	£820,195.21	£6,848,630	28.7.2016	GR369055	
14/04/2016	S.14/0810/OUT	Land west of Stonehouse, Nastend Lane, Stonehouse		**1350**	**405**	30.00%			97.28	£399,809.83	£38,893,500	5.7.2018/21.12.2017/5.4.2018/5.4.2018/12.1.2016	GR427220/421473 1/424258/424108133943	Redrow
	12/01612	North Place, Cheltenham GL50 4DW		143	57	39.86%			3.22	£1,487,577.64	£4,790,000	2.6.17	GR400881	
	17/01411	Old Gloucester Road, Cheltenham		90	36	40.00%			3	£119,426.75	£375,000	13.1.2003	GR256925	
	13/00106	Travis Perkins, Gloucester Road, Cheltenham		107	16	14.95%			3	£3,194,444.44	£8,050,000	1.12.2016	GR366598	

Appendix 5 – Residential Appraisals

The pages in this appendix are not numbered.

1 Aff - 30%, CIL -£0, DC - £15000
Cover

Gloucestershire Sites

16/12/2019
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Number	1	Units	NET Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/ Brown	lternative Use
				Units/ha	m2	m2	m2/ha		£/m2			
500		500	14.29	35.00	92	45,942	3,216	59,231,027	1,289.26	Chelt - E&S	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	16		50.00	800.00	10%	1,276	1,122,880
	2	18		65.00	1,170.00	10%	1,276	1,642,212
Terrace	2	35		75.00	2,625.00		1,276	3,349,500
	3	35		95.00	3,325.00		1,276	4,242,700
Semi	2	70		85.00	5,950.00		1,276	7,592,200
	3	105		105.00	11,025.00		1,276	14,067,900
Det	3	0		110.00	0.00		1,276	0
	4	53		135.00	7,155.00		1,276	9,129,780
	5	18		145.00	2,610.00		1,276	3,330,360
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		65.00	0.00	10%	1,276	0
Flat 3 High*	3	0		75.00	0.00	10%	1,276	0
Affordable								
Flat	1	28		50.00	1,400.00	10%	1,276	1,965,040
	2	23		61.00	1,403.00	10%	1,276	1,969,251
Terrace	2	23		70.00	1,610.00		1,276	2,054,360
	3	23		84.00	1,932.00		1,276	2,465,232
Semi	2	8		79.00	632.00		1,276	806,432
	3	15		93.00	1,395.00		1,276	1,780,020
Det	3	0		93.00	0.00		1,276	0
	4	30		97.00	2,910.00		1,276	3,713,160
	5	0		110.00	0.00		1,276	0
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		61.00	0.00	10%	1,276	0
Flat 3 High*	3	0		74.00	0.00	10%	1,276	0

Area	Gross	20.408
	Net	14.286

Number	2	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	'een/Brown	lternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
1,000		1,000	28.57	35.00	92	91,595	3,206	118,121,872	1,289.61	Chelt - E&S	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	35		50.00	1,750.00	10%	1,276	2,456,300
	2	35		65.00	2,275.00	10%	1,276	3,193,190
Terrace	2	70		75.00	5,250.00		1,276	6,699,000
	3	70		95.00	6,650.00		1,276	8,485,400
Semi	2	140		85.00	11,900.00		1,276	15,184,400
	3	210		105.00	22,050.00		1,276	28,135,800
Det	3	0		110.00	0.00		1,276	0
	4	105		135.00	14,175.00		1,276	18,087,300
	5	35		145.00	5,075.00		1,276	6,475,700
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		65.00	0.00	10%	1,276	0
Flat 3 High*	3	0		75.00	0.00	10%	1,276	0
Affordable								
Flat	1	60		50.00	3,000.00	10%	1,276	4,210,800
	2	45		61.00	2,745.00	10%	1,276	3,852,882
Terrace	2	45		70.00	3,150.00		1,276	4,019,400
	3	45		84.00	3,780.00		1,276	4,823,280
Semi	2	15		79.00	1,185.00		1,276	1,512,060
	3	30		93.00	2,790.00		1,276	3,560,040
Det	3	0		93.00	0.00		1,276	0
	4	60		97.00	5,820.00		1,276	7,426,320
	5	0		110.00	0.00		1,276	0
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		61.00	0.00	10%	1,276	0
Flat 3 High*	3	0		74.00	0.00	10%	1,276	0

Area	Gross	40.816
	Net	28.571

Number	3	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	'een/Brown	lternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
2,500		2,500	71.43	35.00	92	229,132	3,208	295,474,771	1,289.54	Chelt - E&S	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	86		50.00	4,300.00	10%	1,276	6,035,480
	2	88		65.00	5,720.00	10%	1,276	8,028,592
Terrace	2	175		75.00	13,125.00		1,276	16,747,500
	3	175		95.00	16,625.00		1,276	21,213,500
Semi	2	350		85.00	29,750.00		1,276	37,961,000
	3	525		105.00	55,125.00		1,276	70,339,500
Det	3	0		110.00	0.00		1,276	0
	4	263		135.00	35,505.00		1,276	45,304,380
	5	88		145.00	12,760.00		1,276	16,281,760
Flat 1 High*	6	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		65.00	0.00	10%	1,276	0
Flat 3 High*	3	0		75.00	0.00	10%	1,276	0
Affordable							0	
Flat	1	148		50.00	7,400.00	10%	1,276	10,386,640
	2	113		61.00	6,893.00	10%	1,276	9,675,015
Terrace	2	113		70.00	7,910.00		1,276	10,093,160
	3	113		84.00	9,492.00		1,276	12,111,792
Semi	2	38		79.00	3,002.00		1,276	3,830,552
	3	75		93.00	6,975.00		1,276	8,900,100
Det	3	0		93.00	0.00		1,276	0
	4	150		97.00	14,550.00		1,276	18,565,800
	5	0		110.00	0.00		1,276	0
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		61.00	0.00	10%	1,276	0
Flat 3 High*	3	0		74.00	0.00	10%	1,276	0

Area	Gross	102.041
	Net	71.429

Number	4	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	·een/Brown	\lternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
3,500		**3,500**	**100.00**	**35.00**	**92**	**320,727**	**3,207**	**413,596,643**	**1,289.56**	Chelt - E&S	Green	Agricultural

Area	Gross	142.857
	Net	100.000

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	121		50.00	6,050.00	10%	1,276	8,491,780
	2	123		65.00	7,995.00	10%	1,276	11,221,782
Terrace	2	245		75.00	18,375.00		1,276	23,446,500
	3	245		95.00	23,275.00		1,276	29,698,900
Semi	2	490		85.00	41,650.00		1,276	53,145,400
	3	735		105.00	77,175.00		1,276	98,475,300
Det	3	0		110.00	0.00		1,276	0
	4	368		135.00	49,680.00		1,276	63,391,680
	5	123		145.00	17,835.00		1,276	22,757,460
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		65.00	0.00	10%	1,276	0
Flat 3 High*	3	0		75.00	0.00	10%	1,276	0
Affordable								
Flat	1	208		50.00	10,400.00	10%	1,276	14,597,440
	2	158		61.00	9,638.00	10%	1,276	13,527,897
Terrace	2	158		70.00	11,060.00		1,276	14,112,560
	3	158		84.00	13,272.00		1,276	16,935,072
Semi	2	53		79.00	4,187.00		1,276	5,342,612
	3	105		93.00	9,765.00		1,276	12,460,140
Det	3	0		93.00	0.00		1,276	0
	4	210		97.00	20,370.00		1,276	25,992,120
	5	0		110.00	0.00		1,276	0
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		61.00	0.00	10%	1,276	0
Flat 3 High*	3	0		74.00	0.00	10%	1,276	0

Number	5	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	·een/Brown	\lternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
4,500		**4,500**	**128.57**	**35.00**	**92**	**412,322**	**3,207**	**531,718,515**	**1,289.57**	Chelt - E&S	Green	Agricultural

Area	Gross	183.673
	Net	128.571

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	156		50.00	7,800.00	10%	1,276	10,948,080
	2	158		65.00	10,270.00	10%	1,276	14,414,972
Terrace	2	315		75.00	23,625.00		1,276	30,145,500
	3	315		95.00	29,925.00		1,276	38,184,300
Semi	2	630		85.00	53,550.00		1,276	68,329,800
	3	945		105.00	99,225.00		1,276	126,611,100
Det	3	0		110.00	0.00		1,276	0
	4	473		135.00	63,855.00		1,276	81,478,980
	5	158		145.00	22,910.00		1,276	29,233,160
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		65.00	0.00	10%	1,276	0
Flat 3 High*	3	0		75.00	0.00	10%	1,276	0
Affordable								
Flat	1	268		50.00	13,400.00	10%	1,276	18,808,240
	2	203		61.00	12,383.00	10%	1,276	17,380,779
Terrace	2	203		70.00	14,210.00		1,276	18,131,960
	3	203		84.00	17,052.00		1,276	21,758,352
Semi	2	68		79.00	5,372.00		1,276	6,854,672
	3	135		93.00	12,555.00		1,276	16,020,180
Det	3	0		93.00	0.00		1,276	0
	4	270		97.00	26,190.00		1,276	33,418,440
	5	0		110.00	0.00		1,276	0
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		61.00	0.00	10%	1,276	0
Flat 3 High*	3	0		74.00	0.00	10%	1,276	0

Number	6	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	·een/Brown	\lternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
7,500		**7,500**	**214.29**	**35.00**	**92**	**687,107**	**3,206**	**886,084,131**	**1,289.59**	Chelt - E&S	Green	Agricultural

Area	Gross	306.122
	Net	214.286

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	261		50.00	13,050.00	10%	1,276	18,316,980
	2	263		65.00	17,095.00	10%	1,276	23,994,542
Terrace	2	525		75.00	39,375.00		1,276	50,242,500
	3	525		95.00	49,875.00		1,276	63,640,500
Semi	2	1,050		85.00	89,250.00		1,276	113,883,000
	3	1,575		105.00	165,375.00		1,276	211,018,500
Det	3	0		110.00	0.00		1,276	0
	4	788		135.00	106,380.00		1,276	135,740,880
	5	263		145.00	38,135.00		1,276	48,660,260
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		65.00	0.00	10%	1,276	0
Flat 3 High*	3	0		75.00	0.00	10%	1,276	0
Affordable								
Flat	1	448		50.00	22,400.00	10%	1,276	31,440,640
	2	338		61.00	20,618.00	10%	1,276	28,939,425
Terrace	2	338		70.00	23,660.00		1,276	30,190,160
	3	338		84.00	28,392.00		1,276	36,228,192
Semi	2	113		79.00	8,927.00		1,276	11,390,852
	3	225		93.00	20,925.00		1,276	26,700,300
Det	3	0		93.00	0.00		1,276	0
	4	450		97.00	43,650.00		1,276	55,697,400
	5	0		110.00	0.00		1,276	0
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		61.00	0.00	10%	1,276	0
Flat 3 High*	3	0		74.00	0.00	10%	1,276	0

Number	7	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	'een/Brown	\lternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
10,000 (70% net)		**10,000**	**285.71**	**35.00**	**92**	**915,950**	**3,206**	**1,181,218,720**	**1,289.61**	Chelt - E&S	Green	Agricultural

	Beds	**No**		**m2**	**Total**		**BCIS**	**COST**
Market								0
Flat	1	350		50.00	17,500.00	10%	1,276	24,563,000
	2	350		65.00	22,750.00	10%	1,276	31,931,900
Terrace	2	700		75.00	52,500.00		1,276	66,990,000
	3	700		95.00	66,500.00		1,276	84,854,000
Semi	2	1,400		85.00	119,000.00		1,276	151,844,000
	3	2,100		105.00	220,500.00		1,276	281,358,000
Det	3	0		110.00	0.00		1,276	0
	4	1,050		135.00	141,750.00		1,276	180,873,000
	5	350		145.00	50,750.00		1,276	64,757,000
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		65.00	0.00	10%	1,276	0
Flat 3 High*	3	0		75.00	0.00	10%	1,276	0
Affordable								
Flat	1	600		50.00	30,000.00	10%	1,276	42,108,000
	2	450		61.00	27,450.00	10%	1,276	38,528,820
Terrace	2	450		70.00	31,500.00		1,276	40,194,000
	3	450		84.00	37,800.00		1,276	48,232,800
Semi	2	150		79.00	11,850.00		1,276	15,120,600
	3	300		93.00	27,900.00		1,276	35,600,400
Det	3	0		93.00	0.00		1,276	0
	4	600		97.00	58,200.00		1,276	74,263,200
	5	0		110.00	0.00		1,276	0
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		61.00	0.00	10%	1,276	0
Flat 3 High*	3	0		74.00	0.00	10%	1,276	0

Area	Gross	408.163
	Net	285.714

Number	8	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	'een/Brown	\lternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
10,000 (60% net)		**10,000**	**285.71**	**35.00**	**92**	**915,950**	**3,206**	**1,181,218,720**	**1,289.61**	Chelt - E&S	Green	Agricultural

	Beds	**No**		**m2**	**Total**		**BCIS**	**COST**
Market								0
Flat	1	350		50.00	17,500.00	10%	1,276	24,563,000
	2	350		65.00	22,750.00	10%	1,276	31,931,900
Terrace	2	700		75.00	52,500.00		1,276	66,990,000
	3	700		95.00	66,500.00		1,276	84,854,000
Semi	2	1,400		85.00	119,000.00		1,276	151,844,000
	3	2,100		105.00	220,500.00		1,276	281,358,000
Det	3	0		110.00	0.00		1,276	0
	4	1,050		135.00	141,750.00		1,276	180,873,000
	5	350		145.00	50,750.00		1,276	64,757,000
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		65.00	0.00	10%	1,276	0
Flat 3 High*	3	0		75.00	0.00	10%	1,276	0
Affordable								
Flat	1	600		50.00	30,000.00	10%	1,276	42,108,000
	2	450		61.00	27,450.00	10%	1,276	38,528,820
Terrace	2	450		70.00	31,500.00		1,276	40,194,000
	3	450		84.00	37,800.00		1,276	48,232,800
Semi	2	150		79.00	11,850.00		1,276	15,120,600
	3	300		93.00	27,900.00		1,276	35,600,400
Det	3	0		93.00	0.00		1,276	0
	4	600		97.00	58,200.00		1,276	74,263,200
	5	0		110.00	0.00		1,276	0
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		61.00	0.00	10%	1,276	0
Flat 3 High*	3	0		74.00	0.00	10%	1,276	0

Area	Gross	476.190
	Net	285.714

1 Aff - 30%, CIL -£0, DC - £15000
For Apps

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8
			500	1,000	2,500	3,500	4,500	7,500	10,000 (70% net)	10,000 (60% net)
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural
	Locality		Chelt - E&S	Chelt - E&S	Chelt - E&S	Chelt - E&S	Chelt - E&S	Chelt - E&S	Chelt - E&S	Chelt - E&S
Site Area	Gross	ha	20.41	40.82	102.04	142.86	183.67	306.12	408.16	476.19
	Net	ha	14.29	28.57	71.43	100.00	128.57	214.29	285.71	285.71
Units			500	1,000	2,500	3,500	4,500	7,500	10,000	10,000
Average Unit Size		m2	91.88	91.60	91.65	91.64	91.63	91.61	91.60	91.60
Mix	Intermediate to Buy		9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%
	Affordable Rent		21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Price	Market	£/m2	3,900	3,900	3,900	3,900	3,900	3,900	3,100	3,100
	Intermediate to Buy	£/m2	2,730	2,730	2,730	2,730	2,730	2,730	2,170	2,170
	Affordable Rent	£/m2	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
	Social Rent	£/m2	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450
Grant and Subsi	Intermediate to Buy	£/unit								
	Affordable Rent	£/unit								
	Social Rent	£/unit								
Sales per Quarter										
Unit Build Time			3	3	3	3	3	3	3	3
Alternative Use Value		£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Up Lift %		%								
Additional Uplift		£/ha	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000
Easements etc		£	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%
Planning Fee	<50	£/unit	462	462	462	462	462	462	462	462
	>50	£/unit	138	138	138	138	138	138	138	138
Architects		%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
QS / PM		%	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%
Other Professional		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
BCIS		£/m2	1,289	1,290	1,290	1,290	1,290	1,290	1,290	1,290
Over Extra		%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Energy		£/m2								
Design		£/m2		0	0	0	0	0	0	0
Acc & Adpt		£/m2	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Water		£/m2	1	1	1	1	1	1	1	1
Small Sites		%								
Site Costs		%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	20.0%
Pre CIL s106		£/Unit	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Post CIL s106		£/Unit	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
		£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00
LIT		%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Contingency		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Abnormals		%								
		£/site								
FINANCE	Fees	£	438,000	849,000	1,881,000	2,572,000	3,151,000	5,237,000	3,875,000	3,546,000
	Interest	%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
	Legal and Valuation	£								
SALES	Agents	%	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%
	Misc.	£		0	0	0	0	0	0	0
Developers Profi	% Market DV		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%
	% Affordable DV		6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%

			Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
			500	1,000	2,500	3,500	4,500	7,500	10,000 (70% net)	10,000 (60% net)
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural
	Locality		Chelt - Other	Chelt - Other	Chelt - Other	Chelt - Other	Chelt - Other	Chelt - Other	Chelt - Other	Chelt - Other
Site Area	Gross	ha	20.41	40.82	102.04	142.86	183.67	306.12	408.16	476.19
	Net	ha	14.29	28.57	71.43	100.00	128.57	214.29	285.71	285.71
Units			500	1,000	2,500	3,500	4,500	7,500	10,000	10,000
Average Unit Size		m2	91.88	91.60	91.65	91.64	91.63	91.61	91.60	91.60
Mix	Intermediate to Buy		9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%
	Affordable Rent		21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Price	Market	£/m2	3,400	3,400	3,400	3,400	3,400	3,400	3,100	3,100
	Intermediate to Buy	£/m2	2,380	2,380	2,380	2,380	2,380	2,380	2,170	2,170
	Affordable Rent	£/m2	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
	Social Rent	£/m2	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450
Grant and Subsi	Intermediate to Buy	£/unit								
	Affordable Rent	£/unit								
	Social Rent	£/unit								
Sales per Quarter										
Unit Build Time			3	3	3	3	3	3	3	3
Alternative Use Value		£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Up Lift %		%								
Additional Uplift		£/ha	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000
Easements etc		£	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%
Planning Fee	<50	£/unit	462	462	462	462	462	462	462	462
	>50	£/unit	138	138	138	138	138	138	138	138
Architects		%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
QS / PM		%	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%
Other Professional		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
BCIS		£/m2	1,289	1,290	1,290	1,290	1,290	1,290	1,290	1,290
Over Extra		%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Energy		£/m2								
Design		£/m2	0	0	0	0	0	0	0	0
Acc & Adpt		£/m2	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Water		£/m2	1	1	1	1	1	1	1	1
Small Sites		%								
Site Costs		%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	20.0%
Pre CIL s106		£/Unit	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Post CIL s106		£/Unit	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
		£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LIT		%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Contingency		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Abnormals		%								
		£/site								
FINANCE	Fees	£	327,000	632,000	1,410,000	1,923,000	2,354,000	3,912,000	3,875,000	3,546,000
	Interest	%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
	Legal and Valuation	£								
SALES	Agents	%	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%
	Misc.	£	0	0	0	0	0	0	0	0
Developers Profi	% Market DV		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%
	% Affordable DV		6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%

			Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24
			500	1,000	2,500	3,500	4,500	7,500	10,000 (70% net)	10,000 (60% net)
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural
	Locality		Glos & N FoD	Glos & N FoD	Glos & N FoD	Glos & N FoD	Glos & N FoD	Glos & N FoD	Glos & N FoD	Glos & N FoD
Site Area	Gross	ha	20.41	40.82	102.04	142.86	183.67	306.12	408.16	476.19
	Net	ha	14.29	28.57	71.43	100.00	128.57	214.29	285.71	285.71
Units			500	1,000	2,500	3,500	4,500	7,500	10,000	10,000
Average Unit Size		m2	91.88	91.60	91.65	91.64	91.63	91.61	91.60	91.60
Mix	Intermediate to Buy		9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%
	Affordable Rent		21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Price	Market	£/m2	2,750	2,750	2,750	2,750	2,750	2,750	3,100	3,100
	Intermediate to Buy	£/m2	1,925	1,925	1,925	1,925	1,925	1,925	2,170	2,170
	Affordable Rent	£/m2	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
	Social Rent	£/m2	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450
Grant and Subsi	Intermediate to Buy	£/unit								
	Affordable Rent	£/unit								
	Social Rent	£/unit								
Sales per Quarter										
Unit Build Time			3	3	3	3	3	3	3	3
Alternative Use Value		£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Up Lift %		%								
Additional Uplift		£/ha	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000
Easements etc		£	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%
Planning Fee	<50	£/unit	462	462	462	462	462	462	462	462
	>50	£/unit	138	138	138	138	138	138	138	138
Architects		%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
QS / PM		%	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%
Other Professional		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
BCIS		£/m2	1,289	1,290	1,290	1,290	1,290	1,290	1,290	1,290
Over Extra		%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Energy		£/m2								
Design		£/m2	0	0	0	0	0	0	0	0
Acc & Adpt		£/m2	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Water		£/m2	1	1	1	1	1	1	1	1
Small Sites		%								
Site Costs		%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	20.0%
Pre CIL s106		£/Unit	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Post CIL s106		£/Unit	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
		£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LIT		%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Contingency		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Abnormals		%								
		£/site								
FINANCE	Fees	£	182,000	348,000	790,000	1,072,000	1,307,000	2,175,000	3,875,000	3,546,000
	Interest	%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
	Legal and Valuation	£								
SALES	Agents	%	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%
	Misc.	£	0	0	0	0	0	0	0	0
Developers Profi	% Market DV		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%
	% Affordable DV		6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12
			500	1000	2500	3500	4500	7500	10,000 (70% net)	10,000 (60% net)	500	1000	2500	3500
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural
Site Are	Gross	ha	20.41	40.82	102.04	142.86	183.67	306.12	408.16	476.19	20.41	40.82	102.04	142.86
	Net	ha	14.29	28.57	71.43	100.00	128.57	214.29	285.71	285.71	14.29	28.57	71.43	100.00
Units			500	1000	2500	3500	4500	7500	10000	10000	500	1000	2500	3500
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%
	Intermediate to Buy		9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%
	Affordable Rent		21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%
	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%
Alternative Land Value		£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
		£ site	510,204	1,020,408	2,551,020	3,571,429	4,591,837	7,653,061	10,204,082	11,904,762	510,204	1,020,408	2,551,020	3,571,429
Uplift		£/ha	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000
		£ site	7,653,061	15,306,122	38,265,306	53,571,429	68,877,551	114,795,918	153,061,224	178,571,429	7,653,061	15,306,122	38,265,306	53,571,429
Viability Threshold		£/ha	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
		£ site	8,163,265	16,326,531	40,816,327	57,142,857	73,469,388	122,448,980	163,265,306	190,476,190	8,163,265	16,326,531	40,816,327	57,142,857
Residua	Gross	£/ha	1,414,163	1,337,888	1,149,580	1,095,866	1,003,668	920,872	306,290	194,951	904,251	850,574	726,798	684,552
	Net	£/ha	2,020,233	1,911,269	1,642,257	1,565,522	1,433,812	1,315,532	437,558	324,918	1,291,788	1,215,105	1,038,283	977,931
		£ site	28,860,469	54,607,693	117,304,047	156,552,215	184,347,210	281,899,676	125,016,460	92,833,596	18,454,110	34,717,291	74,163,080	97,793,120

			Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24
			4500	7500	10,000 (70% net)	10,000 (60% net)	500	1000	2500	3500	4500	7500	10,000 (70% net)	10,000 (60% net)
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural
Site Are	Gross	ha	183.67	306.12	408.16	476.19	20.41	40.82	102.04	142.86	183.67	306.12	408.16	476.19
	Net	ha	128.57	214.29	285.71	285.71	14.29	28.57	71.43	100.00	128.57	214.29	285.71	285.71
Units			4500	7500	10000	10000	500	1000	2500	3500	4500	7500	10000	10000
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%
	Intermediate to Buy		9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%
	Affordable Rent		21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%
	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%
Alternative Land Value		£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
		£ site	4,591,837	7,653,061	10,204,082	11,904,762	510,204	1,020,408	2,551,020	3,571,429	4,591,837	7,653,061	10,204,082	11,904,762
Uplift		£/ha	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000
		£ site	68,877,551	114,795,918	153,061,224	178,571,429	7,653,061	15,306,122	38,265,306	53,571,429	68,877,551	114,795,918	153,061,224	178,571,429
Viability Threshold		£/ha	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
		£ site	73,469,388	122,448,980	163,265,306	190,476,190	8,163,265	16,326,531	40,816,327	57,142,857	73,469,388	122,448,980	163,265,306	190,476,190
Residua	Gross	£/ha	622,389	564,719	306,290	194,951	233,794	209,096	165,655	141,875	117,926	92,664	306,290	194,951
	Net	£/ha	889,127	806,741	437,558	324,918	333,991	298,708	236,650	202,679	168,466	132,376	437,558	324,918
		£ site	114,316,373	172,873,025	125,016,460	92,833,596	4,771,302	8,534,521	16,903,570	20,267,913	21,659,947	28,366,380	125,016,460	92,833,596

1 Aff - 30%, CIL -£0, DC - £15000
Site 1

SITE NAME	Site 1	500

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		500		£/m2	£	m2
Market Housing	99.0	70%	350		3,900	135,174,000	34,660
Shared Ownership	75.2	9%	45		2,730	9,239,958	3,385
Affordable Rent	75.2	21%	105		1,800	14,215,320	7,897
Social Rent	75.2	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	14.29 ha		35	/ha		158,629,278	45,942
SITE AREA - Gross	20.41 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**28,860,469**	**2,020,233**	**1,414,163**
Alternative Use Value		510,204		25,000
Uplift	0%	0		0
Plus /ha	375,000	7,653,061		375,000
Viability Threshold		**8,163,265**		**400,000**

		£/m2
Additional Profit	**29,005,556**	**837**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	57,721		28,860,469	
	Stamp Duty		1,432,523		
	Easements etc.		0		
	Legals Acquisition	1.50%	432,907	1,865,430	
PLANNING					
	Planning Fee		85,200		
	Architects	5.00%	3,952,540		
	QS / PM	0.50%	395,254		
	Planning Consultants	1.00%	790,508		
	Other Professional	2.50%	1,976,270	7,199,772	
CONSTRUCTION					
	Build Cost - BCIS Based	1,519	69,805,663		
	s106 / CIL		7,500,000		
	Contingency	2.50%	1,745,142		
	Abnormals		0	79,050,805	
FINANCE					
	Fees		438,000		
	Interest	6.00%			
	Legal and Valuation		0	438,000	
SALES					
	Agents	3.0%	4,758,878		
	Legals	0.5%	793,146		
	Misc.		0	5,552,025	**122,966,502**

Developers Profit			
	% Market DV	17.50%	**23,655,450**
	% Affordable DV	6.00%	**1,407,317**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	500		
No dwgs under	50	462	23,100
No dwgs over 5(	450	138	62,100
		Total	85,200

Stamp duty calc - Residual			
Land payment			28,860,469
		Total	1,432,523

Stamp duty calc - Add Profit			
Land payment			8,163,265
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	408,163

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**7,500,000**

Post CIL s106	15,000	£/ Unit (all)	7,500,000
CIL	0	£/m2	0
		Total	**7,500,000**

Build Cost	/m2	
BCIS	1,289	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,519	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	25	50	50	50	50	50	50	50	50	50	25													
Market Housing		6,758,700	13,517,400	13,517,400	13,517,400	13,517,400	13,517,400	13,517,400	13,517,400	13,517,400	13,517,400	6,758,700	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		461,998	923,996	923,996	923,996	923,996	923,996	923,996	923,996	923,996	923,996	461,998	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		710,766	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	710,766	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**7,931,464**	**15,862,928**	**15,862,928**	**15,862,928**	**15,862,928**	**15,862,928**	**15,862,928**	**15,862,928**	**15,862,928**	**15,862,928**	**7,931,464**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	1,432,523																							
Easements etc.	0																							
Legals Acquisition	432,907																							
Planning Fee	85,200																							
Architects	3,952,540		0																					
QS	395,254		0																					
Planning Consultants	790,508		0																					
Other Professional	1,976,270		0																					
Build Cost - BCIS Base		3,490,283	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	3,490,283	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		375,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	375,000	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		87,257	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	87,257	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	438,000																							
Legal and Valuation	0																							
Agents	0	237,944	475,888	475,888	475,888	475,888	475,888	475,888	475,888	475,888	475,888	237,944	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	39,657	79,315	79,315	79,315	79,315	79,315	79,315	79,315	79,315	79,315	39,657	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	**9,503,203**	**4,230,141**	**8,460,283**	**8,460,283**	**8,460,283**	**8,460,283**	**8,460,283**	**8,460,283**	**8,460,283**	**8,460,283**	**8,460,283**	**4,230,141**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**28,860,469**																							
Interest		2,301,820	2,217,850	1,906,763	1,577,010	1,227,471	856,961	464,220	47,915	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								23,655,450
Profit on GDV																								1,407,317
Cash Flow	-38,363,672	1,399,502	5,184,795	5,495,882	5,825,635	6,175,173	6,545,684	6,938,425	7,354,730	7,402,645	7,402,645	3,701,322	0	0	0	0	0	0	0	0	0	0	0	-25,062,767
Opening Balanc	0																							
Closing Balance	-38,363,672	-36,964,170	-31,779,375	-26,283,493	-20,457,858	-14,282,684	-7,737,000	-798,576	6,556,155	13,958,799	21,361,444	25,062,767	25,062,767	25,062,767	25,062,767	25,062,767	25,062,767	25,062,767	25,062,767	25,062,767	25,062,767	25,062,767	25,062,767	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME As Above																								
INCOME	**0**	**7,931,464**	**15,862,928**	**15,862,928**	**15,862,928**	**15,862,928**	**15,862,928**	**15,862,928**	**15,862,928**	**15,862,928**	**15,862,928**	**7,931,464**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Land	8,163,265																							
Stamp Duty	408,163	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	122,449	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	85,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	3,952,540	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	395,254	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	790,508	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	1,976,270	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	3,490,283	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	3,490,283	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL	2,636,869	2,636,869	2,636,869	2,636,869	2,636,869	2,636,869	2,636,869	2,636,869	2,636,869	2,636,869	2,636,869													
Post CIL s106		375,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	375,000	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	87,257	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	87,257	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	438,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	237,944	475,888	475,888	475,888	475,888	475,888	475,888	475,888	475,888	475,888	237,944	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	39,657	79,315	79,315	79,315	79,315	79,315	79,315	79,315	79,315	79,315	39,657	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**18,968,519**	**6,867,010**	**11,097,152**	**11,097,152**	**11,097,152**	**11,097,152**	**11,097,152**	**11,097,152**	**11,097,152**	**11,097,152**	**11,097,152**	**4,230,141**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation																								
Interest		1,138,111	1,142,531	925,136	694,697	450,433	191,512	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost																								22,739,506
Profit on GDV																								1,407,317
Cash Flow	-18,968,519	-73,657	3,623,246	3,840,640	4,071,079	4,315,343	4,574,264	4,765,776	4,765,776	4,765,776	4,765,776	3,701,322	0	0	0	0	0	0	0	0	0	0	0	-24,146,823
Opening Balanc	0																							
Closing Balance	-18,968,519	-19,042,176	-15,418,931	-11,578,290	-7,507,212	-3,191,868	1,382,396	6,148,172	10,913,948	15,679,724	20,445,500	24,146,823	24,146,823	24,146,823	24,146,823	24,146,823	24,146,823	24,146,823	24,146,823	24,146,823	24,146,823	24,146,823	24,146,823	0

1 Aff - 30%, CIL -£0, DC - £15000
Site 2

SITE NAME	Site 2	1000

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		1,000		£/m2	£	m2
Market Housing	98.8	70%	700		3,900	269,587,500	69,125
Shared Ownership	74.9	9%	90		2,730	18,402,930	6,741
Affordable Rent	74.9	21%	210		1,800	28,312,200	15,729
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	28.57 ha		35	/ha		**316,302,630**	**91,595**
SITE AREA - Gross	40.82 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**54,607,693**	**1,911,269**	**1,337,888**
Alternative Use Value		1,020,408		25,000
Uplift	0%	0		0
Plus /ha	375,000	15,306,122		375,000
Viability Threshold		**16,326,531**		**400,000**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

		£/m2
Additional Profit	**55,470,698**	**802**

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	54,608		54,607,693	
	Stamp Duty		2,719,885		
	Easements etc.		0		
	Legals Acquisition	1.50%	819,115	3,539,000	
PLANNING					
	Planning Fee		154,200		
	Architects	5.00%	7,884,519		
	QS / PM	0.50%	788,452		
	Planning Consultants	1.00%	1,576,904		
	Other Professional	2.50%	3,942,260	14,346,335	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	139,210,135		
	s106 / CIL		15,000,000		
	Contingency	2.50%	3,480,253		
	Abnormals		0	157,690,389	
FINANCE					
	Fees		849,000		
	Interest	6.00%			
	Legal and Valuation		0	849,000	
SALES					
	Agents	3.0%	9,489,079		
	Legals	0.5%	1,581,513		
	Misc.		0	11,070,592	**242,103,009**

Developers Profit			
	% Market DV	17.50%	**47,177,813**
	% Affordable DV	6.00%	**2,802,908**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1000		
No dwgs under	50	462	23,100
No dwgs over 5(	950	138	131,100
		Total	154,200

Stamp duty calc - Residual			
Land payment			54,607,693
		Total	2,719,885

Stamp duty calc - Add Profit			
Land payment			16,326,531
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	816,327

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

Post CIL s106	15,000	£/ Unit (all)	15,000,000
CIL	0	£/m2	0
		Total	**15,000,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	25	50	100	100	100	100	100	100	100	100	100	25
Market Housing		6,739,688	13,479,375	26,958,750	26,958,750	26,958,750	26,958,750	26,958,750	26,958,750	26,958,750	26,958,750	26,958,750
Shared Ownership		460,073	920,147	1,840,293	1,840,293	1,840,293	1,840,293	1,840,293	1,840,293	1,840,293	1,840,293	1,840,293
Affordable Rent		707,805	1,415,610	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220
Social Rent		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
INCOME	**0**	**7,907,566**	**15,815,132**	**31,630,263**	**31,630,263**	**31,630,263**	**31,630,263**	**31,630,263**	**31,630,263**	**31,630,263**	**31,630,263**	**31,630,263**
EXPENDITURE												
Stamp Duty	2,719,885											
Easements etc.	0											
Legals Acquisition	819,115											
Planning Fee	154,200											
Architects	7,884,519		0									
QS	788,452		0									
Planning Consultants	1,576,904		0									
Other Professional	3,942,260		0									
Build Cost - BCIS Base		3,480,253	6,960,507	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014
s106/CIL		375,000	750,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Contingency		87,006	174,013	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	849,000											
Legal and Valuation	0											
Agents	0	237,227	474,454	948,908	948,908	948,908	948,908	948,908	948,908	948,908	948,908	948,908
Legals	0	39,538	79,076	158,151	158,151	158,151	158,151	158,151	158,151	158,151	158,151	158,151
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**18,734,335**	**4,219,025**	**8,438,049**	**16,876,098**	**16,876,098**	**16,876,098**	**16,876,098**	**16,876,098**	**16,876,098**	**16,876,098**	**16,876,098**	**16,876,098**
For Residual Valuation Land	**54,607,693**											
Interest		4,400,522	4,443,241	4,267,210	3,637,993	2,971,022	2,264,034	1,514,626	720,254	0	0	0
Profit on Costs												
Profit on GDV												
Cash Flow	-73,342,028	-711,980	2,933,842	10,486,955	11,116,172	11,783,143	12,490,131	13,239,539	14,033,911	14,754,165	14,754,165	14,754,165
Opening Balance	0											
Closing Balance	-73,342,028	-74,054,009	-71,120,167	-60,633,212	-49,517,040	-37,733,897	-25,243,766	-12,004,227	2,029,684	16,783,849	31,538,014	46,292,179

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started												
Market Housing	6,739,688	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	460,073	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	707,805	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	**7,907,566**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Build Cost - BCIS Base	3,480,253	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	375,000	0	0	0	0	0	0	0	0	0	0	0
Contingency	87,006	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	237,227	0	0	0	0	0	0	0	0	0	0	0
Legals	39,538	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**4,219,025**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs												47,177,813
Profit on GDV												2,802,908
Cash Flow	3,688,541	0	0	0	0	0	0	0	0	0	0	-49,980,720
Closing Balance	49,980,720	49,980,720	49,980,720	49,980,720	49,980,720	49,980,720	49,980,720	49,980,720	49,980,720	49,980,720	49,980,720	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**7,907,566**	**15,815,132**	**31,630,263**	**31,630,263**	**31,630,263**	**31,630,263**	**31,630,263**	**31,630,263**	**31,630,263**	**31,630,263**	**31,630,263**
EXPENDITURE												
Land	16,326,531											
Stamp Duty	816,327	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	244,898	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	154,200	0	0	0	0	0	0	0	0	0	0	0
Architects	7,884,519	0	0	0	0	0	0	0	0	0	0	0
QS	788,452	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	1,576,904	0	0	0	0	0	0	0	0	0	0	0
Other Professional	3,942,260	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	3,480,253	6,960,507	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014
POTENTIAL CIL	4,622,558	4,622,558	4,622,558	4,622,558	4,622,558	4,622,558	4,622,558	4,622,558	4,622,558	4,622,558	4,622,558	4,622,558
Post CIL s106		375,000	750,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Contingency	0	87,006	174,013	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	849,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	237,227	474,454	948,908	948,908	948,908	948,908	948,908	948,908	948,908	948,908	948,908
Legals	0	39,538	79,076	158,151	158,151	158,151	158,151	158,151	158,151	158,151	158,151	158,151
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**37,205,648**	**8,841,583**	**13,060,607**	**21,498,656**	**21,498,656**	**21,498,656**	**21,498,656**	**21,498,656**	**21,498,656**	**21,498,656**	**21,498,656**	**21,498,656**
For CIL calculation												
Interest		2,232,339	2,422,320	2,402,388	1,938,635	1,447,057	925,984	373,646	0	0	0	0
Profit on cost												
Profit on GDV												
Cash Flow	-37,205,648	-3,166,356	332,204	7,729,219	8,192,972	8,684,550	9,205,623	9,757,961	10,131,607	10,131,607	10,131,607	10,131,607
Opening Balance	0											
Closing Balance	-37,205,648	-40,372,004	-40,039,800	-32,310,581	-24,117,610	-15,433,059	-6,227,436	3,530,524	13,662,131	23,793,738	33,925,344	44,056,951

	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	**7,907,566**	**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
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	3,480,253	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL												
Post CIL s106	375,000	0	0	0	0	0	0	0	0	0	0	0
Contingency	87,006	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	237,227	0	0	0	0	0	0	0	0	0	0	0
Legals	39,538	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 PROFIT	**4,219,025**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost												44,942,585
Profit on GDV												2,802,908
Cash Flow	3,688,541	0	0	0	0	0	0	0	0	0	0	-47,745,492
Closing Balance	47,745,492	47,745,492	47,745,492	47,745,492	47,745,492	47,745,492	47,745,492	47,745,492	47,745,492	47,745,492	47,745,492	0

1 Aff - 30%, CIL -£0, DC - £15000
Site 3

SITE NAME	Site 3	2500

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		2,500		£/m2	£	m2
Market Housing	98.8	70%	1,750		3,900	674,349,000	172,910
Shared Ownership	75.0	9%	225		2,730	46,045,818	16,867
Affordable Rent	75.0	21%	525		1,800	70,839,720	39,355
Social Rent	75.0	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	71.43 ha		35	/ha		**791,234,538**	**229,132**
SITE AREA - Gross	102.04 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**117,304,047**	**1,642,257**	**1,149,580**
Alternative Use Value		2,551,020		25,000
Uplift	0%	0		0
Plus /ha	375,000	38,265,306		375,000
Viability Threshold		**40,816,327**		**400,000**

		£/m2
Additional Profit	**129,126,754**	**747**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	46,922		117,304,047	
	Stamp Duty		5,854,702		
	Easements etc.		0		
	Legals Acquisition	1.50%	1,759,561	7,614,263	
PLANNING					
	Planning Fee		361,200		
	Architects	5.00%	19,721,579		
	QS / PM	0.50%	1,972,158		
	Planning Consultants	1.00%	3,944,316		
	Other Professional	2.50%	9,860,790	35,860,042	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	348,225,934		
	s106 / CIL		37,500,000		
	Contingency	2.50%	8,705,648		
	Abnormals		0	394,431,582	
FINANCE					
	Fees		1,881,000		
	Interest	6.00%			
	Legal and Valuation		0	1,881,000	
SALES					
	Agents	3.0%	23,737,036		
	Legals	0.5%	3,956,173		
	Misc.		0	27,693,209	**584,784,144**

Developers Profit			
	% Market DV	17.50%	**118,011,075**
	% Affordable DV	6.00%	**7,013,132**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	2500		
No dwgs under	50	462	23,100
No dwgs over 5	2450	138	338,100
		Total	361,200

Stamp duty calc - Residual			
Land payment			117,304,047
		Total	5,854,702

Stamp duty calc - Add Profit			
Land payment			40,816,327
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	2,040,816

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**37,500,000**

Post CIL s106	15,000	£/ Unit (all)	37,500,000
CIL	0	£/m2	0
		Total	**37,500,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	50	100	100	150	150	150	150	150	150	150	150	150
Market Housing		13,486,980	26,973,960	26,973,960	40,460,940	40,460,940	40,460,940	40,460,940	40,460,940	40,460,940	40,460,940	40,460,940
Shared Ownership		920,916	1,841,833	1,841,833	2,762,749	2,762,749	2,762,749	2,762,749	2,762,749	2,762,749	2,762,749	2,762,749
Affordable Rent		1,416,794	2,833,589	2,833,589	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383
Social Rent		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
INCOME	**0**	**15,824,691**	**31,649,382**	**31,649,382**	**47,474,072**	**47,474,072**	**47,474,072**	**47,474,072**	**47,474,072**	**47,474,072**	**47,474,072**	**47,474,072**
EXPENDITURE												
Stamp Duty	5,854,702											
Easements etc.	0											
Legals Acquisition	1,759,561											
Planning Fee	361,200											
Architects	19,721,579		0									
QS	1,972,158		0									
Planning Consultants	3,944,316		0									
Other Professional	9,860,790		0									
Build Cost - BCIS Base		6,964,519	13,929,037	13,929,037	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556
s106/CIL		750,000	1,500,000	1,500,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000
Contingency		174,113	348,226	348,226	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	1,881,000											
Legal and Valuation	0											
Agents	0	474,741	949,481	949,481	1,424,222	1,424,222	1,424,222	1,424,222	1,424,222	1,424,222	1,424,222	1,424,222
Legals	0	79,123	158,247	158,247	237,370	237,370	237,370	237,370	237,370	237,370	237,370	237,370
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**45,355,305**	**8,442,496**	**16,884,992**	**16,884,992**	**25,327,487**	**25,327,487**	**25,327,487**	**25,327,487**	**25,327,487**	**25,327,487**	**25,327,487**	**25,327,487**
For Residual Valuation Land	**117,304,047**											
Interest		9,759,561	9,902,203	9,610,472	9,301,237	8,530,516	7,713,552	6,847,570	5,929,629	4,956,612	3,925,213	2,831,931
Profit on Costs												
Profit on GDV												
Cash Flow	-162,659,353	-2,377,366	4,862,187	5,153,918	12,845,348	13,616,069	14,433,033	15,299,015	16,216,956	17,189,973	18,221,372	19,314,654
Opening Balanc	0											
Closing Balance	-162,659,353	-165,036,719	-160,174,532	-155,020,614	-142,175,266	-128,559,197	-114,126,165	-98,827,150	-82,610,194	-65,420,221	-47,198,849	-27,884,195

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started	150	150	150	150	150	150						
Market Housing	40,460,940	40,460,940	40,460,940	40,460,940	40,460,940	40,460,940	40,460,940	0	0	0	0	0
Shared Ownership	2,762,749	2,762,749	2,762,749	2,762,749	2,762,749	2,762,749	2,762,749	0	0	0	0	0
Affordable Rent	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	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	**47,474,072**	**47,474,072**	**47,474,072**	**47,474,072**	**47,474,072**	**47,474,072**	**47,474,072**	**0**	**0**	**0**	**0**	**0**
Build Cost - BCIS Base	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	0	0	0	0	0
s106/CIL	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	0	0	0	0	0
Contingency	522,339	522,339	522,339	522,339	522,339	522,339	522,339	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	1,424,222	1,424,222	1,424,222	1,424,222	1,424,222	1,424,222	1,424,222	0	0	0	0	0
Legals	237,370	237,370	237,370	237,370	237,370	237,370	237,370	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**25,327,487**	**25,327,487**	**25,327,487**	**25,327,487**	**25,327,487**	**25,327,487**	**25,327,487**	**0**	**0**	**0**	**0**	**0**
Interest	1,673,052	444,640	0	0	0	0	0	0	0	0	0	0
Profit on Costs												118,011,075
Profit on GDV												7,013,132
Cash Flow	20,473,533	21,701,945	22,146,585	22,146,585	22,146,585	22,146,585	22,146,585	0	0	0	0	-125,024,207
Closing Balance	-7,410,662	14,291,283	36,437,868	58,584,453	80,731,038	102,877,622	125,024,207	125,024,207	125,024,207	125,024,207	125,024,207	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**15,824,691**	**31,649,382**	**31,649,382**	**47,474,072**	**47,474,072**	**47,474,072**	**47,474,072**	**47,474,072**	**47,474,072**	**47,474,072**	**47,474,072**
EXPENDITURE												
Land	40,816,327											
Stamp Duty	2,040,816	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	612,245	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	361,200	0	0	0	0	0	0	0	0	0	0	0
Architects	19,721,579	0	0	0	0	0	0	0	0	0	0	0
QS	1,972,158	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	3,944,316	0	0	0	0	0	0	0	0	0	0	0
Other Professional	9,860,790	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,964,519	13,929,037	13,929,037	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556
POTENTIAL CIL	7,173,709	7,173,709	7,173,709	7,173,709	7,173,709	7,173,709	7,173,709	7,173,709	7,173,709	7,173,709	7,173,709	7,173,709
Post CIL s106		750,000	1,500,000	1,500,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000
Contingency	0	174,113	348,226	348,226	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	1,881,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	474,741	949,481	949,481	1,424,222	1,424,222	1,424,222	1,424,222	1,424,222	1,424,222	1,424,222	1,424,222
Legals	0	79,123	158,247	158,247	237,370	237,370	237,370	237,370	237,370	237,370	237,370	237,370
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**88,384,139**	**15,616,204**	**24,058,700**	**24,058,700**	**32,501,196**	**32,501,196**	**32,501,196**	**32,501,196**	**32,501,196**	**32,501,196**	**32,501,196**	**32,501,196**
For CIL calculation												
Interest		5,303,048	5,608,722	5,489,804	5,363,752	4,787,204	4,176,064	3,528,255	2,841,578	2,113,700	1,342,150	524,306
Profit on cost												
Profit on GDV												
Cash Flow	-88,384,139	-5,094,562	1,981,959	2,100,877	9,609,124	10,185,672	10,796,812	11,444,621	12,131,298	12,859,176	13,630,727	14,448,570
Opening Balanc	0											
Closing Balance	-88,384,139	-93,478,701	-91,496,741	-89,395,865	-79,786,740	-69,601,068	-58,804,256	-47,359,635	-35,228,337	-22,369,161	-8,738,435	5,710,136

	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	**47,474,072**	**47,474,072**	**47,474,072**	**47,474,072**	**47,474,072**	**47,474,072**	**47,474,072**	**0**	**0**	**0**	**0**	**0**
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	0	0	0	0	0
POTENTIAL CIL	7,173,709	7,173,709	7,173,709	7,173,709	7,173,709	7,173,709						
Post CIL s106	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	0	0	0	0	0
Contingency	522,339	522,339	522,339	522,339	522,339	522,339	522,339	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	1,424,222	1,424,222	1,424,222	1,424,222	1,424,222	1,424,222	1,424,222	0	0	0	0	0
Legals	237,370	237,370	237,370	237,370	237,370	237,370	237,370	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**32,501,196**	**32,501,196**	**32,501,196**	**32,501,196**	**32,501,196**	**32,501,196**	**25,327,487**	**0**	**0**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost												110,680,846
Profit on GDV												7,013,132
Cash Flow	14,972,876	14,972,876	14,972,876	14,972,876	14,972,876	14,972,876	22,146,585	0	0	0	0	-117,693,978
Closing Balance	20,683,012	35,655,888	50,628,764	65,601,641	80,574,517	95,547,393	117,693,978	117,693,978	117,693,978	117,693,978	117,693,978	0

1 Aff - 30%, CIL -£0, DC - £15000
Site 4

SITE NAME	Site 4	3500

INCOME		Av Size	%	Number		Price	GDV	GIA
		m2		3,500		£/m2	£	m2
Market Housing		98.8	70%	2,450		3,900	943,936,500	242,035
Shared Ownership		74.9	9%	315		2,730	64,448,748	23,608
Affordable Rent		74.9	21%	735		1,800	99,151,920	55,084
Social Rent		74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership					0	0	
	Affordable Rent					0	0	
	Social Rent					0	0	
SITE AREA - Net		100.00 ha		35	/ha		1,107,537,168	320,727
SITE AREA - Gross		142.86 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		156,552,215	1,565,522	1,095,866
Alternative Use Value		3,571,429		25,000
Uplift	0%	0		0
Plus /ha	375,000	53,571,429		375,000
Viability Threshold		57,142,857		400,000

		£/m2
Additional Profit	165,245,041	683

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	44,729		156,552,215	
	Stamp Duty		7,817,111		
	Easements etc.		0		
	Legals Acquisition	1.50%	2,348,283	10,165,394	
PLANNING					
	Planning Fee		499,200		
	Architects	5.00%	27,606,099		
	QS / PM	0.50%	2,760,610		
	Planning Consultants	1.00%	5,521,220		
	Other Professional	2.50%	13,803,049	50,190,177	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	487,436,069		
	s106 / CIL		52,500,000		
	Contingency	2.50%	12,185,902		
	Abnormals		0	552,121,971	
FINANCE					
	Fees		2,572,000		
	Interest	6.00%			
	Legal and Valuation		0	2,572,000	
SALES					
	Agents	3.0%	33,226,115		
	Legals	0.5%	5,537,686		
	Misc.		0	38,763,801	**810,365,558**

Developers Profit			
	% Market DV	17.50%	**165,188,888**
	% Affordable DV	6.00%	**9,816,040**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3500		
No dwgs under	50	462	23,100
No dwgs over 5(	3450	138	476,100
		Total	499,200

Stamp duty calc - Residual			
Land payment			156,552,215
		Total	7,817,111

Stamp duty calc - Add Profit			
Land payment			57,142,857
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	2,857,143

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**52,500,000**

Post CIL s106	15,000	£/ Unit (all)	52,500,000
CIL	0	£/m2	0
		Total	**52,500,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	100	150	150	200	200	250	250	300	300	300	300	300	300	250								
Market Housing		13,484,807	26,969,614	26,969,614	40,454,421	40,454,421	53,939,229	53,939,229	67,424,036	67,424,036	80,908,843	80,908,843	80,908,843	80,908,843	80,908,843	80,908,843	67,424,036	0	0	0	0	0	0	0
Shared Ownership		920,696	1,841,393	1,841,393	2,762,089	2,762,089	3,682,786	3,682,786	4,603,482	4,603,482	5,524,178	5,524,178	5,524,178	5,524,178	5,524,178	5,524,178	4,603,482	0	0	0	0	0	0	0
Affordable Rent		1,416,456	2,832,912	2,832,912	4,249,368	4,249,368	5,665,824	5,665,824	7,082,280	7,082,280	8,498,736	8,498,736	8,498,736	8,498,736	8,498,736	8,498,736	7,082,280	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**15,821,960**	**31,643,919**	**31,643,919**	**47,465,879**	**47,465,879**	**63,287,838**	**63,287,838**	**79,109,798**	**79,109,798**	**94,931,757**	**94,931,757**	**94,931,757**	**94,931,757**	**94,931,757**	**94,931,757**	**79,109,798**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	7,817,111																							
Easements etc.	0																							
Legals Acquisition	2,348,283																							
Planning Fee	499,200																							
Architects	27,606,099		0																					
QS	2,760,610		0																					
Planning Consultants	5,521,220		0																					
Other Professional	13,803,049		0																					
Build Cost - BCIS Base		6,963,372	13,926,745	13,926,745	20,890,117	20,890,117	27,853,490	27,853,490	34,816,862	34,816,862	41,780,234	41,780,234	41,780,234	41,780,234	41,780,234	41,780,234	34,816,862	0	0	0	0	0	0	0
s106/CIL		750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000	3,750,000	3,750,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	3,750,000	0	0	0	0	0	0	0
Contingency		174,084	348,169	348,169	522,253	522,253	696,337	696,337	870,422	870,422	1,044,506	1,044,506	1,044,506	1,044,506	1,044,506	1,044,506	870,422	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	2,572,000																							
Legal and Valuation	0																							
Agents	0	474,659	949,318	949,318	1,423,976	1,423,976	1,898,635	1,898,635	2,373,294	2,373,294	2,847,953	2,847,953	2,847,953	2,847,953	2,847,953	2,847,953	2,373,294	0	0	0	0	0	0	0
Legals	0	79,110	158,220	158,220	237,329	237,329	316,439	316,439	395,549	395,549	474,659	474,659	474,659	474,659	474,659	474,659	395,549	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	**62,927,571**	**8,441,225**	**16,882,451**	**16,882,451**	**25,323,676**	**25,323,676**	**33,764,901**	**33,764,901**	**42,206,127**	**42,206,127**	**50,647,352**	**50,647,352**	**50,647,352**	**50,647,352**	**50,647,352**	**50,647,352**	**42,206,127**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	156,552,215																							
Interest		13,168,787	13,516,070	13,441,346	13,362,139	12,835,335	12,276,923	11,242,163	10,145,316	8,539,815	6,837,983	4,591,198	2,209,606	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								165,188,888
Profit on GDV																								9,816,040
Cash Flow	-219,479,787	-5,788,053	1,245,398	1,320,122	8,780,064	9,306,867	17,246,014	18,280,774	26,758,355	28,363,856	37,446,422	39,693,207	42,074,800	44,284,405	44,284,405	44,284,405	36,903,671	0	0	0	0	0	0	-175,004,928
Opening Balanc	0																							
Closing Balance	-219,479,787	-225,267,840	-224,022,441	-222,702,320	-213,922,256	-204,615,389	-187,369,375	-169,088,601	-142,330,245	-113,966,389	-76,519,967	-36,826,760	5,248,040	49,532,446	93,816,851	138,101,256	175,004,928	175,004,928	175,004,928	175,004,928	175,004,928	175,004,928	175,004,928	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME As Above																								
INCOME	**0**	**15,821,960**	**31,643,919**	**31,643,919**	**47,465,879**	**47,465,879**	**63,287,838**	**63,287,838**	**79,109,798**	**79,109,798**	**94,931,757**	**94,931,757**	**94,931,757**	**94,931,757**	**94,931,757**	**94,931,757**	**79,109,798**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Land	57,142,857																							
Stamp Duty	2,857,143	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	857,143	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	499,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	27,606,099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	2,760,610	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	5,521,220	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	13,803,049	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,963,372	13,926,745	13,926,745	20,890,117	20,890,117	27,853,490	27,853,490	34,816,862	34,816,862	41,780,234	41,780,234	41,780,234	41,780,234	41,780,234	41,780,234	34,816,862	0	0	0	0	0	0	0
POTENTIAL CIL	10,327,815	10,327,815	10,327,815	10,327,815	10,327,815	10,327,815	10,327,815	10,327,815	10,327,815	10,327,815	10,327,815	10,327,815	10,327,815	10,327,815	10,327,815	10,327,815								
Post CIL s106		750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000	3,750,000	3,750,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	3,750,000	0	0	0	0	0	0	0
Contingency	0	174,084	348,169	348,169	522,253	522,253	696,337	696,337	870,422	870,422	1,044,506	1,044,506	1,044,506	1,044,506	1,044,506	1,044,506	870,422	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	2,572,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	474,659	949,318	949,318	1,423,976	1,423,976	1,898,635	1,898,635	2,373,294	2,373,294	2,847,953	2,847,953	2,847,953	2,847,953	2,847,953	2,847,953	2,373,294	0	0	0	0	0	0	0
Legals	0	79,110	158,220	158,220	237,329	237,329	316,439	316,439	395,549	395,549	474,659	474,659	474,659	474,659	474,659	474,659	395,549	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**123,947,135**	**18,769,040**	**27,210,266**	**27,210,266**	**35,651,491**	**35,651,491**	**44,092,716**	**44,092,716**	**52,533,942**	**52,533,942**	**60,975,167**	**60,975,167**	**60,975,167**	**60,975,167**	**60,975,167**	**60,975,167**	**42,206,127**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation																								
Interest		7,436,828	8,059,863	8,277,435	8,508,062	8,309,683	8,099,400	7,433,657	6,727,969	5,537,096	4,274,770	2,493,861	606,097	0	0	0	0	0	0	0	0	0	0	0
Profit on cost																								152,206,273
Profit on GDV																								9,816,040
Cash Flow	-123,947,135	-10,383,909	-3,626,209	-3,843,782	3,306,326	3,504,705	11,095,722	11,761,465	19,847,887	21,038,760	29,681,820	31,462,729	33,350,493	33,956,590	33,956,590	33,956,590	36,903,671	0	0	0	0	0	0	-162,022,313
Opening Balanc	0																							
Closing Balance	-123,947,135	-134,331,044	-137,957,254	-141,801,035	-138,494,710	-134,990,005	-123,894,283	-112,132,818	-92,284,931	-71,246,171	-41,564,351	-10,101,622	23,248,871	57,205,462	91,162,052	125,118,642	162,022,313	162,022,313	162,022,313	162,022,313	162,022,313	162,022,313	162,022,313	0

1 Aff - 30%, CIL -£0, DC - £15000
Site 5

SITE NAME	Site 5	4500

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		4,500		£/m2	£	m2
Market Housing	98.8	70%	3,150		3,900	1,213,524,000	311,160
Shared Ownership	74.9	9%	405		2,730	82,851,678	30,349
Affordable Rent	74.9	21%	945		1,800	127,464,120	70,813
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	128.57 ha		35	/ha		**1,423,839,798**	**412,322**
SITE AREA - Gross	183.67 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**184,347,210**	**1,433,812**	**1,003,668**
Alternative Use Value		4,591,837		25,000
Uplift	0%	0		0
Plus /ha	375,000	68,877,551		375,000
Viability Threshold		**73,469,388**		**400,000**

		£/m2
Additional Profit	**202,078,901**	**649**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	40,966		184,347,210	
	Stamp Duty		9,206,860		
	Easements etc.		0		
	Legals Acquisition	1.50%	2,765,208	11,972,069	
PLANNING					
	Planning Fee		637,200		
	Architects	5.00%	35,490,618		
	QS / PM	0.50%	3,549,062		
	Planning Consultants	1.00%	7,098,124		
	Other Professional	2.50%	17,745,309	64,520,312	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	626,646,204		
	s106 / CIL		67,500,000		
	Contingency	2.50%	15,666,155		
	Abnormals		0	709,812,359	
FINANCE					
	Fees		3,151,000		
	Interest	6.00%			
	Legal and Valuation		0	3,151,000	
SALES					
	Agents	3.0%	42,715,194		
	Legals	0.5%	7,119,199		
	Misc.		0	49,834,393	**1,023,637,343**

Developers Profit			
	% Market DV	17.50%	**212,366,700**
	% Affordable DV	6.00%	**12,618,948**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	4500		
No dwgs under	50	462	23,100
No dwgs over 5(	4450	138	614,100
		Total	637,200

Stamp duty calc - Residual			
Land payment			184,347,210
		Total	9,206,860

Stamp duty calc - Add Profit			
Land payment			73,469,388
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	3,673,469

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**67,500,000**

Post CIL s106	15,000	£/ Unit (all)	67,500,000
CIL	0	£/m2	0
		Total	**67,500,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
INCOME								
UNITS Started	50	100	100	150	150	200	200	250
Market Housing		13,483,600	26,967,200	26,967,200	40,450,800	40,450,800	53,934,400	53,934,400
Shared Ownership		920,574	1,841,148	1,841,148	2,761,723	2,761,723	3,682,297	3,682,297
Affordable Rent		1,416,268	2,832,536	2,832,536	4,248,804	4,248,804	5,665,072	5,665,072
Social Rent		0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0
INCOME	**0**	**15,820,442**	**31,640,884**	**31,640,884**	**47,461,327**	**47,461,327**	**63,281,769**	**63,281,769**
EXPENDITURE								
Stamp Duty	9,206,860							
Easements etc.	0							
Legals Acquisition	2,765,208							
Planning Fee	637,200							
Architects	35,490,618		0					
QS	3,549,062		0					
Planning Consultants	7,098,124		0					
Other Professional	17,745,309		0					
Build Cost - BCIS Base		6,962,736	13,925,471	13,925,471	20,888,207	20,888,207	27,850,942	27,850,942
s106/CIL		750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000
Contingency		174,068	348,137	348,137	522,205	522,205	696,274	696,274
Abnormals		0	0	0	0	0	0	0
Finance Fees	3,151,000							
Legal and Valuation	0							
Agents	0	474,613	949,227	949,227	1,423,840	1,423,840	1,898,453	1,898,453
Legals	0	79,102	158,204	158,204	237,307	237,307	316,409	316,409
Misc.			0					
COSTS BEFORE LAND INT AND PROFIT	**79,643,381**	**8,440,519**	**16,881,039**	**16,881,039**	**25,321,558**	**25,321,558**	**33,762,078**	**33,762,078**
For Residual Valuation Land	**184,347,210**							
Interest		15,839,435	16,347,006	16,442,236	16,543,179	16,207,384	15,851,441	15,031,346
Profit on Costs								
Profit on GDV								
Cash Flow	-263,990,591	-8,459,513	-1,587,161	-1,682,390	5,596,589	5,932,384	13,668,250	14,488,345
Opening Balanc	0							
Closing Balance	-263,990,591	-272,450,103	-274,037,264	-275,719,655	-270,123,066	-264,190,681	-250,522,431	-236,034,086

	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
INCOME								
UNITS Started	250	300	300	300	300	300	300	300
Market Housing	67,418,000	67,418,000	80,901,600	80,901,600	80,901,600	80,901,600	80,901,600	80,901,600
Shared Ownership	4,602,871	4,602,871	5,523,445	5,523,445	5,523,445	5,523,445	5,523,445	5,523,445
Affordable Rent	7,081,340	7,081,340	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608
Social Rent	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0
INCOME	**79,102,211**	**79,102,211**	**94,922,653**	**94,922,653**	**94,922,653**	**94,922,653**	**94,922,653**	**94,922,653**
Build Cost - BCIS Base	34,813,678	34,813,678	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414
s106/CIL	3,750,000	3,750,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
Contingency	870,342	870,342	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410
Abnormals	0	0	0	0	0	0	0	0
Agents	2,373,066	2,373,066	2,847,680	2,847,680	2,847,680	2,847,680	2,847,680	2,847,680
Legals	395,511	395,511	474,613	474,613	474,613	474,613	474,613	474,613
COSTS BEFORE LAND INT AND PROFIT	**42,202,597**	**42,202,597**	**50,643,117**	**50,643,117**	**50,643,117**	**50,643,117**	**50,643,117**	**50,643,117**
Interest	14,162,045	12,797,791	11,351,682	9,376,010	7,281,799	5,061,935	2,708,879	214,639
Cash Flow	22,737,568	24,101,823	32,927,855	34,903,526	36,997,737	39,217,602	41,570,658	44,064,897
Closing Balance	-213,296,518	-189,194,695	-156,266,841	-121,363,315	-84,365,577	-45,147,976	-3,577,318	40,487,580

	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME								
UNITS Started	300	300	300	50				
Market Housing	80,901,600	80,901,600	80,901,600	80,901,600	13,483,600	0	0	0
Shared Ownership	5,523,445	5,523,445	5,523,445	5,523,445	920,574	0	0	0
Affordable Rent	8,497,608	8,497,608	8,497,608	8,497,608	1,416,268	0	0	0
Social Rent	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0
INCOME	**94,922,653**	**94,922,653**	**94,922,653**	**94,922,653**	**15,820,442**	**0**	**0**	**0**
Build Cost - BCIS Base	41,776,414	41,776,414	41,776,414	41,776,414	6,962,736	0	0	0
s106/CIL	4,500,000	4,500,000	4,500,000	4,500,000	750,000	0	0	0
Contingency	1,044,410	1,044,410	1,044,410	1,044,410	174,068	0	0	0
Abnormals	0	0	0	0	0	0	0	0
Agents	2,847,680	2,847,680	2,847,680	2,847,680	474,613	0	0	0
Legals	474,613	474,613	474,613	474,613	79,102	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**50,643,117**	**50,643,117**	**50,643,117**	**50,643,117**	**8,440,519**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0
Profit on Costs								212,366,700
Profit on GDV								12,618,948
Cash Flow	44,279,536	44,279,536	44,279,536	44,279,536	7,379,923	0	0	-224,985,648
Closing Balance	84,767,116	129,046,652	173,326,189	217,605,725	224,985,648	224,985,648	224,985,648	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
INCOME As Above								
INCOME	**0**	**15,820,442**	**31,640,884**	**31,640,884**	**47,461,327**	**47,461,327**	**63,281,769**	**63,281,769**
EXPENDITURE								
Land	73,469,388							
Stamp Duty	3,673,469	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0
Legals Acquisition	1,102,041	0	0	0	0	0	0	0
Planning Fee	637,200	0	0	0	0	0	0	0
Architects	35,490,618	0	0	0	0	0	0	0
QS	3,549,062	0	0	0	0	0	0	0
Planning Consultants	7,098,124	0	0	0	0	0	0	0
Other Professional	17,745,309	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,962,736	13,925,471	13,925,471	20,888,207	20,888,207	27,850,942	27,850,942
POTENTIAL CIL	10,103,945	10,103,945	10,103,945	10,103,945	10,103,945	10,103,945	10,103,945	10,103,945
Post CIL s106		750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000
Contingency	0	174,068	348,137	348,137	522,205	522,205	696,274	696,274
Abnormals	0	0	0	0	0	0	0	0
Finance Fees	3,151,000	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0
Agents	0	474,613	949,227	949,227	1,423,840	1,423,840	1,898,453	1,898,453
Legals	0	79,102	158,204	158,204	237,307	237,307	316,409	316,409
Misc.	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**156,020,155**	**18,544,465**	**26,984,984**	**26,984,984**	**35,425,503**	**35,425,503**	**43,866,023**	**43,866,023**
For CIL calculation Interest		9,361,209	10,086,323	10,412,149	10,757,523	10,680,826	10,599,526	10,070,552
Profit on cost								
Profit on GDV								
Cash Flow	-156,020,155	-12,085,232	-5,430,423	-5,756,248	1,278,300	1,354,998	8,816,220	9,345,193
Opening Balanc	0							
Closing Balance	-156,020,155	-168,105,387	-173,535,810	-179,292,058	-178,013,758	-176,658,761	-167,842,541	-158,497,347

	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
INCOME	**79,102,211**	**79,102,211**	**94,922,653**	**94,922,653**	**94,922,653**	**94,922,653**	**94,922,653**	**94,922,653**
Stamp Duty	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	34,813,678	34,813,678	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414
POTENTIAL CIL	10,103,945	10,103,945	10,103,945	10,103,945	10,103,945	10,103,945	10,103,945	10,103,945
Post CIL s106	3,750,000	3,750,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
Contingency	870,342	870,342	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410
Abnormals	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0
Agents	2,373,066	2,373,066	2,847,680	2,847,680	2,847,680	2,847,680	2,847,680	2,847,680
Legals	395,511	395,511	474,613	474,613	474,613	474,613	474,613	474,613
Misc.	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**52,306,542**	**52,306,542**	**60,747,062**	**60,747,062**	**60,747,062**	**60,747,062**	**60,747,062**	**60,747,062**
Interest	9,509,841	8,472,691	7,373,313	5,765,176	4,060,551	2,253,648	338,332	0
Cash Flow	17,285,828	18,322,977	26,802,279	28,410,416	30,115,040	31,921,943	33,837,259	34,175,591
Closing Balance	-141,211,520	-122,888,542	-96,086,263	-67,675,848	-37,560,807	-5,638,865	28,198,395	62,373,986

	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME	**94,922,653**	**94,922,653**	**94,922,653**	**94,922,653**	**15,820,442**	**0**	**0**	**0**
Stamp Duty	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	41,776,414	41,776,414	41,776,414	41,776,414	6,962,736	0	0	0
POTENTIAL CIL	10,103,945	10,103,945	10,103,945	10,103,945				
Post CIL s106	4,500,000	4,500,000	4,500,000	4,500,000	750,000	0	0	0
Contingency	1,044,410	1,044,410	1,044,410	1,044,410	174,068	0	0	0
Abnormals	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0
Agents	2,847,680	2,847,680	2,847,680	2,847,680	474,613	0	0	0
Legals	474,613	474,613	474,613	474,613	79,102	0	0	0
Misc.	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**60,747,062**	**60,747,062**	**60,747,062**	**60,747,062**	**8,440,519**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0
Profit on cost								193,837,326
Profit on GDV								12,618,948
Cash Flow	34,175,591	34,175,591	34,175,591	34,175,591	7,379,923	0	0	-206,456,274
Closing Balance	96,549,577	130,725,169	164,900,760	199,076,351	206,456,274	206,456,274	206,456,274	0

SITE NAME	Site 6	7500

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		7,500		£/m2	£	m2
Market Housing	98.8	70%	5,250		3,900	2,022,286,500	518,535
Shared Ownership	74.9	9%	675		2,730	138,060,468	50,572
Affordable Rent	74.9	21%	1,575		1,800	212,400,720	118,000
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	214.29 ha		35	/ha		**2,372,747,688**	**687,107**
SITE AREA - Gross	306.12 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**281,899,676**	**1,315,532**	**920,872**
Alternative Use Value		7,653,061		25,000
Uplift	0%	0		0
Plus /ha	375,000	114,795,918		375,000
Viability Threshold		**122,448,980**		**400,000**

		£/m2
Additional Profit	**304,967,557**	**588**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	37,587		281,899,676	
	Stamp Duty		14,084,484		
	Easements etc.		0		
	Legals Acquisition	1.50%	4,228,495	18,312,979	
PLANNING					
	Planning Fee		1,051,200		
	Architects	5.00%	59,144,176		
	QS / PM	0.50%	5,914,418		
	Planning Consultants	1.00%	11,828,835		
	Other Professional	2.50%	29,572,088	107,510,717	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	1,044,276,610		
	s106 / CIL		112,500,000		
	Contingency	2.50%	26,106,915		
	Abnormals		0	1,182,883,525	
FINANCE					
	Fees		5,237,000		
	Interest	6.00%			
	Legal and Valuation		0	5,237,000	
SALES					
	Agents	3.0%	71,182,431		
	Legals	0.5%	11,863,738		
	Misc.		0	83,046,169	**1,678,890,066**

Developers Profit			
	% Market DV	17.50%	**353,900,138**
	% Affordable DV	6.00%	**21,027,671**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	7500		
No dwgs under	50	462	23,100
No dwgs over 5	7450	138	1,028,100
		Total	1,051,200

Stamp duty calc - Residual			
Land payment			281,899,676
		Total	14,084,484

Stamp duty calc - Add Profit			
Land payment			122,448,980
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	6,122,449

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**112,500,000**

Post CIL s106	15,000	£/ Unit (all)	112,500,000
CIL	0	£/m2	0
		Total	**112,500,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	50	100	100	150	300	300	300	300	400	400	400	400
Market Housing		13,481,910	26,963,820	26,963,820	40,445,730	80,891,460	80,891,460	80,891,460	80,891,460	107,855,280	107,855,280	107,855,280
Shared Ownership		920,403	1,840,806	1,840,806	2,761,209	5,522,419	5,522,419	5,522,419	5,522,419	7,363,225	7,363,225	7,363,225
Affordable Rent		1,416,005	2,832,010	2,832,010	4,248,014	8,496,029	8,496,029	8,496,029	8,496,029	11,328,038	11,328,038	11,328,038
Social Rent		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
INCOME	**0**	**15,818,318**	**31,636,636**	**31,636,636**	**47,454,954**	**94,909,908**	**94,909,908**	**94,909,908**	**94,909,908**	**126,546,543**	**126,546,543**	**126,546,543**
EXPENDITURE												
Stamp Duty	14,084,484											
Easements etc.	0											
Legals Acquisition	4,228,495											
Planning Fee	1,051,200											
Architects	59,144,176		0									
QS	5,914,418		0									
Planning Consultants	11,828,835		0									
Other Professional	29,572,088		0									
Build Cost - BCIS Base		6,961,844	13,923,688	13,923,688	20,885,532	41,771,064	41,771,064	41,771,064	41,771,064	55,694,753	55,694,753	55,694,753
s106/CIL		750,000	1,500,000	1,500,000	2,250,000	4,500,000	4,500,000	4,500,000	4,500,000	6,000,000	6,000,000	6,000,000
Contingency		174,046	348,092	348,092	522,138	1,044,277	1,044,277	1,044,277	1,044,277	1,392,369	1,392,369	1,392,369
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	5,237,000											
Legal and Valuation	0											
Agents	0	474,550	949,099	949,099	1,423,649	2,847,297	2,847,297	2,847,297	2,847,297	3,796,396	3,796,396	3,796,396
Legals	0	79,092	158,183	158,183	237,275	474,550	474,550	474,550	474,550	632,733	632,733	632,733
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**131,060,696**	**8,439,531**	**16,879,063**	**16,879,063**	**25,318,594**	**50,637,188**	**50,637,188**	**50,637,188**	**50,637,188**	**67,516,250**	**67,516,250**	**67,516,250**
For Residual Valuation Land	**281,899,676**											
Interest		24,777,622	25,821,552	26,485,391	27,189,060	27,492,222	26,485,392	25,418,153	24,286,879	23,087,728	20,931,174	18,645,227
Profit on Costs												
Profit on GDV												
Cash Flow	-412,960,372	-17,398,836	-11,063,979	-11,727,818	-5,052,700	16,780,497	17,787,327	18,854,567	19,985,841	35,942,565	38,099,119	40,385,066
Opening Balanc	0											
Closing Balance	-412,960,372	-430,359,207	-441,423,187	-453,151,004	-458,203,705	-441,423,207	-423,635,880	-404,781,313	-384,795,472	-348,852,908	-310,753,789	-270,368,723

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started	500	500	500	500	500	500	500	500	300			
Market Housing	107,855,280	134,819,100	134,819,100	134,819,100	134,819,100	134,819,100	134,819,100	134,819,100	134,819,100	80,891,460	0	0
Shared Ownership	7,363,225	9,204,031	9,204,031	9,204,031	9,204,031	9,204,031	9,204,031	9,204,031	9,204,031	5,522,419	0	0
Affordable Rent	11,328,038	14,160,048	14,160,048	14,160,048	14,160,048	14,160,048	14,160,048	14,160,048	14,160,048	8,496,029	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	**126,546,543**	**158,183,179**	**158,183,179**	**158,183,179**	**158,183,179**	**158,183,179**	**158,183,179**	**158,183,179**	**158,183,179**	**94,909,908**	**0**	**0**
Build Cost - BCIS Base	55,694,753	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	41,771,064	0	0
s106/CIL	6,000,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	4,500,000	0	0
Contingency	1,392,369	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,044,277	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	3,796,396	4,745,495	4,745,495	4,745,495	4,745,495	4,745,495	4,745,495	4,745,495	4,745,495	2,847,297	0	0
Legals	632,733	790,916	790,916	790,916	790,916	790,916	790,916	790,916	790,916	474,550	0	0
COSTS BEFORE LAND INT AND PROFIT	**67,516,250**	**84,395,313**	**84,395,313**	**84,395,313**	**84,395,313**	**84,395,313**	**84,395,313**	**84,395,313**	**84,395,313**	**50,637,188**	**0**	**0**
Interest	16,222,123	13,653,633	10,045,579	6,221,042	2,167,033	0	0	0	0	0	0	0
Profit on Costs												353,900,138
Profit on GDV												21,027,671
Cash Flow	42,808,170	60,134,233	63,742,287	67,566,824	71,620,834	73,787,866	73,787,866	73,787,866	73,787,866	44,272,720	0	-374,927,809
Closing Balance	-227,560,554	-167,426,321	-103,684,034	-36,117,210	35,503,624	109,291,490	183,079,357	256,867,223	330,655,089	374,927,809	374,927,809	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**15,818,318**	**31,636,636**	**31,636,636**	**47,454,954**	**94,909,908**	**94,909,908**	**94,909,908**	**94,909,908**	**126,546,543**	**126,546,543**	**126,546,543**
EXPENDITURE												
Land	122,448,980											
Stamp Duty	6,122,449	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	1,836,735	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	1,051,200	0	0	0	0	0	0	0	0	0	0	0
Architects	59,144,176	0	0	0	0	0	0	0	0	0	0	0
QS	5,914,418	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	11,828,835	0	0	0	0	0	0	0	0	0	0	0
Other Professional	29,572,088	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,961,844	13,923,688	13,923,688	20,885,532	41,771,064	41,771,064	41,771,064	41,771,064	55,694,753	55,694,753	55,694,753
POTENTIAL CIL	14,522,265	14,522,265	14,522,265	14,522,265	14,522,265	14,522,265	14,522,265	14,522,265	14,522,265	14,522,265	14,522,265	14,522,265
Post CIL s106		750,000	1,500,000	1,500,000	2,250,000	4,500,000	4,500,000	4,500,000	4,500,000	6,000,000	6,000,000	6,000,000
Contingency	0	174,046	348,092	348,092	522,138	1,044,277	1,044,277	1,044,277	1,044,277	1,392,369	1,392,369	1,392,369
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	5,237,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	474,550	949,099	949,099	1,423,649	2,847,297	2,847,297	2,847,297	2,847,297	3,796,396	3,796,396	3,796,396
Legals	0	79,092	158,183	158,183	237,275	474,550	474,550	474,550	474,550	632,733	632,733	632,733
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**257,678,145**	**22,961,796**	**31,401,327**	**31,401,327**	**39,840,859**	**65,159,452**	**65,159,452**	**65,159,452**	**65,159,452**	**82,038,515**	**82,038,515**	**82,038,515**
For CIL calculation												
Interest		15,460,689	16,816,939	17,811,837	18,866,428	19,541,568	18,929,035	18,279,750	17,591,507	16,861,971	15,203,207	13,444,918
Profit on cost												
Profit on GDV												
Cash Flow	-257,678,145	-22,604,167	-16,581,630	-17,576,528	-11,252,333	10,208,887	10,821,420	11,470,705	12,158,948	27,646,058	29,304,821	31,063,111
Opening Balanc	0											
Closing Balance	-257,678,145	-280,282,312	-296,863,942	-314,440,470	-325,692,803	-315,483,916	-304,662,496	-293,191,790	-281,032,843	-253,386,785	-224,081,964	-193,018,853

	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	**126,546,543**	**158,183,179**	**158,183,179**	**158,183,179**	**158,183,179**	**158,183,179**	**158,183,179**	**158,183,179**	**158,183,179**	**94,909,908**	**0**	**0**
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	55,694,753	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	41,771,064	0	0
POTENTIAL CIL	14,522,265	14,522,265	14,522,265	14,522,265	14,522,265	14,522,265	14,522,265	14,522,265	14,522,265			
Post CIL s106	6,000,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	4,500,000	0	0
Contingency	1,392,369	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,044,277	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	3,796,396	4,745,495	4,745,495	4,745,495	4,745,495	4,745,495	4,745,495	4,745,495	4,745,495	2,847,297	0	0
Legals	632,733	790,916	790,916	790,916	790,916	790,916	790,916	790,916	790,916	474,550	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**82,038,515**	**98,917,578**	**98,917,578**	**98,917,578**	**98,917,578**	**98,917,578**	**98,917,578**	**98,917,578**	**98,917,578**	**50,637,188**	**0**	**0**
Interest	11,581,131	9,605,517	6,625,912	3,467,531	119,647	0	0	0	0	0	0	0
Profit on cost												317,459,298
Profit on GDV												21,027,671
Cash Flow	32,926,897	49,660,084	52,639,689	55,798,071	59,145,955	59,265,602	59,265,602	59,265,602	59,265,602	44,272,720	0	-338,486,969
Closing Balance	-160,091,956	-110,431,872	-57,792,182	-1,994,112	57,151,843	116,417,445	175,683,046	234,948,648	294,214,250	338,486,969	338,486,969	0

1 Aff - 30%, CIL -£0, DC - £15000
Site 7

SITE NAME	Site 7	10,000 (70% net)

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		10,000		£/m2	£	m2
Market Housing	98.8	70%	7,000		3,100	2,142,875,000	691,250
Shared Ownership	74.9	9%	900		2,170	146,279,700	67,410
Affordable Rent	74.9	21%	2,100		1,800	283,122,000	157,290
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	285.71 ha		35	/ha		2,572,276,700	915,950
SITE AREA - Gross	408.16 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		125,016,460	437,558	306,290
Alternative Use Value		10,204,082		25,000
Uplift	0%	0		0
Plus /ha	375,000	153,061,224		375,000
Viability Threshold		163,265,306		400,000

		£/m2
Additional Profit	-46,165,640	-67

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	12,502		125,016,460	
	Stamp Duty		6,240,323		
	Easements etc.		0		
	Legals Acquisition	1.50%	1,875,247	8,115,570	
PLANNING					
	Planning Fee		1,396,200		
	Architects	5.00%	78,845,194		
	QS / PM	0.50%	7,884,519		
	Planning Consultants	1.00%	15,769,039		
	Other Professional	2.50%	39,422,597	143,317,550	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	1,392,101,352		
	s106 / CIL		150,000,000		
	Contingency	2.50%	34,802,534		
	Abnormals		0	1,576,903,886	
FINANCE					
	Fees		3,875,000		
	Interest	6.00%			
	Legal and Valuation		0	3,875,000	
SALES					
	Agents	3.0%	77,168,301		
	Legals	0.5%	12,861,384		
	Misc.		0	90,029,685	1,947,258,151

Developers Profit			
	% Market DV	17.50%	375,003,125
	% Affordable DV	6.00%	25,764,102

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	10000		
No dwgs under	50	462	23,100
No dwgs over 5(	9950	138	1,373,100
		Total	1,396,200

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

Stamp duty calc - Residual			
Land payment			125,016,460
		Total	6,240,323

Stamp duty calc - Add Profit			
Land payment			163,265,306
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	8,163,265

Pre CIL s106	15,000	£/ Unit (all)	
		Total	150,000,000

LIT	% GDV	
	0.00%	0

Post CIL s106	15,000	£/ Unit (all)	150,000,000
CIL	0	£/m2	0
		Total	150,000,000

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME													
UNITS Started		50	100	150	200	300	300	350	350	400	400	350	350
Market Housing			10,714,375	21,428,750	32,143,125	42,857,500	64,286,250	64,286,250	75,000,625	75,000,625	85,715,000	85,715,000	75,000,625
Shared Ownership			731,399	1,462,797	2,194,196	2,925,594	4,388,391	4,388,391	5,119,790	5,119,790	5,851,188	5,851,188	5,119,790
Affordable Rent			1,415,610	2,831,220	4,246,830	5,662,440	8,493,660	8,493,660	9,909,270	9,909,270	11,324,880	11,324,880	9,909,270
Social Rent			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
INCOME		0	12,861,384	25,722,767	38,584,151	51,445,534	77,168,301	77,168,301	90,029,685	90,029,685	102,891,068	102,891,068	90,029,685
EXPENDITURE													
Stamp Duty		6,240,323											
Easements etc.		0											
Legals Acquisition		1,875,247											
Planning Fee		1,396,200											
Architects		78,845,194		0									
QS		7,884,519		0									
Planning Consultants		15,769,039		0									
Other Professional		39,422,597		0									
Build Cost - BCIS Base			6,960,507	13,921,014	20,881,520	27,842,027	41,763,041	41,763,041	48,723,547	48,723,547	55,684,054	55,684,054	48,723,547
s106/CIL			750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000	5,250,000	6,000,000	6,000,000	5,250,000
Contingency			174,013	348,025	522,038	696,051	1,044,076	1,044,076	1,218,089	1,218,089	1,392,101	1,392,101	1,218,089
Abnormals			0	0	0	0	0	0	0	0	0	0	0
Finance Fees		3,875,000											
Legal and Valuation		0											
Agents		0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891	2,700,891	3,086,732	3,086,732	2,700,891
Legals		0	64,307	128,614	192,921	257,228	385,842	385,842	450,148	450,148	514,455	514,455	450,148
Misc.				0									
COSTS BEFORE LAND INT AND PROFIT		155,308,120	8,334,668	16,669,336	25,004,004	33,338,671	50,008,007	50,008,007	58,342,675	58,342,675	66,677,343	66,677,343	58,342,675
For Residual Valuation	Land	125,016,460											
	Interest		16,819,475	17,557,040	18,067,257	18,336,483	18,350,261	17,821,659	17,261,341	16,395,801	15,478,328	14,234,204	12,915,433
	Profit on Costs												
	Profit on GDV												
	Cash Flow	-280,324,580	-12,292,759	-8,503,609	-4,487,110	-229,621	8,810,033	9,338,635	14,425,669	15,291,209	20,735,397	21,979,521	18,771,577
	Opening Balanc	0											
	Closing Balance	-280,324,580	-292,617,339	-301,120,948	-305,608,058	-305,837,679	-297,027,646	-287,689,011	-273,263,342	-257,972,133	-237,236,736	-215,257,215	-196,485,638

		Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME													
UNITS Started		500	500	600	600	650	650	650	650	650	650	600	
Market Housing		75,000,625	107,143,750	107,143,750	128,572,500	128,572,500	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	128,572,500
Shared Ownership		5,119,790	7,313,985	7,313,985	8,776,782	8,776,782	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	8,776,782
Affordable Rent		9,909,270	14,156,100	14,156,100	16,987,320	16,987,320	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	16,987,320
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		90,029,685	128,613,835	128,613,835	154,336,602	154,336,602	167,197,986	167,197,986	167,197,986	167,197,986	167,197,986	167,197,986	154,336,602
Build Cost - BCIS Base		48,723,547	69,605,068	69,605,068	83,526,081	83,526,081	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	83,526,081
s106/CIL		5,250,000	7,500,000	7,500,000	9,000,000	9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency		1,218,089	1,740,127	1,740,127	2,088,152	2,088,152	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,088,152
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Agents		2,700,891	3,858,415	3,858,415	4,630,098	4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals		450,148	643,069	643,069	771,683	771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
COSTS BEFORE LAND INT AND PROFIT		58,342,675	83,346,679	83,346,679	100,016,014	100,016,014	108,350,682	108,350,682	108,350,682	108,350,682	108,350,682	108,350,682	100,016,014
	Interest	11,789,138	10,595,266	8,514,953	6,309,820	3,429,174	375,690	0	0	0	0	0	0
	Profit on Costs												375,003,125
	Profit on GDV												25,764,102
	Cash Flow	19,897,871	34,671,890	36,752,204	48,010,767	50,891,413	58,471,614	58,847,303	58,847,303	58,847,303	58,847,303	58,847,303	-346,446,639
	Closing Balance	-176,587,767	-141,915,876	-105,163,673	-57,152,905	-6,261,492	52,210,122	111,057,426	169,904,729	228,752,032	287,599,336	346,446,639	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME	As Above												
INCOME		0	12,861,384	25,722,767	38,584,151	51,445,534	77,168,301	77,168,301	90,029,685	90,029,685	102,891,068	102,891,068	90,029,685
EXPENDITURE													
Land		163,265,306											
Stamp Duty		8,163,265	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		2,448,980	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		1,396,200	0	0	0	0	0	0	0	0	0	0	0
Architects		78,845,194	0	0	0	0	0	0	0	0	0	0	0
QS		7,884,519	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		15,769,039	0	0	0	0	0	0	0	0	0	0	0
Other Professional		39,422,597	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	6,960,507	13,921,014	20,881,520	27,842,027	41,763,041	41,763,041	48,723,547	48,723,547	55,684,054	55,684,054	48,723,547
POTENTIAL CIL		-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364
Post CIL s106			750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000	5,250,000	6,000,000	6,000,000	5,250,000
Contingency		0	174,013	348,025	522,038	696,051	1,044,076	1,044,076	1,218,089	1,218,089	1,392,101	1,392,101	1,218,089
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		3,875,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891	2,700,891	3,086,732	3,086,732	2,700,891
Legals		0	64,307	128,614	192,921	257,228	385,842	385,842	450,148	450,148	514,455	514,455	450,148
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		318,871,737	6,136,304	14,470,972	22,805,640	31,140,308	47,809,643	47,809,643	56,144,311	56,144,311	64,478,979	64,478,979	56,144,311
For CIL calculation													
	Interest		19,132,304	19,876,738	20,394,234	20,671,178	20,693,135	20,173,203	19,622,076	18,766,278	17,859,133	16,625,955	15,318,787
	Profit on cost												
	Profit on GDV												
	Cash Flow	-318,871,737	-12,407,225	-8,624,943	-4,615,723	-365,951	8,665,523	9,185,454	14,263,297	15,119,095	20,552,956	21,786,134	18,566,586
	Opening Balanc	0											
	Closing Balance	-318,871,737	-331,278,962	-339,903,904	-344,519,628	-344,885,579	-336,220,056	-327,034,602	-312,771,305	-297,652,209	-277,099,253	-255,313,119	-236,746,533

		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		90,029,685	128,613,835	128,613,835	154,336,602	154,336,602	167,197,986	167,197,986	167,197,986	167,197,986	167,197,986	167,197,986	154,336,602
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		0	0	0	0	0	0	0	0	0	0	0	0
Architects		0	0	0	0	0	0	0	0	0	0	0	0
QS		0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		48,723,547	69,605,068	69,605,068	83,526,081	83,526,081	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	83,526,081
POTENTIAL CIL		-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364			
Post CIL s106		5,250,000	7,500,000	7,500,000	9,000,000	9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency		1,218,089	1,740,127	1,740,127	2,088,152	2,088,152	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,088,152
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		2,700,891	3,858,415	3,858,415	4,630,098	4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals		450,148	643,069	643,069	771,683	771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		56,144,311	81,148,315	81,148,315	97,817,650	97,817,650	106,152,318	106,152,318	106,152,318	106,152,318	108,350,682	108,350,682	100,016,014
	Interest	14,204,792	13,023,957	10,957,463	8,766,980	5,901,862	2,864,836	0	0	0	0	0	0
	Profit on cost												339,821,655
	Profit on GDV												25,764,102
	Cash Flow	19,680,581	34,441,563	36,508,057	47,751,972	50,617,090	58,180,831	61,045,667	61,045,667	61,045,667	58,847,303	58,847,303	-311,265,170
	Closing Balance	-217,065,952	-182,624,388	-146,116,331	-98,364,360	-47,747,270	10,433,561	71,479,228	132,524,896	193,570,563	252,417,866	311,265,170	0

1 Aff - 30%, CIL -£0, DC - £15000
Site 8

SITE NAME	Site 8	10,000 (60% net)

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		10,000		£/m2	£	m2
Market Housing	98.8	70%	7,000		3,100	2,142,875,000	691,250
Shared Ownership	74.9	9%	900		2,170	146,279,700	67,410
Affordable Rent	74.9	21%	2,100		1,800	283,122,000	157,290
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	285.71 ha		35	/ha		**2,572,276,700**	**915,950**
SITE AREA - Gross	476.19 ha		21	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		92,833,596	324,918	194,951
Alternative Use Value		11,904,762		25,000
Uplift	0%	0		0
Plus /ha	375,000	178,571,429		375,000
Viability Threshold		**190,476,190**		**400,000**

		£/m2
Additional Profit	-149,909,128	-217

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total		
LAND	Land	9,283		92,833,596	
	Stamp Duty		4,631,180		
	Easements etc.		0		
	Legals Acquisition	1.50%	1,392,504	6,023,684	
PLANNING	Planning Fee		1,396,200		
	Architects	5.00%	81,872,067		
	QS / PM	0.50%	8,187,207		
	Planning Consultants	1.00%	16,374,413		
	Other Professional	2.50%	40,936,034	148,765,921	
CONSTRUCTION	Build Cost - BCIS Based	1,584	1,451,162,288		
	s106 / CIL		150,000,000		
	Contingency	2.50%	36,279,057		
	Abnormals		0	1,637,441,346	
FINANCE	Fees		3,546,000		
	Interest	6.00%			
	Legal and Valuation		0	3,546,000	
SALES	Agents	3.0%	77,168,301		
	Legals	0.5%	12,861,384		
	Misc.		0	90,029,685	**1,978,640,231**

Developers Profit			
	% Market DV	17.50%	**375,003,125**
	% Affordable DV	6.00%	**25,764,102**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	10000		
No dwgs under	50	462	23,100
No dwgs over 5(	9950	138	1,373,100
		Total	1,396,200

Stamp duty calc - Residual	
Land payment	92,833,596
Total	4,631,180

Stamp duty calc - Add Profit			
Land payment			190,476,190
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	9,523,810

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**150,000,000**

Post CIL s106	15,000	£/ Unit (all)	150,000,000
CIL	0	£/m2	0
		Total	**150,000,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	258	20%
	1,584	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
INCOME								
UNITS Started	50	100	150	200	300	300	350	350
Market Housing		10,714,375	21,428,750	32,143,125	42,857,500	64,286,250	64,286,250	75,000,625
Shared Ownership		731,399	1,462,797	2,194,196	2,925,594	4,388,391	4,388,391	5,119,790
Affordable Rent		1,415,610	2,831,220	4,246,830	5,662,440	8,493,660	8,493,660	9,909,270
Social Rent		0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0
INCOME	**0**	**12,861,384**	**25,722,767**	**38,584,151**	**51,445,534**	**77,168,301**	**77,168,301**	**90,029,685**
EXPENDITURE								
Stamp Duty	4,631,180							
Easements etc.	0							
Legals Acquisition	1,392,504							
Planning Fee	1,396,200							
Architects	81,872,067		0					
QS	8,187,207		0					
Planning Consultants	16,374,413		0					
Other Professional	40,936,034		0					
Build Cost - BCIS Base		7,255,811	14,511,623	21,767,434	29,023,246	43,534,869	43,534,869	50,790,680
s106/CIL		750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000
Contingency		181,395	362,791	544,186	725,581	1,088,372	1,088,372	1,269,767
Abnormals		0	0	0	0	0	0	0
Finance Fees	3,546,000							
Legal and Valuation	0							
Agents	0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891
Legals	0	64,307	128,614	192,921	257,228	385,842	385,842	450,148
Misc.			0					
COSTS BEFORE LAND INT AND PROFIT	**158,335,605**	**8,637,355**	**17,274,710**	**25,912,065**	**34,549,421**	**51,824,131**	**51,824,131**	**60,461,486**
For Residual Valuation Land	**92,833,596**							
Interest		15,070,152	15,720,919	16,157,291	16,366,404	16,334,621	15,794,048	15,221,041
Profit on Costs								
Profit on GDV								
Cash Flow	-251,169,201	-10,846,124	-7,272,863	-3,485,206	529,710	9,009,549	9,550,122	14,347,158
Opening Balanc	0							
Closing Balance	-251,169,201	-262,015,325	-269,288,187	-272,773,393	-272,243,684	-263,234,135	-253,684,013	-239,336,855

	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
UNITS Started	400	400	350	350	500	500	600	600
Market Housing	75,000,625	85,715,000	85,715,000	75,000,625	75,000,625	107,143,750	107,143,750	128,572,500
Shared Ownership	5,119,790	5,851,188	5,851,188	5,119,790	5,119,790	7,313,985	7,313,985	8,776,782
Affordable Rent	9,909,270	11,324,880	11,324,880	9,909,270	9,909,270	14,156,100	14,156,100	16,987,320
Social Rent	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0
INCOME	**90,029,685**	**102,891,068**	**102,891,068**	**90,029,685**	**90,029,685**	**128,613,835**	**128,613,835**	**154,336,602**
Build Cost - BCIS Base	50,790,680	58,046,492	58,046,492	50,790,680	50,790,680	72,558,114	72,558,114	87,069,737
s106/CIL	5,250,000	6,000,000	6,000,000	5,250,000	5,250,000	7,500,000	7,500,000	9,000,000
Contingency	1,269,767	1,451,162	1,451,162	1,269,767	1,269,767	1,813,953	1,813,953	2,176,743
Abnormals	0	0	0	0	0	0	0	0
Agents	2,700,891	3,086,732	3,086,732	2,700,891	2,700,891	3,858,415	3,858,415	4,630,098
Legals	450,148	514,455	514,455	450,148	450,148	643,069	643,069	771,683
COSTS BEFORE LAND INT AND PROFIT	**60,461,486**	**69,098,841**	**69,098,841**	**60,461,486**	**60,461,486**	**86,373,552**	**86,373,552**	**103,648,262**
Interest	14,360,211	13,447,732	12,227,062	10,933,153	9,815,050	8,629,861	6,613,235	4,475,613
Cash Flow	15,207,987	20,344,495	21,565,164	18,635,046	19,753,149	33,610,423	35,627,048	46,212,728
Closing Balance	-224,128,868	-203,784,373	-182,219,209	-163,584,163	-143,831,014	-110,220,591	-74,593,543	-28,380,816

	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
UNITS Started	650	650	650	650	650	650	600	
Market Housing	128,572,500	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	128,572,500
Shared Ownership	8,776,782	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	8,776,782
Affordable Rent	16,987,320	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	16,987,320
Social Rent	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0
INCOME	**154,336,602**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**154,336,602**
Build Cost - BCIS Base	87,069,737	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	87,069,737
s106/CIL	9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency	2,176,743	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,176,743
Abnormals	0	0	0	0	0	0	0	0
Agents	4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals	771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
COSTS BEFORE LAND INT AND PROFIT	**103,648,262**	**112,285,617**	**112,285,617**	**112,285,617**	**112,285,617**	**112,285,617**	**112,285,617**	**103,648,262**
Interest	1,702,849	0	0	0	0	0	0	0
Profit on Costs								375,003,125
Profit on GDV								25,764,102
Cash Flow	48,985,491	54,912,369	54,912,369	54,912,369	54,912,369	54,912,369	54,912,369	-350,078,887
Closing Balance	20,604,676	75,517,044	130,429,413	185,341,781	240,254,150	295,166,518	350,078,887	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
INCOME As Above								
INCOME	**0**	**12,861,384**	**25,722,767**	**38,584,151**	**51,445,534**	**77,168,301**	**77,168,301**	**90,029,685**
EXPENDITURE								
Land	190,476,190							
Stamp Duty	9,523,810	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0
Legals Acquisition	2,857,143	0	0	0	0	0	0	0
Planning Fee	1,396,200	0	0	0	0	0	0	0
Architects	81,872,067	0	0	0	0	0	0	0
QS	8,187,207	0	0	0	0	0	0	0
Planning Consultants	16,374,413	0	0	0	0	0	0	0
Other Professional	40,936,034	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	7,255,811	14,511,623	21,767,434	29,023,246	43,534,869	43,534,869	50,790,680
POTENTIAL CIL	-7,138,530	-7,138,530	-7,138,530	-7,138,530	-7,138,530	-7,138,530	-7,138,530	-7,138,530
Post CIL s106		750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000
Contingency	0	181,395	362,791	544,186	725,581	1,088,372	1,088,372	1,269,767
Abnormals	0	0	0	0	0	0	0	0
Finance Fees	3,546,000	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0
Agents	0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891
Legals	0	64,307	128,614	192,921	257,228	385,842	385,842	450,148
Misc.	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**348,030,534**	**1,498,825**	**10,136,180**	**18,773,536**	**27,410,891**	**44,685,601**	**44,685,601**	**53,322,956**
For CIL calculation								
Interest		20,881,832	21,452,988	21,804,973	21,924,634	21,798,033	21,156,953	20,477,409
Profit on cost								
Profit on GDV								
Cash Flow	-348,030,534	-9,519,274	-5,866,402	-1,994,358	2,110,009	10,684,667	11,325,747	16,229,320
Opening Balanc	0							
Closing Balance	-348,030,534	-357,549,808	-363,416,210	-365,410,567	-363,300,558	-352,615,892	-341,290,145	-325,060,825

	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
INCOME	**90,029,685**	**102,891,068**	**102,891,068**	**90,029,685**	**90,029,685**	**128,613,835**	**128,613,835**	**154,336,602**
Stamp Duty	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	50,790,680	58,046,492	58,046,492	50,790,680	50,790,680	72,558,114	72,558,114	87,069,737
POTENTIAL CIL	-7,138,530	-7,138,530	-7,138,530	-7,138,530	-7,138,530	-7,138,530	-7,138,530	-7,138,530
Post CIL s106	5,250,000	6,000,000	6,000,000	5,250,000	5,250,000	7,500,000	7,500,000	9,000,000
Contingency	1,269,767	1,451,162	1,451,162	1,269,767	1,269,767	1,813,953	1,813,953	2,176,743
Abnormals	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0
Agents	2,700,891	3,086,732	3,086,732	2,700,891	2,700,891	3,858,415	3,858,415	4,630,098
Legals	450,148	514,455	514,455	450,148	450,148	643,069	643,069	771,683
Misc.	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**53,322,956**	**61,960,311**	**61,960,311**	**53,322,956**	**53,322,956**	**79,235,022**	**79,235,022**	**96,509,732**
Interest	19,503,650	18,471,465	17,123,907	15,695,496	14,434,822	13,098,508	10,921,690	8,614,262
Cash Flow	17,203,079	22,459,292	23,806,849	21,011,232	22,271,906	36,280,305	38,457,124	49,212,608
Closing Balance	-307,857,747	-285,398,455	-261,591,605	-240,580,373	-218,308,467	-182,028,162	-143,571,038	-94,358,430

	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME	**154,336,602**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**154,336,602**
Stamp Duty	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	87,069,737	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	87,069,737
POTENTIAL CIL	-7,138,530	-7,138,530	-7,138,530	-7,138,530	-7,138,530			
Post CIL s106	9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency	2,176,743	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,176,743
Abnormals	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0
Agents	4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals	771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
Misc.	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**96,509,732**	**105,147,087**	**105,147,087**	**105,147,087**	**105,147,087**	**112,285,617**	**112,285,617**	**103,648,262**
Interest	5,661,506	2,531,584	0	0	0	0	0	0
Profit on cost								338,227,919
Profit on GDV								25,764,102
Cash Flow	52,165,364	59,519,314	62,050,898	62,050,898	62,050,898	54,912,369	54,912,369	-313,303,681
Closing Balance	-42,193,066	17,326,248	79,377,147	141,428,045	203,478,944	258,391,312	313,303,681	0

1 Aff - 30%, CIL -£0, DC - £15000
Site 9

SITE NAME	Site 9	500

INCOME		Av Size	%	Number		Price	GDV	GIA
		m2		500		£/m2	£	m2
Market Housing		99.0	70%	350		3,400	117,844,000	34,660
Shared Ownership		75.2	9%	45		2,380	8,055,348	3,385
Affordable Rent		75.2	21%	105		1,800	14,215,320	7,897
Social Rent		75.2	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership					0	0	
	Affordable Rent					0	0	
	Social Rent					0	0	
SITE AREA - Net		14.29 ha		35	/ha		140,114,668	45,942
SITE AREA - Gross		20.41 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		18,454,110	1,291,788	904,251
Alternative Use Value		510,204		25,000
Uplift	0%	0		0
Plus /ha	375,000	7,653,061		375,000
Viability Threshold		8,163,265		400,000
			£/m2	
Additional Profit		14,451,148	417	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	36,908		18,454,110	
	Stamp Duty		912,205		
	Easements etc.		0		
	Legals Acquisition	1.50%	276,812	1,189,017	
PLANNING					
	Planning Fee		85,200		
	Architects	5.00%	3,952,540		
	QS / PM	0.50%	395,254		
	Planning Consultants	1.00%	790,508		
	Other Professional	2.50%	1,976,270	7,199,772	
CONSTRUCTION					
	Build Cost - BCIS Based	1,519	69,805,663		
	s106 / CIL		7,500,000		
	Contingency	2.50%	1,745,142		
	Abnormals		0	79,050,805	
FINANCE					
	Fees		327,000		
	Interest	6.00%			
	Legal and Valuation		0	327,000	
SALES					
	Agents	3.0%	4,203,440		
	Legals	0.5%	700,573		
	Misc.		0	4,904,013	111,124,717

Developers Profit			
	% Market DV	17.50%	20,622,700
	% Affordable DV	6.00%	1,336,240

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	500		
No dwgs under	50	462	23,100
No dwgs over 5	450	138	62,100
		Total	85,200

Stamp duty calc - Residual			
Land payment			18,454,110
		Total	912,205

Stamp duty calc - Add Profit			
Land payment			8,163,265
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	408,163

Pre CIL s106	15,000	£/ Unit (all)	
		Total	7,500,000

Post CIL s106	15,000	£/ Unit (all)	7,500,000
CIL	0	£/m2	0
		Total	7,500,000

Build Cost	/m2	
BCIS	1,289	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,519	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	25	50	50	50	50	50	50	50	50	50	25	
Market Housing		5,892,200	11,784,400	11,784,400	11,784,400	11,784,400	11,784,400	11,784,400	11,784,400	11,784,400	11,784,400	5,892,200
Shared Ownership		402,767	805,535	805,535	805,535	805,535	805,535	805,535	805,535	805,535	805,535	402,767
Affordable Rent		710,766	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	710,766
Social Rent		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
INCOME	**0**	**7,005,733**	**14,011,467**	**14,011,467**	**14,011,467**	**14,011,467**	**14,011,467**	**14,011,467**	**14,011,467**	**14,011,467**	**14,011,467**	**7,005,733**
EXPENDITURE												
Stamp Duty	912,205											
Easements etc.	0											
Legals Acquisition	276,812											
Planning Fee	85,200											
Architects	3,952,540		0									
QS	395,254		0									
Planning Consultants	790,508		0									
Other Professional	1,976,270		0									
Build Cost - BCIS Base		3,490,283	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	3,490,283
s106/CIL		375,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	375,000
Contingency		87,257	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	87,257
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	327,000											
Legal and Valuation	0											
Agents	0	210,172	420,344	420,344	420,344	420,344	420,344	420,344	420,344	420,344	420,344	210,172
Legals	0	35,029	70,057	70,057	70,057	70,057	70,057	70,057	70,057	70,057	70,057	35,029
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**8,715,790**	**4,197,741**	**8,395,482**	**8,395,482**	**8,395,482**	**8,395,482**	**8,395,482**	**8,395,482**	**8,395,482**	**8,395,482**	**8,395,482**	**4,197,741**
For Residual Valuation Land	18,454,110											
Interest		1,630,194	1,559,526	1,316,138	1,058,148	784,677	494,799	187,528	0	0	0	0
Profit on Costs												
Profit on GDV												
Cash Flow	-27,169,899	1,177,799	4,056,459	4,299,846	4,557,837	4,831,307	5,121,186	5,428,457	5,615,985	5,615,985	5,615,985	2,807,992
Opening Balanc	0											
Closing Balance	-27,169,899	-25,992,101	-21,935,642	-17,635,795	-13,077,958	-8,246,650	-3,125,464	2,302,993	7,918,978	13,534,963	19,150,948	21,958,940

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started												
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
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
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
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs												20,622,700
Profit on GDV												1,336,240
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-21,958,940
Closing Balance	21,958,940	21,958,940	21,958,940	21,958,940	21,958,940	21,958,940	21,958,940	21,958,940	21,958,940	21,958,940	21,958,940	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**7,005,733**	**14,011,467**	**14,011,467**	**14,011,467**	**14,011,467**	**14,011,467**	**14,011,467**	**14,011,467**	**14,011,467**	**14,011,467**	**7,005,733**
EXPENDITURE												
Land	8,163,265											
Stamp Duty	408,163	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	122,449	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	85,200	0	0	0	0	0	0	0	0	0	0	0
Architects	3,952,540	0	0	0	0	0	0	0	0	0	0	0
QS	395,254	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	790,508	0	0	0	0	0	0	0	0	0	0	0
Other Professional	1,976,270	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	3,490,283	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	3,490,283
POTENTIAL CIL	1,313,741	1,313,741	1,313,741	1,313,741	1,313,741	1,313,741	1,313,741	1,313,741	1,313,741	1,313,741	1,313,741	
Post CIL s106		375,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	375,000
Contingency	0	87,257	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	87,257
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	327,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	210,172	420,344	420,344	420,344	420,344	420,344	420,344	420,344	420,344	420,344	210,172
Legals	0	35,029	70,057	70,057	70,057	70,057	70,057	70,057	70,057	70,057	70,057	35,029
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**17,534,391**	**5,511,482**	**9,709,223**	**9,709,223**	**9,709,223**	**9,709,223**	**9,709,223**	**9,709,223**	**9,709,223**	**9,709,223**	**9,709,223**	**4,197,741**
For CIL calculation												
Interest		1,052,063	1,025,532	828,929	620,531	399,628	165,471	0	0	0	0	0
Profit on cost												
Profit on GDV												
Cash Flow	-17,534,391	442,188	3,276,712	3,473,315	3,681,714	3,902,617	4,136,774	4,302,244	4,302,244	4,302,244	4,302,244	2,807,992
Opening Balanc	0											
Closing Balance	-17,534,391	-17,092,202	-13,815,490	-10,342,175	-6,660,462	-2,757,845	1,378,928	5,681,173	9,983,417	14,285,661	18,587,905	21,395,898

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME	**0**	**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
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL												
Post CIL s106	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
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 PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost												20,059,658
Profit on GDV												1,336,240
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-21,395,898
Closing Balance	21,395,898	21,395,898	21,395,898	21,395,898	21,395,898	21,395,898	21,395,898	21,395,898	21,395,898	21,395,898	21,395,898	0

1 Aff - 30%, CIL -£0, DC - £15000
Site 10

SITE NAME	Site 10	1000

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		1,000		£/m2	£	m2
Market Housing	98.8	70%	700		3,400	235,025,000	69,125
Shared Ownership	74.9	9%	90		2,380	16,043,580	6,741
Affordable Rent	74.9	21%	210		1,800	28,312,200	15,729
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	28.57 ha		35	/ha		279,380,780	91,595
SITE AREA - Gross	40.82 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**34,717,291**	**1,215,105**	**850,574**
Alternative Use Value		1,020,408		25,000
Uplift	0%	0		0
Plus /ha	375,000	15,306,122		375,000
Viability Threshold		**16,326,531**		**400,000**

		£/m2
Additional Profit	**26,859,007**	**389**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	34,717		34,717,291	
	Stamp Duty		1,725,365		
	Easements etc.		0		
	Legals Acquisition	1.50%	520,759	2,246,124	
PLANNING					
	Planning Fee		154,200		
	Architects	5.00%	7,884,519		
	QS / PM	0.50%	788,452		
	Planning Consultants	1.00%	1,576,904		
	Other Professional	2.50%	3,942,260	14,346,335	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	139,210,135		
	s106 / CIL		15,000,000		
	Contingency	2.50%	3,480,253		
	Abnormals		0	157,690,389	
FINANCE					
	Fees		632,000		
	Interest	6.00%			
	Legal and Valuation		0	632,000	
SALES					
	Agents	3.0%	8,381,423		
	Legals	0.5%	1,396,904		
	Misc.		0	9,778,327	**219,410,466**

Developers Profit			
	% Market DV	17.50%	**41,129,375**
	% Affordable DV	6.00%	**2,661,347**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1000		
No dwgs under	50	462	23,100
No dwgs over 5	950	138	131,100
		Total	154,200

Stamp duty calc - Residual			
Land payment			34,717,291
		Total	1,725,365

Stamp duty calc - Add Profit			
Land payment			16,326,531
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	816,327

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

Post CIL s106	15,000	£/ Unit (all)	15,000,000
CIL	0	£/m2	0
		Total	**15,000,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME													
UNITS Started		25	50	100	100	100	100	100	100	100	100	100	25
Market Housing			5,875,625	11,751,250	23,502,500	23,502,500	23,502,500	23,502,500	23,502,500	23,502,500	23,502,500	23,502,500	23,502,500
Shared Ownership			401,090	802,179	1,604,358	1,604,358	1,604,358	1,604,358	1,604,358	1,604,358	1,604,358	1,604,358	1,604,358
Affordable Rent			707,805	1,415,610	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220
Social Rent			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
INCOME		**0**	**6,984,520**	**13,969,039**	**27,938,078**	**27,938,078**	**27,938,078**	**27,938,078**	**27,938,078**	**27,938,078**	**27,938,078**	**27,938,078**	**27,938,078**
EXPENDITURE													
Stamp Duty		1,725,365											
Easements etc.		0											
Legals Acquisition		520,759											
Planning Fee		154,200											
Architects		7,884,519		0									
QS		788,452		0									
Planning Consultants		1,576,904		0									
Other Professional		3,942,260		0									
Build Cost - BCIS Base			3,480,253	6,960,507	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014
s106/CIL			375,000	750,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Contingency			87,006	174,013	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025
Abnormals			0	0	0	0	0	0	0	0	0	0	0
Finance Fees		632,000											
Legal and Valuation		0											
Agents		0	209,536	419,071	838,142	838,142	838,142	838,142	838,142	838,142	838,142	838,142	838,142
Legals		0	34,923	69,845	139,690	139,690	139,690	139,690	139,690	139,690	139,690	139,690	139,690
Misc.				0									
COSTS BEFORE LAND INT AND PROFIT		**17,224,459**	**4,186,718**	**8,373,436**	**16,746,872**	**16,746,872**	**16,746,872**	**16,746,872**	**16,746,872**	**16,746,872**	**16,746,872**	**16,746,872**	**16,746,872**
For Residual Valuation	Land	**34,717,291**											
	Interest		3,116,505	3,135,627	2,988,029	2,495,838	1,974,116	1,421,090	834,883	213,504	0	0	0
	Profit on Costs												
	Profit on GDV												
	Cash Flow	-51,941,750	-318,703	2,459,976	8,203,178	8,695,368	9,217,091	9,770,116	10,356,323	10,977,702	11,191,206	11,191,206	11,191,206
	Opening Balanc	0											
	Closing Balance	-51,941,750	-52,260,453	-49,800,477	-41,597,299	-32,901,931	-23,684,840	-13,914,724	-3,558,401	7,419,301	18,610,507	29,801,714	40,992,920

		Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME													
UNITS Started													
Market Housing		5,875,625	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		401,090	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		707,805	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		**6,984,520**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE													
Build Cost - BCIS Base		3,480,253	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		375,000	0	0	0	0	0	0	0	0	0	0	0
Contingency		87,006	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Agents		209,536	0	0	0	0	0	0	0	0	0	0	0
Legals		34,923	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		**4,186,718**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Interest	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs												41,129,375
	Profit on GDV												2,661,347
	Cash Flow	2,797,802	0	0	0	0	0	0	0	0	0	0	-43,790,722
	Closing Balance	43,790,722	43,790,722	43,790,722	43,790,722	43,790,722	43,790,722	43,790,722	43,790,722	43,790,722	43,790,722	43,790,722	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME	As Above												
INCOME		**0**	**6,984,520**	**13,969,039**	**27,938,078**	**27,938,078**	**27,938,078**	**27,938,078**	**27,938,078**	**27,938,078**	**27,938,078**	**27,938,078**	**27,938,078**
EXPENDITURE													
Land		16,326,531											
Stamp Duty		816,327	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		244,898	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		154,200	0	0	0	0	0	0	0	0	0	0	0
Architects		7,884,519	0	0	0	0	0	0	0	0	0	0	0
QS		788,452	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		1,576,904	0	0	0	0	0	0	0	0	0	0	0
Other Professional		3,942,260	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	3,480,253	6,960,507	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014
POTENTIAL CIL		2,238,251	2,238,251	2,238,251	2,238,251	2,238,251	2,238,251	2,238,251	2,238,251	2,238,251	2,238,251	2,238,251	2,238,251
Post CIL s106			375,000	750,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Contingency		0	87,006	174,013	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		632,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	209,536	419,071	838,142	838,142	838,142	838,142	838,142	838,142	838,142	838,142	838,142
Legals		0	34,923	69,845	139,690	139,690	139,690	139,690	139,690	139,690	139,690	139,690	139,690
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		**34,604,341**	**6,424,969**	**10,611,686**	**18,985,122**	**18,985,122**	**18,985,122**	**18,985,122**	**18,985,122**	**18,985,122**	**18,985,122**	**18,985,122**	**18,985,122**
For CIL calculation	Interest		2,076,260	2,167,263	2,095,858	1,684,432	1,248,320	786,042	296,027	0	0	0	0
	Profit on cost												
	Profit on GDV												
	Cash Flow	-34,604,341	-1,516,709	1,190,090	6,857,098	7,268,524	7,704,636	8,166,914	8,656,928	8,952,956	8,952,956	8,952,956	8,952,956
	Opening Balanc	0											
	Closing Balance	-34,604,341	-36,121,050	-34,930,961	-28,073,862	-20,805,338	-13,100,703	-4,933,789	3,723,139	12,676,095	21,629,051	30,582,007	39,534,963

		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		**6,984,520**	**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
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		0	0	0	0	0	0	0	0	0	0	0	0
Architects		0	0	0	0	0	0	0	0	0	0	0	0
QS		0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		3,480,253	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL													
Post CIL s106		375,000	0	0	0	0	0	0	0	0	0	0	0
Contingency		87,006	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		209,536	0	0	0	0	0	0	0	0	0	0	0
Legals		34,923	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 PROFIT		**4,186,718**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation	Interest	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on cost												39,671,417
	Profit on GDV												2,661,347
	Cash Flow	2,797,802	0	0	0	0	0	0	0	0	0	0	-42,332,764
	Closing Balance	42,332,764	42,332,764	42,332,764	42,332,764	42,332,764	42,332,764	42,332,764	42,332,764	42,332,764	42,332,764	42,332,764	0

1 Aff - 30%, CIL -£0, DC - £15000
Site 11

SITE NAME	Site 11	2500					
INCOME	**Av Size**	**%**	**Number**		**Price**	**GDV**	**GIA**
	m2		2,500		**£/m2**	**£**	**m2**
Market Housing	98.8	70%	1,750		3,400	587,894,000	172,910
Shared Ownership	75.0	9%	225		2,380	40,142,508	16,867
Affordable Rent	75.0	21%	525		1,800	70,839,720	39,355
Social Rent	75.0	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	71.43 ha		35	/ha		**698,876,228**	**229,132**
SITE AREA - Gross	102.04 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		74,163,080	1,038,283	726,798
Alternative Use Value		2,551,020		25,000
Uplift	0%	0		0
Plus /ha	375,000	38,265,306		375,000
Viability Threshold		**40,816,327**		**400,000**

		£/m2
Additional Profit	57,624,015	333

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		**/unit or m2**	**Total**		
	Land	29,665		74,163,080	
	Stamp Duty		3,697,654		
	Easements etc.		0		
	Legals Acquisition	1.50%	1,112,446	4,810,100	
PLANNING					
	Planning Fee		361,200		
	Architects	5.00%	19,721,579		
	QS / PM	0.50%	1,972,158		
	Planning Consultants	1.00%	3,944,316		
	Other Professional	2.50%	9,860,790	35,860,042	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	348,225,934		
	s106 / CIL		37,500,000		
	Contingency	2.50%	8,705,648		
	Abnormals		0	394,431,582	
FINANCE					
	Fees		1,410,000		
	Interest	6.00%			
	Legal and Valuation		0	1,410,000	
SALES					
	Agents	3.0%	20,966,287		
	Legals	0.5%	3,494,381		
	Misc.		0	24,460,668	**535,135,472**

Developers Profit			
	% Market DV	17.50%	**102,881,450**
	% Affordable DV	6.00%	**6,658,934**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	2500		
No dwgs under	50	462	23,100
No dwgs over 5(	2450	138	338,100
		Total	361,200

Stamp duty calc - Residual	
Land payment	74,163,080
Total	3,697,654

Stamp duty calc - Add Profit			
Land payment			40,816,327
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	2,040,816

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**37,500,000**

Post CIL s106	15,000	£/ Unit (all)	37,500,000
CIL	0	£/m2	0
		Total	**37,500,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	100	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150						
Market Housing		11,757,880	23,515,760	23,515,760	35,273,640	35,273,640	35,273,640	35,273,640	35,273,640	35,273,640	35,273,640	35,273,640	35,273,640	35,273,640	35,273,640	35,273,640	35,273,640	35,273,640	35,273,640	0	0	0	0	0
Shared Ownership		802,850	1,605,700	1,605,700	2,408,550	2,408,550	2,408,550	2,408,550	2,408,550	2,408,550	2,408,550	2,408,550	2,408,550	2,408,550	2,408,550	2,408,550	2,408,550	2,408,550	2,408,550	0	0	0	0	0
Affordable Rent		1,416,794	2,833,589	2,833,589	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**13,977,525**	**27,955,049**	**27,955,049**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	3,697,654																							
Easements etc.	0																							
Legals Acquisition	1,112,446																							
Planning Fee	361,200																							
Architects	19,721,579		0																					
QS	1,972,158		0																					
Planning Consultants	3,944,316		0																					
Other Professional	9,860,790		0																					
Build Cost - BCIS Base		6,964,519	13,929,037	13,929,037	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	0	0	0	0	0
s106/CIL		750,000	1,500,000	1,500,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	0	0	0	0	0
Contingency		174,113	348,226	348,226	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	1,410,000																							
Legal and Valuation	0																							
Agents	0	419,326	838,651	838,651	1,257,977	1,257,977	1,257,977	1,257,977	1,257,977	1,257,977	1,257,977	1,257,977	1,257,977	1,257,977	1,257,977	1,257,977	1,257,977	1,257,977	1,257,977	0	0	0	0	0
Legals	0	69,888	139,775	139,775	209,663	209,663	209,663	209,663	209,663	209,663	209,663	209,663	209,663	209,663	209,663	209,663	209,663	209,663	209,663	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	**42,080,143**	**8,377,845**	**16,755,690**	**16,755,690**	**25,133,535**	**25,133,535**	**25,133,535**	**25,133,535**	**25,133,535**	**25,133,535**	**25,133,535**	**25,133,535**	**25,133,535**	**25,133,535**	**25,133,535**	**25,133,535**	**25,133,535**	**25,133,535**	**25,133,535**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	74,163,080																							
Interest		6,974,593	7,057,088	6,808,552	6,545,103	5,929,867	5,277,717	4,586,438	3,853,682	3,076,960	2,253,636	1,380,911	455,824	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								102,881,450
Profit on GDV																								6,658,934
Cash Flow	-116,243,222	-1,374,914	4,142,271	4,390,807	10,253,935	10,869,171	11,521,322	12,212,601	12,945,357	13,722,078	14,545,403	15,418,127	16,343,215	16,799,039	16,799,039	16,799,039	16,799,039	16,799,039	16,799,039	0	0	0	0	-109,540,384
Opening Balanc	0																							
Closing Balance	-116,243,222	-117,618,136	-113,475,865	-109,085,058	-98,831,123	-87,961,951	-76,440,630	-64,228,029	-51,282,672	-37,560,594	-23,015,190	-7,597,063	8,746,152	25,545,190	42,344,229	59,143,268	75,942,306	92,741,345	109,540,384	109,540,384	109,540,384	109,540,384	109,540,384	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME As Above																								
INCOME	**0**	**13,977,525**	**27,955,049**	**27,955,049**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**41,932,574**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Land	40,816,327																							
Stamp Duty	2,040,816	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	612,245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	361,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	19,721,579	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	1,972,158	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	3,944,316	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	9,860,790	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,964,519	13,929,037	13,929,037	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	0	0	0	0	0
POTENTIAL CIL	3,201,334	3,201,334	3,201,334	3,201,334	3,201,334	3,201,334	3,201,334	3,201,334	3,201,334	3,201,334	3,201,334	3,201,334	3,201,334	3,201,334	3,201,334	3,201,334	3,201,334	3,201,334						
Post CIL s106		750,000	1,500,000	1,500,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	0	0	0	0	0
Contingency	0	174,113	348,226	348,226	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	1,410,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	419,326	838,651	838,651	1,257,977	1,257,977	1,257,977	1,257,977	1,257,977	1,257,977	1,257,977	1,257,977	1,257,977	1,257,977	1,257,977	1,257,977	1,257,977	1,257,977	1,257,977	0	0	0	0	0
Legals	0	69,888	139,775	139,775	209,663	209,663	209,663	209,663	209,663	209,663	209,663	209,663	209,663	209,663	209,663	209,663	209,663	209,663	209,663	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**83,940,764**	**11,579,179**	**19,957,024**	**19,957,024**	**28,334,869**	**28,334,869**	**28,334,869**	**28,334,869**	**28,334,869**	**28,334,869**	**28,334,869**	**28,334,869**	**28,334,869**	**28,334,869**	**28,334,869**	**28,334,869**	**28,334,869**	**28,334,869**	**25,133,535**	**0**	**0**	**0**	**0**	**0**
For CIL calculation																								
Interest		5,036,446	5,194,732	5,026,534	4,848,245	4,323,277	3,766,812	3,176,958	2,551,713	1,888,954	1,186,429	441,752	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost																								97,519,747
Profit on GDV																								6,658,934
Cash Flow	-83,940,764	-2,638,100	2,803,293	2,971,491	8,749,460	9,274,427	9,830,893	10,420,746	11,045,991	11,708,751	12,411,276	13,155,952	13,597,704	13,597,704	13,597,704	13,597,704	13,597,704	13,597,704	16,799,039	0	0	0	0	-104,178,680
Opening Balanc	0																							
Closing Balance	-83,940,764	-86,578,865	-83,775,572	-80,804,081	-72,054,621	-62,780,194	-52,949,301	-42,528,555	-31,482,564	-19,773,813	-7,362,537	5,793,415	19,391,119	32,988,824	46,586,528	60,184,233	73,781,937	87,379,642	104,178,680	104,178,680	104,178,680	104,178,680	104,178,680	0

1 Aff - 30%, CIL -£0, DC - £15000
Site 12

SITE NAME	Site 12	3500

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		3,500		£/m2	£	m2
Market Housing	98.8	70%	2,450		3,400	822,919,000	242,035
Shared Ownership	74.9	9%	315		2,380	56,186,088	23,608
Affordable Rent	74.9	21%	735		1,800	99,151,920	55,084
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	100.00 ha		35	/ha		**978,257,008**	**320,727**
SITE AREA - Gross	142.86 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		97,793,120	977,931	684,552
Alternative Use Value		3,571,429		25,000
Uplift	0%	0		0
Plus /ha	375,000	53,571,429		375,000
Viability Threshold		**57,142,857**		**400,000**

		£/m2
Additional Profit	70,476,746	291

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	27,941		97,793,120	
	Stamp Duty		4,879,156		
	Easements etc.		0		
	Legals Acquisition	1.50%	1,466,897	6,346,053	
PLANNING					
	Planning Fee		499,200		
	Architects	5.00%	27,606,099		
	QS / PM	0.50%	2,760,610		
	Planning Consultants	1.00%	5,521,220		
	Other Professional	2.50%	13,803,049	50,190,177	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	487,436,069		
	s106 / CIL		52,500,000		
	Contingency	2.50%	12,185,902		
	Abnormals		0	552,121,971	
FINANCE					
	Fees		1,923,000		
	Interest	6.00%			
	Legal and Valuation		0	1,923,000	
SALES					
	Agents	3.0%	29,347,710		
	Legals	0.5%	4,891,285		
	Misc.		0	34,238,995	**742,613,316**

Developers Profit			
	% Market DV	17.50%	**144,010,825**
	% Affordable DV	6.00%	**9,320,280**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3500		
No dwgs under	50	462	23,100
No dwgs over 5(	3450	138	476,100
		Total	499,200

Stamp duty calc - Residual			
Land payment			97,793,120
		Total	4,879,156

Stamp duty calc - Add Profit			
Land payment			57,142,857
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	2,857,143

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**52,500,000**

Post CIL s106	15,000	£/ Unit (all)	52,500,000
CIL	0	£/m2	0
		Total	**52,500,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME													
UNITS Started		50	100	100	150	150	200	200	250	250	300	300	300
Market Housing			11,755,986	23,511,971	23,511,971	35,267,957	35,267,957	47,023,943	47,023,943	58,779,929	58,779,929	70,535,914	70,535,914
Shared Ownership			802,658	1,605,317	1,605,317	2,407,975	2,407,975	3,210,634	3,210,634	4,013,292	4,013,292	4,815,950	4,815,950
Affordable Rent			1,416,456	2,832,912	2,832,912	4,249,368	4,249,368	5,665,824	5,665,824	7,082,280	7,082,280	8,498,736	8,498,736
Social Rent			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
INCOME		**0**	**13,975,100**	**27,950,200**	**27,950,200**	**41,925,300**	**41,925,300**	**55,900,400**	**55,900,400**	**69,875,501**	**69,875,501**	**83,850,601**	**83,850,601**
EXPENDITURE													
Stamp Duty		4,879,156											
Easements etc.		0											
Legals Acquisition		1,466,897											
Planning Fee		499,200											
Architects		27,606,099		0									
QS		2,760,610		0									
Planning Consultants		5,521,220		0									
Other Professional		13,803,049		0									
Build Cost - BCIS Base			6,963,372	13,926,745	13,926,745	20,890,117	20,890,117	27,853,490	27,853,490	34,816,862	34,816,862	41,780,234	41,780,234
s106/CIL			750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000	3,750,000	3,750,000	4,500,000	4,500,000
Contingency			174,084	348,169	348,169	522,253	522,253	696,337	696,337	870,422	870,422	1,044,506	1,044,506
Abnormals			0	0	0	0	0	0	0	0	0	0	0
Finance Fees		1,923,000											
Legal and Valuation		0											
Agents		0	419,253	838,506	838,506	1,257,759	1,257,759	1,677,012	1,677,012	2,096,265	2,096,265	2,515,518	2,515,518
Legals		0	69,876	139,751	139,751	209,627	209,627	279,502	279,502	349,378	349,378	419,253	419,253
Misc.				0									
COSTS BEFORE LAND INT AND PROFIT		**58,459,230**	**8,376,585**	**16,753,170**	**16,753,170**	**25,129,756**	**25,129,756**	**33,506,341**	**33,506,341**	**41,882,926**	**41,882,926**	**50,259,511**	**50,259,511**
For Residual Valuation	Land	**97,793,120**											
	Interest		9,375,141	9,601,739	9,506,021	9,404,561	8,961,102	8,491,035	7,656,853	6,772,621	5,499,424	4,149,835	2,383,360
	Profit on Costs												
	Profit on GDV												
	Cash Flow	-156,252,350	-3,776,626	1,595,291	1,691,009	7,390,984	7,834,443	13,903,025	14,737,206	21,219,953	22,493,151	29,441,254	31,207,730
	Opening Balanc	0											
	Closing Balance	-156,252,350	-160,028,976	-158,433,685	-156,742,676	-149,351,692	-141,517,249	-127,614,224	-112,877,018	-91,657,065	-69,163,914	-39,722,660	-8,514,930

		Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME													
UNITS Started		300	300	300	250								
Market Housing		70,535,914	70,535,914	70,535,914	70,535,914	58,779,929	0	0	0	0	0	0	0
Shared Ownership		4,815,950	4,815,950	4,815,950	4,815,950	4,013,292	0	0	0	0	0	0	0
Affordable Rent		8,498,736	8,498,736	8,498,736	8,498,736	7,082,280	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		**83,850,601**	**83,850,601**	**83,850,601**	**83,850,601**	**69,875,501**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Build Cost - BCIS Base		41,780,234	41,780,234	41,780,234	41,780,234	34,816,862	0	0	0	0	0	0	0
s106/CIL		4,500,000	4,500,000	4,500,000	4,500,000	3,750,000	0	0	0	0	0	0	0
Contingency		1,044,506	1,044,506	1,044,506	1,044,506	870,422	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Agents		2,515,518	2,515,518	2,515,518	2,515,518	2,096,265	0	0	0	0	0	0	0
Legals		419,253	419,253	419,253	419,253	349,378	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		**50,259,511**	**50,259,511**	**50,259,511**	**50,259,511**	**41,882,926**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Interest	510,896	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs												144,010,825
	Profit on GDV												9,320,280
	Cash Flow	33,080,193	33,591,089	33,591,089	33,591,089	27,992,574	0	0	0	0	0	0	-153,331,105
	Closing Balance	24,565,263	58,156,352	91,747,442	125,338,531	153,331,105	153,331,105	153,331,105	153,331,105	153,331,105	153,331,105	153,331,105	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME	As Above												
INCOME		**0**	**13,975,100**	**27,950,200**	**27,950,200**	**41,925,300**	**41,925,300**	**55,900,400**	**55,900,400**	**69,875,501**	**69,875,501**	**83,850,601**	**83,850,601**
EXPENDITURE													
Land		57,142,857											
Stamp Duty		2,857,143	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		857,143	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		499,200	0	0	0	0	0	0	0	0	0	0	0
Architects		27,606,099	0	0	0	0	0	0	0	0	0	0	0
QS		2,760,610	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		5,521,220	0	0	0	0	0	0	0	0	0	0	0
Other Professional		13,803,049	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	6,963,372	13,926,745	13,926,745	20,890,117	20,890,117	27,853,490	27,853,490	34,816,862	34,816,862	41,780,234	41,780,234
POTENTIAL CIL		4,404,797	4,404,797	4,404,797	4,404,797	4,404,797	4,404,797	4,404,797	4,404,797	4,404,797	4,404,797	4,404,797	4,404,797
Post CIL s106			750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000	3,750,000	3,750,000	4,500,000	4,500,000
Contingency		0	174,084	348,169	348,169	522,253	522,253	696,337	696,337	870,422	870,422	1,044,506	1,044,506
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		1,923,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	419,253	838,506	838,506	1,257,759	1,257,759	1,677,012	1,677,012	2,096,265	2,096,265	2,515,518	2,515,518
Legals		0	69,876	139,751	139,751	209,627	209,627	279,502	279,502	349,378	349,378	419,253	419,253
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		**117,375,117**	**12,781,382**	**21,157,967**	**21,157,967**	**29,534,552**	**29,534,552**	**37,911,138**	**37,911,138**	**46,287,723**	**46,287,723**	**54,664,308**	**54,664,308**
For CIL calculation													
	Interest		7,042,507	7,393,434	7,429,506	7,467,743	7,172,363	6,859,259	6,191,459	5,483,591	4,397,340	3,245,913	1,689,491
	Profit on cost												
	Profit on GDV												
	Cash Flow	-117,375,117	-5,848,789	-601,201	-637,273	4,923,005	5,218,385	11,130,004	11,797,804	18,104,187	19,190,438	25,940,379	27,496,802
	Opening Balanc	0											
	Closing Balance	-117,375,117	-123,223,906	-123,825,107	-124,462,380	-119,539,375	-114,320,990	-103,190,986	-91,393,182	-73,288,995	-54,098,557	-28,158,178	-661,376

		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		**83,850,601**	**83,850,601**	**83,850,601**	**83,850,601**	**69,875,501**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		0	0	0	0	0	0	0	0	0	0	0	0
Architects		0	0	0	0	0	0	0	0	0	0	0	0
QS		0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		41,780,234	41,780,234	41,780,234	41,780,234	34,816,862	0	0	0	0	0	0	0
POTENTIAL CIL		4,404,797	4,404,797	4,404,797	4,404,797								
Post CIL s106		4,500,000	4,500,000	4,500,000	4,500,000	3,750,000	0	0	0	0	0	0	0
Contingency		1,044,506	1,044,506	1,044,506	1,044,506	870,422	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		2,515,518	2,515,518	2,515,518	2,515,518	2,096,265	0	0	0	0	0	0	0
Legals		419,253	419,253	419,253	419,253	349,378	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 PROFIT		**54,664,308**	**54,664,308**	**54,664,308**	**54,664,308**	**41,882,926**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Interest	39,683	0	0	0	0	0	0	0	0	0	0	0
	Profit on cost												134,716,406
	Profit on GDV												9,320,280
	Cash Flow	29,146,610	29,186,293	29,186,293	29,186,293	27,992,574	0	0	0	0	0	0	-144,036,686
	Closing Balance	28,485,234	57,671,526	86,857,819	116,044,112	144,036,686	144,036,686	144,036,686	144,036,686	144,036,686	144,036,686	144,036,686	0

1 Aff - 30%, CIL -£0, DC - £15000
Site 13

SITE NAME	Site 13	4500

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		4,500		£/m2	£	m2
Market Housing	98.8	70%	3,150		3,400	1,057,944,000	311,160
Shared Ownership	74.9	9%	405		2,380	72,229,668	30,349
Affordable Rent	74.9	21%	945		1,800	127,464,120	70,813
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	128.57 ha		35	/ha		1,257,637,788	412,322
SITE AREA - Gross	183.67 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		114,316,373	889,127	622,389
Alternative Use Value		4,591,837		25,000
Uplift	0%	0		0
Plus /ha	375,000	68,877,551		375,000
Viability Threshold		73,469,388		400,000

		£/m2
Additional Profit	79,402,352	255

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	25,404		114,316,373	
	Stamp Duty		5,705,319		
	Easements etc.		0		
	Legals Acquisition	1.50%	1,714,746	7,420,064	
PLANNING					
	Planning Fee		637,200		
	Architects	5.00%	35,490,618		
	QS / PM	0.50%	3,549,062		
	Planning Consultants	1.00%	7,098,124		
	Other Professional	2.50%	17,745,309	64,520,312	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	626,646,204		
	s106 / CIL		67,500,000		
	Contingency	2.50%	15,666,155		
	Abnormals		0	709,812,359	
FINANCE					
	Fees		2,354,000		
	Interest	6.00%			
	Legal and Valuation		0	2,354,000	
SALES					
	Agents	3.0%	37,729,134		
	Legals	0.5%	6,288,189		
	Misc.		0	44,017,323	942,440,431

Developers Profit			
	% Market DV	17.50%	185,140,200
	% Affordable DV	6.00%	11,981,627

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	4500		
No dwgs under	50	462	23,100
No dwgs over 5(	4450	138	614,100
		Total	637,200

Stamp duty calc - Residual			
Land payment			114,316,373
		Total	5,705,319

Stamp duty calc - Add Profit			
Land payment			73,469,388
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	3,673,469

Pre CIL s106	15,000	£/ Unit (all)	
		Total	67,500,000

Post CIL s106	15,000	£/ Unit (all)	67,500,000
CIL	0	£/m2	0
		Total	67,500,000

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	100	150	150	200	200	250	250	300	300	300	300	300	300	300	300	300	300	50				
Market Housing		11,754,933	23,509,867	23,509,867	35,264,800	35,264,800	47,019,733	47,019,733	58,774,667	58,774,667	70,529,600	70,529,600	70,529,600	70,529,600	70,529,600	70,529,600	70,529,600	70,529,600	70,529,600	70,529,600	11,754,933	0	0	0
Shared Ownership		802,552	1,605,104	1,605,104	2,407,656	2,407,656	3,210,207	3,210,207	4,012,759	4,012,759	4,815,311	4,815,311	4,815,311	4,815,311	4,815,311	4,815,311	4,815,311	4,815,311	4,815,311	4,815,311	802,552	0	0	0
Affordable Rent		1,416,268	2,832,536	2,832,536	4,248,804	4,248,804	5,665,072	5,665,072	7,081,340	7,081,340	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	1,416,268	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**13,973,753**	**27,947,506**	**27,947,506**	**41,921,260**	**41,921,260**	**55,895,013**	**55,895,013**	**69,868,766**	**69,868,766**	**83,842,519**	**83,842,519**	**83,842,519**	**83,842,519**	**83,842,519**	**83,842,519**	**83,842,519**	**83,842,519**	**83,842,519**	**83,842,519**	**13,973,753**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	5,705,319																							
Easements etc.	0																							
Legals Acquisition	1,714,746																							
Planning Fee	637,200																							
Architects	35,490,618		0																					
QS	3,549,062		0																					
Planning Consultants	7,098,124		0																					
Other Professional	17,745,309		0																					
Build Cost - BCIS Base		6,962,736	13,925,471	13,925,471	20,888,207	20,888,207	27,850,942	27,850,942	34,813,678	34,813,678	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	6,962,736	0	0	0
s106/CIL		750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000	3,750,000	3,750,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	750,000	0	0	0
Contingency		174,068	348,137	348,137	522,205	522,205	696,274	696,274	870,342	870,342	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	174,068	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	2,354,000																							
Legal and Valuation	0																							
Agents	0	419,213	838,425	838,425	1,257,638	1,257,638	1,676,850	1,676,850	2,096,063	2,096,063	2,515,276	2,515,276	2,515,276	2,515,276	2,515,276	2,515,276	2,515,276	2,515,276	2,515,276	2,515,276	419,213	0	0	0
Legals	0	69,869	139,738	139,738	209,606	209,606	279,475	279,475	349,344	349,344	419,213	419,213	419,213	419,213	419,213	419,213	419,213	419,213	419,213	419,213	69,869	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	**74,294,377**	**8,375,885**	**16,751,771**	**16,751,771**	**25,127,656**	**25,127,656**	**33,503,541**	**33,503,541**	**41,879,427**	**41,879,427**	**50,255,312**	**50,255,312**	**50,255,312**	**50,255,312**	**50,255,312**	**50,255,312**	**50,255,312**	**50,255,312**	**50,255,312**	**50,255,312**	**8,375,885**	**0**	**0**	**0**
For Residual Valuation Land	114,316,373																							
Interest		11,316,645	11,659,772	11,687,614	11,717,126	11,412,538	11,089,674	10,411,566	9,692,772	8,594,978	7,431,316	5,861,962	4,198,448	2,435,122	565,997	0	0	0	0	0	0	0	0	0
Profit on Costs																								185,140,200
Profit on GDV																								11,981,627
Cash Flow	-188,610,749	-5,718,777	-464,036	-491,878	5,076,477	5,381,066	11,301,798	11,979,905	18,296,568	19,394,362	26,155,891	27,725,245	29,388,759	31,152,085	33,021,210	33,587,207	33,587,207	33,587,207	33,587,207	33,587,207	5,597,868	0	0	-197,121,827
Opening Balanc	0																							
Closing Balance	-188,610,749	-194,329,527	-194,793,562	-195,285,440	-190,208,963	-184,827,898	-173,526,100	-161,546,195	-143,249,627	-123,855,266	-97,699,375	-69,974,130	-40,585,371	-9,433,286	23,587,924	57,175,131	90,762,338	124,349,545	157,936,752	191,523,959	197,121,827	197,121,827	197,121,827	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME As Above																								
INCOME	**0**	**13,973,753**	**27,947,506**	**27,947,506**	**41,921,260**	**41,921,260**	**55,895,013**	**55,895,013**	**69,868,766**	**69,868,766**	**83,842,519**	**83,842,519**	**83,842,519**	**83,842,519**	**83,842,519**	**83,842,519**	**83,842,519**	**83,842,519**	**83,842,519**	**83,842,519**	**13,973,753**	**0**	**0**	**0**
EXPENDITURE																								
Land	73,469,388																							
Stamp Duty	3,673,469	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	1,102,041	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	637,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	35,490,618	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	3,549,062	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	7,098,124	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	17,745,309	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,962,736	13,925,471	13,925,471	20,888,207	20,888,207	27,850,942	27,850,942	34,813,678	34,813,678	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	6,962,736	0	0	0
POTENTIAL CIL	3,970,118	3,970,118	3,970,118	3,970,118	3,970,118	3,970,118	3,970,118	3,970,118	3,970,118	3,970,118	3,970,118	3,970,118	3,970,118	3,970,118	3,970,118	3,970,118	3,970,118	3,970,118	3,970,118	3,970,118				
Post CIL s106		750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000	3,750,000	3,750,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	750,000	0	0	0
Contingency	0	174,068	348,137	348,137	522,205	522,205	696,274	696,274	870,342	870,342	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	174,068	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	2,354,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	419,213	838,425	838,425	1,257,638	1,257,638	1,676,850	1,676,850	2,096,063	2,096,063	2,515,276	2,515,276	2,515,276	2,515,276	2,515,276	2,515,276	2,515,276	2,515,276	2,515,276	2,515,276	419,213	0	0	0
Legals	0	69,869	139,738	139,738	209,606	209,606	279,475	279,475	349,344	349,344	419,213	419,213	419,213	419,213	419,213	419,213	419,213	419,213	419,213	419,213	69,869	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**149,089,328**	**12,346,003**	**20,721,888**	**20,721,888**	**29,097,774**	**29,097,774**	**37,473,659**	**37,473,659**	**45,849,544**	**45,849,544**	**54,225,430**	**54,225,430**	**54,225,430**	**54,225,430**	**54,225,430**	**54,225,430**	**54,225,430**	**54,225,430**	**54,225,430**	**54,225,430**	**8,375,885**	**0**	**0**	**0**
For CIL calculation																								
Interest		8,945,360	9,384,416	9,513,944	9,651,244	9,460,909	9,259,155	8,709,423	8,126,707	7,173,156	6,162,392	4,755,110	3,263,391	1,682,169	6,074	0	0	0	0	0	0	0	0	0
Profit on cost																								171,211,468
Profit on GDV																								11,981,627
Cash Flow	-149,089,328	-7,317,609	-2,158,798	-2,288,326	3,172,242	3,362,577	9,162,199	9,711,931	15,892,515	16,846,066	23,454,698	24,861,979	26,353,698	27,934,920	29,611,015	29,617,089	29,617,089	29,617,089	29,617,089	29,617,089	5,597,868	0	0	-183,193,095
Opening Balanc	0																							
Closing Balance	-149,089,328	-156,406,937	-158,565,735	-160,854,061	-157,681,819	-154,319,242	-145,157,043	-135,445,112	-119,552,597	-102,706,531	-79,251,834	-54,389,854	-28,036,156	-101,236	29,509,780	59,126,869	88,743,959	118,361,048	147,978,138	177,595,227	183,193,095	183,193,095	183,193,095	0

1 Aff - 30%, CIL -£0, DC - £15000
Site 14

SITE NAME	Site 14	7500

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		7,500		£/m2	£	m2
Market Housing	98.8	70%	5,250		3,400	1,763,019,000	518,535
Shared Ownership	74.9	9%	675		2,380	120,360,408	50,572
Affordable Rent	74.9	21%	1,575		1,800	212,400,720	118,000
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	214.29 ha		35	/ha		2,095,780,128	687,107
SITE AREA - Gross	306.12 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		172,873,025	806,741	564,719
Alternative Use Value		7,653,061		25,000
Uplift	0%	0		0
Plus /ha	375,000	114,795,918		375,000
Viability Threshold		122,448,980		400,000

		£/m2
Additional Profit	107,019,371	206

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	23,050		172,873,025	
	Stamp Duty		8,633,151		
	Easements etc.		0		
	Legals Acquisition	1.50%	2,593,095	11,226,247	
PLANNING					
	Planning Fee		1,051,200		
	Architects	5.00%	59,144,176		
	QS / PM	0.50%	5,914,418		
	Planning Consultants	1.00%	11,828,835		
	Other Professional	2.50%	29,572,088	107,510,717	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	1,044,276,610		
	s106 / CIL		112,500,000		
	Contingency	2.50%	26,106,915		
	Abnormals		0	1,182,883,525	
FINANCE					
	Fees		3,912,000		
	Interest	6.00%			
	Legal and Valuation		0	3,912,000	
SALES					
	Agents	3.0%	62,873,404		
	Legals	0.5%	10,478,901		
	Misc.		0	73,352,304	**1,551,757,818**

Developers Profit			
	% Market DV	17.50%	**308,528,325**
	% Affordable DV	6.00%	**19,965,668**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	7500		
No dwgs under	50	462	23,100
No dwgs over 5(	7450	138	1,028,100
		Total	1,051,200

Stamp duty calc - Residual			
Land payment			172,873,025
		Total	8,633,151

Stamp duty calc - Add Profit			
Land payment			122,448,980
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	6,122,449

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**112,500,000**

Post CIL s106	15,000	£/ Unit (all)	112,500,000
CIL	0	£/m2	0
		Total	**112,500,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	50	100	100	150	300	300	300	300	400	400	400	400
Market Housing		11,753,460	23,506,920	23,506,920	35,260,380	70,520,760	70,520,760	70,520,760	70,520,760	94,027,680	94,027,680	94,027,680
Shared Ownership		802,403	1,604,805	1,604,805	2,407,208	4,814,416	4,814,416	4,814,416	4,814,416	6,419,222	6,419,222	6,419,222
Affordable Rent		1,416,005	2,832,010	2,832,010	4,248,014	8,496,029	8,496,029	8,496,029	8,496,029	11,328,038	11,328,038	11,328,038
Social Rent		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
INCOME	**0**	**13,971,868**	**27,943,735**	**27,943,735**	**41,915,603**	**83,831,205**	**83,831,205**	**83,831,205**	**83,831,205**	**111,774,940**	**111,774,940**	**111,774,940**
EXPENDITURE												
Stamp Duty	8,633,151											
Easements etc.	0											
Legals Acquisition	2,593,095											
Planning Fee	1,051,200											
Architects	59,144,176		0									
QS	5,914,418		0									
Planning Consultants	11,828,835		0									
Other Professional	29,572,088		0									
Build Cost - BCIS Base		6,961,844	13,923,688	13,923,688	20,885,532	41,771,064	41,771,064	41,771,064	41,771,064	55,694,753	55,694,753	55,694,753
s106/CIL		750,000	1,500,000	1,500,000	2,250,000	4,500,000	4,500,000	4,500,000	4,500,000	6,000,000	6,000,000	6,000,000
Contingency		174,046	348,092	348,092	522,138	1,044,277	1,044,277	1,044,277	1,044,277	1,392,369	1,392,369	1,392,369
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	3,912,000											
Legal and Valuation	0											
Agents	0	419,156	838,312	838,312	1,257,468	2,514,936	2,514,936	2,514,936	2,514,936	3,353,248	3,353,248	3,353,248
Legals	0	69,859	139,719	139,719	209,578	419,156	419,156	419,156	419,156	558,875	558,875	558,875
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**122,648,964**	**8,374,906**	**16,749,811**	**16,749,811**	**25,124,717**	**50,249,433**	**50,249,433**	**50,249,433**	**50,249,433**	**66,999,244**	**66,999,244**	**66,999,244**
For Residual Valuation Land	172,873,025											
Interest		17,731,319	18,459,381	18,895,308	19,357,391	19,511,382	18,667,158	17,772,281	16,823,712	15,818,228	14,080,780	12,239,085
Profit on Costs												
Profit on GDV												
Cash Flow	-295,521,989	-12,134,357	-7,265,457	-7,701,384	-2,566,505	14,070,390	14,914,614	15,809,491	16,758,060	28,957,468	30,694,916	32,536,611
Opening Balanc	0											
Closing Balance	-295,521,989	-307,656,346	-314,921,803	-322,623,187	-325,189,692	-311,119,302	-296,204,688	-280,395,197	-263,637,137	-234,679,670	-203,984,754	-171,448,143

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started	500	500	500	500	500	500	500	500	300			
Market Housing	94,027,680	117,534,600	117,534,600	117,534,600	117,534,600	117,534,600	117,534,600	117,534,600	117,534,600	70,520,760	0	0
Shared Ownership	6,419,222	8,024,027	8,024,027	8,024,027	8,024,027	8,024,027	8,024,027	8,024,027	8,024,027	4,814,416	0	0
Affordable Rent	11,328,038	14,160,048	14,160,048	14,160,048	14,160,048	14,160,048	14,160,048	14,160,048	14,160,048	8,496,029	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	**111,774,940**	**139,718,675**	**139,718,675**	**139,718,675**	**139,718,675**	**139,718,675**	**139,718,675**	**139,718,675**	**139,718,675**	**83,831,205**	**0**	**0**
EXPENDITURE												
Build Cost - BCIS Base	55,694,753	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	41,771,064	0	0
s106/CIL	6,000,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	4,500,000	0	0
Contingency	1,392,369	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,044,277	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	3,353,248	4,191,560	4,191,560	4,191,560	4,191,560	4,191,560	4,191,560	4,191,560	4,191,560	2,514,936	0	0
Legals	558,875	698,593	698,593	698,593	698,593	698,593	698,593	698,593	698,593	419,156	0	0
COSTS BEFORE LAND INT AND PROFIT	**66,999,244**	**83,749,055**	**83,749,055**	**83,749,055**	**83,749,055**	**83,749,055**	**83,749,055**	**83,749,055**	**83,749,055**	**50,249,433**	**0**	**0**
Interest	10,286,889	8,217,560	5,352,437	2,315,406	0	0	0	0	0	0	0	0
Profit on Costs												308,528,325
Profit on GDV												19,965,668
Cash Flow	34,488,807	47,752,060	50,617,183	53,654,214	55,969,620	55,969,620	55,969,620	55,969,620	55,969,620	33,581,772	0	-328,493,993
Closing Balance	-136,959,336	-89,207,276	-38,590,093	15,064,121	71,033,741	127,003,361	182,972,981	238,942,601	294,912,221	328,493,993	328,493,993	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**13,971,868**	**27,943,735**	**27,943,735**	**41,915,603**	**83,831,205**	**83,831,205**	**83,831,205**	**83,831,205**	**111,774,940**	**111,774,940**	**111,774,940**
EXPENDITURE												
Land	122,448,980											
Stamp Duty	6,122,449	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	1,836,735	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	1,051,200	0	0	0	0	0	0	0	0	0	0	0
Architects	59,144,176	0	0	0	0	0	0	0	0	0	0	0
QS	5,914,418	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	11,828,835	0	0	0	0	0	0	0	0	0	0	0
Other Professional	29,572,088	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,961,844	13,923,688	13,923,688	20,885,532	41,771,064	41,771,064	41,771,064	41,771,064	55,694,753	55,694,753	55,694,753
POTENTIAL CIL	5,096,161	5,096,161	5,096,161	5,096,161	5,096,161	5,096,161	5,096,161	5,096,161	5,096,161	5,096,161	5,096,161	5,096,161
Post CIL s106		750,000	1,500,000	1,500,000	2,250,000	4,500,000	4,500,000	4,500,000	4,500,000	6,000,000	6,000,000	6,000,000
Contingency	0	174,046	348,092	348,092	522,138	1,044,277	1,044,277	1,044,277	1,044,277	1,392,369	1,392,369	1,392,369
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	3,912,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	419,156	838,312	838,312	1,257,468	2,514,936	2,514,936	2,514,936	2,514,936	3,353,248	3,353,248	3,353,248
Legals	0	69,859	139,719	139,719	209,578	419,156	419,156	419,156	419,156	558,875	558,875	558,875
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**246,927,041**	**13,471,066**	**21,845,972**	**21,845,972**	**30,220,877**	**55,345,594**	**55,345,594**	**55,345,594**	**55,345,594**	**72,095,405**	**72,095,405**	**72,095,405**
For CIL calculation												
Interest		14,815,622	15,674,512	16,249,117	16,858,198	17,168,006	16,488,950	15,769,150	15,006,162	14,197,396	12,668,467	11,047,803
Profit on cost												
Profit on GDV												
Cash Flow	-246,927,041	-14,314,821	-9,576,748	-10,151,353	-5,163,472	11,317,605	11,996,662	12,716,461	13,479,449	25,482,140	27,011,068	28,631,732
Opening Balanc	0											
Closing Balance	-246,927,041	-261,241,862	-270,818,610	-280,969,963	-286,133,436	-274,815,830	-262,819,169	-250,102,708	-236,623,259	-211,141,119	-184,130,050	-155,498,318

	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	**111,774,940**	**139,718,675**	**139,718,675**	**139,718,675**	**139,718,675**	**139,718,675**	**139,718,675**	**139,718,675**	**139,718,675**	**83,831,205**	**0**	**0**
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	55,694,753	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	41,771,064	0	0
POTENTIAL CIL	5,096,161	5,096,161	5,096,161	5,096,161	5,096,161	5,096,161	5,096,161	5,096,161	5,096,161			
Post CIL s106	6,000,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	4,500,000	0	0
Contingency	1,392,369	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,044,277	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	3,353,248	4,191,560	4,191,560	4,191,560	4,191,560	4,191,560	4,191,560	4,191,560	4,191,560	2,514,936	0	0
Legals	558,875	698,593	698,593	698,593	698,593	698,593	698,593	698,593	698,593	419,156	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**72,095,405**	**88,845,216**	**88,845,216**	**88,845,216**	**88,845,216**	**88,845,216**	**88,845,216**	**88,845,216**	**88,845,216**	**50,249,433**	**0**	**0**
Interest	9,329,899	7,508,921	4,907,049	2,149,064	0	0	0	0	0	0	0	0
Profit on cost												280,890,064
Profit on GDV												19,965,668
Cash Flow	30,349,636	43,364,538	45,966,411	48,724,395	50,873,459	50,873,459	50,873,459	50,873,459	50,873,459	33,581,772	0	-300,855,732
Closing Balance	-125,148,682	-81,784,143	-35,817,732	12,906,663	63,780,122	114,653,582	165,527,041	216,400,501	267,273,960	300,855,732	300,855,732	0

1 Aff - 30%, CIL -£0, DC - £15000
Site 15

SITE NAME	Site 15	10,000 (70% net)

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		10,000		£/m2	£	m2
Market Housing	98.8	70%	7,000		3,100	2,142,875,000	691,250
Shared Ownership	74.9	9%	900		2,170	146,279,700	67,410
Affordable Rent	74.9	21%	2,100		1,800	283,122,000	157,290
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	285.71 ha		35	/ha		2,572,276,700	915,950
SITE AREA - Gross	408.16 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		125,016,460	437,558	306,290
Alternative Use Value		10,204,082		25,000
Uplift	0%	0		0
Plus /ha	375,000	153,061,224		375,000
Viability Threshold		163,265,306		400,000

		£/m2
Additional Profit	-46,897,697	-68

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	12,502		125,016,460	
	Stamp Duty		6,240,323		
	Easements etc.		0		
	Legals Acquisition	1.50%	1,875,247	8,115,570	
PLANNING					
	Planning Fee		1,396,200		
	Architects	5.00%	78,845,194		
	QS / PM	0.50%	7,884,519		
	Planning Consultants	1.00%	15,769,039		
	Other Professional	2.50%	39,422,597	143,317,550	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	1,392,101,352		
	s106 / CIL		150,000,000		
	Contingency	2.50%	34,802,534		
	Abnormals		0	1,576,903,886	
FINANCE					
	Fees		3,875,000		
	Interest	6.00%			
	Legal and Valuation		0	3,875,000	
SALES					
	Agents	3.0%	77,168,301		
	Legals	0.5%	12,861,384		
	Misc.		0	90,029,685	1,947,258,151

Developers Profit		
% Market DV	17.50%	375,003,125
% Affordable DV	6.00%	25,764,102

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	10000		
No dwgs under	50	462	23,100
No dwgs over 5(	9950	138	1,373,100
		Total	1,396,200

Stamp duty calc - Residual			
Land payment			125,016,460
		Total	6,240,323

Stamp duty calc - Add Profit			
Land payment			163,265,306
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	8,163,265

Pre CIL s106	15,000	£/ Unit (all)	
		Total	150,000,000

Post CIL s106	15,000	£/ Unit (all)	150,000,000
CIL	0	£/m2	0
		Total	150,000,000

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	50	100	150	200	300	300	350	350	400	400	350	350
Market Housing		10,714,375	21,428,750	32,143,125	42,857,500	64,286,250	64,286,250	75,000,625	75,000,625	85,715,000	85,715,000	75,000,625
Shared Ownership		731,399	1,462,797	2,194,196	2,925,594	4,388,391	4,388,391	5,119,790	5,119,790	5,851,188	5,851,188	5,119,790
Affordable Rent		1,415,610	2,831,220	4,246,830	5,662,440	8,493,660	8,493,660	9,909,270	9,909,270	11,324,880	11,324,880	9,909,270
Social Rent		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
INCOME	**0**	**12,861,384**	**25,722,767**	**38,584,151**	**51,445,534**	**77,168,301**	**77,168,301**	**90,029,685**	**90,029,685**	**102,891,068**	**102,891,068**	**90,029,685**
EXPENDITURE												
Stamp Duty	6,240,323											
Easements etc.	0											
Legals Acquisition	1,875,247											
Planning Fee	1,396,200											
Architects	78,845,194		0									
QS	7,884,519		0									
Planning Consultants	15,769,039		0									
Other Professional	39,422,597		0									
Build Cost - BCIS Base		6,960,507	13,921,014	20,881,520	27,842,027	41,763,041	41,763,041	48,723,547	48,723,547	55,684,054	55,684,054	48,723,547
s106/CIL		750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000	5,250,000	6,000,000	6,000,000	5,250,000
Contingency		174,013	348,025	522,038	696,051	1,044,076	1,044,076	1,218,089	1,218,089	1,392,101	1,392,101	1,218,089
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	3,875,000											
Legal and Valuation	0											
Agents	0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891	2,700,891	3,086,732	3,086,732	2,700,891
Legals	0	64,307	128,614	192,921	257,228	385,842	385,842	450,148	450,148	514,455	514,455	450,148
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**155,308,120**	**8,334,668**	**16,669,336**	**25,004,004**	**33,338,671**	**50,008,007**	**50,008,007**	**58,342,675**	**58,342,675**	**66,677,343**	**66,677,343**	**58,342,675**
For Residual Valuation Land	125,016,460											
Interest		16,819,475	17,557,040	18,067,257	18,336,483	18,350,261	17,821,659	17,261,341	16,395,801	15,478,328	14,234,204	12,915,433
Profit on Costs												
Profit on GDV												
Cash Flow	-280,324,580	-12,292,759	-8,503,609	-4,487,110	-229,621	8,810,033	9,338,635	14,425,669	15,291,209	20,735,397	21,979,521	18,771,577
Opening Balance	0											
Closing Balance	-280,324,580	-292,617,339	-301,120,948	-305,608,058	-305,837,679	-297,027,646	-287,689,011	-273,263,342	-257,972,133	-237,236,736	-215,257,215	-196,485,638

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started	500	500	600	600	650	650	650	650	650	650	600	
Market Housing	75,000,625	107,143,750	107,143,750	128,572,500	128,572,500	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	128,572,500
Shared Ownership	5,119,790	7,313,985	7,313,985	8,776,782	8,776,782	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	8,776,782
Affordable Rent	9,909,270	14,156,100	14,156,100	16,987,320	16,987,320	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	16,987,320
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	**90,029,685**	**128,613,835**	**128,613,835**	**154,336,602**	**154,336,602**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**154,336,602**
Build Cost - BCIS Base	48,723,547	69,605,068	69,605,068	83,526,081	83,526,081	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	83,526,081
s106/CIL	5,250,000	7,500,000	7,500,000	9,000,000	9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency	1,218,089	1,740,127	1,740,127	2,088,152	2,088,152	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,088,152
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	2,700,891	3,858,415	3,858,415	4,630,098	4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals	450,148	643,069	643,069	771,683	771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
COSTS BEFORE LAND INT AND PROFIT	**58,342,675**	**83,346,679**	**83,346,679**	**100,016,014**	**100,016,014**	**108,350,682**	**108,350,682**	**108,350,682**	**108,350,682**	**108,350,682**	**108,350,682**	**100,016,014**
Interest	11,789,138	10,595,266	8,514,953	6,309,820	3,429,174	375,690	0	0	0	0	0	0
Profit on Costs												375,003,125
Profit on GDV												25,764,102
Cash Flow	19,897,871	34,671,890	36,752,204	48,010,767	50,891,413	58,471,614	58,847,303	58,847,303	58,847,303	58,847,303	58,847,303	-346,446,639
Closing Balance	-176,587,767	-141,915,876	-105,163,673	-57,152,905	-6,261,492	52,210,122	111,057,426	169,904,729	228,752,032	287,599,336	346,446,639	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**12,861,384**	**25,722,767**	**38,584,151**	**51,445,534**	**77,168,301**	**77,168,301**	**90,029,685**	**90,029,685**	**102,891,068**	**102,891,068**	**90,029,685**
EXPENDITURE												
Land	163,265,306											
Stamp Duty	8,163,265	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	2,448,980	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	1,396,200	0	0	0	0	0	0	0	0	0	0	0
Architects	78,845,194	0	0	0	0	0	0	0	0	0	0	0
QS	7,884,519	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	15,769,039	0	0	0	0	0	0	0	0	0	0	0
Other Professional	39,422,597	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,960,507	13,921,014	20,881,520	27,842,027	41,763,041	41,763,041	48,723,547	48,723,547	55,684,054	55,684,054	48,723,547
POTENTIAL CIL	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713
Post CIL s106		750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000	5,250,000	6,000,000	6,000,000	5,250,000
Contingency	0	174,013	348,025	522,038	696,051	1,044,076	1,044,076	1,218,089	1,218,089	1,392,101	1,392,101	1,218,089
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	3,875,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891	2,700,891	3,086,732	3,086,732	2,700,891
Legals	0	64,307	128,614	192,921	257,228	385,842	385,842	450,148	450,148	514,455	514,455	450,148
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**318,938,387**	**6,202,954**	**14,537,622**	**22,872,290**	**31,206,958**	**47,876,294**	**47,876,294**	**56,210,961**	**56,210,961**	**64,545,629**	**64,545,629**	**56,210,961**
For CIL calculation												
Interest		19,136,303	19,884,976	20,406,966	20,688,672	20,715,678	20,201,098	19,655,643	18,805,858	17,905,087	16,678,665	15,378,659
Profit on cost												
Profit on GDV												
Cash Flow	-318,938,387	-12,477,874	-8,699,831	-4,695,105	-450,096	8,576,330	9,090,910	14,163,080	15,012,865	20,440,352	21,666,773	18,440,064
Opening Balance	0											
Closing Balance	-318,938,387	-331,416,261	-340,116,092	-344,811,197	-345,261,293	-336,684,963	-327,594,054	-313,430,974	-298,418,110	-277,977,758	-256,310,984	-237,870,920

	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	**90,029,685**	**128,613,835**	**128,613,835**	**154,336,602**	**154,336,602**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**154,336,602**
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	48,723,547	69,605,068	69,605,068	83,526,081	83,526,081	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	83,526,081
POTENTIAL CIL	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713		
Post CIL s106	5,250,000	7,500,000	7,500,000	9,000,000	9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency	1,218,089	1,740,127	1,740,127	2,088,152	2,088,152	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,088,152
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	2,700,891	3,858,415	3,858,415	4,630,098	4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals	450,148	643,069	643,069	771,683	771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**56,210,961**	**81,214,965**	**81,214,965**	**97,884,301**	**97,884,301**	**106,218,969**	**106,218,969**	**106,218,969**	**106,218,969**	**106,218,969**	**108,350,682**	**100,016,014**
Interest	14,272,255	13,099,467	11,041,503	8,860,061	6,004,527	2,977,660	0	0	0	0	0	0
Profit on cost												339,693,546
Profit on GDV												25,764,102
Cash Flow	19,546,468	34,299,403	36,357,367	47,592,240	50,447,775	58,001,357	60,979,017	60,979,017	60,979,017	60,979,017	58,847,303	-311,137,060
Closing Balance	-218,324,453	-184,025,050	-147,667,683	-100,075,443	-49,627,668	8,373,689	69,352,706	130,331,723	191,310,740	252,289,756	311,137,060	0

1 Aff - 30%, CIL -£0, DC - £15000
Site 16

SITE NAME	Site 16	10,000 (60% net)

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		10,000		£/m2	£	m2
Market Housing	98.8	70%	7,000		3,100	2,142,875,000	691,250
Shared Ownership	74.9	9%	900		2,170	146,279,700	67,410
Affordable Rent	74.9	21%	2,100		1,800	283,122,000	157,290
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	285.71 ha		35	/ha		2,572,276,700	915,950
SITE AREA - Gross	476.19 ha		21	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		92,833,596	324,918	194,951
Alternative Use Value		11,904,762		25,000
Uplift	0%	0		0
Plus /ha	375,000	178,571,429		375,000
Viability Threshold		190,476,190		400,000

		£/m2
Additional Profit	-152,286,262	-220

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	9,283		92,833,596	
	Stamp Duty		4,631,180		
	Easements etc.		0		
	Legals Acquisition	1.50%	1,392,504	6,023,684	
PLANNING					
	Planning Fee		1,396,200		
	Architects	5.00%	81,872,067		
	QS / PM	0.50%	8,187,207		
	Planning Consultants	1.00%	16,374,413		
	Other Professional	2.50%	40,936,034	148,765,921	
CONSTRUCTION					
	Build Cost - BCIS Based	1,584	1,451,162,288		
	s106 / CIL		150,000,000		
	Contingency	2.50%	36,279,057		
	Abnormals		0	1,637,441,346	
FINANCE					
	Fees		3,546,000		
	Interest	6.00%			
	Legal and Valuation		0	3,546,000	
SALES					
	Agents	3.0%	77,168,301		
	Legals	0.5%	12,861,384		
	Misc.		0	90,029,685	1,978,640,231

Developers Profit			
	% Market DV	17.50%	375,003,125
	% Affordable DV	6.00%	25,764,102

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	10000		
No dwgs under	50	462	23,100
No dwgs over 5	9950	138	1,373,100
		Total	1,396,200

Stamp duty calc - Residual			
Land payment			92,833,596
		Total	4,631,180

Stamp duty calc - Add Profit			
Land payment			190,476,190
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	9,523,810

Pre CIL s106	15,000	£/ Unit (all)	
		Total	150,000,000

Post CIL s106	15,000	£/ Unit (all)	150,000,000
CIL	0	£/m2	0
		Total	150,000,000

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	258	20%
	1,584	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME													
UNITS Started		50	100	150	200	300	300	350	350	400	400	350	350
Market Housing			10,714,375	21,428,750	32,143,125	42,857,500	64,286,250	64,286,250	75,000,625	75,000,625	85,715,000	85,715,000	75,000,625
Shared Ownership			731,399	1,462,797	2,194,196	2,925,594	4,388,391	4,388,391	5,119,790	5,119,790	5,851,188	5,851,188	5,119,790
Affordable Rent			1,415,610	2,831,220	4,246,830	5,662,440	8,493,660	8,493,660	9,909,270	9,909,270	11,324,880	11,324,880	9,909,270
Social Rent			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
INCOME		**0**	**12,861,384**	**25,722,767**	**38,584,151**	**51,445,534**	**77,168,301**	**77,168,301**	**90,029,685**	**90,029,685**	**102,891,068**	**102,891,068**	**90,029,685**
EXPENDITURE													
Stamp Duty		4,631,180											
Easements etc.		0											
Legals Acquisition		1,392,504											
Planning Fee		1,396,200											
Architects		81,872,067		0									
QS		8,187,207		0									
Planning Consultants		16,374,413		0									
Other Professional		40,936,034		0									
Build Cost - BCIS Base			7,255,811	14,511,623	21,767,434	29,023,246	43,534,869	43,534,869	50,790,680	50,790,680	58,046,492	58,046,492	50,790,680
s106/CIL			750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000	5,250,000	6,000,000	6,000,000	5,250,000
Contingency			181,395	362,791	544,186	725,581	1,088,372	1,088,372	1,269,767	1,269,767	1,451,162	1,451,162	1,269,767
Abnormals			0	0	0	0	0	0	0	0	0	0	0
Finance Fees		3,546,000											
Legal and Valuation		0											
Agents		0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891	2,700,891	3,086,732	3,086,732	2,700,891
Legals		0	64,307	128,614	192,921	257,228	385,842	385,842	450,148	450,148	514,455	514,455	450,148
Misc.				0									
COSTS BEFORE LAND INT AND PROFIT		**158,335,605**	**8,637,355**	**17,274,710**	**25,912,065**	**34,549,421**	**51,824,131**	**51,824,131**	**60,461,486**	**60,461,486**	**69,098,841**	**69,098,841**	**60,461,486**
For Residual Valuation	Land	**92,833,596**											
	Interest		15,070,152	15,720,919	16,157,291	16,366,404	16,334,621	15,794,048	15,221,041	14,360,211	13,447,732	12,227,062	10,933,153
	Profit on Costs												
	Profit on GDV												
	Cash Flow	-251,169,201	-10,846,124	-7,272,863	-3,485,206	529,710	9,009,549	9,550,122	14,347,158	15,207,987	20,344,495	21,565,164	18,635,046
	Opening Balanc	0											
	Closing Balance	-251,169,201	-262,015,325	-269,288,187	-272,773,393	-272,243,684	-263,234,135	-253,684,013	-239,336,855	-224,128,868	-203,784,373	-182,219,209	-163,584,163

		Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME													
UNITS Started		500	500	600	600	650	650	650	650	650	650	600	
Market Housing		75,000,625	107,143,750	107,143,750	128,572,500	128,572,500	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	128,572,500
Shared Ownership		5,119,790	7,313,985	7,313,985	8,776,782	8,776,782	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	8,776,782
Affordable Rent		9,909,270	14,156,100	14,156,100	16,987,320	16,987,320	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	16,987,320
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		**90,029,685**	**128,613,835**	**128,613,835**	**154,336,602**	**154,336,602**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**154,336,602**
Build Cost - BCIS Base		50,790,680	72,558,114	72,558,114	87,069,737	87,069,737	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	87,069,737
s106/CIL		5,250,000	7,500,000	7,500,000	9,000,000	9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency		1,269,767	1,813,953	1,813,953	2,176,743	2,176,743	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,176,743
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Agents		2,700,891	3,858,415	3,858,415	4,630,098	4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals		450,148	643,069	643,069	771,683	771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
COSTS BEFORE LAND INT AND PROFIT		**60,461,486**	**86,373,552**	**86,373,552**	**103,648,262**	**103,648,262**	**112,285,617**	**112,285,617**	**112,285,617**	**112,285,617**	**112,285,617**	**112,285,617**	**103,648,262**
For Residual Valuation	Interest	9,815,050	8,629,861	6,613,235	4,475,613	1,702,849	0	0	0	0	0	0	0
	Profit on Costs												375,003,125
	Profit on GDV												25,764,102
	Cash Flow	19,753,149	33,610,423	35,627,048	46,212,728	48,985,491	54,912,369	54,912,369	54,912,369	54,912,369	54,912,369	54,912,369	-350,078,887
	Closing Balance	-143,831,014	-110,220,591	-74,593,543	-28,380,816	20,604,676	75,517,044	130,429,413	185,341,781	240,254,150	295,166,518	350,078,887	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME	As Above												
INCOME		**0**	**12,861,384**	**25,722,767**	**38,584,151**	**51,445,534**	**77,168,301**	**77,168,301**	**90,029,685**	**90,029,685**	**102,891,068**	**102,891,068**	**90,029,685**
EXPENDITURE													
Land		190,476,190											
Stamp Duty		9,523,810	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		2,857,143	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		1,396,200	0	0	0	0	0	0	0	0	0	0	0
Architects		81,872,067	0	0	0	0	0	0	0	0	0	0	0
QS		8,187,207	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		16,374,413	0	0	0	0	0	0	0	0	0	0	0
Other Professional		40,936,034	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	7,255,811	14,511,623	21,767,434	29,023,246	43,534,869	43,534,869	50,790,680	50,790,680	58,046,492	58,046,492	50,790,680
POTENTIAL CIL		-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103
Post CIL s106			750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000	5,250,000	6,000,000	6,000,000	5,250,000
Contingency		0	181,395	362,791	544,186	725,581	1,088,372	1,088,372	1,269,767	1,269,767	1,451,162	1,451,162	1,269,767
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		3,546,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891	2,700,891	3,086,732	3,086,732	2,700,891
Legals		0	64,307	128,614	192,921	257,228	385,842	385,842	450,148	450,148	514,455	514,455	450,148
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		**348,246,961**	**1,715,252**	**10,352,607**	**18,989,963**	**27,627,318**	**44,902,028**	**44,902,028**	**53,539,383**	**53,539,383**	**62,176,738**	**62,176,738**	**53,539,383**
For CIL calculation													
	Interest		20,894,818	21,479,739	21,846,314	21,981,441	21,871,235	21,247,532	20,586,408	19,632,174	18,620,687	17,295,068	15,889,912
	Profit on cost												
	Profit on GDV												
	Cash Flow	-348,246,961	-9,748,686	-6,109,579	-2,252,126	1,836,775	10,395,038	11,018,741	15,903,893	16,858,127	22,093,643	23,419,261	20,600,389
	Opening Balanc	0											
	Closing Balance	-348,246,961	-357,995,648	-364,105,227	-366,357,353	-364,520,578	-354,125,539	-343,106,799	-327,202,905	-310,344,778	-288,251,136	-264,831,874	-244,231,485

		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		**90,029,685**	**128,613,835**	**128,613,835**	**154,336,602**	**154,336,602**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**154,336,602**
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		0	0	0	0	0	0	0	0	0	0	0	0
Architects		0	0	0	0	0	0	0	0	0	0	0	0
QS		0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		50,790,680	72,558,114	72,558,114	87,069,737	87,069,737	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	87,069,737
POTENTIAL CIL		-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103		
Post CIL s106		5,250,000	7,500,000	7,500,000	9,000,000	9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency		1,269,767	1,813,953	1,813,953	2,176,743	2,176,743	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,176,743
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		2,700,891	3,858,415	3,858,415	4,630,098	4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals		450,148	643,069	643,069	771,683	771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		**53,539,383**	**79,451,449**	**79,451,449**	**96,726,159**	**96,726,159**	**105,363,514**	**105,363,514**	**105,363,514**	**105,363,514**	**105,363,514**	**112,285,617**	**103,648,262**
For CIL calculation	Interest	14,653,889	13,343,704	11,194,583	8,916,515	5,994,880	2,897,946	0	0	0	0	0	0
	Profit on cost												337,811,921
	Profit on GDV												25,764,102
	Cash Flow	21,836,412	35,818,682	37,967,803	48,693,928	51,615,563	58,936,526	61,834,471	61,834,471	61,834,471	61,834,471	54,912,369	-312,887,682
	Closing Balance	-222,395,073	-186,576,391	-148,608,588	-99,914,661	-48,299,097	10,637,428	72,471,900	134,306,371	196,140,842	257,975,314	312,887,682	0

1 Aff - 30%, CIL -£0, DC - £15000
Site 17

SITE NAME	Site 17	500

INCOME	Av Size		%	Number		Price	GDV	GIA
	m2			500		£/m2	£	m2
Market Housing	99.0		70%	350		2,750	95,315,000	34,660
Shared Ownership	75.2		9%	45		1,925	6,515,355	3,385
Affordable Rent	75.2		21%	105		1,800	14,215,320	7,897
Social Rent	75.2		0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership					0	0	
	Affordable Rent					0	0	
	Social Rent					0	0	
SITE AREA - Net	14.29	ha		35	/ha		116,045,675	45,942
SITE AREA - Gross	20.41	ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		4,771,302	333,991	233,794
Alternative Use Value		510,204		25,000
Uplift	0%	0		0
Plus /ha	375,000	7,653,061		375,000
Viability Threshold		**8,163,265**		**400,000**

		£/m2
Additional Profit	-4,468,726	-129

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	9,543		4,771,302	
	Stamp Duty		228,065		
	Easements etc.		0		
	Legals Acquisition	1.50%	71,570	299,635	
PLANNING					
	Planning Fee		85,200		
	Architects	5.00%	3,952,540		
	QS / PM	0.50%	395,254		
	Planning Consultants	1.00%	790,508		
	Other Professional	2.50%	1,976,270	7,199,772	
CONSTRUCTION					
	Build Cost - BCIS Based	1,519	69,805,663		
	s106 / CIL		7,500,000		
	Contingency	2.50%	1,745,142		
	Abnormals		0	79,050,805	
FINANCE					
	Fees		182,000		
	Interest	6.00%			
	Legal and Valuation		0	182,000	
SALES					
	Agents	3.0%	3,481,370		
	Legals	0.5%	580,228		
	Misc.		0	4,061,599	95,565,112

Developers Profit			
	% Market DV	17.50%	16,680,125
	% Affordable DV	6.00%	1,243,841

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	500		
No dwgs under	50	462	23,100
No dwgs over 5	450	138	62,100
		Total	85,200

Stamp duty calc - Residual		
Land payment		4,771,302
	Total	228,065

Stamp duty calc - Add Profit			
Land payment			8,163,265
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	408,163

Pre CIL s106	15,000	£/ Unit (all)	
		Total	7,500,000

Post CIL s106	15,000	£/ Unit (all)	7,500,000
CIL	0	£/m2	0
		Total	7,500,000

Build Cost	/m2	
BCIS	1,289	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,519	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	25	50	50	50	50	50	50	50	50	50	25													
Market Housing		4,765,750	9,531,500	9,531,500	9,531,500	9,531,500	9,531,500	9,531,500	9,531,500	9,531,500	9,531,500	4,765,750	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		325,768	651,536	651,536	651,536	651,536	651,536	651,536	651,536	651,536	651,536	325,768	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		710,766	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	710,766	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**5,802,284**	**11,604,568**	**11,604,568**	**11,604,568**	**11,604,568**	**11,604,568**	**11,604,568**	**11,604,568**	**11,604,568**	**11,604,568**	**5,802,284**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	228,065																							
Easements etc.	0																							
Legals Acquisition	71,570																							
Planning Fee	85,200																							
Architects	3,952,540		0																					
QS	395,254		0																					
Planning Consultants	790,508		0																					
Other Professional	1,976,270		0																					
Build Cost - BCIS Base		3,490,283	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	3,490,283	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		375,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	375,000	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		87,257	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	87,257	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	182,000																							
Legal and Valuation	0																							
Agents	0	174,069	348,137	348,137	348,137	348,137	348,137	348,137	348,137	348,137	348,137	174,069	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	29,011	58,023	58,023	58,023	58,023	58,023	58,023	58,023	58,023	58,023	29,011	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	**7,681,407**	**4,155,620**	**8,311,240**	**8,311,240**	**8,311,240**	**8,311,240**	**8,311,240**	**8,311,240**	**8,311,240**	**8,311,240**	**8,311,240**	**4,155,620**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**4,771,302**																							
Interest		747,163	693,192	537,184	371,816	196,525	10,717	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								16,680,125
Profit on GDV																								1,243,841
Cash Flow	-12,452,709	899,501	2,600,135	2,756,143	2,921,511	3,096,802	3,282,610	3,293,327	3,293,327	3,293,327	3,293,327	1,646,664	0	0	0	0	0	0	0	0	0	0	0	-17,923,966
Opening Balance	0																							
Closing Balance	-12,452,709	-11,553,208	-8,953,073	-6,196,930	-3,275,419	-178,617	3,103,993	6,397,320	9,690,648	12,983,975	16,277,302	17,923,966	17,923,966	17,923,966	17,923,966	17,923,966	17,923,966	17,923,966	17,923,966	17,923,966	17,923,966	17,923,966	17,923,966	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME As Above																								
INCOME	**0**	**5,802,284**	**11,604,568**	**11,604,568**	**11,604,568**	**11,604,568**	**11,604,568**	**11,604,568**	**11,604,568**	**11,604,568**	**11,604,568**	**5,802,284**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Land	8,163,265																							
Stamp Duty	408,163	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	122,449	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	85,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	3,952,540	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	395,254	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	790,508	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	1,976,270	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	3,490,283	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	3,490,283	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL	-406,248	-406,248	-406,248	-406,248	-406,248	-406,248	-406,248	-406,248	-406,248	-406,248	-406,248													
Post CIL s106		375,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	375,000	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	87,257	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	87,257	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	182,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	174,069	348,137	348,137	348,137	348,137	348,137	348,137	348,137	348,137	348,137	174,069	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	29,011	58,023	58,023	58,023	58,023	58,023	58,023	58,023	58,023	58,023	29,011	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**15,669,402**	**3,749,372**	**7,904,993**	**7,904,993**	**7,904,993**	**7,904,993**	**7,904,993**	**7,904,993**	**7,904,993**	**7,904,993**	**7,904,993**	**4,155,620**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation																								
Interest		940,164	873,399	703,829	524,084	333,555	131,593	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost																								16,575,882
Profit on GDV																								1,243,841
Cash Flow	-15,669,402	1,112,747	2,826,176	2,995,746	3,175,491	3,366,020	3,567,982	3,699,575	3,699,575	3,699,575	3,699,575	1,646,664	0	0	0	0	0	0	0	0	0	0	0	-17,819,723
Opening Balance	0																							
Closing Balance	-15,669,402	-14,556,655	-11,730,479	-8,734,733	-5,559,242	-2,193,222	1,374,760	5,074,335	8,773,910	12,473,484	16,173,059	17,819,723	17,819,723	17,819,723	17,819,723	17,819,723	17,819,723	17,819,723	17,819,723	17,819,723	17,819,723	17,819,723	17,819,723	0

1 Aff - 30%, CIL -£0, DC - £15000
Site 18

SITE NAME	Site 18	1000

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		1,000		£/m2	£	m2
Market Housing	98.8	70%	700		2,750	190,093,750	69,125
Shared Ownership	74.9	9%	90		1,925	12,976,425	6,741
Affordable Rent	74.9	21%	210		1,800	28,312,200	15,729
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	28.57 ha		35	/ha		231,382,375	91,595
SITE AREA - Gross	40.82 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		8,534,521	298,708	209,096
Alternative Use Value		1,020,408		25,000
Uplift	0%	0		0
Plus /ha	375,000	15,306,122		375,000
Viability Threshold		16,326,531		400,000

		£/m2
Additional Profit	-10,333,799	-149

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	8,535		8,534,521	
	Stamp Duty		416,226		
	Easements etc.		0		
	Legals Acquisition	1.50%	128,018	544,244	
PLANNING					
	Planning Fee		154,200		
	Architects	5.00%	7,884,519		
	QS / PM	0.50%	788,452		
	Planning Consultants	1.00%	1,576,904		
	Other Professional	2.50%	3,942,260	14,346,335	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	139,210,135		
	s106 / CIL		15,000,000		
	Contingency	2.50%	3,480,253		
	Abnormals		0	157,690,389	
FINANCE					
	Fees		348,000		
	Interest	6.00%			
	Legal and Valuation		0	348,000	
SALES					
	Agents	3.0%	6,941,471		
	Legals	0.5%	1,156,912		
	Misc.		0	8,098,383	**189,561,872**

Developers Profit			
	% Market DV	17.50%	**33,266,406**
	% Affordable DV	6.00%	**2,477,318**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1000		
No dwgs under	50	462	23,100
No dwgs over 5(	950	138	131,100
		Total	154,200

Stamp duty calc - Residual			
Land payment			8,534,521
		Total	416,226

Stamp duty calc - Add Profit			
Land payment			16,326,531
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	816,327

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

Post CIL s106	15,000	£/ Unit (all)	15,000,000
CIL	0	£/m2	0
		Total	**15,000,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	25	50	100	100	100	100	100	100	100	100	100	25
Market Housing		4,752,344	9,504,688	19,009,375	19,009,375	19,009,375	19,009,375	19,009,375	19,009,375	19,009,375	19,009,375	19,009,375
Shared Ownership		324,411	648,821	1,297,643	1,297,643	1,297,643	1,297,643	1,297,643	1,297,643	1,297,643	1,297,643	1,297,643
Affordable Rent		707,805	1,415,610	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220
Social Rent		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
INCOME	**0**	**5,784,559**	**11,569,119**	**23,138,238**	**23,138,238**	**23,138,238**	**23,138,238**	**23,138,238**	**23,138,238**	**23,138,238**	**23,138,238**	**23,138,238**
EXPENDITURE												
Stamp Duty	416,226											
Easements etc.	0											
Legals Acquisition	128,018											
Planning Fee	154,200											
Architects	7,884,519		0									
QS	788,452		0									
Planning Consultants	1,576,904		0									
Other Professional	3,942,260		0									
Build Cost - BCIS Base		3,480,253	6,960,507	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014
s106/CIL		375,000	750,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Contingency		87,006	174,013	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	348,000											
Legal and Valuation	0											
Agents	0	173,537	347,074	694,147	694,147	694,147	694,147	694,147	694,147	694,147	694,147	694,147
Legals	0	28,923	57,846	115,691	115,691	115,691	115,691	115,691	115,691	115,691	115,691	115,691
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**15,238,579**	**4,144,719**	**8,289,439**	**16,578,877**	**16,578,877**	**16,578,877**	**16,578,877**	**16,578,877**	**16,578,877**	**16,578,877**	**16,578,877**	**16,578,877**
For Residual Valuation Land	8,534,521											
Interest		1,426,386	1,413,579	1,301,613	986,148	651,755	297,299	0	0	0	0	0
Profit on Costs												
Profit on GDV												
Cash Flow	-23,773,100	213,454	1,866,101	5,257,748	5,573,212	5,907,605	6,262,062	6,559,360	6,559,360	6,559,360	6,559,360	6,559,360
Opening Balanc	0											
Closing Balance	-23,773,100	-23,559,646	-21,693,545	-16,435,797	-10,862,585	-4,954,980	1,307,082	7,866,442	14,425,803	20,985,163	27,544,523	34,103,884

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started												
Market Housing	4,752,344	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	324,411	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	707,805	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	**5,784,559**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Build Cost - BCIS Base	3,480,253	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	375,000	0	0	0	0	0	0	0	0	0	0	0
Contingency	87,006	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	173,537	0	0	0	0	0	0	0	0	0	0	0
Legals	28,923	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**4,144,719**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs												33,266,406
Profit on GDV												2,477,318
Cash Flow	1,639,840	0	0	0	0	0	0	0	0	0	0	-35,743,724
Closing Balance	35,743,724	35,743,724	35,743,724	35,743,724	35,743,724	35,743,724	35,743,724	35,743,724	35,743,724	35,743,724	35,743,724	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**5,784,559**	**11,569,119**	**23,138,238**	**23,138,238**	**23,138,238**	**23,138,238**	**23,138,238**	**23,138,238**	**23,138,238**	**23,138,238**	**23,138,238**
EXPENDITURE												
Land	16,326,531											
Stamp Duty	816,327	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	244,898	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	154,200	0	0	0	0	0	0	0	0	0	0	0
Architects	7,884,519	0	0	0	0	0	0	0	0	0	0	0
QS	788,452	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	1,576,904	0	0	0	0	0	0	0	0	0	0	0
Other Professional	3,942,260	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	3,480,253	6,960,507	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014
POTENTIAL CIL	-861,150	-861,150	-861,150	-861,150	-861,150	-861,150	-861,150	-861,150	-861,150	-861,150	-861,150	-861,150
Post CIL s106		375,000	750,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Contingency	0	87,006	174,013	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	348,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	173,537	347,074	694,147	694,147	694,147	694,147	694,147	694,147	694,147	694,147	694,147
Legals	0	28,923	57,846	115,691	115,691	115,691	115,691	115,691	115,691	115,691	115,691	115,691
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**31,220,940**	**3,283,569**	**7,428,289**	**15,717,727**	**15,717,727**	**15,717,727**	**15,717,727**	**15,717,727**	**15,717,727**	**15,717,727**	**15,717,727**	**15,717,727**
For CIL calculation												
Interest		1,873,256	1,835,592	1,697,278	1,353,884	989,887	604,049	195,062	0	0	0	0
Profit on cost												
Profit on GDV												
Cash Flow	-31,220,940	627,734	2,305,238	5,723,232	6,066,626	6,430,624	6,816,461	7,225,449	7,420,510	7,420,510	7,420,510	7,420,510
Opening Balanc	0											
Closing Balance	-31,220,940	-30,593,207	-28,287,969	-22,564,737	-16,498,111	-10,067,487	-3,251,026	3,974,422	11,394,933	18,815,443	26,235,953	33,656,463

	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	**5,784,559**	**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
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	3,480,253	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL												
Post CIL s106	375,000	0	0	0	0	0	0	0	0	0	0	0
Contingency	87,006	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	173,537	0	0	0	0	0	0	0	0	0	0	0
Legals	28,923	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 PROFIT	**4,144,719**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost												32,818,986
Profit on GDV												2,477,318
Cash Flow	1,639,840	0	0	0	0	0	0	0	0	0	0	-35,296,304
Closing Balance	35,296,304	35,296,304	35,296,304	35,296,304	35,296,304	35,296,304	35,296,304	35,296,304	35,296,304	35,296,304	35,296,304	0

1 Aff - 30%, CIL -£0, DC - £15000
Site 19

SITE NAME	Site 19	2500

INCOME	Av Size		%	Number		Price	GDV	GIA
	m2			2,500		£/m2	£	m2
Market Housing	98.8		70%	1,750		2,750	475,502,500	172,910
Shared Ownership	75.0		9%	225		1,925	32,468,205	16,867
Affordable Rent	75.0		21%	525		1,800	70,839,720	39,355
Social Rent	75.0		0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership					0	0	
	Affordable Rent					0	0	
	Social Rent					0	0	
SITE AREA - Net	71.43	ha		35	/ha		578,810,425	229,132
SITE AREA - Gross	102.04	ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		16,903,570	236,650	165,655
Alternative Use Value		2,551,020		25,000
Uplift	0%	0		0
Plus /ha	375,000	38,265,306		375,000
Viability Threshold		40,816,327		400,000

		£/m2
Additional Profit	-35,318,502	-204

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	6,761		16,903,570	
	Stamp Duty		834,678		
	Easements etc.		0		
	Legals Acquisition	1.50%	253,554	1,088,232	
PLANNING					
	Planning Fee		361,200		
	Architects	5.00%	19,721,579		
	QS / PM	0.50%	1,972,158		
	Planning Consultants	1.00%	3,944,316		
	Other Professional	2.50%	9,860,790	35,860,042	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	348,225,934		
	s106 / CIL		37,500,000		
	Contingency	2.50%	8,705,648		
	Abnormals		0	394,431,582	
FINANCE					
	Fees		790,000		
	Interest	6.00%			
	Legal and Valuation		0	790,000	
SALES					
	Agents	3.0%	17,364,313		
	Legals	0.5%	2,894,052		
	Misc.		0	20,258,365	469,331,791

Developers Profit			
	% Market DV	17.50%	83,212,938
	% Affordable DV	6.00%	6,198,476

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	2500		
No dwgs under	50	462	23,100
No dwgs over 5(	2450	138	338,100
		Total	361,200

Stamp duty calc - Residual	
Land payment	16,903,570
Total	834,678

Stamp duty calc - Add Profit			
Land payment			40,816,327
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	2,040,816

Pre CIL s106	15,000	£/ Unit (all)	
		Total	37,500,000

Post CIL s106	15,000	£/ Unit (all)	37,500,000
CIL	0	£/m2	0
		Total	37,500,000

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	50	100	100	150	150	150	150	150	150	150	150	150
Market Housing		9,510,050	19,020,100	19,020,100	28,530,150	28,530,150	28,530,150	28,530,150	28,530,150	28,530,150	28,530,150	28,530,150
Shared Ownership		649,364	1,298,728	1,298,728	1,948,092	1,948,092	1,948,092	1,948,092	1,948,092	1,948,092	1,948,092	1,948,092
Affordable Rent		1,416,794	2,833,589	2,833,589	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383
Social Rent		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
INCOME	0	11,576,209	23,152,417	23,152,417	34,728,626	34,728,626	34,728,626	34,728,626	34,728,626	34,728,626	34,728,626	34,728,626
EXPENDITURE												
Stamp Duty	834,678											
Easements etc.	0											
Legals Acquisition	253,554											
Planning Fee	361,200											
Architects	19,721,579		0									
QS	1,972,158		0									
Planning Consultants	3,944,316		0									
Other Professional	9,860,790		0									
Build Cost - BCIS Base		6,964,519	13,929,037	13,929,037	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556
s106/CIL		750,000	1,500,000	1,500,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000
Contingency		174,113	348,226	348,226	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	790,000											
Legal and Valuation	0											
Agents	0	347,286	694,573	694,573	1,041,859	1,041,859	1,041,859	1,041,859	1,041,859	1,041,859	1,041,859	1,041,859
Legals	0	57,881	115,762	115,762	173,643	173,643	173,643	173,643	173,643	173,643	173,643	173,643
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	37,738,274	8,293,799	16,587,598	16,587,598	24,881,397	24,881,397	24,881,397	24,881,397	24,881,397	24,881,397	24,881,397	24,881,397
For Residual Valuation — Land	16,903,570											
Interest		3,278,511	3,278,277	3,081,084	2,872,060	2,453,550	2,009,929	1,539,691	1,041,239	512,880	0	0
Profit on Costs												
Profit on GDV												
Cash Flow	-54,641,844	3,899	3,286,542	3,483,735	6,975,169	7,393,679	7,837,299	8,307,537	8,805,990	9,334,349	9,847,229	9,847,229
Opening Balanc	0											
Closing Balance	-54,641,844	-54,637,945	-51,351,403	-47,867,668	-40,892,499	-33,498,821	-25,661,521	-17,353,984	-8,547,994	786,355	10,633,584	20,480,812

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started	150	150	150	150	150	150						
Market Housing	28,530,150	28,530,150	28,530,150	28,530,150	28,530,150	28,530,150	28,530,150	0	0	0	0	0
Shared Ownership	1,948,092	1,948,092	1,948,092	1,948,092	1,948,092	1,948,092	1,948,092	0	0	0	0	0
Affordable Rent	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	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	34,728,626	34,728,626	34,728,626	34,728,626	34,728,626	34,728,626	34,728,626	0	0	0	0	0
Build Cost - BCIS Base	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	0	0	0	0	0
s106/CIL	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	0	0	0	0	0
Contingency	522,339	522,339	522,339	522,339	522,339	522,339	522,339	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	1,041,859	1,041,859	1,041,859	1,041,859	1,041,859	1,041,859	1,041,859	0	0	0	0	0
Legals	173,643	173,643	173,643	173,643	173,643	173,643	173,643	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	24,881,397	24,881,397	24,881,397	24,881,397	24,881,397	24,881,397	24,881,397	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs												83,212,938
Profit on GDV												6,198,476
Cash Flow	9,847,229	9,847,229	9,847,229	9,847,229	9,847,229	9,847,229	9,847,229	0	0	0	0	-89,411,413
Closing Balance	30,328,041	40,175,270	50,022,498	59,869,727	69,716,956	79,564,184	89,411,413	89,411,413	89,411,413	89,411,413	89,411,413	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME — As Above												
INCOME	0	11,576,209	23,152,417	23,152,417	34,728,626	34,728,626	34,728,626	34,728,626	34,728,626	34,728,626	34,728,626	34,728,626
EXPENDITURE												
Land	40,816,327											
Stamp Duty	2,040,816	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	612,245	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	361,200	0	0	0	0	0	0	0	0	0	0	0
Architects	19,721,579	0	0	0	0	0	0	0	0	0	0	0
QS	1,972,158	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	3,944,316	0	0	0	0	0	0	0	0	0	0	0
Other Professional	9,860,790	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,964,519	13,929,037	13,929,037	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556
POTENTIAL CIL	-1,962,139	-1,962,139	-1,962,139	-1,962,139	-1,962,139	-1,962,139	-1,962,139	-1,962,139	-1,962,139	-1,962,139	-1,962,139	-1,962,139
Post CIL s106		750,000	1,500,000	1,500,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000
Contingency	0	174,113	348,226	348,226	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	790,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	347,286	694,573	694,573	1,041,859	1,041,859	1,041,859	1,041,859	1,041,859	1,041,859	1,041,859	1,041,859
Legals	0	57,881	115,762	115,762	173,643	173,643	173,643	173,643	173,643	173,643	173,643	173,643
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	78,157,291	6,331,660	14,625,459	14,625,459	22,919,258	22,919,258	22,919,258	22,919,258	22,919,258	22,919,258	22,919,258	22,919,258
For CIL calculation — Interest		4,689,437	4,656,131	4,423,881	4,177,697	3,719,796	3,234,422	2,719,925	2,174,559	1,596,470	983,696	334,156
Profit on cost												
Profit on GDV												
Cash Flow	-78,157,291	555,111	3,870,827	4,103,077	7,631,671	8,089,571	8,574,946	9,089,442	9,634,809	10,212,897	10,825,671	11,475,212
Opening Balanc	0											
Closing Balance	-78,157,291	-77,602,180	-73,731,353	-69,628,276	-61,996,605	-53,907,033	-45,332,088	-36,242,645	-26,607,836	-16,394,939	-5,569,268	5,905,944

	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	34,728,626	34,728,626	34,728,626	34,728,626	34,728,626	34,728,626	34,728,626	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	0	0	0	0	0
POTENTIAL CIL	-1,962,139	-1,962,139	-1,962,139	-1,962,139	-1,962,139	-1,962,139						
Post CIL s106	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	0	0	0	0	0
Contingency	522,339	522,339	522,339	522,339	522,339	522,339	522,339	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	1,041,859	1,041,859	1,041,859	1,041,859	1,041,859	1,041,859	1,041,859	0	0	0	0	0
Legals	173,643	173,643	173,643	173,643	173,643	173,643	173,643	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	22,919,258	22,919,258	22,919,258	22,919,258	22,919,258	22,919,258	24,881,397	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost												80,410,903
Profit on GDV												6,198,476
Cash Flow	11,809,368	11,809,368	11,809,368	11,809,368	11,809,368	11,809,368	9,847,229	0	0	0	0	-86,609,379
Closing Balance	17,715,312	29,524,679	41,334,047	53,143,415	64,952,782	76,762,150	86,609,379	86,609,379	86,609,379	86,609,379	86,609,379	0

1 Aff - 30%, CIL -£0, DC - £15000
Site 20

SITE NAME	Site 20	3500

INCOME		Av Size	%	Number		Price	GDV	GIA
		m2		3,500		£/m2	£	m2
Market Housing		98.8	70%	2,450		2,750	665,596,250	242,035
Shared Ownership		74.9	9%	315		1,925	45,444,630	23,608
Affordable Rent		74.9	21%	735		1,800	99,151,920	55,084
Social Rent		74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership					0	0	
	Affordable Rent					0	0	
	Social Rent					0	0	
SITE AREA - Net		100.00 ha		35	/ha		810,192,800	320,727
SITE AREA - Gross		142.86 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		20,267,913	202,679	141,875
Alternative Use Value		3,571,429		25,000
Uplift	0%	0		0
Plus /ha	375,000	53,571,429		375,000
Viability Threshold		**57,142,857**		**400,000**

		£/m2
Additional Profit	-53,182,720	-220

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	5,791		20,267,913	
	Stamp Duty		1,002,896		
	Easements etc.		0		
	Legals Acquisition	1.50%	304,019	1,306,914	
PLANNING					
	Planning Fee		499,200		
	Architects	5.00%	27,606,099		
	QS / PM	0.50%	2,760,610		
	Planning Consultants	1.00%	5,521,220		
	Other Professional	2.50%	13,803,049	50,190,177	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	487,436,069		
	s106 / CIL		52,500,000		
	Contingency	2.50%	12,185,902		
	Abnormals		0	552,121,971	
FINANCE					
	Fees		1,072,000		
	Interest	6.00%			
	Legal and Valuation		0	1,072,000	
SALES					
	Agents	3.0%	24,305,784		
	Legals	0.5%	4,050,964		
	Misc.		0	28,356,748	**653,315,723**

Developers Profit			
	% Market DV	17.50%	**116,479,344**
	% Affordable DV	6.00%	**8,675,793**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3500		
No dwgs under	50	462	23,100
No dwgs over 5(	3450	138	476,100
		Total	499,200

Stamp duty calc - Residual		
Land payment		20,267,913
	Total	1,002,896

Stamp duty calc - Add Profit			
Land payment			57,142,857
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	2,857,143

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**52,500,000**

Post CIL s106	15,000	£/ Unit (all)	52,500,000
CIL	0	£/m2	0
		Total	**52,500,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME													
UNITS Started		50	100	100	150	150	200	200	250	250	300	300	300
Market Housing			9,508,518	19,017,036	19,017,036	28,525,554	28,525,554	38,034,071	38,034,071	47,542,589	47,542,589	57,051,107	57,051,107
Shared Ownership			649,209	1,298,418	1,298,418	1,947,627	1,947,627	2,596,836	2,596,836	3,246,045	3,246,045	3,895,254	3,895,254
Affordable Rent			1,416,456	2,832,912	2,832,912	4,249,368	4,249,368	5,665,824	5,665,824	7,082,280	7,082,280	8,498,736	8,498,736
Social Rent			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
INCOME		**0**	**11,574,183**	**23,148,366**	**23,148,366**	**34,722,549**	**34,722,549**	**46,296,731**	**46,296,731**	**57,870,914**	**57,870,914**	**69,445,097**	**69,445,097**
EXPENDITURE													
Stamp Duty		1,002,896											
Easements etc.		0											
Legals Acquisition		304,019											
Planning Fee		499,200											
Architects		27,606,099		0									
QS		2,760,610		0									
Planning Consultants		5,521,220		0									
Other Professional		13,803,049		0									
Build Cost - BCIS Base			6,963,372	13,926,745	13,926,745	20,890,117	20,890,117	27,853,490	27,853,490	34,816,862	34,816,862	41,780,234	41,780,234
s106/CIL			750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000	3,750,000	3,750,000	4,500,000	4,500,000
Contingency			174,084	348,169	348,169	522,253	522,253	696,337	696,337	870,422	870,422	1,044,506	1,044,506
Abnormals			0	0	0	0	0	0	0	0	0	0	0
Finance Fees		1,072,000											
Legal and Valuation		0											
Agents		0	347,225	694,451	694,451	1,041,676	1,041,676	1,388,902	1,388,902	1,736,127	1,736,127	2,083,353	2,083,353
Legals		0	57,871	115,742	115,742	173,613	173,613	231,484	231,484	289,355	289,355	347,225	347,225
Misc.				0									
COSTS BEFORE LAND INT AND PROFIT		**52,569,092**	**8,292,553**	**16,585,106**	**16,585,106**	**24,877,659**	**24,877,659**	**33,170,213**	**33,170,213**	**41,462,766**	**41,462,766**	**49,755,319**	**49,755,319**
For Residual Valuation	Land	**20,267,913**											
	Interest		4,370,220	4,435,536	4,307,872	4,172,549	3,832,209	3,471,448	2,892,144	2,278,081	1,430,277	531,605	0
	Profit on Costs												
	Profit on GDV												
	Cash Flow	-72,837,005	-1,088,591	2,127,724	2,255,387	5,672,340	6,012,681	9,655,071	10,234,375	14,130,068	14,977,872	19,158,174	19,689,778
	Opening Balanc	0											
	Closing Balance	-72,837,005	-73,925,595	-71,797,871	-69,542,484	-63,870,144	-57,857,463	-48,202,392	-37,968,017	-23,837,949	-8,860,078	10,298,096	29,987,875

		Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME													
UNITS Started		300	300	300	250								
Market Housing		57,051,107	57,051,107	57,051,107	57,051,107	47,542,589	0	0	0	0	0	0	0
Shared Ownership		3,895,254	3,895,254	3,895,254	3,895,254	3,246,045	0	0	0	0	0	0	0
Affordable Rent		8,498,736	8,498,736	8,498,736	8,498,736	7,082,280	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		**69,445,097**	**69,445,097**	**69,445,097**	**69,445,097**	**57,870,914**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Build Cost - BCIS Base		41,780,234	41,780,234	41,780,234	41,780,234	34,816,862	0	0	0	0	0	0	0
s106/CIL		4,500,000	4,500,000	4,500,000	4,500,000	3,750,000	0	0	0	0	0	0	0
Contingency		1,044,506	1,044,506	1,044,506	1,044,506	870,422	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Agents		2,083,353	2,083,353	2,083,353	2,083,353	1,736,127	0	0	0	0	0	0	0
Legals		347,225	347,225	347,225	347,225	289,355	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		**49,755,319**	**49,755,319**	**49,755,319**	**49,755,319**	**41,462,766**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Interest	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs												116,479,344
	Profit on GDV												8,675,793
	Cash Flow	19,689,778	19,689,778	19,689,778	19,689,778	16,408,149	0	0	0	0	0	0	-125,155,137
	Closing Balance	49,677,653	69,367,431	89,057,210	108,746,988	125,155,137	125,155,137	125,155,137	125,155,137	125,155,137	125,155,137	125,155,137	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME	As Above												
INCOME		**0**	**11,574,183**	**23,148,366**	**23,148,366**	**34,722,549**	**34,722,549**	**46,296,731**	**46,296,731**	**57,870,914**	**57,870,914**	**69,445,097**	**69,445,097**
EXPENDITURE													
Land		57,142,857											
Stamp Duty		2,857,143	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		857,143	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		499,200	0	0	0	0	0	0	0	0	0	0	0
Architects		27,606,099	0	0	0	0	0	0	0	0	0	0	0
QS		2,760,610	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		5,521,220	0	0	0	0	0	0	0	0	0	0	0
Other Professional		13,803,049	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	6,963,372	13,926,745	13,926,745	20,890,117	20,890,117	27,853,490	27,853,490	34,816,862	34,816,862	41,780,234	41,780,234
POTENTIAL CIL		-3,323,920	-3,323,920	-3,323,920	-3,323,920	-3,323,920	-3,323,920	-3,323,920	-3,323,920	-3,323,920	-3,323,920	-3,323,920	-3,323,920
Post CIL s106			750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000	3,750,000	3,750,000	4,500,000	4,500,000
Contingency		0	174,084	348,169	348,169	522,253	522,253	696,337	696,337	870,422	870,422	1,044,506	1,044,506
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		1,072,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	347,225	694,451	694,451	1,041,676	1,041,676	1,388,902	1,388,902	1,736,127	1,736,127	2,083,353	2,083,353
Legals		0	57,871	115,742	115,742	173,613	173,613	231,484	231,484	289,355	289,355	347,225	347,225
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		**108,795,400**	**4,968,633**	**13,261,186**	**13,261,186**	**21,553,739**	**21,553,739**	**29,846,293**	**29,846,293**	**38,138,846**	**38,138,846**	**46,431,399**	**46,431,399**
For CIL calculation													
	Interest		6,527,724	6,523,054	6,321,207	6,107,249	5,683,555	5,234,440	4,561,480	3,848,142	2,895,107	1,884,889	617,160
	Profit on cost												
	Profit on GDV												
	Cash Flow	-108,795,400	77,826	3,364,125	3,565,972	7,061,561	7,485,254	11,215,999	11,888,959	15,883,926	16,836,962	21,128,809	22,396,538
	Opening Balanc	0											
	Closing Balance	-108,795,400	-108,717,575	-105,353,450	-101,787,477	-94,725,917	-87,240,662	-76,024,663	-64,135,704	-48,251,778	-31,414,816	-10,286,006	12,110,532

		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		**69,445,097**	**69,445,097**	**69,445,097**	**69,445,097**	**57,870,914**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		0	0	0	0	0	0	0	0	0	0	0	0
Architects		0	0	0	0	0	0	0	0	0	0	0	0
QS		0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		41,780,234	41,780,234	41,780,234	41,780,234	34,816,862	0	0	0	0	0	0	0
POTENTIAL CIL		-3,323,920	-3,323,920	-3,323,920	-3,323,920								
Post CIL s106		4,500,000	4,500,000	4,500,000	4,500,000	3,750,000	0	0	0	0	0	0	0
Contingency		1,044,506	1,044,506	1,044,506	1,044,506	870,422	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		2,083,353	2,083,353	2,083,353	2,083,353	1,736,127	0	0	0	0	0	0	0
Legals		347,225	347,225	347,225	347,225	289,355	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 PROFIT		**46,431,399**	**46,431,399**	**46,431,399**	**46,431,399**	**41,462,766**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Interest	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on cost												111,897,681
	Profit on GDV												8,675,793
	Cash Flow	23,013,698	23,013,698	23,013,698	23,013,698	16,408,149	0	0	0	0	0	0	-120,573,474
	Closing Balance	35,124,230	58,137,928	81,151,627	104,165,325	120,573,474	120,573,474	120,573,474	120,573,474	120,573,474	120,573,474	120,573,474	0

1 Aff - 30%, CIL -£0, DC - £15000
Site 21

SITE NAME	Site 21	4500

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		4,500		£/m2	£	m2
Market Housing	98.8	70%	3,150		2,750	855,690,000	311,160
Shared Ownership	74.9	9%	405		1,925	58,421,055	30,349
Affordable Rent	74.9	21%	945		1,800	127,464,120	70,813
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	128.57 ha		35	/ha		1,041,575,175	412,322
SITE AREA - Gross	183.67 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		21,659,947	168,466	117,926
Alternative Use Value		4,591,837		25,000
Uplift	0%	0		0
Plus /ha	375,000	68,877,551		375,000
Viability Threshold		**73,469,388**		**400,000**

		£/m2
Additional Profit	-80,339,791	-258

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	4,813		21,659,947	
	Stamp Duty		1,072,497		
	Easements etc.		0		
	Legals Acquisition	1.50%	324,899	1,397,397	
PLANNING					
	Planning Fee		637,200		
	Architects	5.00%	35,490,618		
	QS / PM	0.50%	3,549,062		
	Planning Consultants	1.00%	7,098,124		
	Other Professional	2.50%	17,745,309	64,520,312	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	626,646,204		
	s106 / CIL		67,500,000		
	Contingency	2.50%	15,666,155		
	Abnormals		0	709,812,359	
FINANCE					
	Fees		1,307,000		
	Interest	6.00%			
	Legal and Valuation		0	1,307,000	
SALES					
	Agents	3.0%	31,247,255		
	Legals	0.5%	5,207,876		
	Misc.		0	36,455,131	**835,152,147**

Developers Profit			
	% Market DV	17.50%	**149,745,750**
	% Affordable DV	6.00%	**11,153,111**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	4500		
No dwgs under	50	462	23,100
No dwgs over 5(	4450	138	614,100
		Total	637,200

Stamp duty calc - Residual	
Land payment	21,659,947
Total	1,072,497

Stamp duty calc - Add Profit			
Land payment			73,469,388
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	3,673,469

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**67,500,000**

Post CIL s106	15,000	£/ Unit (all)	67,500,000
CIL	0	£/m2	0
		Total	**67,500,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	50	100	100	150	150	200	200	250	250	300	300	300
Market Housing		9,507,667	19,015,333	19,015,333	28,523,000	28,523,000	38,030,667	38,030,667	47,538,333	47,538,333	57,046,000	57,046,000
Shared Ownership		649,123	1,298,246	1,298,246	1,947,369	1,947,369	2,596,491	2,596,491	3,245,614	3,245,614	3,894,737	3,894,737
Affordable Rent		1,416,268	2,832,536	2,832,536	4,248,804	4,248,804	5,665,072	5,665,072	7,081,340	7,081,340	8,497,608	8,497,608
Social Rent		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
INCOME	**0**	**11,573,058**	**23,146,115**	**23,146,115**	**34,719,173**	**34,719,173**	**46,292,230**	**46,292,230**	**57,865,288**	**57,865,288**	**69,438,345**	**69,438,345**
EXPENDITURE												
Stamp Duty	1,072,497											
Easements etc.	0											
Legals Acquisition	324,899											
Planning Fee	637,200											
Architects	35,490,618		0									
QS	3,549,062		0									
Planning Consultants	7,098,124		0									
Other Professional	17,745,309		0									
Build Cost - BCIS Base		6,962,736	13,925,471	13,925,471	20,888,207	20,888,207	27,850,942	27,850,942	34,813,678	34,813,678	41,776,414	41,776,414
s106/CIL		750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000	3,750,000	3,750,000	4,500,000	4,500,000
Contingency		174,068	348,137	348,137	522,205	522,205	696,274	696,274	870,342	870,342	1,044,410	1,044,410
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	1,307,000											
Legal and Valuation	0											
Agents	0	347,192	694,383	694,383	1,041,575	1,041,575	1,388,767	1,388,767	1,735,959	1,735,959	2,083,150	2,083,150
Legals	0	57,865	115,731	115,731	173,596	173,596	231,461	231,461	289,326	289,326	347,192	347,192
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**67,224,709**	**8,291,861**	**16,583,722**	**16,583,722**	**24,875,583**	**24,875,583**	**33,167,444**	**33,167,444**	**41,459,305**	**41,459,305**	**49,751,166**	**49,751,166**
For Residual Valuation Land	**21,659,947**											
Interest		5,333,079	5,456,192	5,389,820	5,319,466	5,048,019	4,760,284	4,258,414	3,726,432	2,965,659	2,159,239	1,107,563
Profit on Costs												
Profit on GDV												
Cash Flow	-88,884,656	-2,051,883	1,106,201	1,172,573	4,524,124	4,795,571	8,364,502	8,866,372	12,679,551	13,440,324	17,527,940	18,579,616
Opening Balanc	0											
Closing Balance	-88,884,656	-90,936,539	-89,830,338	-88,657,766	-84,133,642	-79,338,071	-70,973,569	-62,107,197	-49,427,647	-35,987,323	-18,459,384	120,232

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started	300	300	300	300	300	300	300	50				
Market Housing	57,046,000	57,046,000	57,046,000	57,046,000	57,046,000	57,046,000	57,046,000	57,046,000	9,507,667	0	0	0
Shared Ownership	3,894,737	3,894,737	3,894,737	3,894,737	3,894,737	3,894,737	3,894,737	3,894,737	649,123	0	0	0
Affordable Rent	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	1,416,268	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	**69,438,345**	**69,438,345**	**69,438,345**	**69,438,345**	**69,438,345**	**69,438,345**	**69,438,345**	**69,438,345**	**11,573,058**	**0**	**0**	**0**
Build Cost - BCIS Base	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	6,962,736	0	0	0
s106/CIL	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	750,000	0	0	0
Contingency	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	174,068	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	2,083,150	2,083,150	2,083,150	2,083,150	2,083,150	2,083,150	2,083,150	2,083,150	347,192	0	0	0
Legals	347,192	347,192	347,192	347,192	347,192	347,192	347,192	347,192	57,865	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**49,751,166**	**49,751,166**	**49,751,166**	**49,751,166**	**49,751,166**	**49,751,166**	**49,751,166**	**49,751,166**	**8,291,861**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs												149,745,750
Profit on GDV												11,153,111
Cash Flow	19,687,179	19,687,179	19,687,179	19,687,179	19,687,179	19,687,179	19,687,179	19,687,179	3,281,196	0	0	-160,898,861
Closing Balance	19,807,411	39,494,590	59,181,769	78,868,948	98,556,127	118,243,306	137,930,485	157,617,664	160,898,861	160,898,861	160,898,861	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**11,573,058**	**23,146,115**	**23,146,115**	**34,719,173**	**34,719,173**	**46,292,230**	**46,292,230**	**57,865,288**	**57,865,288**	**69,438,345**	**69,438,345**
EXPENDITURE												
Land	73,469,388											
Stamp Duty	3,673,469	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	1,102,041	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	637,200	0	0	0	0	0	0	0	0	0	0	0
Architects	35,490,618	0	0	0	0	0	0	0	0	0	0	0
QS	3,549,062	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	7,098,124	0	0	0	0	0	0	0	0	0	0	0
Other Professional	17,745,309	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,962,736	13,925,471	13,925,471	20,888,207	20,888,207	27,850,942	27,850,942	34,813,678	34,813,678	41,776,414	41,776,414
POTENTIAL CIL	-4,016,990	-4,016,990	-4,016,990	-4,016,990	-4,016,990	-4,016,990	-4,016,990	-4,016,990	-4,016,990	-4,016,990	-4,016,990	-4,016,990
Post CIL s106		750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000	3,750,000	3,750,000	4,500,000	4,500,000
Contingency	0	174,068	348,137	348,137	522,205	522,205	696,274	696,274	870,342	870,342	1,044,410	1,044,410
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	1,307,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	347,192	694,383	694,383	1,041,575	1,041,575	1,388,767	1,388,767	1,735,959	1,735,959	2,083,150	2,083,150
Legals	0	57,865	115,731	115,731	173,596	173,596	231,461	231,461	289,326	289,326	347,192	347,192
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**140,055,221**	**4,274,871**	**12,566,732**	**12,566,732**	**20,858,593**	**20,858,593**	**29,150,454**	**29,150,454**	**37,442,316**	**37,442,316**	**45,734,177**	**45,734,177**
For CIL calculation												
Interest		8,403,313	8,469,621	8,343,035	8,208,854	7,869,751	7,510,301	6,932,413	6,319,851	5,473,664	4,576,705	3,429,057
Profit on cost												
Profit on GDV												
Cash Flow	-140,055,221	-1,105,127	2,109,762	2,236,347	5,651,725	5,990,828	9,631,474	10,209,363	14,103,121	14,949,308	19,127,463	20,275,111
Opening Balanc	0											
Closing Balance	-140,055,221	-141,160,348	-139,050,586	-136,814,239	-131,162,514	-125,171,686	-115,540,212	-105,330,849	-91,227,728	-76,278,420	-57,150,956	-36,875,845

	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	**69,438,345**	**69,438,345**	**69,438,345**	**69,438,345**	**69,438,345**	**69,438,345**	**69,438,345**	**69,438,345**	**11,573,058**	**0**	**0**	**0**
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	6,962,736	0	0	0
POTENTIAL CIL	-4,016,990	-4,016,990	-4,016,990	-4,016,990	-4,016,990	-4,016,990	-4,016,990	-4,016,990				
Post CIL s106	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	750,000	0	0	0
Contingency	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	174,068	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	2,083,150	2,083,150	2,083,150	2,083,150	2,083,150	2,083,150	2,083,150	2,083,150	347,192	0	0	0
Legals	347,192	347,192	347,192	347,192	347,192	347,192	347,192	347,192	57,865	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**45,734,177**	**45,734,177**	**45,734,177**	**45,734,177**	**45,734,177**	**45,734,177**	**45,734,177**	**45,734,177**	**8,291,861**	**0**	**0**	**0**
Interest	2,212,551	923,054	0	0	0	0	0	0	0	0	0	0
Profit on cost												141,749,984
Profit on GDV												11,153,111
Cash Flow	21,491,618	22,781,115	23,704,168	23,704,168	23,704,168	23,704,168	23,704,168	23,704,168	3,281,196	0	0	-152,903,095
Closing Balance	-15,384,228	7,396,887	31,101,056	54,805,224	78,509,393	102,213,561	125,917,730	149,621,898	152,903,095	152,903,095	152,903,095	0

1 Aff - 30%, CIL -£0, DC - £15000
Site 22

SITE NAME	Site 22	7500

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		7,500		£/m2	£	m2
Market Housing	98.8	70%	5,250		2,750	1,425,971,250	518,535
Shared Ownership	74.9	9%	675		1,925	97,350,330	50,572
Affordable Rent	74.9	21%	1,575		1,800	212,400,720	118,000
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	214.29 ha		35	/ha		1,735,722,300	687,107
SITE AREA - Gross	306.12 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		28,366,380	132,376	92,664
Alternative Use Value		7,653,061		25,000
Uplift	0%	0		0
Plus /ha	375,000	114,795,918		375,000
Viability Threshold		**122,448,980**		**400,000**

		£/m2
Additional Profit	-150,385,572	-290

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	3,782		28,366,380	
	Stamp Duty		1,407,819		
	Easements etc.		0		
	Legals Acquisition	1.50%	425,496	1,833,315	
PLANNING					
	Planning Fee		1,051,200		
	Architects	5.00%	59,144,176		
	QS / PM	0.50%	5,914,418		
	Planning Consultants	1.00%	11,828,835		
	Other Professional	2.50%	29,572,088	107,510,717	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	1,044,276,610		
	s106 / CIL		112,500,000		
	Contingency	2.50%	26,106,915		
	Abnormals		0	1,182,883,525	
FINANCE					
	Fees		2,175,000		
	Interest	6.00%			
	Legal and Valuation		0	2,175,000	
SALES					
	Agents	3.0%	52,071,669		
	Legals	0.5%	8,678,612		
	Misc.		0	60,750,281	**1,383,519,218**

Developers Profit			
	% Market DV	17.50%	**249,544,969**
	% Affordable DV	6.00%	**18,585,063**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	7500		
No dwgs under	50	462	23,100
No dwgs over 5	7450	138	1,028,100
		Total	1,051,200

Stamp duty calc - Residual	
Land payment	28,366,380
Total	1,407,819

Stamp duty calc - Add Profit			
Land payment			122,448,980
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	6,122,449

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**112,500,000**

Post CIL s106	15,000	£/ Unit (all)	112,500,000
CIL	0	£/m2	0
		Total	**112,500,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
INCOME								
UNITS Started	50	100	100	150	300	300	300	300
Market Housing		9,506,475	19,012,950	19,012,950	28,519,425	57,038,850	57,038,850	57,038,850
Shared Ownership		649,002	1,298,004	1,298,004	1,947,007	3,894,013	3,894,013	3,894,013
Affordable Rent		1,416,005	2,832,010	2,832,010	4,248,014	8,496,029	8,496,029	8,496,029
Social Rent		0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0
INCOME	**0**	**11,571,482**	**23,142,964**	**23,142,964**	**34,714,446**	**69,428,892**	**69,428,892**	**69,428,892**
EXPENDITURE								
Stamp Duty	1,407,819							
Easements etc.	0							
Legals Acquisition	425,496							
Planning Fee	1,051,200							
Architects	59,144,176		0					
QS	5,914,418		0					
Planning Consultants	11,828,835		0					
Other Professional	29,572,088		0					
Build Cost - BCIS Base		6,961,844	13,923,688	13,923,688	20,885,532	41,771,064	41,771,064	41,771,064
s106/CIL		750,000	1,500,000	1,500,000	2,250,000	4,500,000	4,500,000	4,500,000
Contingency		174,046	348,092	348,092	522,138	1,044,277	1,044,277	1,044,277
Abnormals		0	0	0	0	0	0	0
Finance Fees	2,175,000							
Legal and Valuation	0							
Agents	0	347,144	694,289	694,289	1,041,433	2,082,867	2,082,867	2,082,867
Legals	0	57,857	115,715	115,715	173,572	347,144	347,144	347,144
Misc.			0					
COSTS BEFORE LAND INT AND PROFIT	**111,519,032**	**8,290,892**	**16,581,784**	**16,581,784**	**24,872,676**	**49,745,352**	**49,745,352**	**49,745,352**
For Residual Valuation Land	**28,366,380**							
Interest		8,393,125	8,699,877	8,828,199	8,964,220	8,911,567	8,265,248	7,580,151
Profit on Costs								
Profit on GDV								
Cash Flow	-139,885,412	-5,112,535	-2,138,697	-2,267,019	877,550	10,771,973	11,418,291	12,103,389
Opening Balanc	0							
Closing Balance	-139,885,412	-144,997,947	-147,136,644	-149,403,662	-148,526,112	-137,754,139	-126,335,848	-114,232,459

	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
INCOME								
UNITS Started	400	400	400	400	500	500	500	500
Market Housing	57,038,850	76,051,800	76,051,800	76,051,800	76,051,800	95,064,750	95,064,750	95,064,750
Shared Ownership	3,894,013	5,192,018	5,192,018	5,192,018	5,192,018	6,490,022	6,490,022	6,490,022
Affordable Rent	8,496,029	11,328,038	11,328,038	11,328,038	11,328,038	14,160,048	14,160,048	14,160,048
Social Rent	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0
INCOME	**69,428,892**	**92,571,856**	**92,571,856**	**92,571,856**	**92,571,856**	**115,714,820**	**115,714,820**	**115,714,820**
EXPENDITURE								
Stamp Duty								
Easements etc.								
Legals Acquisition								
Planning Fee								
Architects								
QS								
Planning Consultants								
Other Professional								
Build Cost - BCIS Base	41,771,064	55,694,753	55,694,753	55,694,753	55,694,753	69,618,441	69,618,441	69,618,441
s106/CIL	4,500,000	6,000,000	6,000,000	6,000,000	6,000,000	7,500,000	7,500,000	7,500,000
Contingency	1,044,277	1,392,369	1,392,369	1,392,369	1,392,369	1,740,461	1,740,461	1,740,461
Abnormals	0	0	0	0	0	0	0	0
Finance Fees								
Legal and Valuation								
Agents	2,082,867	2,777,156	2,777,156	2,777,156	2,777,156	3,471,445	3,471,445	3,471,445
Legals	347,144	462,859	462,859	462,859	462,859	578,574	578,574	578,574
Misc.								
COSTS BEFORE LAND INT AND PROFIT	**49,745,352**	**66,327,136**	**66,327,136**	**66,327,136**	**66,327,136**	**82,908,920**	**82,908,920**	**82,908,920**
For Residual Valuation Land								
Interest	6,853,948	6,084,172	4,874,539	3,592,328	2,233,185	792,493	0	0
Profit on Costs								
Profit on GDV								
Cash Flow	12,829,592	20,160,548	21,370,181	22,652,391	24,011,535	32,013,407	32,805,900	32,805,900
Opening Balanc								
Closing Balance	-101,402,867	-81,242,319	-59,872,138	-37,219,747	-13,208,212	18,805,195	51,611,094	84,416,994

	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME								
UNITS Started	500	500	500	500	300			
Market Housing	95,064,750	95,064,750	95,064,750	95,064,750	95,064,750	57,038,850	0	0
Shared Ownership	6,490,022	6,490,022	6,490,022	6,490,022	6,490,022	3,894,013	0	0
Affordable Rent	14,160,048	14,160,048	14,160,048	14,160,048	14,160,048	8,496,029	0	0
Social Rent	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0
INCOME	**115,714,820**	**115,714,820**	**115,714,820**	**115,714,820**	**115,714,820**	**69,428,892**	**0**	**0**
EXPENDITURE								
Stamp Duty								
Easements etc.								
Legals Acquisition								
Planning Fee								
Architects								
QS								
Planning Consultants								
Other Professional								
Build Cost - BCIS Base	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	41,771,064	0	0
s106/CIL	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	4,500,000	0	0
Contingency	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,044,277	0	0
Abnormals	0	0	0	0	0	0	0	0
Finance Fees								
Legal and Valuation								
Agents	3,471,445	3,471,445	3,471,445	3,471,445	3,471,445	2,082,867	0	0
Legals	578,574	578,574	578,574	578,574	578,574	347,144	0	0
Misc.								
COSTS BEFORE LAND INT AND PROFIT	**82,908,920**	**82,908,920**	**82,908,920**	**82,908,920**	**82,908,920**	**49,745,352**	**0**	**0**
For Residual Valuation Land								
Interest	0	0	0	0	0	0	0	0
Profit on Costs								249,544,969
Profit on GDV								18,585,063
Cash Flow	32,805,900	32,805,900	32,805,900	32,805,900	32,805,900	19,683,540	0	-268,130,032
Opening Balanc								
Closing Balance	117,222,894	150,028,793	182,834,693	215,640,592	248,446,492	268,130,032	268,130,032	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
INCOME As Above								
INCOME	**0**	**11,571,482**	**23,142,964**	**23,142,964**	**34,714,446**	**69,428,892**	**69,428,892**	**69,428,892**
EXPENDITURE								
Land	122,448,980							
Stamp Duty	6,122,449	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0
Legals Acquisition	1,836,735	0	0	0	0	0	0	0
Planning Fee	1,051,200	0	0	0	0	0	0	0
Architects	59,144,176	0	0	0	0	0	0	0
QS	5,914,418	0	0	0	0	0	0	0
Planning Consultants	11,828,835	0	0	0	0	0	0	0
Other Professional	29,572,088	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,961,844	13,923,688	13,923,688	20,885,532	41,771,064	41,771,064	41,771,064
POTENTIAL CIL	-7,161,218	-7,161,218	-7,161,218	-7,161,218	-7,161,218	-7,161,218	-7,161,218	-7,161,218
Post CIL s106		750,000	1,500,000	1,500,000	2,250,000	4,500,000	4,500,000	4,500,000
Contingency	0	174,046	348,092	348,092	522,138	1,044,277	1,044,277	1,044,277
Abnormals	0	0	0	0	0	0	0	0
Finance Fees	2,175,000	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0
Agents	0	347,144	694,289	694,289	1,041,433	2,082,867	2,082,867	2,082,867
Legals	0	57,857	115,715	115,715	173,572	347,144	347,144	347,144
Misc.	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**232,932,663**	**1,129,674**	**9,420,566**	**9,420,566**	**17,711,458**	**42,584,135**	**42,584,135**	**42,584,135**
For CIL calculation								
Interest		13,975,960	14,188,009	14,215,946	14,245,558	14,080,113	13,314,234	12,502,403
Profit on cost								
Profit on GDV								
Cash Flow	-232,932,663	-3,534,152	-465,611	-493,548	2,757,429	12,764,645	13,530,523	14,342,355
Opening Balanc	0							
Closing Balance	-232,932,663	-236,466,815	-236,932,426	-237,425,974	-234,668,545	-221,903,900	-208,373,377	-194,031,022

	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
INCOME As Above								
INCOME	**69,428,892**	**92,571,856**	**92,571,856**	**92,571,856**	**92,571,856**	**115,714,820**	**115,714,820**	**115,714,820**
EXPENDITURE								
Land								
Stamp Duty	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	41,771,064	55,694,753	55,694,753	55,694,753	55,694,753	69,618,441	69,618,441	69,618,441
POTENTIAL CIL	-7,161,218	-7,161,218	-7,161,218	-7,161,218	-7,161,218	-7,161,218	-7,161,218	-7,161,218
Post CIL s106	4,500,000	6,000,000	6,000,000	6,000,000	6,000,000	7,500,000	7,500,000	7,500,000
Contingency	1,044,277	1,392,369	1,392,369	1,392,369	1,392,369	1,740,461	1,740,461	1,740,461
Abnormals	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0
Agents	2,082,867	2,777,156	2,777,156	2,777,156	2,777,156	3,471,445	3,471,445	3,471,445
Legals	347,144	462,859	462,859	462,859	462,859	578,574	578,574	578,574
Misc.	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**42,584,135**	**59,165,919**	**59,165,919**	**59,165,919**	**59,165,919**	**75,747,703**	**75,747,703**	**75,747,703**
For CIL calculation								
Interest	11,641,861	10,729,688	9,369,113	7,926,903	6,398,161	4,777,694	2,666,329	428,282
Profit on cost								
Profit on GDV								
Cash Flow	15,202,896	22,676,250	24,036,825	25,479,034	27,007,776	35,189,423	37,300,788	39,538,836
Opening Balanc								
Closing Balance	-178,828,126	-156,151,876	-132,115,051	-106,636,017	-79,628,240	-44,438,817	-7,138,029	32,400,807

	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME As Above								
INCOME	**115,714,820**	**115,714,820**	**115,714,820**	**115,714,820**	**115,714,820**	**69,428,892**	**0**	**0**
EXPENDITURE								
Land								
Stamp Duty	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	41,771,064	0	0
POTENTIAL CIL	-7,161,218	-7,161,218	-7,161,218	-7,161,218	-7,161,218			
Post CIL s106	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	4,500,000	0	0
Contingency	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,044,277	0	0
Abnormals	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0
Agents	3,471,445	3,471,445	3,471,445	3,471,445	3,471,445	2,082,867	0	0
Legals	578,574	578,574	578,574	578,574	578,574	347,144	0	0
Misc.	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**75,747,703**	**75,747,703**	**75,747,703**	**75,747,703**	**75,747,703**	**49,745,352**	**0**	**0**
For CIL calculation								
Interest	0	0	0	0	0	0	0	0
Profit on cost								233,334,870
Profit on GDV								18,585,063
Cash Flow	39,967,117	39,967,117	39,967,117	39,967,117	39,967,117	19,683,540	0	-251,919,933
Opening Balanc								
Closing Balance	72,367,924	112,335,041	152,302,159	192,269,276	232,236,393	251,919,933	251,919,933	0

1 Aff - 30%, CIL -£0, DC - £15000
Site 23

SITE NAME	Site 23	10,000 (70% net)

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		10,000		£/m2	£	m2
Market Housing	98.8	70%	7,000		3,100	2,142,875,000	691,250
Shared Ownership	74.9	9%	900		2,170	146,279,700	67,410
Affordable Rent	74.9	21%	2,100		1,800	283,122,000	157,290
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	285.71 ha		35	/ha		2,572,276,700	915,950
SITE AREA - Gross	408.16 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		125,016,460	437,558	306,290
Alternative Use Value		10,204,082		25,000
Uplift	0%	0		0
Plus /ha	375,000	153,061,224		375,000
Viability Threshold		163,265,306		400,000
			£/m2	
Additional Profit		-46,897,697	-68	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	12,502		125,016,460	
	Stamp Duty		6,240,323		
	Easements etc.		0		
	Legals Acquisition	1.50%	1,875,247	8,115,570	
PLANNING					
	Planning Fee		1,396,200		
	Architects	5.00%	78,845,194		
	QS / PM	0.50%	7,884,519		
	Planning Consultants	1.00%	15,769,039		
	Other Professional	2.50%	39,422,597	143,317,550	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	1,392,101,352		
	s106 / CIL		150,000,000		
	Contingency	2.50%	34,802,534		
	Abnormals		0	1,576,903,886	
FINANCE					
	Fees		3,875,000		
	Interest	6.00%			
	Legal and Valuation		0	3,875,000	
SALES					
	Agents	3.0%	77,168,301		
	Legals	0.5%	12,861,384		
	Misc.		0	90,029,685	1,947,258,151

Developers Profit			
	% Market DV	17.50%	375,003,125
	% Affordable DV	6.00%	25,764,102

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	10000		
No dwgs under	50	462	23,100
No dwgs over 5	9950	138	1,373,100
		Total	1,396,200

Stamp duty calc - Residual			
Land payment			125,016,460
		Total	6,240,323

Stamp duty calc - Add Profit			
Land payment			163,265,306
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	8,163,265

Pre CIL s106	15,000	£/ Unit (all)	
		Total	150,000,000

Post CIL s106	15,000	£/ Unit (all)	150,000,000
CIL	0	£/m2	0
		Total	150,000,000

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	50	100	150	200	300	300	350	350	400	400	350	350
Market Housing		10,714,375	21,428,750	32,143,125	42,857,500	64,286,250	64,286,250	75,000,625	75,000,625	85,715,000	85,715,000	75,000,625
Shared Ownership		731,399	1,462,797	2,194,196	2,925,594	4,388,391	4,388,391	5,119,790	5,119,790	5,851,188	5,851,188	5,119,790
Affordable Rent		1,415,610	2,831,220	4,246,830	5,662,440	8,493,660	8,493,660	9,909,270	9,909,270	11,324,880	11,324,880	9,909,270
Social Rent		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
INCOME	**0**	**12,861,384**	**25,722,767**	**38,584,151**	**51,445,534**	**77,168,301**	**77,168,301**	**90,029,685**	**90,029,685**	**102,891,068**	**102,891,068**	**90,029,685**
EXPENDITURE												
Stamp Duty	6,240,323											
Easements etc.	0											
Legals Acquisition	1,875,247											
Planning Fee	1,396,200											
Architects	78,845,194		0									
QS	7,884,519		0									
Planning Consultants	15,769,039		0									
Other Professional	39,422,597		0									
Build Cost - BCIS Base		6,960,507	13,921,014	20,881,520	27,842,027	41,763,041	41,763,041	48,723,547	48,723,547	55,684,054	55,684,054	48,723,547
s106/CIL		750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000	5,250,000	6,000,000	6,000,000	5,250,000
Contingency		174,013	348,025	522,038	696,051	1,044,076	1,044,076	1,218,089	1,218,089	1,392,101	1,392,101	1,218,089
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	3,875,000											
Legal and Valuation	0											
Agents	0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891	2,700,891	3,086,732	3,086,732	2,700,891
Legals	0	64,307	128,614	192,921	257,228	385,842	385,842	450,148	450,148	514,455	514,455	450,148
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**155,308,120**	**8,334,668**	**16,669,336**	**25,004,004**	**33,338,671**	**50,008,007**	**50,008,007**	**58,342,675**	**58,342,675**	**66,677,343**	**66,677,343**	**58,342,675**
For Residual Valuation Land	125,016,460											
Interest		16,819,475	17,557,040	18,067,257	18,336,483	18,350,261	17,821,659	17,261,341	16,395,801	15,478,328	14,234,204	12,915,433
Profit on Costs												
Profit on GDV												
Cash Flow	-280,324,580	-12,292,759	-8,503,609	-4,487,110	-229,621	8,810,033	9,338,635	14,425,669	15,291,209	20,735,397	21,979,521	18,771,577
Opening Balanc	0											
Closing Balance	-280,324,580	-292,617,339	-301,120,948	-305,608,058	-305,837,679	-297,027,646	-287,689,011	-273,263,342	-257,972,133	-237,236,736	-215,257,215	-196,485,638

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started	500	500	600	600	650	650	650	650	650	650	600	
Market Housing	75,000,625	107,143,750	107,143,750	128,572,500	128,572,500	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	128,572,500
Shared Ownership	5,119,790	7,313,985	7,313,985	8,776,782	8,776,782	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	8,776,782
Affordable Rent	9,909,270	14,156,100	14,156,100	16,987,320	16,987,320	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	16,987,320
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	**90,029,685**	**128,613,835**	**128,613,835**	**154,336,602**	**154,336,602**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**154,336,602**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Architects												
QS												
Planning Consultants												
Other Professional												
Build Cost - BCIS Base	48,723,547	69,605,068	69,605,068	83,526,081	83,526,081	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	83,526,081
s106/CIL	5,250,000	7,500,000	7,500,000	9,000,000	9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency	1,218,089	1,740,127	1,740,127	2,088,152	2,088,152	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,088,152
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	2,700,891	3,858,415	3,858,415	4,630,098	4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals	450,148	643,069	643,069	771,683	771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
Misc.												
COSTS BEFORE LAND INT AND PROFIT	**58,342,675**	**83,346,679**	**83,346,679**	**100,016,014**	**100,016,014**	**108,350,682**	**108,350,682**	**108,350,682**	**108,350,682**	**108,350,682**	**108,350,682**	**100,016,014**
For Residual Valuation Land												
Interest	11,789,138	10,595,266	8,514,953	6,309,820	3,429,174	375,690	0	0	0	0	0	0
Profit on Costs												375,003,125
Profit on GDV												25,764,102
Cash Flow	19,897,871	34,671,890	36,752,204	48,010,767	50,891,413	58,471,614	58,847,303	58,847,303	58,847,303	58,847,303	58,847,303	-346,446,639
Opening Balanc												
Closing Balance	-176,587,767	-141,915,876	-105,163,673	-57,152,905	-6,261,492	52,210,122	111,057,426	169,904,729	228,752,032	287,599,336	346,446,639	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**12,861,384**	**25,722,767**	**38,584,151**	**51,445,534**	**77,168,301**	**77,168,301**	**90,029,685**	**90,029,685**	**102,891,068**	**102,891,068**	**90,029,685**
EXPENDITURE												
Land	163,265,306											
Stamp Duty	8,163,265	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	2,448,980	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	1,396,200	0	0	0	0	0	0	0	0	0	0	0
Architects	78,845,194	0	0	0	0	0	0	0	0	0	0	0
QS	7,884,519	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	15,769,039	0	0	0	0	0	0	0	0	0	0	0
Other Professional	39,422,597	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,960,507	13,921,014	20,881,520	27,842,027	41,763,041	41,763,041	48,723,547	48,723,547	55,684,054	55,684,054	48,723,547
POTENTIAL CIL	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713
Post CIL s106		750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000	5,250,000	6,000,000	6,000,000	5,250,000
Contingency	0	174,013	348,025	522,038	696,051	1,044,076	1,044,076	1,218,089	1,218,089	1,392,101	1,392,101	1,218,089
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	3,875,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891	2,700,891	3,086,732	3,086,732	2,700,891
Legals	0	64,307	128,614	192,921	257,228	385,842	385,842	450,148	450,148	514,455	514,455	450,148
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**318,938,387**	**6,202,954**	**14,537,622**	**22,872,290**	**31,206,958**	**47,876,294**	**47,876,294**	**56,210,961**	**56,210,961**	**64,545,629**	**64,545,629**	**56,210,961**
For CIL calculation												
Interest		19,136,303	19,884,976	20,406,966	20,688,672	20,715,678	20,201,098	19,655,643	18,805,858	17,905,087	16,678,665	15,378,659
Profit on cost												
Profit on GDV												
Cash Flow	-318,938,387	-12,477,874	-8,699,831	-4,695,105	-450,096	8,576,330	9,090,910	14,163,080	15,012,865	20,440,352	21,666,773	18,440,064
Opening Balanc	0											
Closing Balance	-318,938,387	-331,416,261	-340,116,092	-344,811,197	-345,261,293	-336,684,963	-327,594,054	-313,430,974	-298,418,110	-277,977,758	-256,310,984	-237,870,920

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME As Above												
INCOME	**90,029,685**	**128,613,835**	**128,613,835**	**154,336,602**	**154,336,602**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**154,336,602**
EXPENDITURE												
Land												
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	48,723,547	69,605,068	69,605,068	83,526,081	83,526,081	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	83,526,081
POTENTIAL CIL	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713		
Post CIL s106	5,250,000	7,500,000	7,500,000	9,000,000	9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency	1,218,089	1,740,127	1,740,127	2,088,152	2,088,152	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,088,152
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	2,700,891	3,858,415	3,858,415	4,630,098	4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals	450,148	643,069	643,069	771,683	771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**56,210,961**	**81,214,965**	**81,214,965**	**97,884,301**	**97,884,301**	**106,218,969**	**106,218,969**	**106,218,969**	**106,218,969**	**106,218,969**	**108,350,682**	**100,016,014**
For CIL calculation												
Interest	14,272,255	13,099,467	11,041,503	8,860,061	6,004,527	2,977,660	0	0	0	0	0	0
Profit on cost												339,693,546
Profit on GDV												25,764,102
Cash Flow	19,546,468	34,299,403	36,357,367	47,592,240	50,447,775	58,001,357	60,979,017	60,979,017	60,979,017	60,979,017	58,847,303	-311,137,060
Opening Balanc												
Closing Balance	-218,324,453	-184,025,050	-147,667,683	-100,075,443	-49,627,668	8,373,689	69,352,706	130,331,723	191,310,740	252,289,756	311,137,060	0

1 Aff - 30%, CIL -£0, DC - £15000
Site 24

SITE NAME	Site 24	10,000 (60% net)

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		10,000		£/m2	£	m2
Market Housing	98.8	70%	7,000		3,100	2,142,875,000	691,250
Shared Ownership	74.9	9%	900		2,170	146,279,700	67,410
Affordable Rent	74.9	21%	2,100		1,800	283,122,000	157,290
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	285.71 ha		35	/ha		2,572,276,700	915,950
SITE AREA - Gross	476.19 ha		21	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		92,833,596	324,918	194,951
Alternative Use Value		11,904,762		25,000
Uplift	0%	0		0
Plus /ha	375,000	178,571,429		375,000
Viability Threshold		190,476,190		400,000

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

		£/m2
Additional Profit	-152,286,262	-220

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	9,283		92,833,596	
	Stamp Duty		4,631,180		
	Easements etc.		0		
	Legals Acquisition	1.50%	1,392,504	6,023,684	
PLANNING					
	Planning Fee		1,396,200		
	Architects	5.00%	81,872,067		
	QS / PM	0.50%	8,187,207		
	Planning Consultants	1.00%	16,374,413		
	Other Professional	2.50%	40,936,034	148,765,921	
CONSTRUCTION					
	Build Cost - BCIS Based	1,584	1,451,162,288		
	s106 / CIL		150,000,000		
	Contingency	2.50%	36,279,057		
	Abnormals		0	1,637,441,346	
FINANCE					
	Fees		3,546,000		
	Interest	6.00%			
	Legal and Valuation		0	3,546,000	
SALES					
	Agents	3.0%	77,168,301		
	Legals	0.5%	12,861,384		
	Misc.		0	90,029,685	1,978,640,231

Developers Profit			
	% Market DV	17.50%	375,003,125
	% Affordable DV	6.00%	25,764,102

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	10000		
No dwgs under	50	462	23,100
No dwgs over 5(	9950	138	1,373,100
		Total	1,396,200

Stamp duty calc - Residual			
Land payment			92,833,596
		Total	4,631,180

Stamp duty calc - Add Profit			
Land payment			190,476,190
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	9,523,810

Pre CIL s106	15,000	£/ Unit (all)	
		Total	150,000,000

Post CIL s106	15,000	£/ Unit (all)	150,000,000
CIL	0	£/m2	0
		Total	150,000,000

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	258	20%
	1,584	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	50	100	150	200	300	300	350	350	400	400	350	350
Market Housing		10,714,375	21,428,750	32,143,125	42,857,500	64,286,250	64,286,250	75,000,625	75,000,625	85,715,000	85,715,000	75,000,625
Shared Ownership		731,399	1,462,797	2,194,196	2,925,594	4,388,391	4,388,391	5,119,790	5,119,790	5,851,188	5,851,188	5,119,790
Affordable Rent		1,415,610	2,831,220	4,246,830	5,662,440	8,493,660	8,493,660	9,909,270	9,909,270	11,324,880	11,324,880	9,909,270
Social Rent		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
INCOME	**0**	**12,861,384**	**25,722,767**	**38,584,151**	**51,445,534**	**77,168,301**	**77,168,301**	**90,029,685**	**90,029,685**	**102,891,068**	**102,891,068**	**90,029,685**
EXPENDITURE												
Stamp Duty	4,631,180											
Easements etc.	0											
Legals Acquisition	1,392,504											
Planning Fee	1,396,200											
Architects	81,872,067		0									
QS	8,187,207		0									
Planning Consultants	16,374,413		0									
Other Professional	40,936,034		0									
Build Cost - BCIS Base		7,255,811	14,511,623	21,767,434	29,023,246	43,534,869	43,534,869	50,790,680	50,790,680	58,046,492	58,046,492	50,790,680
s106/CIL		750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000	5,250,000	6,000,000	6,000,000	5,250,000
Contingency		181,395	362,791	544,186	725,581	1,088,372	1,088,372	1,269,767	1,269,767	1,451,162	1,451,162	1,269,767
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	3,546,000											
Legal and Valuation	0											
Agents	0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891	2,700,891	3,086,732	3,086,732	2,700,891
Legals	0	64,307	128,614	192,921	257,228	385,842	385,842	450,148	450,148	514,455	514,455	450,148
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**158,335,605**	**8,637,355**	**17,274,710**	**25,912,065**	**34,549,421**	**51,824,131**	**51,824,131**	**60,461,486**	**60,461,486**	**69,098,841**	**69,098,841**	**60,461,486**
For Residual Valuation Land	92,833,596											
Interest		15,070,152	15,720,919	16,157,291	16,366,404	16,334,621	15,794,048	15,221,041	14,360,211	13,447,732	12,227,062	10,933,153
Profit on Costs												
Profit on GDV												
Cash Flow	-251,169,201	-10,846,124	-7,272,863	-3,485,206	529,710	9,009,549	9,550,122	14,347,158	15,207,987	20,344,495	21,565,164	18,635,046
Opening Balanc	0											
Closing Balance	-251,169,201	-262,015,325	-269,288,187	-272,773,393	-272,243,684	-263,234,135	-253,684,013	-239,336,855	-224,128,868	-203,784,373	-182,219,209	-163,584,163

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started	500	500	600	600	650	650	650	650	650	650	600	
Market Housing	75,000,625	107,143,750	107,143,750	128,572,500	128,572,500	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	128,572,500
Shared Ownership	5,119,790	7,313,985	7,313,985	8,776,782	8,776,782	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	8,776,782
Affordable Rent	9,909,270	14,156,100	14,156,100	16,987,320	16,987,320	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	16,987,320
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	**90,029,685**	**128,613,835**	**128,613,835**	**154,336,602**	**154,336,602**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**154,336,602**
Build Cost - BCIS Base	50,790,680	72,558,114	72,558,114	87,069,737	87,069,737	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	87,069,737
s106/CIL	5,250,000	7,500,000	7,500,000	9,000,000	9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency	1,269,767	1,813,953	1,813,953	2,176,743	2,176,743	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,176,743
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	2,700,891	3,858,415	3,858,415	4,630,098	4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals	450,148	643,069	643,069	771,683	771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
COSTS BEFORE LAND INT AND PROFIT	**60,461,486**	**86,373,552**	**86,373,552**	**103,648,262**	**103,648,262**	**112,285,617**	**112,285,617**	**112,285,617**	**112,285,617**	**112,285,617**	**112,285,617**	**103,648,262**
Interest	9,815,050	8,629,861	6,613,235	4,475,613	1,702,849	0	0	0	0	0	0	0
Profit on Costs												375,003,125
Profit on GDV												25,764,102
Cash Flow	19,753,149	33,610,423	35,627,048	46,212,728	48,985,491	54,912,369	54,912,369	54,912,369	54,912,369	54,912,369	54,912,369	-350,078,887
Closing Balance	-143,831,014	-110,220,591	-74,593,543	-28,380,816	20,604,676	75,517,044	130,429,413	185,341,781	240,254,150	295,166,518	350,078,887	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**12,861,384**	**25,722,767**	**38,584,151**	**51,445,534**	**77,168,301**	**77,168,301**	**90,029,685**	**90,029,685**	**102,891,068**	**102,891,068**	**90,029,685**
EXPENDITURE												
Land	190,476,190											
Stamp Duty	9,523,810	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	2,857,143	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	1,396,200	0	0	0	0	0	0	0	0	0	0	0
Architects	81,872,067	0	0	0	0	0	0	0	0	0	0	0
QS	8,187,207	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	16,374,413	0	0	0	0	0	0	0	0	0	0	0
Other Professional	40,936,034	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	7,255,811	14,511,623	21,767,434	29,023,246	43,534,869	43,534,869	50,790,680	50,790,680	58,046,492	58,046,492	50,790,680
POTENTIAL CIL	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103
Post CIL s106		750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000	5,250,000	6,000,000	6,000,000	5,250,000
Contingency	0	181,395	362,791	544,186	725,581	1,088,372	1,088,372	1,269,767	1,269,767	1,451,162	1,451,162	1,269,767
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	3,546,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891	2,700,891	3,086,732	3,086,732	2,700,891
Legals	0	64,307	128,614	192,921	257,228	385,842	385,842	450,148	450,148	514,455	514,455	450,148
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**348,246,961**	**1,715,252**	**10,352,607**	**18,989,963**	**27,627,318**	**44,902,028**	**44,902,028**	**53,539,383**	**53,539,383**	**62,176,738**	**62,176,738**	**53,539,383**
For CIL calculation												
Interest		20,894,818	21,479,739	21,846,314	21,981,441	21,871,235	21,247,532	20,586,408	19,632,174	18,620,687	17,295,068	15,889,912
Profit on cost												
Profit on GDV												
Cash Flow	-348,246,961	-9,748,686	-6,109,579	-2,252,126	1,836,775	10,395,038	11,018,741	15,903,893	16,858,127	22,093,643	23,419,261	20,600,389
Opening Balanc	0											
Closing Balance	-348,246,961	-357,995,648	-364,105,227	-366,357,353	-364,520,578	-354,125,539	-343,106,799	-327,202,905	-310,344,778	-288,251,136	-264,831,874	-244,231,485

	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	**90,029,685**	**128,613,835**	**128,613,835**	**154,336,602**	**154,336,602**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**154,336,602**
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	50,790,680	72,558,114	72,558,114	87,069,737	87,069,737	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	87,069,737
POTENTIAL CIL	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103		
Post CIL s106	5,250,000	7,500,000	7,500,000	9,000,000	9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency	1,269,767	1,813,953	1,813,953	2,176,743	2,176,743	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,176,743
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	2,700,891	3,858,415	3,858,415	4,630,098	4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals	450,148	643,069	643,069	771,683	771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**53,539,383**	**79,451,449**	**79,451,449**	**96,726,159**	**96,726,159**	**105,363,514**	**105,363,514**	**105,363,514**	**105,363,514**	**105,363,514**	**112,285,617**	**103,648,262**
Interest	14,653,889	13,343,704	11,194,583	8,916,515	5,994,880	2,897,946	0	0	0	0	0	0
Profit on cost												337,811,921
Profit on GDV												25,764,102
Cash Flow	21,836,412	35,818,682	37,967,803	48,693,928	51,615,563	58,936,526	61,834,471	61,834,471	61,834,471	61,834,471	54,912,369	-312,887,682
Closing Balance	-222,395,073	-186,576,391	-148,608,588	-99,914,661	-48,299,097	10,637,428	72,471,900	134,306,371	196,140,842	257,975,314	312,887,682	0

2 Aff - 30%, CIL - £0, DC - £15000
Cover

Gloucestershire Sites

16/12/2019
14:50

Number	1	Units	NET Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/ Brown	lternative Use
				Units/ha	m2	m2	m2/ha		£/m2			
500		**500**	**14.29**	**35.00**	**92**	**45,942**	**3,216**	**59,231,027**	**1,289.26**	Wider Strou	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	16		50.00	800.00	10%	1,276	1,122,880
	2	18		65.00	1,170.00	10%	1,276	1,642,212
Terrace	2	35		75.00	2,625.00		1,276	3,349,500
	3	35		95.00	3,325.00		1,276	4,242,700
Semi	2	70		85.00	5,950.00		1,276	7,592,200
	3	105		105.00	11,025.00		1,276	14,067,900
Det	3	0		110.00	0.00		1,276	0
	4	53		135.00	7,155.00		1,276	9,129,780
	5	18		145.00	2,610.00		1,276	3,330,360
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		65.00	0.00	10%	1,276	0
Flat 3 High*	3	0		75.00	0.00	10%	1,276	0
Affordable								
Flat	1	28		50.00	1,400.00	10%	1,276	1,965,040
	2	23		61.00	1,403.00	10%	1,276	1,969,251
Terrace	2	23		70.00	1,610.00		1,276	2,054,360
	3	23		84.00	1,932.00		1,276	2,465,232
Semi	2	8		79.00	632.00		1,276	806,432
	3	15		93.00	1,395.00		1,276	1,780,020
Det	3	0		93.00	0.00		1,276	0
	4	30		97.00	2,910.00		1,276	3,713,160
	5	0		110.00	0.00		1,276	0
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		61.00	0.00	10%	1,276	0
Flat 3 High*	3	0		74.00	0.00	10%	1,276	0

Area	Gross	20.408
	Net	14.286

Number	2	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	'een/Brown	lternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
1,000		**1,000**	**28.57**	**35.00**	**92**	**91,595**	**3,206**	**118,121,872**	**1,289.61**	Wider Strou	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	35		50.00	1,750.00	10%	1,276	2,456,300
	2	35		65.00	2,275.00	10%	1,276	3,193,190
Terrace	2	70		75.00	5,250.00		1,276	6,699,000
	3	70		95.00	6,650.00		1,276	8,485,400
Semi	2	140		85.00	11,900.00		1,276	15,184,400
	3	210		105.00	22,050.00		1,276	28,135,800
Det	3	0		110.00	0.00		1,276	0
	4	105		135.00	14,175.00		1,276	18,087,300
	5	35		145.00	5,075.00		1,276	6,475,700
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		65.00	0.00	10%	1,276	0
Flat 3 High*	3	0		75.00	0.00	10%	1,276	0
Affordable								
Flat	1	60		50.00	3,000.00	10%	1,276	4,210,800
	2	45		61.00	2,745.00	10%	1,276	3,852,882
Terrace	2	45		70.00	3,150.00		1,276	4,019,400
	3	45		84.00	3,780.00		1,276	4,823,280
Semi	2	15		79.00	1,185.00		1,276	1,512,060
	3	30		93.00	2,790.00		1,276	3,560,040
Det	3	0		93.00	0.00		1,276	0
	4	60		97.00	5,820.00		1,276	7,426,320
	5	0		110.00	0.00		1,276	0
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		61.00	0.00	10%	1,276	0
Flat 3 High*	3	0		74.00	0.00	10%	1,276	0

Area	Gross	40.816
	Net	28.571

Number	3	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	'een/Brown	lternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
2,500		**2,500**	**71.43**	**35.00**	**92**	**229,132**	**3,208**	**295,474,771**	**1,289.54**	Wider Strou	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	86		50.00	4,300.00	10%	1,276	6,035,480
	2	88		65.00	5,720.00	10%	1,276	8,028,592
Terrace	2	175		75.00	13,125.00		1,276	16,747,500
	3	175		95.00	16,625.00		1,276	21,213,500
Semi	2	350		85.00	29,750.00		1,276	37,961,000
	3	525		105.00	55,125.00		1,276	70,339,500
Det	3	0		110.00	0.00		1,276	0
	4	263		135.00	35,505.00		1,276	45,304,380
	5	88		145.00	12,760.00		1,276	16,281,760
Flat 1 High*	6	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		65.00	0.00	10%	1,276	0
Flat 3 High*	3	0		75.00	0.00	10%	1,276	0
Affordable							0	
Flat	1	148		50.00	7,400.00	10%	1,276	10,386,640
	2	113		61.00	6,893.00	10%	1,276	9,675,015
Terrace	2	113		70.00	7,910.00		1,276	10,093,160
	3	113		84.00	9,492.00		1,276	12,111,792
Semi	2	38		79.00	3,002.00		1,276	3,830,552
	3	75		93.00	6,975.00		1,276	8,900,100
Det	3	0		93.00	0.00		1,276	0
	4	150		97.00	14,550.00		1,276	18,565,800
	5	0		110.00	0.00		1,276	0
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		61.00	0.00	10%	1,276	0
Flat 3 High*	3	0		74.00	0.00	10%	1,276	0

Area	Gross	102.041
	Net	71.429

Number	4	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	'een/Brown	lternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
3,500		**3,500**	**100.00**	**35.00**	**92**	**320,727**	**3,207**	**413,596,643**	**1,289.56**	Wider Strou	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	121		50.00	6,050.00	10%	1,276	8,491,780
	2	123		65.00	7,995.00	10%	1,276	11,221,782
Terrace	2	245		75.00	18,375.00		1,276	23,446,500
	3	245		95.00	23,275.00		1,276	29,698,900
Semi	2	490		85.00	41,650.00		1,276	53,145,400
	3	735		105.00	77,175.00		1,276	98,475,300
Det	3	0		110.00	0.00		1,276	0
	4	368		135.00	49,680.00		1,276	63,391,680
	5	123		145.00	17,835.00		1,276	22,757,460
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		65.00	0.00	10%	1,276	0
Flat 3 High*	3	0		75.00	0.00	10%	1,276	0
Affordable								
Flat	1	208		50.00	10,400.00	10%	1,276	14,597,440
	2	158		61.00	9,638.00	10%	1,276	13,527,897
Terrace	2	158		70.00	11,060.00		1,276	14,112,560
	3	158		84.00	13,272.00		1,276	16,935,072
Semi	2	53		79.00	4,187.00		1,276	5,342,612
	3	105		93.00	9,765.00		1,276	12,460,140
Det	3	0		93.00	0.00		1,276	0
	4	210		97.00	20,370.00		1,276	25,992,120
	5	0		110.00	0.00		1,276	0
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		61.00	0.00	10%	1,276	0
Flat 3 High*	3	0		74.00	0.00	10%	1,276	0

Area	Gross	142.857
	Net	100.000

Number	5	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	'een/Brown	lternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
4,500		**4,500**	**128.57**	**35.00**	**92**	**412,322**	**3,207**	**531,718,515**	**1,289.57**	Wider Strou	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	156		50.00	7,800.00	10%	1,276	10,948,080
	2	158		65.00	10,270.00	10%	1,276	14,414,972
Terrace	2	315		75.00	23,625.00		1,276	30,145,500
	3	315		95.00	29,925.00		1,276	38,184,300
Semi	2	630		85.00	53,550.00		1,276	68,329,800
	3	945		105.00	99,225.00		1,276	126,611,100
Det	3	0		110.00	0.00		1,276	0
	4	473		135.00	63,855.00		1,276	81,478,980
	5	158		145.00	22,910.00		1,276	29,233,160
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		65.00	0.00	10%	1,276	0
Flat 3 High*	3	0		75.00	0.00	10%	1,276	0
Affordable								
Flat	1	268		50.00	13,400.00	10%	1,276	18,808,240
	2	203		61.00	12,383.00	10%	1,276	17,380,779
Terrace	2	203		70.00	14,210.00		1,276	18,131,960
	3	203		84.00	17,052.00		1,276	21,758,352
Semi	2	68		79.00	5,372.00		1,276	6,854,672
	3	135		93.00	12,555.00		1,276	16,020,180
Det	3	0		93.00	0.00		1,276	0
	4	270		97.00	26,190.00		1,276	33,418,440
	5	0		110.00	0.00		1,276	0
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		61.00	0.00	10%	1,276	0
Flat 3 High*	3	0		74.00	0.00	10%	1,276	0

Area	Gross	183.673
	Net	128.571

Number	6	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	'een/Brown	lternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
7,500		**7,500**	**214.29**	**35.00**	**92**	**687,107**	**3,206**	**886,084,131**	**1,289.59**	Wider Strou	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	261		50.00	13,050.00	10%	1,276	18,316,980
	2	263		65.00	17,095.00	10%	1,276	23,994,542
Terrace	2	525		75.00	39,375.00		1,276	50,242,500
	3	525		95.00	49,875.00		1,276	63,640,500
Semi	2	1,050		85.00	89,250.00		1,276	113,883,000
	3	1,575		105.00	165,375.00		1,276	211,018,500
Det	3	0		110.00	0.00		1,276	0
	4	788		135.00	106,380.00		1,276	135,740,880
	5	263		145.00	38,135.00		1,276	48,660,260
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		65.00	0.00	10%	1,276	0
Flat 3 High*	3	0		75.00	0.00	10%	1,276	0
Affordable								
Flat	1	448		50.00	22,400.00	10%	1,276	31,440,640
	2	338		61.00	20,618.00	10%	1,276	28,939,425
Terrace	2	338		70.00	23,660.00		1,276	30,190,160
	3	338		84.00	28,392.00		1,276	36,228,192
Semi	2	113		79.00	8,927.00		1,276	11,390,852
	3	225		93.00	20,925.00		1,276	26,700,300
Det	3	0		93.00	0.00		1,276	0
	4	450		97.00	43,650.00		1,276	55,697,400
	5	0		110.00	0.00		1,276	0
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		61.00	0.00	10%	1,276	0
Flat 3 High*	3	0		74.00	0.00	10%	1,276	0

Area	Gross	306.122
	Net	214.286

Number	7	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	lternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
10,000 (70% net)		**10,000**	**285.71**	**35.00**	**92**	**915,950**	**3,206**	**1,181,218,720**	**1,289.61**	Wider Strou	Green	Agricultural

Area	Gross	408.163
	Net	285.714

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	350		50.00	17,500.00	10%	1,276	24,563,000
	2	350		65.00	22,750.00	10%	1,276	31,931,900
Terrace	2	700		75.00	52,500.00		1,276	66,990,000
	3	700		95.00	66,500.00		1,276	84,854,000
Semi	2	1,400		85.00	119,000.00		1,276	151,844,000
	3	2,100		105.00	220,500.00		1,276	281,358,000
Det	3	0		110.00	0.00		1,276	0
	4	1,050		135.00	141,750.00		1,276	180,873,000
	5	350		145.00	50,750.00		1,276	64,757,000
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		65.00	0.00	10%	1,276	0
Flat 3 High*	3	0		75.00	0.00	10%	1,276	0
Affordable								
Flat	1	600		50.00	30,000.00	10%	1,276	42,108,000
	2	450		61.00	27,450.00	10%	1,276	38,528,820
Terrace	2	450		70.00	31,500.00		1,276	40,194,000
	3	450		84.00	37,800.00		1,276	48,232,800
Semi	2	150		79.00	11,850.00		1,276	15,120,600
	3	300		93.00	27,900.00		1,276	35,600,400
Det	3	0		93.00	0.00		1,276	0
	4	600		97.00	58,200.00		1,276	74,263,200
	5	0		110.00	0.00		1,276	0
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		61.00	0.00	10%	1,276	0
Flat 3 High*	3	0		74.00	0.00	10%	1,276	0

Number	8	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	lternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
10,000 (60% net)		**10,000**	**285.71**	**35.00**	**92**	**915,950**	**3,206**	**1,181,218,720**	**1,289.61**	Wider Strou	Green	Agricultural

Area	Gross	476.190
	Net	285.714

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	350		50.00	17,500.00	10%	1,276	24,563,000
	2	350		65.00	22,750.00	10%	1,276	31,931,900
Terrace	2	700		75.00	52,500.00		1,276	66,990,000
	3	700		95.00	66,500.00		1,276	84,854,000
Semi	2	1,400		85.00	119,000.00		1,276	151,844,000
	3	2,100		105.00	220,500.00		1,276	281,358,000
Det	3	0		110.00	0.00		1,276	0
	4	1,050		135.00	141,750.00		1,276	180,873,000
	5	350		145.00	50,750.00		1,276	64,757,000
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		65.00	0.00	10%	1,276	0
Flat 3 High*	3	0		75.00	0.00	10%	1,276	0
Affordable								
Flat	1	600		50.00	30,000.00	10%	1,276	42,108,000
	2	450		61.00	27,450.00	10%	1,276	38,528,820
Terrace	2	450		70.00	31,500.00		1,276	40,194,000
	3	450		84.00	37,800.00		1,276	48,232,800
Semi	2	150		79.00	11,850.00		1,276	15,120,600
	3	300		93.00	27,900.00		1,276	35,600,400
Det	3	0		93.00	0.00		1,276	0
	4	600		97.00	58,200.00		1,276	74,263,200
	5	0		110.00	0.00		1,276	0
Flat 1 High*	1	0		50.00	0.00	10%	1,276	0
Flat 2 High*	2	0		61.00	0.00	10%	1,276	0
Flat 3 High*	3	0		74.00	0.00	10%	1,276	0

2 Aff - 30%, CIL - £0, DC - £15000
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
			500	1,000	2,500	3,500	4,500	7,500	10,000 (70% net)	10,000 (60% net)	500	1,000	2,500	3,500
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural
	Locality		Wider Stroud	Wider Stroud	Wider Stroud	Wider Stroud	Wider Stroud	Wider Stroud	Wider Stroud	Wider Stroud	Tewkesbury	Tewkesbury	Tewkesbury	Tewkesbury
Site Area	Gross	ha	20.41	40.82	102.04	142.86	183.67	306.12	408.16	476.19	20.41	40.82	102.04	142.86
	Net	ha	14.29	28.57	71.43	100.00	128.57	214.29	285.71	285.71	14.29	28.57	71.43	100.00
Units			500	1,000	2,500	3,500	4,500	7,500	10,000	10,000	500	1,000	2,500	3,500
Average Unit Size		m2	91.88	91.60	91.65	91.64	91.63	91.61	91.60	91.60	91.88	91.60	91.65	91.64
Mix	Intermediate to Buy		9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%
	Affordable Rent		21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%
	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%
Price	Market	£/m2	3,300	3,300	3,300	3,300	3,300	3,300	3,100	3,100	3,100	3,100	3,100	3,100
	Intermediate to Buy	£/m2	2,310	2,310	2,310	2,310	2,310	2,310	2,170	2,170	2,170	2,170	2,170	2,170
	Affordable Rent	£/m2	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
	Social Rent	£/m2	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450
Grant and Subsid	Intermediate to Buy	£/unit												
	Affordable Rent	£/unit												
	Social Rent	£/unit												
Sales per Quarter														
Unit Build Time			3	3	3	3	3	3	3	3	3	3	3	3
Alternative Use Value		£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Up Lift %		%												
Additional Uplift		£/ha	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000
Easements etc		£	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%
Planning Fee	<50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462
	>50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138
Architects		%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
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%
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%
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%
BCIS		£/m2	1,289	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,289	1,290	1,290	1,290
Over Extra		%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Energy		£/m2												
Design		£/m2		0	0	0	0	0	0	0	0	0	0	0
Acc & Adpt		£/m2	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Water		£/m2	1	1	1	1	1	1	1	1	1	1	1	1
Small Sites		%												
Site Costs		%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	20.0%	15.0%	15.0%	15.0%	15.0%
Pre CIL s106		£/Unit	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Post CIL s106		£/Unit	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
		£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LIT		%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Contingency		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Abnormals		%												
		£/site												
FINANCE	Fees	£	438,000	849,000	1,881,000	2,572,000	3,151,000	5,237,000	3,875,000	3,546,000	327,000	632,000	1,410,000	1,923,000
	Interest	%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
	Legal and Valuation	£												
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	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%
	Misc.	£		0	0	0	0	0	0	0	0	0	0	0
Developers Profi	% Market DV		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%
	% Affordable DV		6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%

			Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24
			4,500	7,500	10,000 (70% net)	10,000 (60% net)	500	1,000	2,500	3,500	4,500	7,500	10,000 (70% net)	10,000 (60% net)
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural
	Locality		Tewkesbury	Tewkesbury	Tewkesbury	Tewkesbury	FoD South	FoD South	FoD South	FoD South	FoD South	FoD South	FoD South	FoD South
Site Area	Gross	ha	183.67	306.12	408.16	476.19	20.41	40.82	102.04	142.86	183.67	306.12	408.16	476.19
	Net	ha	128.57	214.29	285.71	285.71	14.29	28.57	71.43	100.00	128.57	214.29	285.71	285.71
Units			4,500	7,500	10,000	10,000	500	1,000	2,500	3,500	4,500	7,500	10,000	10,000
Average Unit Size		m2	91.63	91.61	91.60	91.60	91.88	91.60	91.65	91.64	91.63	91.61	91.60	91.60
Mix	Intermediate to Buy		9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%
	Affordable Rent		21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%
	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%
Price	Market	£/m2	3,100	3,100	3,100	3,100	2,600	2,600	2,600	2,600	2,600	2,600	3,100	3,100
	Intermediate to Buy	£/m2	2,170	2,170	2,170	2,170	1,820	1,820	1,820	1,820	1,820	1,820	2,170	2,170
	Affordable Rent	£/m2	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
	Social Rent	£/m2	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450
Grant and Subsid	Intermediate to Buy	£/unit												
	Affordable Rent	£/unit												
	Social Rent	£/unit												
Sales per Quarter														
Unit Build Time			3	3	3	3	3	3	3	3	3	3	3	3
Alternative Use Value		£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Up Lift %		%												
Additional Uplift		£/ha	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000
Easements etc		£	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%
Planning Fee	<50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462
	>50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138
Architects		%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
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%
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%
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%
BCIS		£/m2	1,290	1,290	1,290	1,290	1,289	1,290	1,290	1,290	1,290	1,290	1,290	1,290
Over Extra		%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Energy		£/m2												
Design		£/m2	0	0	0	0	0	0	0	0	0	0	0	0
Acc & Adpt		£/m2	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Water		£/m2	1	1	1	1	1	1	1	1	1	1	1	1
Small Sites		%												
Site Costs		%	15.0%	15.0%	15.0%	20.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	20.0%
Pre CIL s106		£/Unit	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Post CIL s106		£/Unit	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
		£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LIT		%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Contingency		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Abnormals		%												
		£/site												
FINANCE	Fees	£	2,354,000	3,912,000	3,875,000	3,546,000	182,000	348,000	790,000	1,072,000	1,307,000	2,175,000	3,875,000	3,546,000
	Interest	%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
	Legal and Valuation	£												
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	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%
	Misc.	£	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profi	% Market DV		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%
	% Affordable DV		6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12
			500	1000	2500	3500	4500	7500	10,000 (70% net)	10,000 (60% net)	500	1000	2500	3500
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural
Site Are	Gross	ha	20.41	40.82	102.04	142.86	183.67	306.12	408.16	476.19	20.41	40.82	102.04	142.86
	Net	ha	14.29	28.57	71.43	100.00	128.57	214.29	285.71	285.71	14.29	28.57	71.43	100.00
Units			500	1000	2500	3500	4500	7500	10000	10000	500	1000	2500	3500
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%
	Intermediate to Buy		9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%
	Affordable Rent		21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%
	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%
Alternative Land Value		£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
		£ site	510,204	1,020,408	2,551,020	3,571,429	4,591,837	7,653,061	10,204,082	11,904,762	510,204	1,020,408	2,551,020	3,571,429
Uplift		£/ha	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000
		£ site	7,653,061	15,306,122	38,265,306	53,571,429	68,877,551	114,795,918	153,061,224	178,571,429	7,653,061	15,306,122	38,265,306	53,571,429
Viability Threshold		£/ha	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
		£ site	8,163,265	16,326,531	40,816,327	57,142,857	73,469,388	122,448,980	163,265,306	190,476,190	8,163,265	16,326,531	40,816,327	57,142,857
Residua	Gross	£/ha	795,847	747,120	636,634	597,170	541,147	488,056	306,290	194,951	594,360	553,804	467,905	433,444
	Net	£/ha	1,136,925	1,067,315	909,478	853,100	773,067	697,223	437,558	324,918	849,086	791,149	668,436	619,206
		£ site	16,241,783	30,494,703	64,962,685	85,310,033	99,394,349	149,404,929	125,016,460	92,833,596	12,129,806	22,604,253	47,745,402	61,920,590

			Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24
			4500	7500	10,000 (70% net)	10,000 (60% net)	500	1000	2500	3500	4500	7500	10,000 (70% net)	10,000 (60% net)
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural
Site Are	Gross	ha	183.67	306.12	408.16	476.19	20.41	40.82	102.04	142.86	183.67	306.12	408.16	476.19
	Net	ha	128.57	214.29	285.71	285.71	14.29	28.57	71.43	100.00	128.57	214.29	285.71	285.71
Units			4500	7500	10000	10000	500	1000	2500	3500	4500	7500	10000	10000
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%
	Intermediate to Buy		9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%
	Affordable Rent		21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%
	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%
Alternative Land Value		£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
		£ site	4,591,837	7,653,061	10,204,082	11,904,762	510,204	1,020,408	2,551,020	3,571,429	4,591,837	7,653,061	10,204,082	11,904,762
Uplift		£/ha	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000
		£ site	68,877,551	114,795,918	153,061,224	178,571,429	7,653,061	15,306,122	38,265,306	53,571,429	68,877,551	114,795,918	153,061,224	178,571,429
Viability Threshold		£/ha	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
		£ site	73,469,388	122,448,980	163,265,306	190,476,190	8,163,265	16,326,531	40,816,327	57,142,857	73,469,388	122,448,980	163,265,306	190,476,190
Residua	Gross	£/ha	389,143	346,786	306,290	194,951	72,573	55,631	28,939	11,573	-4,711	-22,701	306,290	194,951
	Net	£/ha	555,919	495,408	437,558	324,918	103,676	79,473	41,341	16,533	-6,730	-32,430	437,558	324,918
		£ site	71,475,319	106,158,948	125,016,460	92,833,596	1,481,084	2,270,660	2,952,962	1,653,272	-865,325	-6,949,288	125,016,460	92,833,596

2 Aff - 30%, CIL - £0, DC - £15000
Site 1

SITE NAME	Site 1	500

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		500		£/m2	£	m2
Market Housing	99.0	70%	350		3,300	114,378,000	34,660
Shared Ownership	75.2	9%	45		2,310	7,818,426	3,385
Affordable Rent	75.2	21%	105		1,800	14,215,320	7,897
Social Rent	75.2	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	14.29 ha		35	/ha		136,411,746	45,942
SITE AREA - Gross	20.41 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**16,241,783**	**1,136,925**	**795,847**
Alternative Use Value		510,204		25,000
Uplift	0%	0		0
Plus /ha	375,000	7,653,061		375,000
Viability Threshold		**8,163,265**		**400,000**

		£/m2
Additional Profit	**11,377,207**	**328**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	32,484		16,241,783	
	Stamp Duty		801,589		
	Easements etc.		0		
	Legals Acquisition	1.50%	243,627	1,045,216	
PLANNING					
	Planning Fee		85,200		
	Architects	5.00%	3,952,540		
	QS / PM	0.50%	395,254		
	Planning Consultants	1.00%	790,508		
	Other Professional	2.50%	1,976,270	7,199,772	
CONSTRUCTION					
	Build Cost - BCIS Based	1,519	69,805,663		
	s106 / CIL		7,500,000		
	Contingency	2.50%	1,745,142		
	Abnormals		0	79,050,805	
FINANCE					
	Fees		438,000		
	Interest	6.00%			
	Legal and Valuation		0	438,000	
SALES					
	Agents	3.0%	4,092,352		
	Legals	0.5%	682,059		
	Misc.		0	4,774,411	**108,749,987**

Developers Profit			
	% Market DV	17.50%	**20,016,150**
	% Affordable DV	6.00%	**1,322,025**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	500		
No dwgs under	50	462	23,100
No dwgs over 5	450	138	62,100
		Total	85,200

Stamp duty calc - Residual			
Land payment			16,241,783
		Total	801,589

Stamp duty calc - Add Profit			
Land payment			8,163,265
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	408,163

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**7,500,000**

Post CIL s106	15,000	£/ Unit (all)	7,500,000
CIL	0	£/m2	0
		Total	**7,500,000**

Build Cost	/m2	
BCIS	1,289	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,519	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME													
UNITS Started		25	50	50	50	50	50	50	50	50	50	25	
Market Housing			5,718,900	11,437,800	11,437,800	11,437,800	11,437,800	11,437,800	11,437,800	11,437,800	11,437,800	11,437,800	5,718,900
Shared Ownership			390,921	781,843	781,843	781,843	781,843	781,843	781,843	781,843	781,843	781,843	390,921
Affordable Rent			710,766	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	710,766
Social Rent			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
INCOME		**0**	**6,820,587**	**13,641,175**	**13,641,175**	**13,641,175**	**13,641,175**	**13,641,175**	**13,641,175**	**13,641,175**	**13,641,175**	**13,641,175**	**6,820,587**
EXPENDITURE													
Stamp Duty		801,589											
Easements etc.		0											
Legals Acquisition		243,627											
Planning Fee		85,200											
Architects		3,952,540		0									
QS		395,254		0									
Planning Consultants		790,508		0									
Other Professional		1,976,270		0									
Build Cost - BCIS Base			3,490,283	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	3,490,283
s106/CIL			375,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	375,000
Contingency			87,257	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	87,257
Abnormals			0	0	0	0	0	0	0	0	0	0	0
Finance Fees		438,000											
Legal and Valuation		0											
Agents		0	204,618	409,235	409,235	409,235	409,235	409,235	409,235	409,235	409,235	409,235	204,618
Legals		0	34,103	68,206	68,206	68,206	68,206	68,206	68,206	68,206	68,206	68,206	34,103
Misc.				0									
COSTS BEFORE LAND INT AND PROFIT		**8,682,988**	**4,191,261**	**8,382,522**	**8,382,522**	**8,382,522**	**8,382,522**	**8,382,522**	**8,382,522**	**8,382,522**	**8,382,522**	**8,382,522**	**4,191,261**
For Residual Valuation	Land	**16,241,783**											
	Interest		1,495,486	1,427,456	1,197,584	953,920	695,636	421,855	131,647	0	0	0	0
	Profit on Costs												
	Profit on GDV												
	Cash Flow	-24,924,771	1,133,840	3,831,197	4,061,069	4,304,733	4,563,017	4,836,798	5,127,006	5,258,653	5,258,653	5,258,653	2,629,326
	Opening Balanc	0											
	Closing Balance	-24,924,771	-23,790,931	-19,959,734	-15,898,665	-11,593,932	-7,030,915	-2,194,117	2,932,889	8,191,542	13,450,195	18,708,848	21,338,175

		Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
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
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Build Cost - BCIS Base		0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
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
COSTS BEFORE LAND INT AND PROFIT		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Interest	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs												20,016,150
	Profit on GDV												1,322,025
	Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-21,338,175
	Closing Balance	21,338,175	21,338,175	21,338,175	21,338,175	21,338,175	21,338,175	21,338,175	21,338,175	21,338,175	21,338,175	21,338,175	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME	As Above												
INCOME		**0**	**6,820,587**	**13,641,175**	**13,641,175**	**13,641,175**	**13,641,175**	**13,641,175**	**13,641,175**	**13,641,175**	**13,641,175**	**13,641,175**	**6,820,587**
EXPENDITURE													
Land		8,163,265											
Stamp Duty		408,163	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		122,449	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		85,200	0	0	0	0	0	0	0	0	0	0	0
Architects		3,952,540	0	0	0	0	0	0	0	0	0	0	0
QS		395,254	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		790,508	0	0	0	0	0	0	0	0	0	0	0
Other Professional		1,976,270	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	3,490,283	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	3,490,283
POTENTIAL CIL		1,034,292	1,034,292	1,034,292	1,034,292	1,034,292	1,034,292	1,034,292	1,034,292	1,034,292	1,034,292	1,034,292	
Post CIL s106			375,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	375,000
Contingency		0	87,257	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	87,257
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		438,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	204,618	409,235	409,235	409,235	409,235	409,235	409,235	409,235	409,235	409,235	204,618
Legals		0	34,103	68,206	68,206	68,206	68,206	68,206	68,206	68,206	68,206	68,206	34,103
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		**17,365,942**	**5,225,552**	**9,416,813**	**9,416,813**	**9,416,813**	**9,416,813**	**9,416,813**	**9,416,813**	**9,416,813**	**9,416,813**	**9,416,813**	**4,191,261**
For CIL calculation													
	Interest		1,041,956	1,008,772	815,836	611,325	394,543	164,754	0	0	0	0	0
	Profit on cost												
	Profit on GDV												
	Cash Flow	-17,365,942	553,078	3,215,590	3,408,525	3,613,037	3,829,819	4,059,608	4,224,361	4,224,361	4,224,361	4,224,361	2,629,326
	Opening Balanc	0											
	Closing Balance	-17,365,942	-16,812,863	-13,597,273	-10,188,748	-6,575,712	-2,745,893	1,313,715	5,538,077	9,762,438	13,986,800	18,211,161	20,840,487

		Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME		**0**	**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
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		0	0	0	0	0	0	0	0	0	0	0	0
Architects		0	0	0	0	0	0	0	0	0	0	0	0
QS		0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL													
Post CIL s106		0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
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 PROFIT		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Interest	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on cost												19,518,463
	Profit on GDV												1,322,025
	Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-20,840,487
	Closing Balance	20,840,487	20,840,487	20,840,487	20,840,487	20,840,487	20,840,487	20,840,487	20,840,487	20,840,487	20,840,487	20,840,487	0

2 Aff - 30%, CIL - £0, DC - £15000
Site 2

SITE NAME	Site 2	1000

INCOME		Av Size	%	Number		Price	GDV	GIA
		m2		1,000		£/m2	£	m2
Market Housing		98.8	70%	700		3,300	228,112,500	69,125
Shared Ownership		74.9	9%	90		2,310	15,571,710	6,741
Affordable Rent		74.9	21%	210		1,800	28,312,200	15,729
Social Rent		74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership					0	0	
	Affordable Rent					0	0	
	Social Rent					0	0	
SITE AREA - Net		28.57 ha		35	/ha		271,996,410	91,595
SITE AREA - Gross		40.82 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**30,494,703**	**1,067,315**	**747,120**
Alternative Use Value		1,020,408		25,000
Uplift	0%	0		0
Plus /ha	375,000	15,306,122		375,000
Viability Threshold		**16,326,531**		**400,000**

	Whole Site	£/m2
Additional Profit	**20,808,781**	**301**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	30,495		30,494,703	
	Stamp Duty		1,514,235		
	Easements etc.		0		
	Legals Acquisition	1.50%	457,421	1,971,656	
PLANNING					
	Planning Fee		154,200		
	Architects	5.00%	7,884,519		
	QS / PM	0.50%	788,452		
	Planning Consultants	1.00%	1,576,904		
	Other Professional	2.50%	3,942,260	14,346,335	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	139,210,135		
	s106 / CIL		15,000,000		
	Contingency	2.50%	3,480,253		
	Abnormals		0	157,690,389	
FINANCE					
	Fees		849,000		
	Interest	6.00%			
	Legal and Valuation		0	849,000	
SALES					
	Agents	3.0%	8,159,892		
	Legals	0.5%	1,359,982		
	Misc.		0	9,519,874	**214,871,957**

Developers Profit			
	% Market DV	17.50%	**39,919,688**
	% Affordable DV	6.00%	**2,633,035**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1000		
No dwgs under	50	462	23,100
No dwgs over 5(	950	138	131,100
		Total	154,200

Stamp duty calc - Residual			
Land payment			30,494,703
		Total	1,514,235

Stamp duty calc - Add Profit			
Land payment			16,326,531
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	816,327

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

Post CIL s106	15,000	£/ Unit (all)	15,000,000
CIL	0	£/m2	0
		Total	**15,000,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	25	50	100	100	100	100	100	100	100	100	100	25
Market Housing		5,702,813	11,405,625	22,811,250	22,811,250	22,811,250	22,811,250	22,811,250	22,811,250	22,811,250	22,811,250	22,811,250
Shared Ownership		389,293	778,586	1,557,171	1,557,171	1,557,171	1,557,171	1,557,171	1,557,171	1,557,171	1,557,171	1,557,171
Affordable Rent		707,805	1,415,610	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220
Social Rent		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
INCOME	**0**	**6,799,910**	**13,599,821**	**27,199,641**	**27,199,641**	**27,199,641**	**27,199,641**	**27,199,641**	**27,199,641**	**27,199,641**	**27,199,641**	**27,199,641**
EXPENDITURE												
Stamp Duty	1,514,235											
Easements etc.	0											
Legals Acquisition	457,421											
Planning Fee	154,200											
Architects	7,884,519		0									
QS	788,452		0									
Planning Consultants	1,576,904		0									
Other Professional	3,942,260		0									
Build Cost - BCIS Base		3,480,253	6,960,507	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014
s106/CIL		375,000	750,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Contingency		87,006	174,013	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	849,000											
Legal and Valuation	0											
Agents	0	203,997	407,995	815,989	815,989	815,989	815,989	815,989	815,989	815,989	815,989	815,989
Legals	0	34,000	67,999	135,998	135,998	135,998	135,998	135,998	135,998	135,998	135,998	135,998
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**17,166,991**	**4,180,257**	**8,360,513**	**16,721,026**	**16,721,026**	**16,721,026**	**16,721,026**	**16,721,026**	**16,721,026**	**16,721,026**	**16,721,026**	**16,721,026**
For Residual Valuation Land	30,494,703											
Interest		2,859,702	2,874,105	2,732,192	2,267,407	1,774,735	1,252,502	698,935	112,154	0	0	0
Profit on Costs												
Profit on GDV												
Cash Flow	-47,661,694	-240,048	2,365,203	7,746,422	8,211,208	8,703,880	9,226,113	9,779,680	10,366,461	10,478,615	10,478,615	10,478,615
Opening Balanc	0											
Closing Balance	-47,661,694	-47,901,742	-45,536,539	-37,790,117	-29,578,909	-20,875,029	-11,648,916	-1,869,236	8,497,224	18,975,839	29,454,454	39,933,068

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started												
Market Housing	5,702,813	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	389,293	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	707,805	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	**6,799,910**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Build Cost - BCIS Base	3,480,253	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	375,000	0	0	0	0	0	0	0	0	0	0	0
Contingency	87,006	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	203,997	0	0	0	0	0	0	0	0	0	0	0
Legals	34,000	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**4,180,257**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs												39,919,688
Profit on GDV												2,633,035
Cash Flow	2,619,654	0	0	0	0	0	0	0	0	0	0	-42,552,722
Closing Balance	42,552,722	42,552,722	42,552,722	42,552,722	42,552,722	42,552,722	42,552,722	42,552,722	42,552,722	42,552,722	42,552,722	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**6,799,910**	**13,599,821**	**27,199,641**	**27,199,641**	**27,199,641**	**27,199,641**	**27,199,641**	**27,199,641**	**27,199,641**	**27,199,641**	**27,199,641**
EXPENDITURE												
Land	16,326,531											
Stamp Duty	816,327	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	244,898	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	154,200	0	0	0	0	0	0	0	0	0	0	0
Architects	7,884,519	0	0	0	0	0	0	0	0	0	0	0
QS	788,452	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	1,576,904	0	0	0	0	0	0	0	0	0	0	0
Other Professional	3,942,260	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	3,480,253	6,960,507	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014
POTENTIAL CIL	1,734,065	1,734,065	1,734,065	1,734,065	1,734,065	1,734,065	1,734,065	1,734,065	1,734,065	1,734,065	1,734,065	1,734,065
Post CIL s106		375,000	750,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Contingency	0	87,006	174,013	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	849,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	203,997	407,995	815,989	815,989	815,989	815,989	815,989	815,989	815,989	815,989	815,989
Legals	0	34,000	67,999	135,998	135,998	135,998	135,998	135,998	135,998	135,998	135,998	135,998
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**34,317,155**	**5,914,322**	**10,094,578**	**18,455,091**	**18,455,091**	**18,455,091**	**18,455,091**	**18,455,091**	**18,455,091**	**18,455,091**	**18,455,091**	**18,455,091**
For CIL calculation												
Interest		2,059,029	2,129,436	2,046,887	1,645,028	1,219,056	767,527	288,905	0	0	0	0
Profit on cost												
Profit on GDV												
Cash Flow	-34,317,155	-1,173,441	1,375,807	6,697,662	7,099,522	7,525,493	7,977,023	8,455,644	8,744,550	8,744,550	8,744,550	8,744,550
Opening Balanc	0											
Closing Balance	-34,317,155	-35,490,596	-34,114,789	-27,417,127	-20,317,605	-12,792,112	-4,815,089	3,640,556	12,385,105	21,129,655	29,874,205	38,618,754

	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	**6,799,910**	**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
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	3,480,253	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL												
Post CIL s106	375,000	0	0	0	0	0	0	0	0	0	0	0
Contingency	87,006	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	203,997	0	0	0	0	0	0	0	0	0	0	0
Legals	34,000	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 PROFIT	**4,180,257**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost												38,605,373
Profit on GDV												2,633,035
Cash Flow	2,619,654	0	0	0	0	0	0	0	0	0	0	-41,238,408
Closing Balance	41,238,408	41,238,408	41,238,408	41,238,408	41,238,408	41,238,408	41,238,408	41,238,408	41,238,408	41,238,408	41,238,408	0

2 Aff - 30%, CIL - £0, DC - £15000
Site 3

SITE NAME	Site 3	2500

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		2,500		£/m2	£	m2
Market Housing	98.8	70%	1,750		3,300	570,603,000	172,910
Shared Ownership	75.0	9%	225		2,310	38,961,846	16,867
Affordable Rent	75.0	21%	525		1,800	70,839,720	39,355
Social Rent	75.0	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	71.43 ha		35	/ha		**680,404,566**	**229,132**
SITE AREA - Gross	102.04 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**64,962,685**	**909,478**	**636,634**
Alternative Use Value		2,551,020		25,000
Uplift	0%	0		0
Plus /ha	375,000	38,265,306		375,000
Viability Threshold		**40,816,327**		**400,000**
			£/m2	
Additional Profit		**42,512,823**	**246**	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	25,985		64,962,685	
	Stamp Duty		3,237,634		
	Easements etc.		0		
	Legals Acquisition	1.50%	974,440	4,212,075	
PLANNING					
	Planning Fee		361,200		
	Architects	5.00%	19,721,579		
	QS / PM	0.50%	1,972,158		
	Planning Consultants	1.00%	3,944,316		
	Other Professional	2.50%	9,860,790	35,860,042	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	348,225,934		
	s106 / CIL		37,500,000		
	Contingency	2.50%	8,705,648		
	Abnormals		0	394,431,582	
FINANCE					
	Fees		1,881,000		
	Interest	6.00%			
	Legal and Valuation		0	1,881,000	
SALES					
	Agents	3.0%	20,412,137		
	Legals	0.5%	3,402,023		
	Misc.		0	23,814,160	**525,161,544**

Developers Profit			
	% Market DV	17.50%	**99,855,525**
	% Affordable DV	6.00%	**6,588,094**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	2500		
No dwgs under	50	462	23,100
No dwgs over 5(	2450	138	338,100
		Total	361,200

Stamp duty calc - Residual			
Land payment			64,962,685
		Total	3,237,634

Stamp duty calc - Add Profit			
Land payment			40,816,327
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	2,040,816

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**37,500,000**

Post CIL s106	15,000	£/ Unit (all)	37,500,000
CIL	0	£/m2	0
		Total	**37,500,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	100	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150						
Market Housing		11,412,060	22,824,120	22,824,120	34,236,180	34,236,180	34,236,180	34,236,180	34,236,180	34,236,180	34,236,180	34,236,180	34,236,180	34,236,180	34,236,180	34,236,180	34,236,180	34,236,180	34,236,180	0	0	0	0	0
Shared Ownership		779,237	1,558,474	1,558,474	2,337,711	2,337,711	2,337,711	2,337,711	2,337,711	2,337,711	2,337,711	2,337,711	2,337,711	2,337,711	2,337,711	2,337,711	2,337,711	2,337,711	2,337,711	0	0	0	0	0
Affordable Rent		1,416,794	2,833,589	2,833,589	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**13,608,091**	**27,216,183**	**27,216,183**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	3,237,634																							
Easements etc.	0																							
Legals Acquisition	974,440																							
Planning Fee	361,200																							
Architects	19,721,579		0																					
QS	1,972,158		0																					
Planning Consultants	3,944,316		0																					
Other Professional	9,860,790		0																					
Build Cost - BCIS Base		6,964,519	13,929,037	13,929,037	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	0	0	0	0	0
s106/CIL		750,000	1,500,000	1,500,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	0	0	0	0	0
Contingency		174,113	348,226	348,226	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	1,881,000																							
Legal and Valuation	0																							
Agents	0	408,243	816,485	816,485	1,224,728	1,224,728	1,224,728	1,224,728	1,224,728	1,224,728	1,224,728	1,224,728	1,224,728	1,224,728	1,224,728	1,224,728	1,224,728	1,224,728	1,224,728	0	0	0	0	0
Legals	0	68,040	136,081	136,081	204,121	204,121	204,121	204,121	204,121	204,121	204,121	204,121	204,121	204,121	204,121	204,121	204,121	204,121	204,121	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	**41,953,117**	**8,364,915**	**16,729,830**	**16,729,830**	**25,094,745**	**25,094,745**	**25,094,745**	**25,094,745**	**25,094,745**	**25,094,745**	**25,094,745**	**25,094,745**	**25,094,745**	**25,094,745**	**25,094,745**	**25,094,745**	**25,094,745**	**25,094,745**	**25,094,745**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	64,962,685																							
Interest		6,414,948	6,485,254	6,245,188	5,990,719	5,406,390	4,787,002	4,130,450	3,434,505	2,696,804	1,914,840	1,085,959	207,345	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								99,855,525
Profit on GDV																								6,588,094
Cash Flow	-106,915,802	-1,171,772	4,001,099	4,241,164	9,738,811	10,323,139	10,942,528	11,599,080	12,295,024	13,032,726	13,814,689	14,643,571	15,522,185	15,729,529	15,729,529	15,729,529	15,729,529	15,729,529	15,729,529	0	0	0	0	-106,443,619
Opening Balanc	0																							
Closing Balance	-106,915,802	-108,087,573	-104,086,475	-99,845,310	-90,106,499	-79,783,360	-68,840,832	-57,241,753	-44,946,728	-31,914,003	-18,099,313	-3,455,743	12,066,442	27,795,972	43,525,501	59,255,031	74,984,560	90,714,090	106,443,619	106,443,619	106,443,619	106,443,619	106,443,619	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME As Above																								
INCOME	**0**	**13,608,091**	**27,216,183**	**27,216,183**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**40,824,274**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Land	40,816,327																							
Stamp Duty	2,040,816	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	612,245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	361,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	19,721,579	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	1,972,158	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	3,944,316	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	9,860,790	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,964,519	13,929,037	13,929,037	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	0	0	0	0	0
POTENTIAL CIL	2,361,824	2,361,824	2,361,824	2,361,824	2,361,824	2,361,824	2,361,824	2,361,824	2,361,824	2,361,824	2,361,824	2,361,824	2,361,824	2,361,824	2,361,824	2,361,824	2,361,824	2,361,824						
Post CIL s106		750,000	1,500,000	1,500,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	0	0	0	0	0
Contingency	0	174,113	348,226	348,226	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	1,881,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	408,243	816,485	816,485	1,224,728	1,224,728	1,224,728	1,224,728	1,224,728	1,224,728	1,224,728	1,224,728	1,224,728	1,224,728	1,224,728	1,224,728	1,224,728	1,224,728	1,224,728	0	0	0	0	0
Legals	0	68,040	136,081	136,081	204,121	204,121	204,121	204,121	204,121	204,121	204,121	204,121	204,121	204,121	204,121	204,121	204,121	204,121	204,121	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**83,572,254**	**10,726,738**	**19,091,653**	**19,091,653**	**27,456,568**	**27,456,568**	**27,456,568**	**27,456,568**	**27,456,568**	**27,456,568**	**27,456,568**	**27,456,568**	**27,456,568**	**27,456,568**	**27,456,568**	**27,456,568**	**27,456,568**	**27,456,568**	**25,094,745**	**0**	**0**	**0**	**0**	**0**
For CIL calculation																								
Interest		5,014,335	5,142,314	4,963,381	4,773,712	4,258,073	3,711,495	3,132,122	2,517,987	1,867,004	1,176,962	445,517	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost																								94,844,574
Profit on GDV																								6,588,094
Cash Flow	-83,572,254	-2,132,982	2,982,215	3,161,148	8,593,994	9,109,633	9,656,211	10,235,584	10,849,719	11,500,702	12,190,744	12,922,189	13,367,706	13,367,706	13,367,706	13,367,706	13,367,706	13,367,706	15,729,529	0	0	0	0	-101,432,668
Opening Balanc	0																							
Closing Balance	-83,572,254	-85,705,236	-82,723,021	-79,561,872	-70,967,879	-61,858,246	-52,202,034	-41,966,451	-31,116,732	-19,616,030	-7,425,286	5,496,903	18,864,609	32,232,315	45,600,021	58,967,727	72,335,433	85,703,139	101,432,668	101,432,668	101,432,668	101,432,668	101,432,668	0

2 Aff - 30%, CIL - £0, DC - £15000
Site 4

SITE NAME	Site 4	3500

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		3,500		£/m2	£	m2
Market Housing	98.8	70%	2,450		3,300	798,715,500	242,035
Shared Ownership	74.9	9%	315		2,310	54,533,556	23,608
Affordable Rent	74.9	21%	735		1,800	99,151,920	55,084
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	100.00 ha		35	/ha		952,400,976	320,727
SITE AREA - Gross	142.86 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		85,310,033	853,100	597,170
Alternative Use Value		3,571,429		25,000
Uplift	0%	0		0
Plus /ha	375,000	53,571,429		375,000
Viability Threshold		57,142,857		400,000

		£/m2
Additional Profit	50,381,869	208

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	24,374		85,310,033	
	Stamp Duty		4,255,002		
	Easements etc.		0		
	Legals Acquisition	1.50%	1,279,650	5,534,652	
PLANNING					
	Planning Fee		499,200		
	Architects	5.00%	27,606,099		
	QS / PM	0.50%	2,760,610		
	Planning Consultants	1.00%	5,521,220		
	Other Professional	2.50%	13,803,049	50,190,177	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	487,436,069		
	s106 / CIL		52,500,000		
	Contingency	2.50%	12,185,902		
	Abnormals		0	552,121,971	
FINANCE					
	Fees		2,572,000		
	Interest	6.00%			
	Legal and Valuation		0	2,572,000	
SALES					
	Agents	3.0%	28,572,029		
	Legals	0.5%	4,762,005		
	Misc.		0	33,334,034	729,062,868

Developers Profit			
	% Market DV	17.50%	139,775,213
	% Affordable DV	6.00%	9,221,129

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3500		
No dwgs under	50	462	23,100
No dwgs over 5(	3450	138	476,100
		Total	499,200

Stamp duty calc - Residual			
Land payment			85,310,033
		Total	4,255,002

Stamp duty calc - Add Profit			
Land payment			57,142,857
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	2,857,143

Pre CIL s106	15,000	£/ Unit (all)	
		Total	52,500,000

Post CIL s106	15,000	£/ Unit (all)	52,500,000
CIL	0	£/m2	0
		Total	52,500,000

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	100	150	150	200	200	250	250	300	300	300	300	300	300	250								
Market Housing		11,410,221	22,820,443	22,820,443	34,230,664	34,230,664	45,640,886	45,640,886	57,051,107	57,051,107	68,461,329	68,461,329	68,461,329	68,461,329	68,461,329	68,461,329	57,051,107	0	0	0	0	0	0	0
Shared Ownership		779,051	1,558,102	1,558,102	2,337,152	2,337,152	3,116,203	3,116,203	3,895,254	3,895,254	4,674,305	4,674,305	4,674,305	4,674,305	4,674,305	4,674,305	3,895,254	0	0	0	0	0	0	0
Affordable Rent		1,416,456	2,832,912	2,832,912	4,249,368	4,249,368	5,665,824	5,665,824	7,082,280	7,082,280	8,498,736	8,498,736	8,498,736	8,498,736	8,498,736	8,498,736	7,082,280	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**13,605,728**	**27,211,456**	**27,211,456**	**40,817,185**	**40,817,185**	**54,422,913**	**54,422,913**	**68,028,641**	**68,028,641**	**81,634,369**	**81,634,369**	**81,634,369**	**81,634,369**	**81,634,369**	**81,634,369**	**68,028,641**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	4,255,002																							
Easements etc.	0																							
Legals Acquisition	1,279,650																							
Planning Fee	499,200																							
Architects	27,606,099		0																					
QS	2,760,610		0																					
Planning Consultants	5,521,220		0																					
Other Professional	13,803,049		0																					
Build Cost - BCIS Base		6,963,372	13,926,745	13,926,745	20,890,117	20,890,117	27,853,490	27,853,490	34,816,862	34,816,862	41,780,234	41,780,234	41,780,234	41,780,234	41,780,234	41,780,234	34,816,862	0	0	0	0	0	0	0
s106/CIL		750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000	3,750,000	3,750,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	3,750,000	0	0	0	0	0	0	0
Contingency		174,084	348,169	348,169	522,253	522,253	696,337	696,337	870,422	870,422	1,044,506	1,044,506	1,044,506	1,044,506	1,044,506	1,044,506	870,422	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	2,572,000																							
Legal and Valuation	0																							
Agents	0	408,172	816,344	816,344	1,224,516	1,224,516	1,632,687	1,632,687	2,040,859	2,040,859	2,449,031	2,449,031	2,449,031	2,449,031	2,449,031	2,449,031	2,040,859	0	0	0	0	0	0	0
Legals	0	68,029	136,057	136,057	204,086	204,086	272,115	272,115	340,143	340,143	408,172	408,172	408,172	408,172	408,172	408,172	340,143	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	**58,296,830**	**8,363,657**	**16,727,314**	**16,727,314**	**25,090,972**	**25,090,972**	**33,454,629**	**33,454,629**	**41,818,286**	**41,818,286**	**50,181,943**	**50,181,943**	**50,181,943**	**50,181,943**	**50,181,943**	**50,181,943**	**41,818,286**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**85,310,033**																							
Interest		8,616,412	8,818,872	8,718,956	8,613,045	8,186,255	7,733,857	6,939,792	6,098,082	4,891,346	3,612,205	1,941,792	171,154	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								139,775,213
Profit on GDV																								9,221,129
Cash Flow	-143,606,863	-3,374,341	1,665,270	1,765,186	7,113,168	7,539,958	13,234,427	14,028,492	20,112,273	21,319,009	27,840,221	29,510,634	31,281,272	31,452,426	31,452,426	31,452,426	26,210,355	0	0	0	0	0	0	-148,996,341
Opening Balanc	0																							
Closing Balance	-143,606,863	-146,981,203	-145,315,934	-143,550,748	-136,437,579	-128,897,621	-115,663,194	-101,634,702	-81,522,429	-60,203,420	-32,363,199	-2,852,564	28,428,708	59,881,134	91,333,560	122,785,986	148,996,341	148,996,341	148,996,341	148,996,341	148,996,341	148,996,341	148,996,341	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME As Above																								
INCOME	**0**	**13,605,728**	**27,211,456**	**27,211,456**	**40,817,185**	**40,817,185**	**54,422,913**	**54,422,913**	**68,028,641**	**68,028,641**	**81,634,369**	**81,634,369**	**81,634,369**	**81,634,369**	**81,634,369**	**81,634,369**	**68,028,641**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Land	57,142,857																							
Stamp Duty	2,857,143	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	857,143	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	499,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	27,606,099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	2,760,610	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	5,521,220	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	13,803,049	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,963,372	13,926,745	13,926,745	20,890,117	20,890,117	27,853,490	27,853,490	34,816,862	34,816,862	41,780,234	41,780,234	41,780,234	41,780,234	41,780,234	41,780,234	34,816,862	0	0	0	0	0	0	0
POTENTIAL CIL	3,148,867	3,148,867	3,148,867	3,148,867	3,148,867	3,148,867	3,148,867	3,148,867	3,148,867	3,148,867	3,148,867	3,148,867	3,148,867	3,148,867	3,148,867	3,148,867								
Post CIL s106		750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000	3,750,000	3,750,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	3,750,000	0	0	0	0	0	0	0
Contingency	0	174,084	348,169	348,169	522,253	522,253	696,337	696,337	870,422	870,422	1,044,506	1,044,506	1,044,506	1,044,506	1,044,506	1,044,506	870,422	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	2,572,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	408,172	816,344	816,344	1,224,516	1,224,516	1,632,687	1,632,687	2,040,859	2,040,859	2,449,031	2,449,031	2,449,031	2,449,031	2,449,031	2,449,031	2,040,859	0	0	0	0	0	0	0
Legals	0	68,029	136,057	136,057	204,086	204,086	272,115	272,115	340,143	340,143	408,172	408,172	408,172	408,172	408,172	408,172	340,143	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**116,768,187**	**11,512,524**	**19,876,181**	**19,876,181**	**28,239,838**	**28,239,838**	**36,603,496**	**36,603,496**	**44,967,153**	**44,967,153**	**53,330,810**	**53,330,810**	**53,330,810**	**53,330,810**	**53,330,810**	**53,330,810**	**41,818,286**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation																								
Interest		7,006,091	7,300,864	7,298,800	7,296,611	6,979,767	6,643,912	5,973,382	5,262,620	4,194,688	3,062,680	1,548,227	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost																								131,155,009
Profit on GDV																								9,221,129
Cash Flow	-116,768,187	-4,912,887	34,411	36,475	5,280,735	5,597,579	11,175,505	11,846,035	17,798,868	18,866,800	25,240,879	26,755,332	28,303,559	28,303,559	28,303,559	28,303,559	26,210,355	0	0	0	0	0	0	-140,376,138
Opening Balanc	0																							
Closing Balance	-116,768,187	-121,681,074	-121,646,663	-121,610,188	-116,329,453	-110,731,874	-99,556,369	-87,710,334	-69,911,466	-51,044,666	-25,803,786	951,546	29,255,105	57,558,664	85,862,223	114,165,783	140,376,138	140,376,138	140,376,138	140,376,138	140,376,138	140,376,138	140,376,138	0

2 Aff - 30%, CIL - £0, DC - £15000
Site 5

SITE NAME	Site 5	4500

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		4,500		£/m2	£	m2
Market Housing	98.8	70%	3,150		3,300	1,026,828,000	311,160
Shared Ownership	74.9	9%	405		2,310	70,105,266	30,349
Affordable Rent	74.9	21%	945		1,800	127,464,120	70,813
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	128.57 ha		35	/ha		**1,224,397,386**	**412,322**
SITE AREA - Gross	183.67 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**99,394,349**	**773,067**	**541,147**
Alternative Use Value		4,591,837		25,000
Uplift	0%	0		0
Plus /ha	375,000	68,877,551		375,000
Viability Threshold		**73,469,388**		**400,000**

		£/m2
Additional Profit	**53,380,772**	**172**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	22,088		99,394,349	
	Stamp Duty		4,959,217		
	Easements etc.		0		
	Legals Acquisition	1.50%	1,490,915	6,450,133	
PLANNING					
	Planning Fee		637,200		
	Architects	5.00%	35,490,618		
	QS / PM	0.50%	3,549,062		
	Planning Consultants	1.00%	7,098,124		
	Other Professional	2.50%	17,745,309	64,520,312	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	626,646,204		
	s106 / CIL		67,500,000		
	Contingency	2.50%	15,666,155		
	Abnormals		0	709,812,359	
FINANCE					
	Fees		3,151,000		
	Interest	6.00%			
	Legal and Valuation		0	3,151,000	
SALES					
	Agents	3.0%	36,731,922		
	Legals	0.5%	6,121,987		
	Misc.		0	42,853,909	**926,182,062**

Developers Profit			
	% Market DV	17.50%	**179,694,900**
	% Affordable DV	6.00%	**11,854,163**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	4500		
No dwgs under	50	462	23,100
No dwgs over 5	4450	138	614,100
		Total	637,200

Stamp duty calc - Residual	
Land payment	99,394,349
Total	4,959,217

Stamp duty calc - Add Profit			
Land payment			73,469,388
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	3,673,469

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**67,500,000**

Post CIL s106	15,000	£/ Unit (all)	67,500,000
CIL	0	£/m2	0
		Total	**67,500,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	50	100	100	150	150	200	200	250	250	300	300	300
Market Housing		11,409,200	22,818,400	22,818,400	34,227,600	34,227,600	45,636,800	45,636,800	57,046,000	57,046,000	68,455,200	68,455,200
Shared Ownership		778,947	1,557,895	1,557,895	2,336,842	2,336,842	3,115,790	3,115,790	3,894,737	3,894,737	4,673,684	4,673,684
Affordable Rent		1,416,268	2,832,536	2,832,536	4,248,804	4,248,804	5,665,072	5,665,072	7,081,340	7,081,340	8,497,608	8,497,608
Social Rent		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
INCOME	**0**	**13,604,415**	**27,208,831**	**27,208,831**	**40,813,246**	**40,813,246**	**54,417,662**	**54,417,662**	**68,022,077**	**68,022,077**	**81,626,492**	**81,626,492**
EXPENDITURE												
Stamp Duty	4,959,217											
Easements etc.	0											
Legals Acquisition	1,490,915											
Planning Fee	637,200											
Architects	35,490,618		0									
QS	3,549,062		0									
Planning Consultants	7,098,124		0									
Other Professional	17,745,309		0									
Build Cost - BCIS Base		6,962,736	13,925,471	13,925,471	20,888,207	20,888,207	27,850,942	27,850,942	34,813,678	34,813,678	41,776,414	41,776,414
s106/CIL		750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000	3,750,000	3,750,000	4,500,000	4,500,000
Contingency		174,068	348,137	348,137	522,205	522,205	696,274	696,274	870,342	870,342	1,044,410	1,044,410
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	3,151,000											
Legal and Valuation	0											
Agents	0	408,132	816,265	816,265	1,224,397	1,224,397	1,632,530	1,632,530	2,040,662	2,040,662	2,448,795	2,448,795
Legals	0	68,022	136,044	136,044	204,066	204,066	272,088	272,088	340,110	340,110	408,132	408,132
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**74,121,445**	**8,362,959**	**16,725,917**	**16,725,917**	**25,088,876**	**25,088,876**	**33,451,834**	**33,451,834**	**41,814,793**	**41,814,793**	**50,177,751**	**50,177,751**
For Residual Valuation Land	**99,394,349**											
Interest		10,410,948	10,721,117	10,735,409	10,750,559	10,452,130	10,135,796	9,485,994	8,797,204	7,752,599	6,645,318	5,157,113
Profit on Costs												
Profit on GDV												
Cash Flow	-173,515,794	-5,169,491	-238,203	-252,496	4,973,812	5,272,240	10,830,032	11,479,833	17,410,080	18,454,685	24,803,423	26,291,628
Opening Balance	0											
Closing Balance	-173,515,794	-178,685,285	-178,923,488	-179,175,984	-174,202,172	-168,929,932	-158,099,900	-146,620,067	-129,209,987	-110,755,302	-85,951,878	-59,660,250

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started	300	300	300	300	300	300	300	50				
Market Housing	68,455,200	68,455,200	68,455,200	68,455,200	68,455,200	68,455,200	68,455,200	68,455,200	11,409,200	0	0	0
Shared Ownership	4,673,684	4,673,684	4,673,684	4,673,684	4,673,684	4,673,684	4,673,684	4,673,684	778,947	0	0	0
Affordable Rent	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	1,416,268	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	**81,626,492**	**81,626,492**	**81,626,492**	**81,626,492**	**81,626,492**	**81,626,492**	**81,626,492**	**81,626,492**	**13,604,415**	**0**	**0**	**0**
Build Cost - BCIS Base	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	6,962,736	0	0	0
s106/CIL	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	750,000	0	0	0
Contingency	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	174,068	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	2,448,795	2,448,795	2,448,795	2,448,795	2,448,795	2,448,795	2,448,795	2,448,795	408,132	0	0	0
Legals	408,132	408,132	408,132	408,132	408,132	408,132	408,132	408,132	68,022	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**50,177,751**	**50,177,751**	**50,177,751**	**50,177,751**	**50,177,751**	**50,177,751**	**50,177,751**	**50,177,751**	**8,362,959**	**0**	**0**	**0**
Interest	3,579,615	1,907,467	134,991	0	0	0	0	0	0	0	0	0
Profit on Costs												179,694,900
Profit on GDV												11,854,163
Cash Flow	27,869,126	29,541,274	31,313,750	31,448,741	31,448,741	31,448,741	31,448,741	31,448,741	5,241,457	0	0	-191,549,063
Closing Balance	-31,791,124	-2,249,850	29,063,900	60,512,641	91,961,383	123,410,124	154,858,865	186,307,606	191,549,063	191,549,063	191,549,063	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**13,604,415**	**27,208,831**	**27,208,831**	**40,813,246**	**40,813,246**	**54,417,662**	**54,417,662**	**68,022,077**	**68,022,077**	**81,626,492**	**81,626,492**
EXPENDITURE												
Land	73,469,388											
Stamp Duty	3,673,469	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	1,102,041	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	637,200	0	0	0	0	0	0	0	0	0	0	0
Architects	35,490,618	0	0	0	0	0	0	0	0	0	0	0
QS	3,549,062	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	7,098,124	0	0	0	0	0	0	0	0	0	0	0
Other Professional	17,745,309	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,962,736	13,925,471	13,925,471	20,888,207	20,888,207	27,850,942	27,850,942	34,813,678	34,813,678	41,776,414	41,776,414
POTENTIAL CIL	2,669,039	2,669,039	2,669,039	2,669,039	2,669,039	2,669,039	2,669,039	2,669,039	2,669,039	2,669,039	2,669,039	2,669,039
Post CIL s106		750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000	3,750,000	3,750,000	4,500,000	4,500,000
Contingency	0	174,068	348,137	348,137	522,205	522,205	696,274	696,274	870,342	870,342	1,044,410	1,044,410
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	3,151,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	408,132	816,265	816,265	1,224,397	1,224,397	1,632,530	1,632,530	2,040,662	2,040,662	2,448,795	2,448,795
Legals	0	68,022	136,044	136,044	204,066	204,066	272,088	272,088	340,110	340,110	408,132	408,132
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**148,585,249**	**11,031,997**	**19,394,956**	**19,394,956**	**27,757,914**	**27,757,914**	**36,120,873**	**36,120,873**	**44,483,831**	**44,483,831**	**52,846,790**	**52,846,790**
For CIL calculation												
Interest		8,915,115	9,295,677	9,384,585	9,478,827	9,264,237	9,036,771	8,481,170	7,892,233	6,953,473	5,958,386	4,589,107
Profit on cost												
Profit on GDV												
Cash Flow	-148,585,249	-6,342,697	-1,481,802	-1,570,710	3,576,505	3,791,095	9,260,017	9,815,618	15,646,012	16,584,773	22,821,316	24,190,595
Opening Balance	0											
Closing Balance	-148,585,249	-154,927,946	-156,409,747	-157,980,457	-154,403,952	-150,612,858	-141,352,840	-131,537,222	-115,891,209	-99,306,436	-76,485,120	-52,294,524

	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	**81,626,492**	**81,626,492**	**81,626,492**	**81,626,492**	**81,626,492**	**81,626,492**	**81,626,492**	**81,626,492**	**13,604,415**	**0**	**0**	**0**
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	6,962,736	0	0	0
POTENTIAL CIL	2,669,039	2,669,039	2,669,039	2,669,039	2,669,039	2,669,039	2,669,039	2,669,039				
Post CIL s106	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	750,000	0	0	0
Contingency	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	174,068	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	2,448,795	2,448,795	2,448,795	2,448,795	2,448,795	2,448,795	2,448,795	2,448,795	408,132	0	0	0
Legals	408,132	408,132	408,132	408,132	408,132	408,132	408,132	408,132	68,022	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**52,846,790**	**52,846,790**	**52,846,790**	**52,846,790**	**52,846,790**	**52,846,790**	**52,846,790**	**52,846,790**	**8,362,959**	**0**	**0**	**0**
Interest	3,137,671	1,599,150	0	0	0	0	0	0	0	0	0	0
Profit on cost												166,593,569
Profit on GDV												11,854,163
Cash Flow	25,642,031	27,180,553	28,779,703	28,779,703	28,779,703	28,779,703	28,779,703	28,779,703	5,241,457	0	0	-178,447,732
Closing Balance	-26,652,493	528,060	29,307,762	58,087,465	86,867,167	115,646,870	144,426,573	173,206,275	178,447,732	178,447,732	178,447,732	0

2 Aff - 30%, CIL - £0, DC - £15000
Site 6

SITE NAME	Site 6	7500

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		7,500		£/m2	£	m2
Market Housing	98.8	70%	5,250		3,300	1,711,165,500	518,535
Shared Ownership	74.9	9%	675		2,310	116,820,396	50,572
Affordable Rent	74.9	21%	1,575		1,800	212,400,720	118,000
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	214.29 ha		35	/ha		**2,040,386,616**	**687,107**
SITE AREA - Gross	306.12 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		149,404,929	697,223	488,056
Alternative Use Value		7,653,061		25,000
Uplift	0%	0		0
Plus /ha	375,000	114,795,918		375,000
Viability Threshold		**122,448,980**		**400,000**

		£/m2
Additional Profit	64,915,234	125

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	19,921		149,404,929	
	Stamp Duty		7,459,746		
	Easements etc.		0		
	Legals Acquisition	1.50%	2,241,074	9,700,820	
PLANNING					
	Planning Fee		1,051,200		
	Architects	5.00%	59,144,176		
	QS / PM	0.50%	5,914,418		
	Planning Consultants	1.00%	11,828,835		
	Other Professional	2.50%	29,572,088	107,510,717	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	1,044,276,610		
	s106 / CIL		112,500,000		
	Contingency	2.50%	26,106,915		
	Abnormals		0	1,182,883,525	
FINANCE					
	Fees		5,237,000		
	Interest	6.00%			
	Legal and Valuation		0	5,237,000	
SALES					
	Agents	3.0%	61,211,598		
	Legals	0.5%	10,201,933		
	Misc.		0	71,413,532	**1,526,150,524**

Developers Profit			
	% Market DV	17.50%	**299,453,963**
	% Affordable DV	6.00%	**19,753,267**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	7500		
No dwgs under	50	462	23,100
No dwgs over 5	7450	138	1,028,100
		Total	1,051,200

Stamp duty calc - Residual			
Land payment			149,404,929
		Total	7,459,746

Stamp duty calc - Add Profit			
Land payment			122,448,980
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	6,122,449

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**112,500,000**

Post CIL s106	15,000	£/ Unit (all)	112,500,000
CIL	0	£/m2	0
		Total	**112,500,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	50	100	100	150	300	300	300	300	400	400	400	400
Market Housing		11,407,770	22,815,540	22,815,540	34,223,310	68,446,620	68,446,620	68,446,620	68,446,620	91,262,160	91,262,160	91,262,160
Shared Ownership		778,803	1,557,605	1,557,605	2,336,408	4,672,816	4,672,816	4,672,816	4,672,816	6,230,421	6,230,421	6,230,421
Affordable Rent		1,416,005	2,832,010	2,832,010	4,248,014	8,496,029	8,496,029	8,496,029	8,496,029	11,328,038	11,328,038	11,328,038
Social Rent		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
INCOME	**0**	**13,602,577**	**27,205,155**	**27,205,155**	**40,807,732**	**81,615,465**	**81,615,465**	**81,615,465**	**81,615,465**	**108,820,620**	**108,820,620**	**108,820,620**
EXPENDITURE												
Stamp Duty	7,459,746											
Easements etc.	0											
Legals Acquisition	2,241,074											
Planning Fee	1,051,200											
Architects	59,144,176		0									
QS	5,914,418		0									
Planning Consultants	11,828,835		0									
Other Professional	29,572,088		0									
Build Cost - BCIS Base		6,961,844	13,923,688	13,923,688	20,885,532	41,771,064	41,771,064	41,771,064	41,771,064	55,694,753	55,694,753	55,694,753
s106/CIL		750,000	1,500,000	1,500,000	2,250,000	4,500,000	4,500,000	4,500,000	4,500,000	6,000,000	6,000,000	6,000,000
Contingency		174,046	348,092	348,092	522,138	1,044,277	1,044,277	1,044,277	1,044,277	1,392,369	1,392,369	1,392,369
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	5,237,000											
Legal and Valuation	0											
Agents	0	408,077	816,155	816,155	1,224,232	2,448,464	2,448,464	2,448,464	2,448,464	3,264,619	3,264,619	3,264,619
Legals	0	68,013	136,026	136,026	204,039	408,077	408,077	408,077	408,077	544,103	544,103	544,103
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**122,448,538**	**8,361,980**	**16,723,961**	**16,723,961**	**25,085,941**	**50,171,882**	**50,171,882**	**50,171,882**	**50,171,882**	**66,895,843**	**66,895,843**	**66,895,843**
For Residual Valuation Land	**149,404,929**											
Interest		16,311,208	16,975,445	17,365,100	17,778,134	17,901,515	17,088,991	16,227,715	15,314,763	14,347,034	12,692,369	10,938,425
Profit on Costs												
Profit on GDV												
Cash Flow	-271,853,467	-11,070,611	-6,494,251	-6,883,906	-2,056,343	13,542,068	14,354,592	15,215,867	16,128,819	27,577,743	29,232,407	30,986,352
Opening Balance	0											
Closing Balance	-271,853,467	-282,924,078	-289,418,328	-296,302,234	-298,358,577	-284,816,509	-270,461,917	-255,246,050	-239,117,230	-211,539,488	-182,307,080	-151,320,729

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started	500	500	500	500	500	500	500	500	300			
Market Housing	91,262,160	114,077,700	114,077,700	114,077,700	114,077,700	114,077,700	114,077,700	114,077,700	114,077,700	68,446,620	0	0
Shared Ownership	6,230,421	7,788,026	7,788,026	7,788,026	7,788,026	7,788,026	7,788,026	7,788,026	7,788,026	4,672,816	0	0
Affordable Rent	11,328,038	14,160,048	14,160,048	14,160,048	14,160,048	14,160,048	14,160,048	14,160,048	14,160,048	8,496,029	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	**108,820,620**	**136,025,774**	**136,025,774**	**136,025,774**	**136,025,774**	**136,025,774**	**136,025,774**	**136,025,774**	**136,025,774**	**81,615,465**	**0**	**0**
Build Cost - BCIS Base	55,694,753	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	41,771,064	0	0
s106/CIL	6,000,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	4,500,000	0	0
Contingency	1,392,369	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,044,277	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	3,264,619	4,080,773	4,080,773	4,080,773	4,080,773	4,080,773	4,080,773	4,080,773	4,080,773	2,448,464	0	0
Legals	544,103	680,129	680,129	680,129	680,129	680,129	680,129	680,129	680,129	408,077	0	0
COSTS BEFORE LAND INT AND PROFIT	**66,895,843**	**83,619,804**	**83,619,804**	**83,619,804**	**83,619,804**	**83,619,804**	**83,619,804**	**83,619,804**	**83,619,804**	**50,171,882**	**0**	**0**
Interest	9,079,244	7,108,512	4,390,664	1,509,746	0	0	0	0	0	0	0	0
Profit on Costs												299,453,963
Profit on GDV												19,753,267
Cash Flow	32,845,533	45,297,459	48,015,306	50,896,225	52,405,971	52,405,971	52,405,971	52,405,971	52,405,971	31,443,582	0	-319,207,229
Closing Balance	-118,475,196	-73,177,737	-25,162,431	25,733,794	78,139,765	130,545,735	182,951,706	235,357,676	287,763,647	319,207,229	319,207,229	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**13,602,577**	**27,205,155**	**27,205,155**	**40,807,732**	**81,615,465**	**81,615,465**	**81,615,465**	**81,615,465**	**108,820,620**	**108,820,620**	**108,820,620**
EXPENDITURE												
Land	122,448,980											
Stamp Duty	6,122,449	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	1,836,735	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	1,051,200	0	0	0	0	0	0	0	0	0	0	0
Architects	59,144,176	0	0	0	0	0	0	0	0	0	0	0
QS	5,914,418	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	11,828,835	0	0	0	0	0	0	0	0	0	0	0
Other Professional	29,572,088	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,961,844	13,923,688	13,923,688	20,885,532	41,771,064	41,771,064	41,771,064	41,771,064	55,694,753	55,694,753	55,694,753
POTENTIAL CIL	3,091,202	3,091,202	3,091,202	3,091,202	3,091,202	3,091,202	3,091,202	3,091,202	3,091,202	3,091,202	3,091,202	3,091,202
Post CIL s106		750,000	1,500,000	1,500,000	2,250,000	4,500,000	4,500,000	4,500,000	4,500,000	6,000,000	6,000,000	6,000,000
Contingency	0	174,046	348,092	348,092	522,138	1,044,277	1,044,277	1,044,277	1,044,277	1,392,369	1,392,369	1,392,369
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	5,237,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	408,077	816,155	816,155	1,224,232	2,448,464	2,448,464	2,448,464	2,448,464	3,264,619	3,264,619	3,264,619
Legals	0	68,013	136,026	136,026	204,039	408,077	408,077	408,077	408,077	544,103	544,103	544,103
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**246,247,082**	**11,453,182**	**19,815,162**	**19,815,162**	**28,177,143**	**53,263,084**	**53,263,084**	**53,263,084**	**53,263,084**	**69,987,045**	**69,987,045**	**69,987,045**
For CIL calculation												
Interest		14,774,825	15,532,351	16,020,892	16,538,746	16,773,236	16,078,487	15,342,053	14,561,434	13,733,977	12,228,001	10,631,666
Profit on cost												
Profit on GDV												
Cash Flow	-246,247,082	-12,625,429	-8,142,358	-8,630,900	-3,908,157	11,579,145	12,273,894	13,010,328	13,790,947	25,099,598	26,605,574	28,201,908
Opening Balance	0											
Closing Balance	-246,247,082	-258,872,512	-267,014,870	-275,645,769	-279,553,926	-267,974,781	-255,700,887	-242,690,559	-228,899,612	-203,800,014	-177,194,440	-148,992,531

	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	**108,820,620**	**136,025,774**	**136,025,774**	**136,025,774**	**136,025,774**	**136,025,774**	**136,025,774**	**136,025,774**	**136,025,774**	**81,615,465**	**0**	**0**
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	55,694,753	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	41,771,064	0	0
POTENTIAL CIL	3,091,202	3,091,202	3,091,202	3,091,202	3,091,202	3,091,202	3,091,202	3,091,202	3,091,202			
Post CIL s106	6,000,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	4,500,000	0	0
Contingency	1,392,369	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,044,277	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	3,264,619	4,080,773	4,080,773	4,080,773	4,080,773	4,080,773	4,080,773	4,080,773	4,080,773	2,448,464	0	0
Legals	544,103	680,129	680,129	680,129	680,129	680,129	680,129	680,129	680,129	408,077	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**69,987,045**	**86,711,005**	**86,711,005**	**86,711,005**	**86,711,005**	**86,711,005**	**86,711,005**	**86,711,005**	**86,711,005**	**50,171,882**	**0**	**0**
Interest	8,939,552	7,145,911	4,615,779	1,933,840	0	0	0	0	0	0	0	0
Profit on cost												273,414,430
Profit on GDV												19,753,267
Cash Flow	29,894,023	42,168,859	44,698,990	47,380,929	49,314,769	49,314,769	49,314,769	49,314,769	49,314,769	31,443,582	0	-293,167,697
Closing Balance	-119,098,508	-76,929,650	-32,230,660	15,150,269	64,465,038	113,779,807	163,094,576	212,409,346	261,724,115	293,167,697	293,167,697	0

2 Aff - 30%, CIL - £0, DC - £15000
Site 7

SITE NAME	Site 7	10,000 (70% net)

INCOME		Av Size	%	Number		Price	GDV	GIA
		m2		10,000		£/m2	£	m2
Market Housing		98.8	70%	7,000		3,100	2,142,875,000	691,250
Shared Ownership		74.9	9%	900		2,170	146,279,700	67,410
Affordable Rent		74.9	21%	2,100		1,800	283,122,000	157,290
Social Rent		74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership					0	0	
	Affordable Rent					0	0	
	Social Rent					0	0	
SITE AREA - Net		285.71 ha		35	/ha		2,572,276,700	915,950
SITE AREA - Gross		408.16 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		125,016,460	437,558	306,290
Alternative Use Value		10,204,082		25,000
Uplift	0%	0		0
Plus /ha	375,000	153,061,224		375,000
Viability Threshold		**163,265,306**		**400,000**

		£/m2
Additional Profit	-46,165,640	-67

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	12,502		125,016,460	
	Stamp Duty		6,240,323		
	Easements etc.		0		
	Legals Acquisition	1.50%	1,875,247	8,115,570	
PLANNING					
	Planning Fee		1,396,200		
	Architects	5.00%	78,845,194		
	QS / PM	0.50%	7,884,519		
	Planning Consultants	1.00%	15,769,039		
	Other Professional	2.50%	39,422,597	143,317,550	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	1,392,101,352		
	s106 / CIL		150,000,000		
	Contingency	2.50%	34,802,534		
	Abnormals		0	1,576,903,886	
FINANCE					
	Fees		3,875,000		
	Interest	6.00%			
	Legal and Valuation		0	3,875,000	
SALES					
	Agents	3.0%	77,168,301		
	Legals	0.5%	12,861,384		
	Misc.		0	90,029,685	**1,947,258,151**

Developers Profit			
	% Market DV	17.50%	**375,003,125**
	% Affordable DV	6.00%	**25,764,102**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	10000		
No dwgs under	50	462	23,100
No dwgs over 5(	9950	138	1,373,100
		Total	1,396,200

Stamp duty calc - Residual	
Land payment	125,016,460
Total	6,240,323

Stamp duty calc - Add Profit			
Land payment			163,265,306
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	8,163,265

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**150,000,000**

Post CIL s106	15,000	£/ Unit (all)	150,000,000
CIL	0	£/m2	0
		Total	**150,000,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	50	100	150	200	300	300	350	350	400	400	350	350
Market Housing		10,714,375	21,428,750	32,143,125	42,857,500	64,286,250	64,286,250	75,000,625	75,000,625	85,715,000	85,715,000	75,000,625
Shared Ownership		731,399	1,462,797	2,194,196	2,925,594	4,388,391	4,388,391	5,119,790	5,119,790	5,851,188	5,851,188	5,119,790
Affordable Rent		1,415,610	2,831,220	4,246,830	5,662,440	8,493,660	8,493,660	9,909,270	9,909,270	11,324,880	11,324,880	9,909,270
Social Rent		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
INCOME	**0**	**12,861,384**	**25,722,767**	**38,584,151**	**51,445,534**	**77,168,301**	**77,168,301**	**90,029,685**	**90,029,685**	**102,891,068**	**102,891,068**	**90,029,685**
EXPENDITURE												
Stamp Duty	6,240,323											
Easements etc.	0											
Legals Acquisition	1,875,247											
Planning Fee	1,396,200											
Architects	78,845,194		0									
QS	7,884,519		0									
Planning Consultants	15,769,039		0									
Other Professional	39,422,597		0									
Build Cost - BCIS Base		6,960,507	13,921,014	20,881,520	27,842,027	41,763,041	41,763,041	48,723,547	48,723,547	55,684,054	55,684,054	48,723,547
s106/CIL		750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000	5,250,000	6,000,000	6,000,000	5,250,000
Contingency		174,013	348,025	522,038	696,051	1,044,076	1,044,076	1,218,089	1,218,089	1,392,101	1,392,101	1,218,089
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	3,875,000											
Legal and Valuation	0											
Agents	0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891	2,700,891	3,086,732	3,086,732	2,700,891
Legals	0	64,307	128,614	192,921	257,228	385,842	385,842	450,148	450,148	514,455	514,455	450,148
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**155,308,120**	**8,334,668**	**16,669,336**	**25,004,004**	**33,338,671**	**50,008,007**	**50,008,007**	**58,342,675**	**58,342,675**	**66,677,343**	**66,677,343**	**58,342,675**
For Residual Valuation Land	**125,016,460**											
Interest		16,819,475	17,557,040	18,067,257	18,336,483	18,350,261	17,821,659	17,261,341	16,395,801	15,478,328	14,234,204	12,915,433
Profit on Costs												
Profit on GDV												
Cash Flow	-280,324,580	-12,292,759	-8,503,609	-4,487,110	-229,621	8,810,033	9,338,635	14,425,669	15,291,209	20,735,397	21,979,521	18,771,577
Opening Balanc	0											
Closing Balance	-280,324,580	-292,617,339	-301,120,948	-305,608,058	-305,837,679	-297,027,646	-287,689,011	-273,263,342	-257,972,133	-237,236,736	-215,257,215	-196,485,638

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started	500	500	600	600	650	650	650	650	650	650	600	
Market Housing	75,000,625	107,143,750	107,143,750	128,572,500	128,572,500	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	128,572,500
Shared Ownership	5,119,790	7,313,985	7,313,985	8,776,782	8,776,782	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	8,776,782
Affordable Rent	9,909,270	14,156,100	14,156,100	16,987,320	16,987,320	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	16,987,320
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	**90,029,685**	**128,613,835**	**128,613,835**	**154,336,602**	**154,336,602**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**154,336,602**
Build Cost - BCIS Base	48,723,547	69,605,068	69,605,068	83,526,081	83,526,081	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	83,526,081
s106/CIL	5,250,000	7,500,000	7,500,000	9,000,000	9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency	1,218,089	1,740,127	1,740,127	2,088,152	2,088,152	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,088,152
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	2,700,891	3,858,415	3,858,415	4,630,098	4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals	450,148	643,069	643,069	771,683	771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
COSTS BEFORE LAND INT AND PROFIT	**58,342,675**	**83,346,679**	**83,346,679**	**100,016,014**	**100,016,014**	**108,350,682**	**108,350,682**	**108,350,682**	**108,350,682**	**108,350,682**	**108,350,682**	**100,016,014**
Interest	11,789,138	10,595,266	8,514,953	6,309,820	3,429,174	375,690	0	0	0	0	0	0
Profit on Costs												375,003,125
Profit on GDV												25,764,102
Cash Flow	19,897,871	34,671,890	36,752,204	48,010,767	50,891,413	58,471,614	58,847,303	58,847,303	58,847,303	58,847,303	58,847,303	-346,446,639
Closing Balance	-176,587,767	-141,915,876	-105,163,673	-57,152,905	-6,261,492	52,210,122	111,057,426	169,904,729	228,752,032	287,599,336	346,446,639	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**12,861,384**	**25,722,767**	**38,584,151**	**51,445,534**	**77,168,301**	**77,168,301**	**90,029,685**	**90,029,685**	**102,891,068**	**102,891,068**	**90,029,685**
EXPENDITURE												
Land	163,265,306											
Stamp Duty	8,163,265	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	2,448,980	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	1,396,200	0	0	0	0	0	0	0	0	0	0	0
Architects	78,845,194	0	0	0	0	0	0	0	0	0	0	0
QS	7,884,519	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	15,769,039	0	0	0	0	0	0	0	0	0	0	0
Other Professional	39,422,597	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,960,507	13,921,014	20,881,520	27,842,027	41,763,041	41,763,041	48,723,547	48,723,547	55,684,054	55,684,054	48,723,547
POTENTIAL CIL	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364
Post CIL s106		750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000	5,250,000	6,000,000	6,000,000	5,250,000
Contingency	0	174,013	348,025	522,038	696,051	1,044,076	1,044,076	1,218,089	1,218,089	1,392,101	1,392,101	1,218,089
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	3,875,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891	2,700,891	3,086,732	3,086,732	2,700,891
Legals	0	64,307	128,614	192,921	257,228	385,842	385,842	450,148	450,148	514,455	514,455	450,148
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**318,871,737**	**6,136,304**	**14,470,972**	**22,805,640**	**31,140,308**	**47,809,643**	**47,809,643**	**56,144,311**	**56,144,311**	**64,478,979**	**64,478,979**	**56,144,311**
For CIL calculation												
Interest		19,132,304	19,876,738	20,394,234	20,671,178	20,693,135	20,173,203	19,622,076	18,766,278	17,859,133	16,625,955	15,318,787
Profit on cost												
Profit on GDV												
Cash Flow	-318,871,737	-12,407,225	-8,624,943	-4,615,723	-365,951	8,665,523	9,185,454	14,263,297	15,119,095	20,552,956	21,786,134	18,566,586
Opening Balanc	0											
Closing Balance	-318,871,737	-331,278,962	-339,903,904	-344,519,628	-344,885,579	-336,220,056	-327,034,602	-312,771,305	-297,652,209	-277,099,253	-255,313,119	-236,746,533

	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	**90,029,685**	**128,613,835**	**128,613,835**	**154,336,602**	**154,336,602**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**154,336,602**
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	48,723,547	69,605,068	69,605,068	83,526,081	83,526,081	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	83,526,081
POTENTIAL CIL	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364	-2,198,364			
Post CIL s106	5,250,000	7,500,000	7,500,000	9,000,000	9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency	1,218,089	1,740,127	1,740,127	2,088,152	2,088,152	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,088,152
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	2,700,891	3,858,415	3,858,415	4,630,098	4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals	450,148	643,069	643,069	771,683	771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**56,144,311**	**81,148,315**	**81,148,315**	**97,817,650**	**97,817,650**	**106,152,318**	**106,152,318**	**106,152,318**	**106,152,318**	**108,350,682**	**108,350,682**	**100,016,014**
Interest	14,204,792	13,023,957	10,957,463	8,766,980	5,901,862	2,864,836	0	0	0	0	0	0
Profit on cost												339,821,655
Profit on GDV												25,764,102
Cash Flow	19,680,581	34,441,563	36,508,057	47,751,972	50,617,090	58,180,831	61,045,667	61,045,667	61,045,667	58,847,303	58,847,303	-311,265,170
Closing Balance	-217,065,952	-182,624,388	-146,116,331	-98,364,360	-47,747,270	10,433,561	71,479,228	132,524,896	193,570,563	252,417,866	311,265,170	0

2 Aff - 30%, CIL - £0, DC - £15000
Site 8

SITE NAME	Site 8	10,000 (60% net)

INCOME		Av Size	%	Number		Price	GDV	GIA
		m2		10,000		£/m2	£	m2
Market Housing		98.8	70%	7,000		3,100	2,142,875,000	691,250
Shared Ownership		74.9	9%	900		2,170	146,279,700	67,410
Affordable Rent		74.9	21%	2,100		1,800	283,122,000	157,290
Social Rent		74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership					0	0	
	Affordable Rent					0	0	
	Social Rent					0	0	
SITE AREA - Net		285.71 ha		35	/ha		2,572,276,700	915,950
SITE AREA - Gross		476.19 ha		21	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		92,833,596	324,918	194,951
Alternative Use Value		11,904,762		25,000
Uplift	0%	0		0
Plus /ha	375,000	178,571,429		375,000
Viability Threshold		**190,476,190**		**400,000**

		£/m2
Additional Profit	-149,909,128	-217

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	9,283		92,833,596	
	Stamp Duty		4,631,180		
	Easements etc.		0		
	Legals Acquisition	1.50%	1,392,504	6,023,684	
PLANNING					
	Planning Fee		1,396,200		
	Architects	5.00%	81,872,067		
	QS / PM	0.50%	8,187,207		
	Planning Consultants	1.00%	16,374,413		
	Other Professional	2.50%	40,936,034	148,765,921	
CONSTRUCTION					
	Build Cost - BCIS Based	1,584	1,451,162,288		
	s106 / CIL		150,000,000		
	Contingency	2.50%	36,279,057		
	Abnormals		0	1,637,441,346	
FINANCE					
	Fees		3,546,000		
	Interest	6.00%			
	Legal and Valuation		0	3,546,000	
SALES					
	Agents	3.0%	77,168,301		
	Legals	0.5%	12,861,384		
	Misc.		0	90,029,685	**1,978,640,231**

Developers Profit			
	% Market DV	17.50%	**375,003,125**
	% Affordable DV	6.00%	**25,764,102**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	10000		
No dwgs under	50	462	23,100
No dwgs over 5(	9950	138	1,373,100
		Total	1,396,200

Stamp duty calc - Residual			
Land payment			92,833,596
		Total	4,631,180

Stamp duty calc - Add Profit			
Land payment			190,476,190
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	9,523,810

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**150,000,000**

Post CIL s106	15,000	£/ Unit (all)	150,000,000
CIL	0	£/m2	0
		Total	**150,000,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	258	20%
	1,584	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
INCOME									
UNITS Started		50	100	150	200	300	300	350	350
Market Housing			10,714,375	21,428,750	32,143,125	42,857,500	64,286,250	64,286,250	75,000,625
Shared Ownership			731,399	1,462,797	2,194,196	2,925,594	4,388,391	4,388,391	5,119,790
Affordable Rent			1,415,610	2,831,220	4,246,830	5,662,440	8,493,660	8,493,660	9,909,270
Social Rent			0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0
INCOME		**0**	**12,861,384**	**25,722,767**	**38,584,151**	**51,445,534**	**77,168,301**	**77,168,301**	**90,029,685**
EXPENDITURE									
Stamp Duty		4,631,180							
Easements etc.		0							
Legals Acquisition		1,392,504							
Planning Fee		1,396,200							
Architects		81,872,067		0					
QS		8,187,207		0					
Planning Consultants		16,374,413		0					
Other Professional		40,936,034		0					
Build Cost - BCIS Base			7,255,811	14,511,623	21,767,434	29,023,246	43,534,869	43,534,869	50,790,680
s106/CIL			750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000
Contingency			181,395	362,791	544,186	725,581	1,088,372	1,088,372	1,269,767
Abnormals			0	0	0	0	0	0	0
Finance Fees		3,546,000							
Legal and Valuation		0							
Agents		0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891
Legals		0	64,307	128,614	192,921	257,228	385,842	385,842	450,148
Misc.				0					
COSTS BEFORE LAND INT AND PROFIT		**158,335,605**	**8,637,355**	**17,274,710**	**25,912,065**	**34,549,421**	**51,824,131**	**51,824,131**	**60,461,486**
For Residual Valuation	Land	**92,833,596**							
	Interest		15,070,152	15,720,919	16,157,291	16,366,404	16,334,621	15,794,048	15,221,041
	Profit on Costs								
	Profit on GDV								
	Cash Flow	-251,169,201	-10,846,124	-7,272,863	-3,485,206	529,710	9,009,549	9,550,122	14,347,158
	Opening Balanc	0							
	Closing Balance	-251,169,201	-262,015,325	-269,288,187	-272,773,393	-272,243,684	-263,234,135	-253,684,013	-239,336,855

		Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
INCOME									
UNITS Started		400	400	350	350	500	500	600	600
Market Housing		75,000,625	85,715,000	85,715,000	75,000,625	75,000,625	107,143,750	107,143,750	128,572,500
Shared Ownership		5,119,790	5,851,188	5,851,188	5,119,790	5,119,790	7,313,985	7,313,985	8,776,782
Affordable Rent		9,909,270	11,324,880	11,324,880	9,909,270	9,909,270	14,156,100	14,156,100	16,987,320
Social Rent		0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0
INCOME		**90,029,685**	**102,891,068**	**102,891,068**	**90,029,685**	**90,029,685**	**128,613,835**	**128,613,835**	**154,336,602**
Build Cost - BCIS Base		50,790,680	58,046,492	58,046,492	50,790,680	50,790,680	72,558,114	72,558,114	87,069,737
s106/CIL		5,250,000	6,000,000	6,000,000	5,250,000	5,250,000	7,500,000	7,500,000	9,000,000
Contingency		1,269,767	1,451,162	1,451,162	1,269,767	1,269,767	1,813,953	1,813,953	2,176,743
Abnormals		0	0	0	0	0	0	0	0
Agents		2,700,891	3,086,732	3,086,732	2,700,891	2,700,891	3,858,415	3,858,415	4,630,098
Legals		450,148	514,455	514,455	450,148	450,148	643,069	643,069	771,683
COSTS BEFORE LAND INT AND PROFIT		**60,461,486**	**69,098,841**	**69,098,841**	**60,461,486**	**60,461,486**	**86,373,552**	**86,373,552**	**103,648,262**
For Residual Valuation	Interest	14,360,211	13,447,732	12,227,062	10,933,153	9,815,050	8,629,861	6,613,235	4,475,613
	Cash Flow	15,207,987	20,344,495	21,565,164	18,635,046	19,753,149	33,610,423	35,627,048	46,212,728
	Closing Balance	-224,128,868	-203,784,373	-182,219,209	-163,584,163	-143,831,014	-110,220,591	-74,593,543	-28,380,816

		Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME									
UNITS Started		650	650	650	650	650	650	600	
Market Housing		128,572,500	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	128,572,500
Shared Ownership		8,776,782	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	8,776,782
Affordable Rent		16,987,320	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	16,987,320
Social Rent		0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0
INCOME		**154,336,602**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**154,336,602**
Build Cost - BCIS Base		87,069,737	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	87,069,737
s106/CIL		9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency		2,176,743	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,176,743
Abnormals		0	0	0	0	0	0	0	0
Agents		4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals		771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
COSTS BEFORE LAND INT AND PROFIT		**103,648,262**	**112,285,617**	**112,285,617**	**112,285,617**	**112,285,617**	**112,285,617**	**112,285,617**	**103,648,262**
For Residual Valuation	Interest	1,702,849	0	0	0	0	0	0	0
	Profit on Costs								375,003,125
	Profit on GDV								25,764,102
	Cash Flow	48,985,491	54,912,369	54,912,369	54,912,369	54,912,369	54,912,369	54,912,369	-350,078,887
	Closing Balance	20,604,676	75,517,044	130,429,413	185,341,781	240,254,150	295,166,518	350,078,887	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
INCOME	As Above								
INCOME		**0**	**12,861,384**	**25,722,767**	**38,584,151**	**51,445,534**	**77,168,301**	**77,168,301**	**90,029,685**
EXPENDITURE									
Land		190,476,190							
Stamp Duty		9,523,810	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0
Legals Acquisition		2,857,143	0	0	0	0	0	0	0
Planning Fee		1,396,200	0	0	0	0	0	0	0
Architects		81,872,067	0	0	0	0	0	0	0
QS		8,187,207	0	0	0	0	0	0	0
Planning Consultants		16,374,413	0	0	0	0	0	0	0
Other Professional		40,936,034	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	7,255,811	14,511,623	21,767,434	29,023,246	43,534,869	43,534,869	50,790,680
POTENTIAL CIL		-7,138,530	-7,138,530	-7,138,530	-7,138,530	-7,138,530	-7,138,530	-7,138,530	-7,138,530
Post CIL s106			750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000
Contingency		0	181,395	362,791	544,186	725,581	1,088,372	1,088,372	1,269,767
Abnormals		0	0	0	0	0	0	0	0
Finance Fees		3,546,000	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0
Agents		0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891
Legals		0	64,307	128,614	192,921	257,228	385,842	385,842	450,148
Misc.		0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		**348,030,534**	**1,498,825**	**10,136,180**	**18,773,536**	**27,410,891**	**44,685,601**	**44,685,601**	**53,322,956**
For CIL calculation	Interest		20,881,832	21,452,988	21,804,973	21,924,634	21,798,033	21,156,953	20,477,409
	Profit on cost								
	Profit on GDV								
	Cash Flow	-348,030,534	-9,519,274	-5,866,402	-1,994,358	2,110,009	10,684,667	11,325,747	16,229,320
	Opening Balanc	0							
	Closing Balance	-348,030,534	-357,549,808	-363,416,210	-365,410,567	-363,300,558	-352,615,892	-341,290,145	-325,060,825

		Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
INCOME		**90,029,685**	**102,891,068**	**102,891,068**	**90,029,685**	**90,029,685**	**128,613,835**	**128,613,835**	**154,336,602**
Stamp Duty		0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0
Legals Acquisition		0	0	0	0	0	0	0	0
Planning Fee		0	0	0	0	0	0	0	0
Architects		0	0	0	0	0	0	0	0
QS		0	0	0	0	0	0	0	0
Planning Consultants		0	0	0	0	0	0	0	0
Other Professional		0	0	0	0	0	0	0	0
Build Cost - BCIS Base		50,790,680	58,046,492	58,046,492	50,790,680	50,790,680	72,558,114	72,558,114	87,069,737
POTENTIAL CIL		-7,138,530	-7,138,530	-7,138,530	-7,138,530	-7,138,530	-7,138,530	-7,138,530	-7,138,530
Post CIL s106		5,250,000	6,000,000	6,000,000	5,250,000	5,250,000	7,500,000	7,500,000	9,000,000
Contingency		1,269,767	1,451,162	1,451,162	1,269,767	1,269,767	1,813,953	1,813,953	2,176,743
Abnormals		0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0
Agents		2,700,891	3,086,732	3,086,732	2,700,891	2,700,891	3,858,415	3,858,415	4,630,098
Legals		450,148	514,455	514,455	450,148	450,148	643,069	643,069	771,683
Misc.		0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		**53,322,956**	**61,960,311**	**61,960,311**	**53,322,956**	**53,322,956**	**79,235,022**	**79,235,022**	**96,509,732**
For CIL calculation	Interest	19,503,650	18,471,465	17,123,907	15,695,496	14,434,822	13,098,508	10,921,690	8,614,262
	Cash Flow	17,203,079	22,459,292	23,806,849	21,011,232	22,271,906	36,280,305	38,457,124	49,212,608
	Closing Balance	-307,857,747	-285,398,455	-261,591,605	-240,580,373	-218,308,467	-182,028,162	-143,571,038	-94,358,430

		Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME		**154,336,602**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**154,336,602**
Stamp Duty		0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0
Legals Acquisition		0	0	0	0	0	0	0	0
Planning Fee		0	0	0	0	0	0	0	0
Architects		0	0	0	0	0	0	0	0
QS		0	0	0	0	0	0	0	0
Planning Consultants		0	0	0	0	0	0	0	0
Other Professional		0	0	0	0	0	0	0	0
Build Cost - BCIS Base		87,069,737	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	87,069,737
POTENTIAL CIL		-7,138,530	-7,138,530	-7,138,530	-7,138,530	-7,138,530			
Post CIL s106		9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency		2,176,743	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,176,743
Abnormals		0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0
Agents		4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals		771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
Misc.		0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		**96,509,732**	**105,147,087**	**105,147,087**	**105,147,087**	**105,147,087**	**112,285,617**	**112,285,617**	**103,648,262**
For CIL calculation	Interest	5,661,506	2,531,584	0	0	0	0	0	0
	Profit on cost								338,227,919
	Profit on GDV								25,764,102
	Cash Flow	52,165,364	59,519,314	62,050,898	62,050,898	62,050,898	54,912,369	54,912,369	-313,303,681
	Closing Balance	-42,193,066	17,326,248	79,377,147	141,428,045	203,478,944	258,391,312	313,303,681	0

2 Aff - 30%, CIL - £0, DC - £15000
Site 9

SITE NAME	Site 9	500

INCOME		Av Size	%	Number	Price	GDV	GIA
		m2		500	£/m2	£	m2
Market Housing		99.0	70%	350	3,100	107,446,000	34,660
Shared Ownership		75.2	9%	45	2,170	7,344,582	3,385
Affordable Rent		75.2	21%	105	1,800	14,215,320	7,897
Social Rent		75.2	0%	0	1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net		14.29 ha		35 /ha		129,005,902	45,942
SITE AREA - Gross		20.41 ha		25 /ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		12,129,806	849,086	594,360
Alternative Use Value		510,204		25,000
Uplift	0%	0		0
Plus /ha	375,000	7,653,061		375,000
Viability Threshold		8,163,265		400,000
			£/m2	
Additional Profit		5,636,973	163	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	24,260		12,129,806	
	Stamp Duty		595,990		
	Easements etc.		0		
	Legals Acquisition	1.50%	181,947	777,937	
PLANNING					
	Planning Fee		85,200		
	Architects	5.00%	3,952,540		
	QS / PM	0.50%	395,254		
	Planning Consultants	1.00%	790,508		
	Other Professional	2.50%	1,976,270	7,199,772	
CONSTRUCTION					
	Build Cost - BCIS Based	1,519	69,805,663		
	s106 / CIL		7,500,000		
	Contingency	2.50%	1,745,142		
	Abnormals		0	79,050,805	
FINANCE					
	Fees		327,000		
	Interest	6.00%			
	Legal and Valuation		0	327,000	
SALES					
	Agents	3.0%	3,870,177		
	Legals	0.5%	645,030		
	Misc.		0	4,515,207	104,000,527

Developers Profit			
	% Market DV	17.50%	18,803,050
	% Affordable DV	6.00%	1,293,594

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	500		
No dwgs under	50	462	23,100
No dwgs over 5	450	138	62,100
		Total	85,200

Stamp duty calc - Residual		
Land payment		12,129,806
	Total	595,990

Stamp duty calc - Add Profit			
Land payment			8,163,265
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	408,163

Pre CIL s106	15,000	£/ Unit (all)	
		Total	7,500,000

Post CIL s106	15,000	£/ Unit (all)	7,500,000
CIL	0	£/m2	0
		Total	7,500,000

Build Cost	/m2	
BCIS	1,289	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,519	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	25	50	50	50	50	50	50	50	50	50	25	
Market Housing		5,372,300	10,744,600	10,744,600	10,744,600	10,744,600	10,744,600	10,744,600	10,744,600	10,744,600	10,744,600	5,372,300
Shared Ownership		367,229	734,458	734,458	734,458	734,458	734,458	734,458	734,458	734,458	734,458	367,229
Affordable Rent		710,766	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	710,766
Social Rent		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
INCOME	0	6,450,295	12,900,590	12,900,590	12,900,590	12,900,590	12,900,590	12,900,590	12,900,590	12,900,590	12,900,590	6,450,295
EXPENDITURE												
Stamp Duty	595,990											
Easements etc.	0											
Legals Acquisition	181,947											
Planning Fee	85,200											
Architects	3,952,540		0									
QS	395,254		0									
Planning Consultants	790,508		0									
Other Professional	1,976,270		0									
Build Cost - BCIS Base		3,490,283	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	3,490,283
s106/CIL		375,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	375,000
Contingency		87,257	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	87,257
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	327,000											
Legal and Valuation	0											
Agents	0	193,509	387,018	387,018	387,018	387,018	387,018	387,018	387,018	387,018	387,018	193,509
Legals	0	32,251	64,503	64,503	64,503	64,503	64,503	64,503	64,503	64,503	64,503	32,251
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	8,304,710	4,178,301	8,356,601	8,356,601	8,356,601	8,356,601	8,356,601	8,356,601	8,356,601	8,356,601	8,356,601	4,178,301
For Residual Valuation Land	12,129,806											
Interest		1,226,071	1,163,316	960,475	745,464	517,553	275,967	19,885	0	0	0	0
Profit on Costs												
Profit on GDV												
Cash Flow	-20,434,516	1,045,924	3,380,674	3,583,514	3,798,525	4,026,436	4,268,022	4,524,104	4,543,989	4,543,989	4,543,989	2,271,995
Opening Balance	0											
Closing Balance	-20,434,516	-19,388,592	-16,007,919	-12,424,405	-8,625,880	-4,599,444	-331,421	4,192,682	8,736,671	13,280,661	17,824,650	20,096,644

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
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
INCOME	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
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
COSTS BEFORE LAND INT AND PROFIT	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs												18,803,050
Profit on GDV												1,293,594
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-20,096,644
Closing Balance	20,096,644	20,096,644	20,096,644	20,096,644	20,096,644	20,096,644	20,096,644	20,096,644	20,096,644	20,096,644	20,096,644	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	0	6,450,295	12,900,590	12,900,590	12,900,590	12,900,590	12,900,590	12,900,590	12,900,590	12,900,590	12,900,590	6,450,295
EXPENDITURE												
Land	8,163,265											
Stamp Duty	408,163	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	122,449	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	85,200	0	0	0	0	0	0	0	0	0	0	0
Architects	3,952,540	0	0	0	0	0	0	0	0	0	0	0
QS	395,254	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	790,508	0	0	0	0	0	0	0	0	0	0	0
Other Professional	1,976,270	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	3,490,283	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	3,490,283
POTENTIAL CIL	512,452	512,452	512,452	512,452	512,452	512,452	512,452	512,452	512,452	512,452	512,452	
Post CIL s106		375,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	375,000
Contingency	0	87,257	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	87,257
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	327,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	193,509	387,018	387,018	387,018	387,018	387,018	387,018	387,018	387,018	387,018	193,509
Legals	0	32,251	64,503	64,503	64,503	64,503	64,503	64,503	64,503	64,503	64,503	32,251
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	16,733,102	4,690,753	8,869,053	8,869,053	8,869,053	8,869,053	8,869,053	8,869,053	8,869,053	8,869,053	8,869,053	4,178,301
For CIL calculation												
Interest		1,003,986	958,653	774,280	578,844	371,683	152,091	0	0	0	0	0
Profit on cost												
Profit on GDV												
Cash Flow	-16,733,102	755,556	3,072,884	3,257,257	3,452,693	3,659,854	3,879,445	4,031,537	4,031,537	4,031,537	4,031,537	2,271,995
Opening Balance	0											
Closing Balance	-16,733,102	-15,977,546	-12,904,662	-9,647,404	-6,194,712	-2,534,858	1,344,588	5,376,125	9,407,662	13,439,199	17,470,736	19,742,730

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME	0	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
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
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 PROFIT	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost												18,449,136
Profit on GDV												1,293,594
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-19,742,730
Closing Balance	19,742,730	19,742,730	19,742,730	19,742,730	19,742,730	19,742,730	19,742,730	19,742,730	19,742,730	19,742,730	19,742,730	0

2 Aff - 30%, CIL - £0, DC - £15000
Site 10

SITE NAME	Site 10	1000

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		1,000		£/m2	£	m2
Market Housing	98.8	70%	700		3,100	214,287,500	69,125
Shared Ownership	74.9	9%	90		2,170	14,627,970	6,741
Affordable Rent	74.9	21%	210		1,800	28,312,200	15,729
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	28.57 ha		35	/ha		257,227,670	91,595
SITE AREA - Gross	40.82 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		22,604,253	791,149	553,804
Alternative Use Value		1,020,408		25,000
Uplift	0%	0		0
Plus /ha	375,000	15,306,122		375,000
Viability Threshold		16,326,531		400,000

		£/m2
Additional Profit	9,528,048	138

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	22,604		22,604,253	
	Stamp Duty		1,119,713		
	Easements etc.		0		
	Legals Acquisition	1.50%	339,064	1,458,776	
PLANNING					
	Planning Fee		154,200		
	Architects	5.00%	7,884,519		
	QS / PM	0.50%	788,452		
	Planning Consultants	1.00%	1,576,904		
	Other Professional	2.50%	3,942,260	14,346,335	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	139,210,135		
	s106 / CIL		15,000,000		
	Contingency	2.50%	3,480,253		
	Abnormals		0	157,690,389	
FINANCE					
	Fees		632,000		
	Interest	6.00%			
	Legal and Valuation		0	632,000	
SALES					
	Agents	3.0%	7,716,830		
	Legals	0.5%	1,286,138		
	Misc.		0	9,002,968	205,734,722

Developers Profit			
	% Market DV	17.50%	37,500,313
	% Affordable DV	6.00%	2,576,410

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1000		
No dwgs under	50	462	23,100
No dwgs over 5	950	138	131,100
		Total	154,200

Stamp duty calc - Residual			
Land payment			22,604,253
		Total	1,119,713

Stamp duty calc - Add Profit			
Land payment			16,326,531
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	816,327

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

Post CIL s106	15,000	£/ Unit (all)	15,000,000
CIL	0	£/m2	0
		Total	15,000,000

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	25	50	100	100	100	100	100	100	100	100	100	25
Market Housing		5,357,188	10,714,375	21,428,750	21,428,750	21,428,750	21,428,750	21,428,750	21,428,750	21,428,750	21,428,750	21,428,750
Shared Ownership		365,699	731,399	1,462,797	1,462,797	1,462,797	1,462,797	1,462,797	1,462,797	1,462,797	1,462,797	1,462,797
Affordable Rent		707,805	1,415,610	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220
Social Rent		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
INCOME	**0**	**6,430,692**	**12,861,384**	**25,722,767**	**25,722,767**	**25,722,767**	**25,722,767**	**25,722,767**	**25,722,767**	**25,722,767**	**25,722,767**	**25,722,767**
EXPENDITURE												
Stamp Duty	1,119,713											
Easements etc.	0											
Legals Acquisition	339,064											
Planning Fee	154,200											
Architects	7,884,519		0									
QS	788,452		0									
Planning Consultants	1,576,904		0									
Other Professional	3,942,260		0									
Build Cost - BCIS Base		3,480,253	6,960,507	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014
s106/CIL		375,000	750,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Contingency		87,006	174,013	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	632,000											
Legal and Valuation	0											
Agents	0	192,921	385,842	771,683	771,683	771,683	771,683	771,683	771,683	771,683	771,683	771,683
Legals	0	32,153	64,307	128,614	128,614	128,614	128,614	128,614	128,614	128,614	128,614	128,614
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**16,437,111**	**4,167,334**	**8,334,668**	**16,669,336**	**16,669,336**	**16,669,336**	**16,669,336**	**16,669,336**	**16,669,336**	**16,669,336**	**16,669,336**	**16,669,336**
For Residual Valuation Land	22,604,253											
Interest		2,342,482	2,347,229	2,216,460	1,806,242	1,371,411	910,489	421,913	0	0	0	0
Profit on Costs												
Profit on GDV												
Cash Flow	-39,041,365	-79,124	2,179,486	6,836,971	7,247,189	7,682,021	8,142,942	8,631,519	9,053,431	9,053,431	9,053,431	9,053,431
Opening Balanc	0											
Closing Balance	-39,041,365	-39,120,489	-36,941,002	-30,104,031	-22,856,842	-15,174,821	-7,031,879	1,599,640	10,653,071	19,706,502	28,759,934	37,813,365

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started												
Market Housing	5,357,188	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	365,699	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	707,805	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	**6,430,692**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Build Cost - BCIS Base	3,480,253	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	375,000	0	0	0	0	0	0	0	0	0	0	0
Contingency	87,006	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	192,921	0	0	0	0	0	0	0	0	0	0	0
Legals	32,153	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**4,167,334**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs												37,500,313
Profit on GDV												2,576,410
Cash Flow	2,263,358	0	0	0	0	0	0	0	0	0	0	-40,076,723
Closing Balance	40,076,723	40,076,723	40,076,723	40,076,723	40,076,723	40,076,723	40,076,723	40,076,723	40,076,723	40,076,723	40,076,723	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**6,430,692**	**12,861,384**	**25,722,767**	**25,722,767**	**25,722,767**	**25,722,767**	**25,722,767**	**25,722,767**	**25,722,767**	**25,722,767**	**25,722,767**
EXPENDITURE												
Land	16,326,531											
Stamp Duty	816,327	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	244,898	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	154,200	0	0	0	0	0	0	0	0	0	0	0
Architects	7,884,519	0	0	0	0	0	0	0	0	0	0	0
QS	788,452	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	1,576,904	0	0	0	0	0	0	0	0	0	0	0
Other Professional	3,942,260	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	3,480,253	6,960,507	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014
POTENTIAL CIL	794,004	794,004	794,004	794,004	794,004	794,004	794,004	794,004	794,004	794,004	794,004	794,004
Post CIL s106		375,000	750,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Contingency	0	87,006	174,013	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	632,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	192,921	385,842	771,683	771,683	771,683	771,683	771,683	771,683	771,683	771,683	771,683
Legals	0	32,153	64,307	128,614	128,614	128,614	128,614	128,614	128,614	128,614	128,614	128,614
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**33,160,094**	**4,961,338**	**9,128,672**	**17,463,340**	**17,463,340**	**17,463,340**	**17,463,340**	**17,463,340**	**17,463,340**	**17,463,340**	**17,463,340**	**17,463,340**
For CIL calculation												
Interest		1,989,606	2,020,821	1,918,107	1,537,628	1,134,320	706,814	253,657	0	0	0	0
Profit on cost												
Profit on GDV												
Cash Flow	-33,160,094	-520,252	1,711,891	6,341,320	6,721,799	7,125,107	7,552,614	8,005,770	8,259,427	8,259,427	8,259,427	8,259,427
Opening Balanc	0											
Closing Balance	-33,160,094	-33,680,346	-31,968,455	-25,627,135	-18,905,336	-11,780,229	-4,227,615	3,778,155	12,037,582	20,297,010	28,556,437	36,815,864

	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	**6,430,692**	**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
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	3,480,253	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL												
Post CIL s106	375,000	0	0	0	0	0	0	0	0	0	0	0
Contingency	87,006	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	192,921	0	0	0	0	0	0	0	0	0	0	0
Legals	32,153	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 PROFIT	**4,167,334**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost												36,502,812
Profit on GDV												2,576,410
Cash Flow	2,263,358	0	0	0	0	0	0	0	0	0	0	-39,079,222
Closing Balance	39,079,222	39,079,222	39,079,222	39,079,222	39,079,222	39,079,222	39,079,222	39,079,222	39,079,222	39,079,222	39,079,222	0

2 Aff - 30%, CIL - £0, DC - £15000
Site 11

SITE NAME	Site 11	2500

INCOME		Av Size	%	Number		Price	GDV	GIA
		m2		2,500		£/m2	£	m2
Market Housing		98.8	70%	1,750		3,100	536,021,000	172,910
Shared Ownership		75.0	9%	225		2,170	36,600,522	16,867
Affordable Rent		75.0	21%	525		1,800	70,839,720	39,355
Social Rent		75.0	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership					0	0	
	Affordable Rent					0	0	
	Social Rent					0	0	
SITE AREA - Net		71.43 ha		35	/ha		643,461,242	229,132
SITE AREA - Gross		102.04 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**47,745,402**	**668,436**	**467,905**
Alternative Use Value		2,551,020		25,000
Uplift	0%	0		0
Plus /ha	375,000	38,265,306		375,000
Viability Threshold		**40,816,327**		**400,000**

		£/m2
Additional Profit	**14,317,050**	**83**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	19,098		47,745,402	
	Stamp Duty		2,376,770		
	Easements etc.		0		
	Legals Acquisition	1.50%	716,181	3,092,951	
PLANNING					
	Planning Fee		361,200		
	Architects	5.00%	19,721,579		
	QS / PM	0.50%	1,972,158		
	Planning Consultants	1.00%	3,944,316		
	Other Professional	2.50%	9,860,790	35,860,042	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	348,225,934		
	s106 / CIL		37,500,000		
	Contingency	2.50%	8,705,648		
	Abnormals		0	394,431,582	
FINANCE					
	Fees		1,410,000		
	Interest	6.00%			
	Legal and Valuation		0	1,410,000	
SALES					
	Agents	3.0%	19,303,837		
	Legals	0.5%	3,217,306		
	Misc.		0	22,521,143	**505,061,121**

Developers Profit			
	% Market DV	17.50%	**93,803,675**
	% Affordable DV	6.00%	**6,446,415**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	2500		
No dwgs under	50	462	23,100
No dwgs over 5	2450	138	338,100
		Total	361,200

Stamp duty calc - Residual			
Land payment			47,745,402
		Total	2,376,770

Stamp duty calc - Add Profit			
Land payment			40,816,327
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	2,040,816

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**37,500,000**

Post CIL s106	15,000	£/ Unit (all)	37,500,000
CIL	0	£/m2	0
		Total	**37,500,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	50	100	100	150	150	150	150	150	150	150	150	150
Market Housing		10,720,420	21,440,840	21,440,840	32,161,260	32,161,260	32,161,260	32,161,260	32,161,260	32,161,260	32,161,260	32,161,260
Shared Ownership		732,010	1,464,021	1,464,021	2,196,031	2,196,031	2,196,031	2,196,031	2,196,031	2,196,031	2,196,031	2,196,031
Affordable Rent		1,416,794	2,833,589	2,833,589	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383
Social Rent		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
INCOME	**0**	**12,869,225**	**25,738,450**	**25,738,450**	**38,607,675**	**38,607,675**	**38,607,675**	**38,607,675**	**38,607,675**	**38,607,675**	**38,607,675**	**38,607,675**
EXPENDITURE												
Stamp Duty	2,376,770											
Easements etc.	0											
Legals Acquisition	716,181											
Planning Fee	361,200											
Architects	19,721,579		0									
QS	1,972,158		0									
Planning Consultants	3,944,316		0									
Other Professional	9,860,790		0									
Build Cost - BCIS Base		6,964,519	13,929,037	13,929,037	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556
s106/CIL		750,000	1,500,000	1,500,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000
Contingency		174,113	348,226	348,226	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	1,410,000											
Legal and Valuation	0											
Agents	0	386,077	772,153	772,153	1,158,230	1,158,230	1,158,230	1,158,230	1,158,230	1,158,230	1,158,230	1,158,230
Legals	0	64,346	128,692	128,692	193,038	193,038	193,038	193,038	193,038	193,038	193,038	193,038
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**40,362,994**	**8,339,055**	**16,678,109**	**16,678,109**	**25,017,164**	**25,017,164**	**25,017,164**	**25,017,164**	**25,017,164**	**25,017,164**	**25,017,164**	**25,017,164**
For Residual Valuation Land	**47,745,402**											
Interest		5,286,504	5,331,884	5,108,176	4,871,046	4,347,879	3,793,321	3,205,489	2,582,388	1,921,901	1,221,784	479,660
Profit on Costs												
Profit on GDV												
Cash Flow	-88,108,395	-756,333	3,728,457	3,952,164	8,719,465	9,242,632	9,797,190	10,385,022	11,008,123	11,668,610	12,368,727	13,110,851
Opening Balance	0											
Closing Balance	-88,108,395	-88,864,729	-85,136,272	-81,184,108	-72,464,643	-63,222,011	-53,424,820	-43,039,799	-32,031,676	-20,363,065	-7,994,338	5,116,513

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started	150	150	150	150	150	150						
Market Housing	32,161,260	32,161,260	32,161,260	32,161,260	32,161,260	32,161,260	32,161,260	0	0	0	0	0
Shared Ownership	2,196,031	2,196,031	2,196,031	2,196,031	2,196,031	2,196,031	2,196,031	0	0	0	0	0
Affordable Rent	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	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	**38,607,675**	**38,607,675**	**38,607,675**	**38,607,675**	**38,607,675**	**38,607,675**	**38,607,675**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Build Cost - BCIS Base	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	0	0	0	0	0
s106/CIL	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	0	0	0	0	0
Contingency	522,339	522,339	522,339	522,339	522,339	522,339	522,339	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	1,158,230	1,158,230	1,158,230	1,158,230	1,158,230	1,158,230	1,158,230	0	0	0	0	0
Legals	193,038	193,038	193,038	193,038	193,038	193,038	193,038	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**25,017,164**	**25,017,164**	**25,017,164**	**25,017,164**	**25,017,164**	**25,017,164**	**25,017,164**	**0**	**0**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs												93,803,675
Profit on GDV												6,446,415
Cash Flow	13,590,511	13,590,511	13,590,511	13,590,511	13,590,511	13,590,511	13,590,511	0	0	0	0	-100,250,090
Closing Balance	18,707,024	32,297,535	45,888,046	59,478,557	73,069,068	86,659,579	100,250,090	100,250,090	100,250,090	100,250,090	100,250,090	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**12,869,225**	**25,738,450**	**25,738,450**	**38,607,675**	**38,607,675**	**38,607,675**	**38,607,675**	**38,607,675**	**38,607,675**	**38,607,675**	**38,607,675**
EXPENDITURE												
Land	40,816,327											
Stamp Duty	2,040,816	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	612,245	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	361,200	0	0	0	0	0	0	0	0	0	0	0
Architects	19,721,579	0	0	0	0	0	0	0	0	0	0	0
QS	1,972,158	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	3,944,316	0	0	0	0	0	0	0	0	0	0	0
Other Professional	9,860,790	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,964,519	13,929,037	13,929,037	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556
POTENTIAL CIL	795,392	795,392	795,392	795,392	795,392	795,392	795,392	795,392	795,392	795,392	795,392	795,392
Post CIL s106		750,000	1,500,000	1,500,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000
Contingency	0	174,113	348,226	348,226	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	1,410,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	386,077	772,153	772,153	1,158,230	1,158,230	1,158,230	1,158,230	1,158,230	1,158,230	1,158,230	1,158,230
Legals	0	64,346	128,692	128,692	193,038	193,038	193,038	193,038	193,038	193,038	193,038	193,038
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**81,534,822**	**9,134,446**	**17,473,501**	**17,473,501**	**25,812,555**	**25,812,555**	**25,812,555**	**25,812,555**	**25,812,555**	**25,812,555**	**25,812,555**	**25,812,555**
For CIL calculation												
Interest		4,892,089	4,961,528	4,763,323	4,553,225	4,058,711	3,534,527	2,978,891	2,389,918	1,765,606	1,103,835	402,358
Profit on cost												
Profit on GDV												
Cash Flow	-81,534,822	-1,157,311	3,303,421	3,501,626	8,241,894	8,736,408	9,260,592	9,816,228	10,405,202	11,029,514	11,691,284	12,392,762
Opening Balance	0											
Closing Balance	-81,534,822	-82,692,132	-79,388,711	-75,887,085	-67,645,191	-58,908,783	-49,648,191	-39,831,963	-29,426,761	-18,397,247	-6,705,963	5,686,799

	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	**38,607,675**	**38,607,675**	**38,607,675**	**38,607,675**	**38,607,675**	**38,607,675**	**38,607,675**	**0**	**0**	**0**	**0**	**0**
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	0	0	0	0	0
POTENTIAL CIL	795,392	795,392	795,392	795,392	795,392	795,392						
Post CIL s106	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	0	0	0	0	0
Contingency	522,339	522,339	522,339	522,339	522,339	522,339	522,339	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	1,158,230	1,158,230	1,158,230	1,158,230	1,158,230	1,158,230	1,158,230	0	0	0	0	0
Legals	193,038	193,038	193,038	193,038	193,038	193,038	193,038	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**25,812,555**	**25,812,555**	**25,812,555**	**25,812,555**	**25,812,555**	**25,812,555**	**25,017,164**	**0**	**0**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost												89,601,611
Profit on GDV												6,446,415
Cash Flow	12,795,119	12,795,119	12,795,119	12,795,119	12,795,119	12,795,119	13,590,511	0	0	0	0	-96,048,025
Closing Balance	18,481,918	31,277,037	44,072,157	56,867,276	69,662,395	82,457,515	96,048,025	96,048,025	96,048,025	96,048,025	96,048,025	0

2 Aff - 30%, CIL - £0, DC - £15000
Site 12

SITE NAME	Site 12	3500

INCOME		Av Size	%	Number		Price	GDV	GIA
		m2		3,500		£/m2	£	m2
Market Housing		98.8	70%	2,450		3,100	750,308,500	242,035
Shared Ownership		74.9	9%	315		2,170	51,228,492	23,608
Affordable Rent		74.9	21%	735		1,800	99,151,920	55,084
Social Rent		74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership					0	0	
	Affordable Rent					0	0	
	Social Rent					0	0	
SITE AREA - Net		100.00 ha		35	/ha		**900,688,912**	**320,727**
SITE AREA - Gross		142.86 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**61,920,590**	**619,206**	**433,444**
Alternative Use Value		3,571,429		25,000
Uplift	0%	0		0
Plus /ha	375,000	53,571,429		375,000
Viability Threshold		**57,142,857**		**400,000**

		£/m2
Additional Profit	**12,867,135**	**53**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	17,692		61,920,590	
	Stamp Duty		3,085,530		
	Easements etc.		0		
	Legals Acquisition	1.50%	928,809	4,014,338	
PLANNING					
	Planning Fee		499,200		
	Architects	5.00%	27,606,099		
	QS / PM	0.50%	2,760,610		
	Planning Consultants	1.00%	5,521,220		
	Other Professional	2.50%	13,803,049	50,190,177	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	487,436,069		
	s106 / CIL		52,500,000		
	Contingency	2.50%	12,185,902		
	Abnormals		0	552,121,971	
FINANCE					
	Fees		1,923,000		
	Interest	6.00%			
	Legal and Valuation		0	1,923,000	
SALES					
	Agents	3.0%	27,020,667		
	Legals	0.5%	4,503,445		
	Misc.		0	31,524,112	**701,694,189**

Developers Profit			
	% Market DV	17.50%	**131,303,988**
	% Affordable DV	6.00%	**9,022,825**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3500		
No dwgs under	50	462	23,100
No dwgs over 5(	3450	138	476,100
		Total	499,200

Stamp duty calc - Residual		
Land payment		61,920,590
	Total	3,085,530

Stamp duty calc - Add Profit			
Land payment			57,142,857
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	2,857,143

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**52,500,000**

Post CIL s106	15,000	£/ Unit (all)	52,500,000
CIL	0	£/m2	0
		Total	**52,500,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started		50	100	100	150	150	200	200	250	250	300	300	300	300	300	300	250								
Market Housing			10,718,693	21,437,386	21,437,386	32,156,079	32,156,079	42,874,771	42,874,771	53,593,464	53,593,464	64,312,157	64,312,157	64,312,157	64,312,157	64,312,157	64,312,157	53,593,464	0	0	0	0	0	0	0
Shared Ownership			731,836	1,463,671	1,463,671	2,195,507	2,195,507	2,927,342	2,927,342	3,659,178	3,659,178	4,391,014	4,391,014	4,391,014	4,391,014	4,391,014	4,391,014	3,659,178	0	0	0	0	0	0	0
Affordable Rent			1,416,456	2,832,912	2,832,912	4,249,368	4,249,368	5,665,824	5,665,824	7,082,280	7,082,280	8,498,736	8,498,736	8,498,736	8,498,736	8,498,736	8,498,736	7,082,280	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**12,866,984**	**25,733,969**	**25,733,969**	**38,600,953**	**38,600,953**	**51,467,938**	**51,467,938**	**64,334,922**	**64,334,922**	**77,201,907**	**77,201,907**	**77,201,907**	**77,201,907**	**77,201,907**	**77,201,907**	**64,334,922**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		3,085,530																							
Easements etc.		0																							
Legals Acquisition		928,809																							
Planning Fee		499,200																							
Architects		27,606,099		0																					
QS		2,760,610		0																					
Planning Consultants		5,521,220		0																					
Other Professional		13,803,049		0																					
Build Cost - BCIS Base			6,963,372	13,926,745	13,926,745	20,890,117	20,890,117	27,853,490	27,853,490	34,816,862	34,816,862	41,780,234	41,780,234	41,780,234	41,780,234	41,780,234	41,780,234	34,816,862	0	0	0	0	0	0	0
s106/CIL			750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000	3,750,000	3,750,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	3,750,000	0	0	0	0	0	0	0
Contingency			174,084	348,169	348,169	522,253	522,253	696,337	696,337	870,422	870,422	1,044,506	1,044,506	1,044,506	1,044,506	1,044,506	1,044,506	870,422	0	0	0	0	0	0	0
Abnormals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		1,923,000																							
Legal and Valuation		0																							
Agents		0	386,010	772,019	772,019	1,158,029	1,158,029	1,544,038	1,544,038	1,930,048	1,930,048	2,316,057	2,316,057	2,316,057	2,316,057	2,316,057	2,316,057	1,930,048	0	0	0	0	0	0	0
Legals		0	64,335	128,670	128,670	193,005	193,005	257,340	257,340	321,675	321,675	386,010	386,010	386,010	386,010	386,010	386,010	321,675	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**56,127,516**	**8,337,801**	**16,675,602**	**16,675,602**	**25,013,404**	**25,013,404**	**33,351,205**	**33,351,205**	**41,689,006**	**41,689,006**	**50,026,807**	**50,026,807**	**50,026,807**	**50,026,807**	**50,026,807**	**50,026,807**	**41,689,006**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**61,920,590**																							
	Interest		7,082,886	7,236,109	7,126,773	7,010,877	6,616,277	6,198,001	5,482,877	4,724,845	3,649,581	2,509,801	1,029,883	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs																								131,303,988
	Profit on GDV																								9,022,825
	Cash Flow	-118,048,106	-2,553,703	1,822,258	1,931,593	6,576,672	6,971,273	11,918,732	12,633,856	17,921,071	18,996,335	24,665,299	26,145,216	27,175,100	27,175,100	27,175,100	27,175,100	22,645,916	0	0	0	0	0	0	-140,326,812
	Opening Balanc	0																							
	Closing Balance	-118,048,106	-120,601,809	-118,779,551	-116,847,958	-110,271,285	-103,300,013	-91,381,280	-78,747,424	-60,826,353	-41,830,018	-17,164,719	8,980,497	36,155,597	63,330,697	90,505,796	117,680,896	140,326,812	140,326,812	140,326,812	140,326,812	140,326,812	140,326,812	140,326,812	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME	As Above																								
INCOME		**0**	**12,866,984**	**25,733,969**	**25,733,969**	**38,600,953**	**38,600,953**	**51,467,938**	**51,467,938**	**64,334,922**	**64,334,922**	**77,201,907**	**77,201,907**	**77,201,907**	**77,201,907**	**77,201,907**	**77,201,907**	**64,334,922**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Land		57,142,857																							
Stamp Duty		2,857,143	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		857,143	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		499,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects		27,606,099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS		2,760,610	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		5,521,220	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		13,803,049	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	6,963,372	13,926,745	13,926,745	20,890,117	20,890,117	27,853,490	27,853,490	34,816,862	34,816,862	41,780,234	41,780,234	41,780,234	41,780,234	41,780,234	41,780,234	34,816,862	0	0	0	0	0	0	0
POTENTIAL CIL		804,196	804,196	804,196	804,196	804,196	804,196	804,196	804,196	804,196	804,196	804,196	804,196	804,196	804,196	804,196	804,196								
Post CIL s106			750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000	3,750,000	3,750,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	3,750,000	0	0	0	0	0	0	0
Contingency		0	174,084	348,169	348,169	522,253	522,253	696,337	696,337	870,422	870,422	1,044,506	1,044,506	1,044,506	1,044,506	1,044,506	1,044,506	870,422	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		1,923,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	386,010	772,019	772,019	1,158,029	1,158,029	1,544,038	1,544,038	1,930,048	1,930,048	2,316,057	2,316,057	2,316,057	2,316,057	2,316,057	2,316,057	1,930,048	0	0	0	0	0	0	0
Legals		0	64,335	128,670	128,670	193,005	193,005	257,340	257,340	321,675	321,675	386,010	386,010	386,010	386,010	386,010	386,010	321,675	0	0	0	0	0	0	0
Misc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		**113,774,516**	**9,141,997**	**17,479,798**	**17,479,798**	**25,817,599**	**25,817,599**	**34,155,401**	**34,155,401**	**42,493,202**	**42,493,202**	**50,831,003**	**50,831,003**	**50,831,003**	**50,831,003**	**50,831,003**	**50,831,003**	**41,689,006**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation																									
	Interest		6,826,471	7,012,560	6,938,063	6,859,097	6,503,641	6,126,859	5,455,718	4,744,309	3,718,464	2,631,069	1,206,679	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on cost																								124,159,619
	Profit on GDV																								9,022,825
	Cash Flow	-113,774,516	-3,101,484	1,241,611	1,316,107	5,924,257	6,279,712	11,185,678	11,856,819	17,097,412	18,123,256	23,739,835	25,164,225	26,370,904	26,370,904	26,370,904	26,370,904	22,645,916	0	0	0	0	0	0	-133,182,444
	Opening Balanc	0																							
	Closing Balance	-113,774,516	-116,876,000	-115,634,389	-114,318,282	-108,394,025	-102,114,313	-90,928,634	-79,071,815	-61,974,403	-43,851,147	-20,111,312	5,052,913	31,423,816	57,794,720	84,165,624	110,536,527	133,182,444	133,182,444	133,182,444	133,182,444	133,182,444	133,182,444	133,182,444	0

2 Aff - 30%, CIL - £0, DC - £15000
Site 13

SITE NAME	Site 13	4500

INCOME		Av Size	%	Number		Price	GDV	GIA
		m2		4,500		£/m2	£	m2
Market Housing		98.8	70%	3,150		3,100	964,596,000	311,160
Shared Ownership		74.9	9%	405		2,170	65,856,462	30,349
Affordable Rent		74.9	21%	945		1,800	127,464,120	70,813
Social Rent		74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership					0	0	
	Affordable Rent					0	0	
	Social Rent					0	0	
SITE AREA - Net		128.57 ha		35	/ha		1,157,916,582	412,322
SITE AREA - Gross		183.67 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		71,475,319	555,919	389,143
Alternative Use Value		4,591,837		25,000
Uplift	0%	0		0
Plus /ha	375,000	68,877,551		375,000
Viability Threshold		73,469,388		400,000

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

		£/m2
Additional Profit	4,946,394	16

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	15,883		71,475,319	
	Stamp Duty		3,563,266		
	Easements etc.		0		
	Legals Acquisition	1.50%	1,072,130	4,635,396	
PLANNING					
	Planning Fee		637,200		
	Architects	5.00%	35,490,618		
	QS / PM	0.50%	3,549,062		
	Planning Consultants	1.00%	7,098,124		
	Other Professional	2.50%	17,745,309	64,520,312	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	626,646,204		
	s106 / CIL		67,500,000		
	Contingency	2.50%	15,666,155		
	Abnormals		0	709,812,359	
FINANCE					
	Fees		2,354,000		
	Interest	6.00%			
	Legal and Valuation		0	2,354,000	
SALES					
	Agents	3.0%	34,737,497		
	Legals	0.5%	5,789,583		
	Misc.		0	40,527,080	893,324,467

Developers Profit			
	% Market DV	17.50%	168,804,300
	% Affordable DV	6.00%	11,599,235

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	4500		
No dwgs under	50	462	23,100
No dwgs over 5(	4450	138	614,100
		Total	637,200

Stamp duty calc - Residual	
Land payment	71,475,319
Total	3,563,266

Stamp duty calc - Add Profit			
Land payment			73,469,388
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	3,673,469

Pre CIL s106	15,000	£/ Unit (all)	
		Total	67,500,000

Post CIL s106	15,000	£/ Unit (all)	67,500,000
CIL	0	£/m2	0
		Total	67,500,000

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	50	100	100	150	150	200	200	250	250	300	300	300
Market Housing		10,717,733	21,435,467	21,435,467	32,153,200	32,153,200	42,870,933	42,870,933	53,588,667	53,588,667	64,306,400	64,306,400
Shared Ownership		731,738	1,463,477	1,463,477	2,195,215	2,195,215	2,926,954	2,926,954	3,658,692	3,658,692	4,390,431	4,390,431
Affordable Rent		1,416,268	2,832,536	2,832,536	4,248,804	4,248,804	5,665,072	5,665,072	7,081,340	7,081,340	8,497,608	8,497,608
Social Rent		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
INCOME	**0**	**12,865,740**	**25,731,480**	**25,731,480**	**38,597,219**	**38,597,219**	**51,462,959**	**51,462,959**	**64,328,699**	**64,328,699**	**77,194,439**	**77,194,439**
EXPENDITURE												
Stamp Duty	3,563,266											
Easements etc.	0											
Legals Acquisition	1,072,130											
Planning Fee	637,200											
Architects	35,490,618		0									
QS	3,549,062		0									
Planning Consultants	7,098,124		0									
Other Professional	17,745,309		0									
Build Cost - BCIS Base		6,962,736	13,925,471	13,925,471	20,888,207	20,888,207	27,850,942	27,850,942	34,813,678	34,813,678	41,776,414	41,776,414
s106/CIL		750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000	3,750,000	3,750,000	4,500,000	4,500,000
Contingency		174,068	348,137	348,137	522,205	522,205	696,274	696,274	870,342	870,342	1,044,410	1,044,410
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	2,354,000											
Legal and Valuation	0											
Agents	0	385,972	771,944	771,944	1,157,917	1,157,917	1,543,889	1,543,889	1,929,861	1,929,861	2,315,833	2,315,833
Legals	0	64,329	128,657	128,657	192,986	192,986	257,315	257,315	321,643	321,643	385,972	385,972
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**71,509,708**	**8,337,105**	**16,674,210**	**16,674,210**	**25,011,315**	**25,011,315**	**33,348,420**	**33,348,420**	**41,685,524**	**41,685,524**	**50,022,629**	**50,022,629**
For Residual Valuation Land	71,475,319											
Interest		8,579,102	8,822,130	8,808,021	8,793,066	8,505,496	8,200,672	7,605,839	6,975,317	6,035,246	5,038,770	3,710,788
Profit on Costs												
Profit on GDV												
Cash Flow	-142,985,028	-4,050,467	235,140	249,249	4,792,838	5,080,409	9,913,868	10,508,700	15,667,857	16,607,929	22,133,039	23,461,022
Opening Balanc	0											
Closing Balance	-142,985,028	-147,035,494	-146,800,354	-146,551,106	-141,758,267	-136,677,858	-126,763,990	-116,255,290	-100,587,433	-83,979,504	-61,846,465	-38,385,444

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started	300	300	300	300	300	300	300	50				
Market Housing	64,306,400	64,306,400	64,306,400	64,306,400	64,306,400	64,306,400	64,306,400	64,306,400	10,717,733	0	0	0
Shared Ownership	4,390,431	4,390,431	4,390,431	4,390,431	4,390,431	4,390,431	4,390,431	4,390,431	731,738	0	0	0
Affordable Rent	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	1,416,268	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	**77,194,439**	**77,194,439**	**77,194,439**	**77,194,439**	**77,194,439**	**77,194,439**	**77,194,439**	**77,194,439**	**12,865,740**	**0**	**0**	**0**
Build Cost - BCIS Base	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	6,962,736	0	0	0
s106/CIL	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	750,000	0	0	0
Contingency	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	174,068	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	2,315,833	2,315,833	2,315,833	2,315,833	2,315,833	2,315,833	2,315,833	2,315,833	385,972	0	0	0
Legals	385,972	385,972	385,972	385,972	385,972	385,972	385,972	385,972	64,329	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**50,022,629**	**50,022,629**	**50,022,629**	**50,022,629**	**50,022,629**	**50,022,629**	**50,022,629**	**50,022,629**	**8,337,105**	**0**	**0**	**0**
Interest	2,303,127	811,006	0	0	0	0	0	0	0	0	0	0
Profit on Costs												168,804,300
Profit on GDV												11,599,235
Cash Flow	24,868,683	26,360,804	27,171,809	27,171,809	27,171,809	27,171,809	27,171,809	27,171,809	4,528,635	0	0	-180,403,535
Closing Balance	-13,516,761	12,844,043	40,015,853	67,187,662	94,359,472	121,531,281	148,703,091	175,874,900	180,403,535	180,403,535	180,403,535	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**12,865,740**	**25,731,480**	**25,731,480**	**38,597,219**	**38,597,219**	**51,462,959**	**51,462,959**	**64,328,699**	**64,328,699**	**77,194,439**	**77,194,439**
EXPENDITURE												
Land	73,469,388											
Stamp Duty	3,673,469	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	1,102,041	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	637,200	0	0	0	0	0	0	0	0	0	0	0
Architects	35,490,618	0	0	0	0	0	0	0	0	0	0	0
QS	3,549,062	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	7,098,124	0	0	0	0	0	0	0	0	0	0	0
Other Professional	17,745,309	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,962,736	13,925,471	13,925,471	20,888,207	20,888,207	27,850,942	27,850,942	34,813,678	34,813,678	41,776,414	41,776,414
POTENTIAL CIL	247,320	247,320	247,320	247,320	247,320	247,320	247,320	247,320	247,320	247,320	247,320	247,320
Post CIL s106		750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000	3,750,000	3,750,000	4,500,000	4,500,000
Contingency	0	174,068	348,137	348,137	522,205	522,205	696,274	696,274	870,342	870,342	1,044,410	1,044,410
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	2,354,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	385,972	771,944	771,944	1,157,917	1,157,917	1,543,889	1,543,889	1,929,861	1,929,861	2,315,833	2,315,833
Legals	0	64,329	128,657	128,657	192,986	192,986	257,315	257,315	321,643	321,643	385,972	385,972
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**145,366,530**	**8,584,425**	**16,921,529**	**16,921,529**	**25,258,634**	**25,258,634**	**33,595,739**	**33,595,739**	**41,932,844**	**41,932,844**	**50,269,949**	**50,269,949**
For CIL calculation												
Interest		8,721,992	8,988,432	8,999,141	9,010,493	8,750,807	8,475,541	7,912,040	7,314,729	6,409,862	5,450,702	4,162,275
Profit on cost												
Profit on GDV												
Cash Flow	-145,366,530	-4,440,677	-178,482	-189,191	4,328,092	4,587,778	9,391,679	9,955,180	15,081,126	15,985,993	21,473,788	22,762,215
Opening Balanc	0											
Closing Balance	-145,366,530	-149,807,207	-149,985,689	-150,174,880	-145,846,788	-141,259,010	-131,867,331	-121,912,151	-106,831,025	-90,845,032	-69,371,244	-46,609,029

	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	**77,194,439**	**77,194,439**	**77,194,439**	**77,194,439**	**77,194,439**	**77,194,439**	**77,194,439**	**77,194,439**	**12,865,740**	**0**	**0**	**0**
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	6,962,736	0	0	0
POTENTIAL CIL	247,320	247,320	247,320	247,320	247,320	247,320	247,320	247,320				
Post CIL s106	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	750,000	0	0	0
Contingency	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	174,068	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	2,315,833	2,315,833	2,315,833	2,315,833	2,315,833	2,315,833	2,315,833	2,315,833	385,972	0	0	0
Legals	385,972	385,972	385,972	385,972	385,972	385,972	385,972	385,972	64,329	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**50,269,949**	**50,269,949**	**50,269,949**	**50,269,949**	**50,269,949**	**50,269,949**	**50,269,949**	**50,269,949**	**8,337,105**	**0**	**0**	**0**
Interest	2,796,542	1,348,865	0	0	0	0	0	0	0	0	0	0
Profit on cost												157,570,883
Profit on GDV												11,599,235
Cash Flow	24,127,948	25,575,625	26,924,490	26,924,490	26,924,490	26,924,490	26,924,490	26,924,490	4,528,635	0	0	-169,170,118
Closing Balance	-22,481,081	3,094,544	30,019,034	56,943,524	83,868,014	110,792,503	137,716,993	164,641,483	169,170,118	169,170,118	169,170,118	0

2 Aff - 30%, CIL - £0, DC - £15000
Site 14

SITE NAME	Site 14	7500

INCOME		Av Size	%	Number		Price	GDV	GIA
		m2		7,500		£/m2	£	m2
Market Housing		98.8	70%	5,250		3,100	1,607,458,500	518,535
Shared Ownership		74.9	9%	675		2,170	109,740,372	50,572
Affordable Rent		74.9	21%	1,575		1,800	212,400,720	118,000
Social Rent		74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership					0	0	
	Affordable Rent					0	0	
	Social Rent					0	0	
SITE AREA - Net		214.29 ha		35	/ha		**1,929,599,592**	**687,107**
SITE AREA - Gross		306.12 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		106,158,948	495,408	346,786
Alternative Use Value		7,653,061		25,000
Uplift	0%	0		0
Plus /ha	375,000	114,795,918		375,000
Viability Threshold		**122,448,980**		**400,000**
			£/m2	
Additional Profit		-13,043,367	-25	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	14,155		106,158,948	
	Stamp Duty		5,297,447		
	Easements etc.		0		
	Legals Acquisition	1.50%	1,592,384	6,889,832	
PLANNING					
	Planning Fee		1,051,200		
	Architects	5.00%	59,144,176		
	QS / PM	0.50%	5,914,418		
	Planning Consultants	1.00%	11,828,835		
	Other Professional	2.50%	29,572,088	107,510,717	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	1,044,276,610		
	s106 / CIL		112,500,000		
	Contingency	2.50%	26,106,915		
	Abnormals		0	1,182,883,525	
FINANCE					
	Fees		3,912,000		
	Interest	6.00%			
	Legal and Valuation		0	3,912,000	
SALES					
	Agents	3.0%	57,887,988		
	Legals	0.5%	9,647,998		
	Misc.		0	67,535,986	**1,474,891,008**

Developers Profit			
	% Market DV	17.50%	**281,305,238**
	% Affordable DV	6.00%	**19,328,466**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	7500		
No dwgs under	50	462	23,100
No dwgs over 5	7450	138	1,028,100
		Total	1,051,200

Stamp duty calc - Residual			
Land payment			106,158,948
		Total	5,297,447

Stamp duty calc - Add Profit			
Land payment			122,448,980
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	6,122,449

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**112,500,000**

Post CIL s106	15,000	£/ Unit (all)	112,500,000
CIL	0	£/m2	0
		Total	**112,500,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	50	100	100	150	300	300	300	300	400	400	400	400
Market Housing		10,716,390	21,432,780	21,432,780	32,149,170	64,298,340	64,298,340	64,298,340	64,298,340	85,731,120	85,731,120	85,731,120
Shared Ownership		731,602	1,463,205	1,463,205	2,194,807	4,389,615	4,389,615	4,389,615	4,389,615	5,852,820	5,852,820	5,852,820
Affordable Rent		1,416,005	2,832,010	2,832,010	4,248,014	8,496,029	8,496,029	8,496,029	8,496,029	11,328,038	11,328,038	11,328,038
Social Rent		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
INCOME	**0**	**12,863,997**	**25,727,995**	**25,727,995**	**38,591,992**	**77,183,984**	**77,183,984**	**77,183,984**	**77,183,984**	**102,911,978**	**102,911,978**	**102,911,978**
EXPENDITURE												
Stamp Duty	5,297,447											
Easements etc.	0											
Legals Acquisition	1,592,384											
Planning Fee	1,051,200											
Architects	59,144,176		0									
QS	5,914,418		0									
Planning Consultants	11,828,835		0									
Other Professional	29,572,088		0									
Build Cost - BCIS Base		6,961,844	13,923,688	13,923,688	20,885,532	41,771,064	41,771,064	41,771,064	41,771,064	55,694,753	55,694,753	55,694,753
s106/CIL		750,000	1,500,000	1,500,000	2,250,000	4,500,000	4,500,000	4,500,000	4,500,000	6,000,000	6,000,000	6,000,000
Contingency		174,046	348,092	348,092	522,138	1,044,277	1,044,277	1,044,277	1,044,277	1,392,369	1,392,369	1,392,369
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	3,912,000											
Legal and Valuation	0											
Agents	0	385,920	771,840	771,840	1,157,760	2,315,520	2,315,520	2,315,520	2,315,520	3,087,359	3,087,359	3,087,359
Legals	0	64,320	128,640	128,640	192,960	385,920	385,920	385,920	385,920	514,560	514,560	514,560
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**118,312,549**	**8,336,130**	**16,672,260**	**16,672,260**	**25,008,390**	**50,016,780**	**50,016,780**	**50,016,780**	**50,016,780**	**66,689,041**	**66,689,041**	**66,689,041**
For Residual Valuation Land	**106,158,948**											
Interest		13,468,290	14,004,715	14,301,654	14,616,409	14,678,378	13,929,048	13,134,759	12,292,812	11,400,349	9,910,993	8,332,277
Profit on Costs												
Profit on GDV												
Cash Flow	-224,471,497	-8,940,423	-4,948,981	-5,245,920	-1,032,808	12,488,826	13,238,155	14,032,444	14,874,391	24,822,589	26,311,944	27,890,661
Opening Balanc	0											
Closing Balance	-224,471,497	-233,411,919	-238,360,900	-243,606,820	-244,639,627	-232,150,801	-218,912,646	-204,880,202	-190,005,811	-165,183,222	-138,871,277	-110,980,616

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started	500	500	500	500	500	500	500	500	300			
Market Housing	85,731,120	107,163,900	107,163,900	107,163,900	107,163,900	107,163,900	107,163,900	107,163,900	107,163,900	64,298,340	0	0
Shared Ownership	5,852,820	7,316,025	7,316,025	7,316,025	7,316,025	7,316,025	7,316,025	7,316,025	7,316,025	4,389,615	0	0
Affordable Rent	11,328,038	14,160,048	14,160,048	14,160,048	14,160,048	14,160,048	14,160,048	14,160,048	14,160,048	8,496,029	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	**102,911,978**	**128,639,973**	**128,639,973**	**128,639,973**	**128,639,973**	**128,639,973**	**128,639,973**	**128,639,973**	**128,639,973**	**77,183,984**	**0**	**0**
EXPENDITURE												
Build Cost - BCIS Base	55,694,753	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	41,771,064	0	0
s106/CIL	6,000,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	4,500,000	0	0
Contingency	1,392,369	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,044,277	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	3,087,359	3,859,199	3,859,199	3,859,199	3,859,199	3,859,199	3,859,199	3,859,199	3,859,199	2,315,520	0	0
Legals	514,560	643,200	643,200	643,200	643,200	643,200	643,200	643,200	643,200	385,920	0	0
COSTS BEFORE LAND INT AND PROFIT	**66,689,041**	**83,361,301**	**83,361,301**	**83,361,301**	**83,361,301**	**83,361,301**	**83,361,301**	**83,361,301**	**83,361,301**	**50,016,780**	**0**	**0**
Interest	6,658,837	4,884,991	2,461,370	0	0	0	0	0	0	0	0	0
Profit on Costs												281,305,238
Profit on GDV												19,328,466
Cash Flow	29,564,101	40,393,681	42,817,302	45,278,672	45,278,672	45,278,672	45,278,672	45,278,672	45,278,672	27,167,203	0	-300,633,703
Closing Balance	-81,416,516	-41,022,835	1,794,467	47,073,139	92,351,812	137,630,484	182,909,156	228,187,828	273,466,500	300,633,703	300,633,703	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**12,863,997**	**25,727,995**	**25,727,995**	**38,591,992**	**77,183,984**	**77,183,984**	**77,183,984**	**77,183,984**	**102,911,978**	**102,911,978**	**102,911,978**
EXPENDITURE												
Land	122,448,980											
Stamp Duty	6,122,449	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	1,836,735	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	1,051,200	0	0	0	0	0	0	0	0	0	0	0
Architects	59,144,176	0	0	0	0	0	0	0	0	0	0	0
QS	5,914,418	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	11,828,835	0	0	0	0	0	0	0	0	0	0	0
Other Professional	29,572,088	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,961,844	13,923,688	13,923,688	20,885,532	41,771,064	41,771,064	41,771,064	41,771,064	55,694,753	55,694,753	55,694,753
POTENTIAL CIL	-621,113	-621,113	-621,113	-621,113	-621,113	-621,113	-621,113	-621,113	-621,113	-621,113	-621,113	-621,113
Post CIL s106		750,000	1,500,000	1,500,000	2,250,000	4,500,000	4,500,000	4,500,000	4,500,000	6,000,000	6,000,000	6,000,000
Contingency	0	174,046	348,092	348,092	522,138	1,044,277	1,044,277	1,044,277	1,044,277	1,392,369	1,392,369	1,392,369
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	3,912,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	385,920	771,840	771,840	1,157,760	2,315,520	2,315,520	2,315,520	2,315,520	3,087,359	3,087,359	3,087,359
Legals	0	64,320	128,640	128,640	192,960	385,920	385,920	385,920	385,920	514,560	514,560	514,560
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**241,209,768**	**7,715,017**	**16,051,147**	**16,051,147**	**24,387,277**	**49,395,668**	**49,395,668**	**49,395,668**	**49,395,668**	**66,067,928**	**66,067,928**	**66,067,928**
For CIL calculation												
Interest		14,472,586	15,032,002	15,353,312	15,693,900	15,783,251	15,062,947	14,299,425	13,490,091	12,632,198	11,179,487	9,639,613
Profit on cost												
Profit on GDV												
Cash Flow	-241,209,768	-9,323,606	-5,355,155	-5,676,465	-1,489,185	12,005,065	12,725,369	13,488,891	14,298,225	24,211,853	25,664,564	27,204,438
Opening Balanc	0											
Closing Balance	-241,209,768	-250,533,374	-255,888,529	-261,564,994	-263,054,179	-251,049,114	-238,323,745	-224,834,854	-210,536,629	-186,324,776	-160,660,212	-133,455,775

	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	**102,911,978**	**128,639,973**	**128,639,973**	**128,639,973**	**128,639,973**	**128,639,973**	**128,639,973**	**128,639,973**	**128,639,973**	**77,183,984**	**0**	**0**
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	55,694,753	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	41,771,064	0	0
POTENTIAL CIL	-621,113	-621,113	-621,113	-621,113	-621,113	-621,113	-621,113	-621,113	-621,113			
Post CIL s106	6,000,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	4,500,000	0	0
Contingency	1,392,369	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,044,277	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	3,087,359	3,859,199	3,859,199	3,859,199	3,859,199	3,859,199	3,859,199	3,859,199	3,859,199	2,315,520	0	0
Legals	514,560	643,200	643,200	643,200	643,200	643,200	643,200	643,200	643,200	385,920	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**66,067,928**	**82,740,188**	**82,740,188**	**82,740,188**	**82,740,188**	**82,740,188**	**82,740,188**	**82,740,188**	**82,740,188**	**50,016,780**	**0**	**0**
Interest	8,007,346	6,277,144	3,899,786	1,379,786	0	0	0	0	0	0	0	0
Profit on cost												258,861,229
Profit on GDV												19,328,466
Cash Flow	28,836,704	39,622,641	41,999,999	44,519,999	45,899,785	45,899,785	45,899,785	45,899,785	45,899,785	27,167,203	0	-278,189,695
Closing Balance	-104,619,071	-64,996,430	-22,996,431	21,523,568	67,423,352	113,323,137	159,222,922	205,122,707	251,022,492	278,189,695	278,189,695	0

2 Aff - 30%, CIL - £0, DC - £15000
Site 15

SITE NAME	Site 15	10,000 (70% net)

INCOME		Av Size	%	Number		Price	GDV	GIA
		m2		10,000		£/m2	£	m2
Market Housing		98.8	70%	7,000		3,100	2,142,875,000	691,250
Shared Ownership		74.9	9%	900		2,170	146,279,700	67,410
Affordable Rent		74.9	21%	2,100		1,800	283,122,000	157,290
Social Rent		74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership					0	0	
	Affordable Rent					0	0	
	Social Rent					0	0	
SITE AREA - Net		285.71 ha		35	/ha		2,572,276,700	915,950
SITE AREA - Gross		408.16 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		125,016,460	437,558	306,290
Alternative Use Value		10,204,082		25,000
Uplift	0%	0		0
Plus /ha	375,000	153,061,224		375,000
Viability Threshold		163,265,306		400,000

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+l

Closing balance = 0

Check on phasing dwgs nos

correct

		£/m2
Additional Profit	-46,897,697	-68

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	12,502		125,016,460	
	Stamp Duty		6,240,323		
	Easements etc.		0		
	Legals Acquisition	1.50%	1,875,247	8,115,570	
PLANNING					
	Planning Fee		1,396,200		
	Architects	5.00%	78,845,194		
	QS / PM	0.50%	7,884,519		
	Planning Consultants	1.00%	15,769,039		
	Other Professional	2.50%	39,422,597	143,317,550	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	1,392,101,352		
	s106 / CIL		150,000,000		
	Contingency	2.50%	34,802,534		
	Abnormals		0	1,576,903,886	
FINANCE					
	Fees		3,875,000		
	Interest	6.00%			
	Legal and Valuation		0	3,875,000	
SALES					
	Agents	3.0%	77,168,301		
	Legals	0.5%	12,861,384		
	Misc.		0	90,029,685	1,947,258,151

Developers Profit			
	% Market DV	17.50%	375,003,125
	% Affordable DV	6.00%	25,764,102

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	10000		
No dwgs under	50	462	23,100
No dwgs over 5	9950	138	1,373,100
		Total	1,396,200

Stamp duty calc - Residual			
Land payment			125,016,460
		Total	6,240,323

Stamp duty calc - Add Profit			
Land payment			163,265,306
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	8,163,265

Pre CIL s106	15,000	£/ Unit (all)	
		Total	150,000,000

Post CIL s106	15,000	£/ Unit (all)	150,000,000
CIL	0	£/m2	0
		Total	150,000,000

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME													
UNITS Started		50	100	150	200	300	300	350	350	400	400	350	350
Market Housing			10,714,375	21,428,750	32,143,125	42,857,500	64,286,250	64,286,250	75,000,625	75,000,625	85,715,000	85,715,000	75,000,625
Shared Ownership			731,399	1,462,797	2,194,196	2,925,594	4,388,391	4,388,391	5,119,790	5,119,790	5,851,188	5,851,188	5,119,790
Affordable Rent			1,415,610	2,831,220	4,246,830	5,662,440	8,493,660	8,493,660	9,909,270	9,909,270	11,324,880	11,324,880	9,909,270
Social Rent			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
INCOME		0	12,861,384	25,722,767	38,584,151	51,445,534	77,168,301	77,168,301	90,029,685	90,029,685	102,891,068	102,891,068	90,029,685
EXPENDITURE													
Stamp Duty		6,240,323											
Easements etc.		0											
Legals Acquisition		1,875,247											
Planning Fee		1,396,200											
Architects		78,845,194		0									
QS		7,884,519		0									
Planning Consultants		15,769,039		0									
Other Professional		39,422,597		0									
Build Cost - BCIS Base			6,960,507	13,921,014	20,881,520	27,842,027	41,763,041	41,763,041	48,723,547	48,723,547	55,684,054	55,684,054	48,723,547
s106/CIL			750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000	5,250,000	6,000,000	6,000,000	5,250,000
Contingency			174,013	348,025	522,038	696,051	1,044,076	1,044,076	1,218,089	1,218,089	1,392,101	1,392,101	1,218,089
Abnormals			0	0	0	0	0	0	0	0	0	0	0
Finance Fees		3,875,000											
Legal and Valuation		0											
Agents		0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891	2,700,891	3,086,732	3,086,732	2,700,891
Legals		0	64,307	128,614	192,921	257,228	385,842	385,842	450,148	450,148	514,455	514,455	450,148
Misc.				0									
COSTS BEFORE LAND INT AND PROFIT		155,308,120	8,334,668	16,669,336	25,004,004	33,338,671	50,008,007	50,008,007	58,342,675	58,342,675	66,677,343	66,677,343	58,342,675
For Residual Valuation	Land	125,016,460											
	Interest		16,819,475	17,557,040	18,067,257	18,336,483	18,350,261	17,821,659	17,261,341	16,395,801	15,478,328	14,234,204	12,915,433
	Profit on Costs												
	Profit on GDV												
	Cash Flow	-280,324,580	-12,292,759	-8,503,609	-4,487,110	-229,621	8,810,033	9,338,635	14,425,669	15,291,209	20,735,397	21,979,521	18,771,577
	Opening Balanc	0											
	Closing Balance	-280,324,580	-292,617,339	-301,120,948	-305,608,058	-305,837,679	-297,027,646	-287,689,011	-273,263,342	-257,972,133	-237,236,736	-215,257,215	-196,485,638

		Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME													
UNITS Started		500	500	600	600	650	650	650	650	650	650	600	
Market Housing		75,000,625	107,143,750	107,143,750	128,572,500	128,572,500	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	128,572,500
Shared Ownership		5,119,790	7,313,985	7,313,985	8,776,782	8,776,782	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	8,776,782
Affordable Rent		9,909,270	14,156,100	14,156,100	16,987,320	16,987,320	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	16,987,320
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		90,029,685	128,613,835	128,613,835	154,336,602	154,336,602	167,197,986	167,197,986	167,197,986	167,197,986	167,197,986	167,197,986	154,336,602
Build Cost - BCIS Base		48,723,547	69,605,068	69,605,068	83,526,081	83,526,081	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	83,526,081
s106/CIL		5,250,000	7,500,000	7,500,000	9,000,000	9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency		1,218,089	1,740,127	1,740,127	2,088,152	2,088,152	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,088,152
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Agents		2,700,891	3,858,415	3,858,415	4,630,098	4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals		450,148	643,069	643,069	771,683	771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
COSTS BEFORE LAND INT AND PROFIT		58,342,675	83,346,679	83,346,679	100,016,014	100,016,014	108,350,682	108,350,682	108,350,682	108,350,682	108,350,682	108,350,682	100,016,014
For Residual Valuation	Interest	11,789,138	10,595,266	8,514,953	6,309,820	3,429,174	375,690	0	0	0	0	0	0
	Profit on Costs												375,003,125
	Profit on GDV												25,764,102
	Cash Flow	19,897,871	34,671,890	36,752,204	48,010,767	50,891,413	58,471,614	58,847,303	58,847,303	58,847,303	58,847,303	58,847,303	-346,446,639
	Closing Balance	-176,587,767	-141,915,876	-105,163,673	-57,152,905	-6,261,492	52,210,122	111,057,426	169,904,729	228,752,032	287,599,336	346,446,639	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME	As Above												
INCOME		0	12,861,384	25,722,767	38,584,151	51,445,534	77,168,301	77,168,301	90,029,685	90,029,685	102,891,068	102,891,068	90,029,685
EXPENDITURE													
Land		163,265,306											
Stamp Duty		8,163,265	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		2,448,980	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		1,396,200	0	0	0	0	0	0	0	0	0	0	0
Architects		78,845,194	0	0	0	0	0	0	0	0	0	0	0
QS		7,884,519	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		15,769,039	0	0	0	0	0	0	0	0	0	0	0
Other Professional		39,422,597	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	6,960,507	13,921,014	20,881,520	27,842,027	41,763,041	41,763,041	48,723,547	48,723,547	55,684,054	55,684,054	48,723,547
POTENTIAL CIL		-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713
Post CIL s106			750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000	5,250,000	6,000,000	6,000,000	5,250,000
Contingency		0	174,013	348,025	522,038	696,051	1,044,076	1,044,076	1,218,089	1,218,089	1,392,101	1,392,101	1,218,089
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		3,875,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891	2,700,891	3,086,732	3,086,732	2,700,891
Legals		0	64,307	128,614	192,921	257,228	385,842	385,842	450,148	450,148	514,455	514,455	450,148
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		318,938,387	6,202,954	14,537,622	22,872,290	31,206,958	47,876,294	47,876,294	56,210,961	56,210,961	64,545,629	64,545,629	56,210,961
For CIL calculation													
	Interest		19,136,303	19,884,976	20,406,966	20,688,672	20,715,678	20,201,098	19,655,643	18,805,858	17,905,087	16,678,665	15,378,659
	Profit on cost												
	Profit on GDV												
	Cash Flow	-318,938,387	-12,477,874	-8,699,831	-4,695,105	-450,096	8,576,330	9,090,910	14,163,080	15,012,865	20,440,352	21,666,773	18,440,064
	Opening Balanc	0											
	Closing Balance	-318,938,387	-331,416,261	-340,116,092	-344,811,197	-345,261,293	-336,684,963	-327,594,054	-313,430,974	-298,418,110	-277,977,758	-256,310,984	-237,870,920

		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		90,029,685	128,613,835	128,613,835	154,336,602	154,336,602	167,197,986	167,197,986	167,197,986	167,197,986	167,197,986	167,197,986	154,336,602
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		0	0	0	0	0	0	0	0	0	0	0	0
Architects		0	0	0	0	0	0	0	0	0	0	0	0
QS		0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		48,723,547	69,605,068	69,605,068	83,526,081	83,526,081	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	83,526,081
POTENTIAL CIL		-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713		
Post CIL s106		5,250,000	7,500,000	7,500,000	9,000,000	9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency		1,218,089	1,740,127	1,740,127	2,088,152	2,088,152	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,088,152
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		2,700,891	3,858,415	3,858,415	4,630,098	4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals		450,148	643,069	643,069	771,683	771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		56,210,961	81,214,965	81,214,965	97,884,301	97,884,301	106,218,969	106,218,969	106,218,969	106,218,969	106,218,969	108,350,682	100,016,014
For CIL calculation	Interest	14,272,255	13,099,467	11,041,503	8,860,061	6,004,527	2,977,660	0	0	0	0	0	0
	Profit on cost												339,693,546
	Profit on GDV												25,764,102
	Cash Flow	19,546,468	34,299,403	36,357,367	47,592,240	50,447,775	58,001,357	60,979,017	60,979,017	60,979,017	60,979,017	58,847,303	-311,137,060
	Closing Balance	-218,324,453	-184,025,050	-147,667,683	-100,075,443	-49,627,668	8,373,689	69,352,706	130,331,723	191,310,740	252,289,756	311,137,060	0

2 Aff - 30%, CIL - £0, DC - £15000
Site 16

SITE NAME	Site 16	10,000 (60% net)

INCOME		Av Size	%	Number		Price	GDV	GIA
		m2		10,000		£/m2	£	m2
Market Housing		98.8	70%	7,000		3,100	2,142,875,000	691,250
Shared Ownership		74.9	9%	900		2,170	146,279,700	67,410
Affordable Rent		74.9	21%	2,100		1,800	283,122,000	157,290
Social Rent		74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership					0	0	
	Affordable Rent					0	0	
	Social Rent					0	0	
SITE AREA - Net		285.71 ha		35	/ha		2,572,276,700	915,950
SITE AREA - Gross		476.19 ha		21	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		92,833,596	324,918	194,951
Alternative Use Value		11,904,762		25,000
Uplift	0%	0		0
Plus /ha	375,000	178,571,429		375,000
Viability Threshold		190,476,190		400,000

		£/m2
Additional Profit	-152,286,262	-220

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	9,283		92,833,596	
	Stamp Duty		4,631,180		
	Easements etc.		0		
	Legals Acquisition	1.50%	1,392,504	6,023,684	
PLANNING					
	Planning Fee		1,396,200		
	Architects	5.00%	81,872,067		
	QS / PM	0.50%	8,187,207		
	Planning Consultants	1.00%	16,374,413		
	Other Professional	2.50%	40,936,034	148,765,921	
CONSTRUCTION					
	Build Cost - BCIS Based	1,584	1,451,162,288		
	s106 / CIL		150,000,000		
	Contingency	2.50%	36,279,057		
	Abnormals		0	1,637,441,346	
FINANCE					
	Fees		3,546,000		
	Interest	6.00%			
	Legal and Valuation		0	3,546,000	
SALES					
	Agents	3.0%	77,168,301		
	Legals	0.5%	12,861,384		
	Misc.		0	90,029,685	1,978,640,231

Developers Profit			
	% Market DV	17.50%	375,003,125
	% Affordable DV	6.00%	25,764,102

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	10000		
No dwgs under	50	462	23,100
No dwgs over 5(	9950	138	1,373,100
		Total	1,396,200

Stamp duty calc - Residual			
Land payment			92,833,596
		Total	4,631,180

Stamp duty calc - Add Profit			
Land payment			190,476,190
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	9,523,810

Pre CIL s106	15,000	£/ Unit (all)	
		Total	150,000,000

Post CIL s106	15,000	£/ Unit (all)	150,000,000
CIL	0	£/m2	0
		Total	150,000,000

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	258	20%
	1,584	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME													
UNITS Started		50	100	150	200	300	300	350	350	400	400	350	350
Market Housing			10,714,375	21,428,750	32,143,125	42,857,500	64,286,250	64,286,250	75,000,625	75,000,625	85,715,000	85,715,000	75,000,625
Shared Ownership			731,399	1,462,797	2,194,196	2,925,594	4,388,391	4,388,391	5,119,790	5,119,790	5,851,188	5,851,188	5,119,790
Affordable Rent			1,415,610	2,831,220	4,246,830	5,662,440	8,493,660	8,493,660	9,909,270	9,909,270	11,324,880	11,324,880	9,909,270
Social Rent			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
INCOME		0	12,861,384	25,722,767	38,584,151	51,445,534	77,168,301	77,168,301	90,029,685	90,029,685	102,891,068	102,891,068	90,029,685
EXPENDITURE													
Stamp Duty		4,631,180											
Easements etc.		0											
Legals Acquisition		1,392,504											
Planning Fee		1,396,200											
Architects		81,872,067		0									
QS		8,187,207		0									
Planning Consultants		16,374,413		0									
Other Professional		40,936,034		0									
Build Cost - BCIS Base			7,255,811	14,511,623	21,767,434	29,023,246	43,534,869	43,534,869	50,790,680	50,790,680	58,046,492	58,046,492	50,790,680
s106/CIL			750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000	5,250,000	6,000,000	6,000,000	5,250,000
Contingency			181,395	362,791	544,186	725,581	1,088,372	1,088,372	1,269,767	1,269,767	1,451,162	1,451,162	1,269,767
Abnormals			0	0	0	0	0	0	0	0	0	0	0
Finance Fees		3,546,000											
Legal and Valuation		0											
Agents		0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891	2,700,891	3,086,732	3,086,732	2,700,891
Legals		0	64,307	128,614	192,921	257,228	385,842	385,842	450,148	450,148	514,455	514,455	450,148
Misc.				0									
COSTS BEFORE LAND INT AND PROFIT		158,335,605	8,637,355	17,274,710	25,912,065	34,549,421	51,824,131	51,824,131	60,461,486	60,461,486	69,098,841	69,098,841	60,461,486
For Residual Valuation	Land	92,833,596											
	Interest		15,070,152	15,720,919	16,157,291	16,366,404	16,334,621	15,794,048	15,221,041	14,360,211	13,447,732	12,227,062	10,933,153
	Profit on Costs												
	Profit on GDV												
	Cash Flow	-251,169,201	-10,846,124	-7,272,863	-3,485,206	529,710	9,009,549	9,550,122	14,347,158	15,207,987	20,344,495	21,565,164	18,635,046
	Opening Balanc	0											
	Closing Balance	-251,169,201	-262,015,325	-269,288,187	-272,773,393	-272,243,684	-263,234,135	-253,684,013	-239,336,855	-224,128,868	-203,784,373	-182,219,209	-163,584,163

		Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME													
UNITS Started		500	500	600	600	650	650	650	650	650	650	600	
Market Housing		75,000,625	107,143,750	107,143,750	128,572,500	128,572,500	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	128,572,500
Shared Ownership		5,119,790	7,313,985	7,313,985	8,776,782	8,776,782	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	8,776,782
Affordable Rent		9,909,270	14,156,100	14,156,100	16,987,320	16,987,320	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	16,987,320
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		90,029,685	128,613,835	128,613,835	154,336,602	154,336,602	167,197,986	167,197,986	167,197,986	167,197,986	167,197,986	167,197,986	154,336,602
Build Cost - BCIS Base		50,790,680	72,558,114	72,558,114	87,069,737	87,069,737	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	87,069,737
s106/CIL		5,250,000	7,500,000	7,500,000	9,000,000	9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency		1,269,767	1,813,953	1,813,953	2,176,743	2,176,743	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,176,743
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Agents		2,700,891	3,858,415	3,858,415	4,630,098	4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals		450,148	643,069	643,069	771,683	771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
COSTS BEFORE LAND INT AND PROFIT		60,461,486	86,373,552	86,373,552	103,648,262	103,648,262	112,285,617	112,285,617	112,285,617	112,285,617	112,285,617	112,285,617	103,648,262
For Residual Valuation	Interest	9,815,050	8,629,861	6,613,235	4,475,613	1,702,849	0	0	0	0	0	0	0
	Profit on Costs												375,003,125
	Profit on GDV												25,764,102
	Cash Flow	19,753,149	33,610,423	35,627,048	46,212,728	48,985,491	54,912,369	54,912,369	54,912,369	54,912,369	54,912,369	54,912,369	-350,078,887
	Closing Balance	-143,831,014	-110,220,591	-74,593,543	-28,380,816	20,604,676	75,517,044	130,429,413	185,341,781	240,254,150	295,166,518	350,078,887	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME	As Above												
INCOME		0	12,861,384	25,722,767	38,584,151	51,445,534	77,168,301	77,168,301	90,029,685	90,029,685	102,891,068	102,891,068	90,029,685
EXPENDITURE													
Land		190,476,190											
Stamp Duty		9,523,810	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		2,857,143	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		1,396,200	0	0	0	0	0	0	0	0	0	0	0
Architects		81,872,067	0	0	0	0	0	0	0	0	0	0	0
QS		8,187,207	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		16,374,413	0	0	0	0	0	0	0	0	0	0	0
Other Professional		40,936,034	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	7,255,811	14,511,623	21,767,434	29,023,246	43,534,869	43,534,869	50,790,680	50,790,680	58,046,492	58,046,492	50,790,680
POTENTIAL CIL		-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103
Post CIL s106			750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000	5,250,000	6,000,000	6,000,000	5,250,000
Contingency		0	181,395	362,791	544,186	725,581	1,088,372	1,088,372	1,269,767	1,269,767	1,451,162	1,451,162	1,269,767
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		3,546,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891	2,700,891	3,086,732	3,086,732	2,700,891
Legals		0	64,307	128,614	192,921	257,228	385,842	385,842	450,148	450,148	514,455	514,455	450,148
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		348,246,961	1,715,252	10,352,607	18,989,963	27,627,318	44,902,028	44,902,028	53,539,383	53,539,383	62,176,738	62,176,738	53,539,383
For CIL calculation	Interest		20,894,818	21,479,739	21,846,314	21,981,441	21,871,235	21,247,532	20,586,408	19,632,174	18,620,687	17,295,068	15,889,912
	Profit on cost												
	Profit on GDV												
	Cash Flow	-348,246,961	-9,748,686	-6,109,579	-2,252,126	1,836,775	10,395,038	11,018,741	15,903,893	16,858,127	22,093,643	23,419,261	20,600,389
	Opening Balanc	0											
	Closing Balance	-348,246,961	-357,995,648	-364,105,227	-366,357,353	-364,520,578	-354,125,539	-343,106,799	-327,202,905	-310,344,778	-288,251,136	-264,831,874	-244,231,485

		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		90,029,685	128,613,835	128,613,835	154,336,602	154,336,602	167,197,986	167,197,986	167,197,986	167,197,986	167,197,986	167,197,986	154,336,602
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		0	0	0	0	0	0	0	0	0	0	0	0
Architects		0	0	0	0	0	0	0	0	0	0	0	0
QS		0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		50,790,680	72,558,114	72,558,114	87,069,737	87,069,737	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	87,069,737
POTENTIAL CIL		-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103		
Post CIL s106		5,250,000	7,500,000	7,500,000	9,000,000	9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency		1,269,767	1,813,953	1,813,953	2,176,743	2,176,743	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,176,743
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		2,700,891	3,858,415	3,858,415	4,630,098	4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals		450,148	643,069	643,069	771,683	771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		53,539,383	79,451,449	79,451,449	96,726,159	96,726,159	105,363,514	105,363,514	105,363,514	105,363,514	105,363,514	112,285,617	103,648,262
For CIL calculation	Interest	14,653,889	13,343,704	11,194,583	8,916,515	5,994,880	2,897,946	0	0	0	0	0	0
	Profit on cost												337,811,921
	Profit on GDV												25,764,102
	Cash Flow	21,836,412	35,818,682	37,967,803	48,693,928	51,615,563	58,936,526	61,834,471	61,834,471	61,834,471	61,834,471	54,912,369	-312,887,682
	Closing Balance	-222,395,073	-186,576,391	-148,608,588	-99,914,661	-48,299,097	10,637,428	72,471,900	134,306,371	196,140,842	257,975,314	312,887,682	0

2 Aff - 30%, CIL - £0, DC - £15000
Site 17

SITE NAME	Site 17	500

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		500		£/m2	£	m2
Market Housing	99.0	70%	350		2,600	90,116,000	34,660
Shared Ownership	75.2	9%	45		1,820	6,159,972	3,385
Affordable Rent	75.2	21%	105		1,800	14,215,320	7,897
Social Rent	75.2	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	14.29 ha		35	/ha		**110,491,292**	**45,942**
SITE AREA - Gross	20.41 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,481,084	103,676	72,573
Alternative Use Value		510,204		25,000
Uplift	0%	0		0
Plus /ha	375,000	7,653,061		375,000
Viability Threshold		**8,163,265**		**400,000**

		£/m2
Additional Profit	-8,875,813	-256

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	2,962		1,481,084	
	Stamp Duty		63,554		
	Easements etc.		0		
	Legals Acquisition	1.50%	22,216	85,770	
PLANNING					
	Planning Fee		85,200		
	Architects	5.00%	3,952,540		
	QS / PM	0.50%	395,254		
	Planning Consultants	1.00%	790,508		
	Other Professional	2.50%	1,976,270	7,199,772	
CONSTRUCTION					
	Build Cost - BCIS Based	1,519	69,805,663		
	s106 / CIL		7,500,000		
	Contingency	2.50%	1,745,142		
	Abnormals		0	79,050,805	
FINANCE					
	Fees		182,000		
	Interest	6.00%			
	Legal and Valuation		0	182,000	
SALES					
	Agents	3.0%	3,314,739		
	Legals	0.5%	552,456		
	Misc.		0	3,867,195	**91,866,627**

Developers Profit			
	% Market DV	17.50%	**15,770,300**
	% Affordable DV	6.00%	**1,222,518**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	500		
No dwgs under	50	462	23,100
No dwgs over 5(	450	138	62,100
		Total	85,200

Stamp duty calc - Residual			
Land payment			1,481,084
		Total	63,554

Stamp duty calc - Add Profit			
Land payment			8,163,265
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	408,163

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**7,500,000**

Post CIL s106	15,000	£/ Unit (all)	7,500,000
CIL	0	£/m2	0
		Total	**7,500,000**

Build Cost	/m2	
BCIS	1,289	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,519	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME													
UNITS Started		25	50	50	50	50	50	50	50	50	50	25	
Market Housing			4,505,800	9,011,600	9,011,600	9,011,600	9,011,600	9,011,600	9,011,600	9,011,600	9,011,600	9,011,600	4,505,800
Shared Ownership			307,999	615,997	615,997	615,997	615,997	615,997	615,997	615,997	615,997	615,997	307,999
Affordable Rent			710,766	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	1,421,532	710,766
Social Rent			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
INCOME		**0**	**5,524,565**	**11,049,129**	**11,049,129**	**11,049,129**	**11,049,129**	**11,049,129**	**11,049,129**	**11,049,129**	**11,049,129**	**11,049,129**	**5,524,565**
EXPENDITURE													
Stamp Duty		63,554											
Easements etc.		0											
Legals Acquisition		22,216											
Planning Fee		85,200											
Architects		3,952,540		0									
QS		395,254		0									
Planning Consultants		790,508		0									
Other Professional		1,976,270		0									
Build Cost - BCIS Base			3,490,283	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	3,490,283
s106/CIL			375,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	375,000
Contingency			87,257	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	87,257
Abnormals			0	0	0	0	0	0	0	0	0	0	0
Finance Fees		182,000											
Legal and Valuation		0											
Agents		0	165,737	331,474	331,474	331,474	331,474	331,474	331,474	331,474	331,474	331,474	165,737
Legals		0	27,623	55,246	55,246	55,246	55,246	55,246	55,246	55,246	55,246	55,246	27,623
Misc.				0									
COSTS BEFORE LAND INT AND PROFIT		**7,467,543**	**4,145,900**	**8,291,800**	**8,291,800**	**8,291,800**	**8,291,800**	**8,291,800**	**8,291,800**	**8,291,800**	**8,291,800**	**8,291,800**	**4,145,900**
For Residual Valuation	Land	**1,481,084**											
	Interest		536,918	486,413	350,158	205,728	52,631	0	0	0	0	0	0
	Profit on Costs												
	Profit on GDV												
	Cash Flow	-8,948,627	841,747	2,270,916	2,407,171	2,551,602	2,704,698	2,757,329	2,757,329	2,757,329	2,757,329	2,757,329	1,378,665
	Opening Balanc	0											
	Closing Balance	-8,948,627	-8,106,880	-5,835,964	-3,428,792	-877,191	1,827,507	4,584,836	7,342,165	10,099,495	12,856,824	15,614,153	16,992,818

		Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME													
UNITS Started													
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
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Build Cost - BCIS Base		0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
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
COSTS BEFORE LAND INT AND PROFIT		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Interest	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs												15,770,300
	Profit on GDV												1,222,518
	Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-16,992,818
	Closing Balance	16,992,818	16,992,818	16,992,818	16,992,818	16,992,818	16,992,818	16,992,818	16,992,818	16,992,818	16,992,818	16,992,818	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME	As Above												
INCOME		**0**	**5,524,565**	**11,049,129**	**11,049,129**	**11,049,129**	**11,049,129**	**11,049,129**	**11,049,129**	**11,049,129**	**11,049,129**	**11,049,129**	**5,524,565**
EXPENDITURE													
Land		8,163,265											
Stamp Duty		408,163	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		122,449	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		85,200	0	0	0	0	0	0	0	0	0	0	0
Architects		3,952,540	0	0	0	0	0	0	0	0	0	0	0
QS		395,254	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		790,508	0	0	0	0	0	0	0	0	0	0	0
Other Professional		1,976,270	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	3,490,283	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	6,980,566	3,490,283
POTENTIAL CIL		-806,892	-806,892	-806,892	-806,892	-806,892	-806,892	-806,892	-806,892	-806,892	-806,892	-806,892	
Post CIL s106			375,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	375,000
Contingency		0	87,257	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	174,514	87,257
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		182,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	165,737	331,474	331,474	331,474	331,474	331,474	331,474	331,474	331,474	331,474	165,737
Legals		0	27,623	55,246	55,246	55,246	55,246	55,246	55,246	55,246	55,246	55,246	27,623
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		**15,268,758**	**3,339,008**	**7,484,908**	**7,484,908**	**7,484,908**	**7,484,908**	**7,484,908**	**7,484,908**	**7,484,908**	**7,484,908**	**7,484,908**	**4,145,900**
For CIL calculation													
	Interest		916,125	839,960	676,504	503,241	319,582	124,904	0	0	0	0	0
	Profit on cost												
	Profit on GDV												
	Cash Flow	-15,268,758	1,269,431	2,724,262	2,887,717	3,060,980	3,244,639	3,439,318	3,564,221	3,564,221	3,564,221	3,564,221	1,378,665
	Opening Balanc	0											
	Closing Balance	-15,268,758	-13,999,327	-11,275,065	-8,387,348	-5,326,367	-2,081,728	1,357,589	4,921,811	8,486,032	12,050,253	15,614,474	16,993,139

		Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME		**0**	**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
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		0	0	0	0	0	0	0	0	0	0	0	0
Architects		0	0	0	0	0	0	0	0	0	0	0	0
QS		0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL													
Post CIL s106		0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
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 PROFIT		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Interest	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on cost												15,770,622
	Profit on GDV												1,222,518
	Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-16,993,139
	Closing Balance	16,993,139	16,993,139	16,993,139	16,993,139	16,993,139	16,993,139	16,993,139	16,993,139	16,993,139	16,993,139	16,993,139	0

2 Aff - 30%, CIL - £0, DC - £15000
Site 18

SITE NAME	Site 18	1000

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		1,000		£/m2	£	m2
Market Housing	98.8	70%	700		2,600	179,725,000	69,125
Shared Ownership	74.9	9%	90		1,820	12,268,620	6,741
Affordable Rent	74.9	21%	210		1,800	28,312,200	15,729
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	28.57 ha		35	/ha		220,305,820	91,595
SITE AREA - Gross	40.82 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		2,270,660	79,473	55,631
Alternative Use Value		1,020,408		25,000
Uplift	0%	0		0
Plus /ha	375,000	15,306,122		375,000
Viability Threshold		16,326,531		400,000

		£/m2
Additional Profit	-18,999,278	-275

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	2,271		2,270,660	
	Stamp Duty		103,033		
	Easements etc.		0		
	Legals Acquisition	1.50%	34,060	137,093	
PLANNING					
	Planning Fee		154,200		
	Architects	5.00%	7,884,519		
	QS / PM	0.50%	788,452		
	Planning Consultants	1.00%	1,576,904		
	Other Professional	2.50%	3,942,260	14,346,335	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	139,210,135		
	s106 / CIL		15,000,000		
	Contingency	2.50%	3,480,253		
	Abnormals		0	157,690,389	
FINANCE					
	Fees		348,000		
	Interest	6.00%			
	Legal and Valuation		0	348,000	
SALES					
	Agents	3.0%	6,609,175		
	Legals	0.5%	1,101,529		
	Misc.		0	7,710,704	182,503,180

Developers Profit			
	% Market DV	17.50%	31,451,875
	% Affordable DV	6.00%	2,434,849

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1000		
No dwgs under	50	462	23,100
No dwgs over 5(	950	138	131,100
		Total	154,200

Stamp duty calc - Residual			
Land payment			2,270,660
		Total	103,033

Stamp duty calc - Add Profit			
Land payment			16,326,531
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	816,327

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

Post CIL s106	15,000	£/ Unit (all)	15,000,000
CIL	0	£/m2	0
		Total	15,000,000

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	25	50	100	100	100	100	100	100	100	100	100	25												
Market Housing		4,493,125	8,986,250	17,972,500	17,972,500	17,972,500	17,972,500	17,972,500	17,972,500	17,972,500	17,972,500	17,972,500	4,493,125	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		306,716	613,431	1,226,862	1,226,862	1,226,862	1,226,862	1,226,862	1,226,862	1,226,862	1,226,862	1,226,862	306,716	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		707,805	1,415,610	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	2,831,220	707,805	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**5,507,646**	**11,015,291**	**22,030,582**	**22,030,582**	**22,030,582**	**22,030,582**	**22,030,582**	**22,030,582**	**22,030,582**	**22,030,582**	**22,030,582**	**5,507,646**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	103,033																							
Easements etc.	0																							
Legals Acquisition	34,060																							
Planning Fee	154,200																							
Architects	7,884,519		0																					
QS	788,452		0																					
Planning Consultants	1,576,904		0																					
Other Professional	3,942,260		0																					
Build Cost - BCIS Base		3,480,253	6,960,507	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	3,480,253	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		375,000	750,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	375,000	0	0	0	0	0	0	0	0	0	0	0
Contingency		87,006	174,013	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025	87,006	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	348,000																							
Legal and Valuation	0																							
Agents	0	165,229	330,459	660,917	660,917	660,917	660,917	660,917	660,917	660,917	660,917	660,917	165,229	0	0	0	0	0	0	0	0	0	0	0
Legals	0	27,538	55,076	110,153	110,153	110,153	110,153	110,153	110,153	110,153	110,153	110,153	27,538	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	**14,831,428**	**4,135,027**	**8,270,055**	**16,540,109**	**16,540,109**	**16,540,109**	**16,540,109**	**16,540,109**	**16,540,109**	**16,540,109**	**16,540,109**	**16,540,109**	**4,135,027**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**2,270,660**																							
Interest		1,026,125	1,005,336	900,942	625,570	333,676	24,268	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								31,451,875
Profit on GDV																								2,434,849
Cash Flow	-17,102,088	346,493	1,739,901	4,589,531	4,864,903	5,156,797	5,466,205	5,490,473	5,490,473	5,490,473	5,490,473	5,490,473	1,372,618	0	0	0	0	0	0	0	0	0	0	-33,886,724
Opening Balanc	0																							
Closing Balance	-17,102,088	-16,755,595	-15,015,694	-10,426,163	-5,561,260	-404,463	5,061,742	10,552,215	16,042,688	21,533,160	27,023,633	32,514,106	33,886,724	33,886,724	33,886,724	33,886,724	33,886,724	33,886,724	33,886,724	33,886,724	33,886,724	33,886,724	33,886,724	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME As Above																								
INCOME	**0**	**5,507,646**	**11,015,291**	**22,030,582**	**22,030,582**	**22,030,582**	**22,030,582**	**22,030,582**	**22,030,582**	**22,030,582**	**22,030,582**	**22,030,582**	**5,507,646**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Land	16,326,531																							
Stamp Duty	816,327	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	244,898	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	154,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	7,884,519	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	788,452	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	1,576,904	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	3,942,260	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	3,480,253	6,960,507	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	13,921,014	3,480,253	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL	-1,583,273	-1,583,273	-1,583,273	-1,583,273	-1,583,273	-1,583,273	-1,583,273	-1,583,273	-1,583,273	-1,583,273	-1,583,273	-1,583,273												
Post CIL s106		375,000	750,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	375,000	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	87,006	174,013	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025	348,025	87,006	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	348,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	165,229	330,459	660,917	660,917	660,917	660,917	660,917	660,917	660,917	660,917	660,917	165,229	0	0	0	0	0	0	0	0	0	0	0
Legals	0	27,538	55,076	110,153	110,153	110,153	110,153	110,153	110,153	110,153	110,153	110,153	27,538	0	0	0	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**30,498,817**	**2,551,754**	**6,686,781**	**14,956,836**	**14,956,836**	**14,956,836**	**14,956,836**	**14,956,836**	**14,956,836**	**14,956,836**	**14,956,836**	**14,956,836**	**4,135,027**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation																								
Interest		1,829,929	1,762,371	1,608,403	1,280,482	932,887	564,435	173,876	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost																								31,234,683
Profit on GDV																								2,434,849
Cash Flow	-30,498,817	1,125,962	2,566,138	5,465,343	5,793,264	6,140,859	6,509,311	6,899,870	7,073,746	7,073,746	7,073,746	7,073,746	1,372,618	0	0	0	0	0	0	0	0	0	0	-33,669,532
Opening Balanc	0																							
Closing Balance	-30,498,817	-29,372,854	-26,806,716	-21,341,373	-15,548,110	-9,407,250	-2,897,939	4,001,930	11,075,676	18,149,422	25,223,168	32,296,914	33,669,532	33,669,532	33,669,532	33,669,532	33,669,532	33,669,532	33,669,532	33,669,532	33,669,532	33,669,532	33,669,532	0

2 Aff - 30%, CIL - £0, DC - £15000
Site 19

SITE NAME	Site 19	2500

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		2,500		£/m2	£	m2
Market Housing	98.8	70%	1,750		2,600	449,566,000	172,910
Shared Ownership	75.0	9%	225		1,820	30,697,212	16,867
Affordable Rent	75.0	21%	525		1,800	70,839,720	39,355
Social Rent	75.0	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	71.43 ha		35	/ha		**551,102,932**	**229,132**
SITE AREA - Gross	102.04 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		2,952,962	41,341	28,939
Alternative Use Value		2,551,020		25,000
Uplift	0%	0		0
Plus /ha	375,000	38,265,306		375,000
Viability Threshold		**40,816,327**		**400,000**
			£/m2	
Additional Profit		-56,971,984	-329	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	1,181		2,952,962	
	Stamp Duty		137,148		
	Easements etc.		0		
	Legals Acquisition	1.50%	44,294	181,443	
PLANNING					
	Planning Fee		361,200		
	Architects	5.00%	19,721,579		
	QS / PM	0.50%	1,972,158		
	Planning Consultants	1.00%	3,944,316		
	Other Professional	2.50%	9,860,790	35,860,042	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	348,225,934		
	s106 / CIL		37,500,000		
	Contingency	2.50%	8,705,648		
	Abnormals		0	394,431,582	
FINANCE					
	Fees		790,000		
	Interest	6.00%			
	Legal and Valuation		0	790,000	
SALES					
	Agents	3.0%	16,533,088		
	Legals	0.5%	2,755,515		
	Misc.		0	19,288,603	**453,504,632**

Developers Profit			
	% Market DV	17.50%	**78,674,050**
	% Affordable DV	6.00%	**6,092,216**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	2500		
No dwgs under	50	462	23,100
No dwgs over 5(	2450	138	338,100
		Total	361,200

Stamp duty calc - Residual	
Land payment	2,952,962
Total	137,148

Stamp duty calc - Add Profit			
Land payment			40,816,327
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	2,040,816

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**37,500,000**

Post CIL s106	15,000	£/ Unit (all)	37,500,000
CIL	0	£/m2	0
		Total	**37,500,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	100	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150						
Market Housing		8,991,320	17,982,640	17,982,640	26,973,960	26,973,960	26,973,960	26,973,960	26,973,960	26,973,960	26,973,960	26,973,960	26,973,960	26,973,960	26,973,960	26,973,960	26,973,960	26,973,960	26,973,960	0	0	0	0	0
Shared Ownership		613,944	1,227,888	1,227,888	1,841,833	1,841,833	1,841,833	1,841,833	1,841,833	1,841,833	1,841,833	1,841,833	1,841,833	1,841,833	1,841,833	1,841,833	1,841,833	1,841,833	1,841,833	0	0	0	0	0
Affordable Rent		1,416,794	2,833,589	2,833,589	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	4,250,383	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**11,022,059**	**22,044,117**	**22,044,117**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	137,148																							
Easements etc.	0																							
Legals Acquisition	44,294																							
Planning Fee	361,200																							
Architects	19,721,579		0																					
QS	1,972,158		0																					
Planning Consultants	3,944,316		0																					
Other Professional	9,860,790		0																					
Build Cost - BCIS Base		6,964,519	13,929,037	13,929,037	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	0	0	0	0	0
s106/CIL		750,000	1,500,000	1,500,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	0	0	0	0	0
Contingency		174,113	348,226	348,226	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	790,000																							
Legal and Valuation	0																							
Agents	0	330,662	661,324	661,324	991,985	991,985	991,985	991,985	991,985	991,985	991,985	991,985	991,985	991,985	991,985	991,985	991,985	991,985	991,985	0	0	0	0	0
Legals	0	55,110	110,221	110,221	165,331	165,331	165,331	165,331	165,331	165,331	165,331	165,331	165,331	165,331	165,331	165,331	165,331	165,331	165,331	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	**36,831,485**	**8,274,404**	**16,548,807**	**16,548,807**	**24,823,211**	**24,823,211**	**24,823,211**	**24,823,211**	**24,823,211**	**24,823,211**	**24,823,211**	**24,823,211**	**24,823,211**	**24,823,211**	**24,823,211**	**24,823,211**	**24,823,211**	**24,823,211**	**24,823,211**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	2,952,962																							
Interest		2,387,067	2,365,432	2,177,639	1,978,579	1,602,715	1,204,300	781,981	334,322	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								78,674,050
Profit on GDV																								6,092,216
Cash Flow	-39,784,447	360,588	3,129,878	3,317,671	6,264,386	6,640,249	7,038,664	7,460,984	7,908,643	8,242,965	8,242,965	8,242,965	8,242,965	8,242,965	8,242,965	8,242,965	8,242,965	8,242,965	8,242,965	0	0	0	0	-84,766,266
Opening Balanc	0																							
Closing Balance	-39,784,447	-39,423,859	-36,293,981	-32,976,310	-26,711,924	-20,071,674	-13,033,010	-5,572,026	2,336,618	10,579,582	18,822,547	27,065,512	35,308,477	43,551,442	51,794,407	60,037,371	68,280,336	76,523,301	84,766,266	84,766,266	84,766,266	84,766,266	84,766,266	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME As Above																								
INCOME	**0**	**11,022,059**	**22,044,117**	**22,044,117**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**33,066,176**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Land	40,816,327																							
Stamp Duty	2,040,816	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	612,245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	361,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	19,721,579	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	1,972,158	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	3,944,316	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	9,860,790	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,964,519	13,929,037	13,929,037	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	20,893,556	0	0	0	0	0
POTENTIAL CIL	-3,165,110	-3,165,110	-3,165,110	-3,165,110	-3,165,110	-3,165,110	-3,165,110	-3,165,110	-3,165,110	-3,165,110	-3,165,110	-3,165,110	-3,165,110	-3,165,110	-3,165,110	-3,165,110	-3,165,110	-3,165,110						
Post CIL s106		750,000	1,500,000	1,500,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	0	0	0	0	0
Contingency	0	174,113	348,226	348,226	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	522,339	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	790,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	330,662	661,324	661,324	991,985	991,985	991,985	991,985	991,985	991,985	991,985	991,985	991,985	991,985	991,985	991,985	991,985	991,985	991,985	0	0	0	0	0
Legals	0	55,110	110,221	110,221	165,331	165,331	165,331	165,331	165,331	165,331	165,331	165,331	165,331	165,331	165,331	165,331	165,331	165,331	165,331	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**76,954,320**	**5,109,293**	**13,383,697**	**13,383,697**	**21,658,101**	**21,658,101**	**21,658,101**	**21,658,101**	**21,658,101**	**21,658,101**	**21,658,101**	**21,658,101**	**21,658,101**	**21,658,101**	**21,658,101**	**21,658,101**	**21,658,101**	**21,658,101**	**24,823,211**	**0**	**0**	**0**	**0**	**0**
For CIL calculation																								
Interest		4,617,259	4,539,529	4,292,275	4,030,187	3,587,513	3,118,280	2,620,892	2,093,661	1,534,796	942,399	314,459	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost																								76,451,835
Profit on GDV																								6,092,216
Cash Flow	-76,954,320	1,295,506	4,120,891	4,368,145	7,377,888	7,820,562	8,289,795	8,787,183	9,314,414	9,873,279	10,465,676	11,093,616	11,408,075	11,408,075	11,408,075	11,408,075	11,408,075	11,408,075	8,242,965	0	0	0	0	-82,544,051
Opening Balanc	0																							
Closing Balance	-76,954,320	-75,658,814	-71,537,923	-67,169,778	-59,791,889	-51,971,328	-43,681,532	-34,894,349	-25,579,935	-15,706,656	-5,240,980	5,852,636	17,260,711	28,668,786	40,076,861	51,484,936	62,893,011	74,301,086	82,544,051	82,544,051	82,544,051	82,544,051	82,544,051	0

2 Aff - 30%, CIL - £0, DC - £15000
Site 20

SITE NAME	Site 20	3500

INCOME		Av Size	%	Number		Price	GDV	GIA
		m2		3,500		£/m2	£	m2
Market Housing		98.8	70%	2,450		2,600	629,291,000	242,035
Shared Ownership		74.9	9%	315		1,820	42,965,832	23,608
Affordable Rent		74.9	21%	735		1,800	99,151,920	55,084
Social Rent		74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership					0	0	
	Affordable Rent					0	0	
	Social Rent					0	0	
SITE AREA - Net		100.00 ha		35	/ha		771,408,752	320,727
SITE AREA - Gross		142.86 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,653,272	16,533	11,573
Alternative Use Value		3,571,429		25,000
Uplift	0%	0		0
Plus /ha	375,000	53,571,429		375,000
Viability Threshold		**57,142,857**		**400,000**

		£/m2
Additional Profit	-82,000,937	-339

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	472		1,653,272	
	Stamp Duty		72,164		
	Easements etc.		0		
	Legals Acquisition	1.50%	24,799	96,963	
PLANNING					
	Planning Fee		499,200		
	Architects	5.00%	27,606,099		
	QS / PM	0.50%	2,760,610		
	Planning Consultants	1.00%	5,521,220		
	Other Professional	2.50%	13,803,049	50,190,177	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	487,436,069		
	s106 / CIL		52,500,000		
	Contingency	2.50%	12,185,902		
	Abnormals		0	552,121,971	
FINANCE					
	Fees		1,072,000		
	Interest	6.00%			
	Legal and Valuation		0	1,072,000	
SALES					
	Agents	3.0%	23,142,263		
	Legals	0.5%	3,857,044		
	Misc.		0	26,999,306	**632,133,689**

Developers Profit			
	% Market DV	17.50%	**110,125,925**
	% Affordable DV	6.00%	**8,527,065**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3500		
No dwgs under	50	462	23,100
No dwgs over 5(	3450	138	476,100
		Total	499,200

Stamp duty calc - Residual	
Land payment	1,653,272
Total	72,164

Stamp duty calc - Add Profit			
Land payment			57,142,857
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	2,857,143

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**52,500,000**

Post CIL s106	15,000	£/ Unit (all)	52,500,000
CIL	0	£/m2	0
		Total	**52,500,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME													
UNITS Started		50	100	100	150	150	200	200	250	250	300	300	300
Market Housing			8,989,871	17,979,743	17,979,743	26,969,614	26,969,614	35,959,486	35,959,486	44,949,357	44,949,357	53,939,229	53,939,229
Shared Ownership			613,798	1,227,595	1,227,595	1,841,393	1,841,393	2,455,190	2,455,190	3,068,988	3,068,988	3,682,786	3,682,786
Affordable Rent			1,416,456	2,832,912	2,832,912	4,249,368	4,249,368	5,665,824	5,665,824	7,082,280	7,082,280	8,498,736	8,498,736
Social Rent			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
INCOME		**0**	**11,020,125**	**22,040,250**	**22,040,250**	**33,060,375**	**33,060,375**	**44,080,500**	**44,080,500**	**55,100,625**	**55,100,625**	**66,120,750**	**66,120,750**
EXPENDITURE													
Stamp Duty		72,164											
Easements etc.		0											
Legals Acquisition		24,799											
Planning Fee		499,200											
Architects		27,606,099		0									
QS		2,760,610		0									
Planning Consultants		5,521,220		0									
Other Professional		13,803,049		0									
Build Cost - BCIS Base			6,963,372	13,926,745	13,926,745	20,890,117	20,890,117	27,853,490	27,853,490	34,816,862	34,816,862	41,780,234	41,780,234
s106/CIL			750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000	3,750,000	3,750,000	4,500,000	4,500,000
Contingency			174,084	348,169	348,169	522,253	522,253	696,337	696,337	870,422	870,422	1,044,506	1,044,506
Abnormals			0	0	0	0	0	0	0	0	0	0	0
Finance Fees		1,072,000											
Legal and Valuation		0											
Agents		0	330,604	661,208	661,208	991,811	991,811	1,322,415	1,322,415	1,653,019	1,653,019	1,983,623	1,983,623
Legals		0	55,101	110,201	110,201	165,302	165,302	220,403	220,403	275,503	275,503	330,604	330,604
Misc.				0									
COSTS BEFORE LAND INT AND PROFIT		**51,359,140**	**8,273,161**	**16,546,322**	**16,546,322**	**24,819,483**	**24,819,483**	**33,092,644**	**33,092,644**	**41,365,806**	**41,365,806**	**49,638,967**	**49,638,967**
For Residual Valuation	Land	**1,653,272**											
	Interest		3,180,745	3,206,772	3,069,542	2,924,079	2,605,070	2,266,921	1,743,665	1,189,013	436,265	0	0
	Profit on Costs												
	Profit on GDV												
	Cash Flow	-53,012,412	-433,781	2,287,156	2,424,386	5,316,813	5,635,821	8,720,935	9,244,191	12,545,806	13,298,555	16,481,784	16,481,784
	Opening Balanc	0											
	Closing Balance	-53,012,412	-53,446,193	-51,159,037	-48,734,651	-43,417,838	-37,782,017	-29,061,082	-19,816,892	-7,271,085	6,027,469	22,509,253	38,991,036

		Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME													
UNITS Started		300	300	300	250								
Market Housing		53,939,229	53,939,229	53,939,229	53,939,229	44,949,357	0	0	0	0	0	0	0
Shared Ownership		3,682,786	3,682,786	3,682,786	3,682,786	3,068,988	0	0	0	0	0	0	0
Affordable Rent		8,498,736	8,498,736	8,498,736	8,498,736	7,082,280	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		**66,120,750**	**66,120,750**	**66,120,750**	**66,120,750**	**55,100,625**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Build Cost - BCIS Base		41,780,234	41,780,234	41,780,234	41,780,234	34,816,862	0	0	0	0	0	0	0
s106/CIL		4,500,000	4,500,000	4,500,000	4,500,000	3,750,000	0	0	0	0	0	0	0
Contingency		1,044,506	1,044,506	1,044,506	1,044,506	870,422	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Agents		1,983,623	1,983,623	1,983,623	1,983,623	1,653,019	0	0	0	0	0	0	0
Legals		330,604	330,604	330,604	330,604	275,503	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		**49,638,967**	**49,638,967**	**49,638,967**	**49,638,967**	**41,365,806**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Interest	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs												110,125,925
	Profit on GDV												8,527,065
	Cash Flow	16,481,784	16,481,784	16,481,784	16,481,784	13,734,820	0	0	0	0	0	0	-118,652,990
	Closing Balance	55,472,820	71,954,603	88,436,387	104,918,170	118,652,990	118,652,990	118,652,990	118,652,990	118,652,990	118,652,990	118,652,990	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME	As Above												
INCOME		**0**	**11,020,125**	**22,040,250**	**22,040,250**	**33,060,375**	**33,060,375**	**44,080,500**	**44,080,500**	**55,100,625**	**55,100,625**	**66,120,750**	**66,120,750**
EXPENDITURE													
Land		57,142,857											
Stamp Duty		2,857,143	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		857,143	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		499,200	0	0	0	0	0	0	0	0	0	0	0
Architects		27,606,099	0	0	0	0	0	0	0	0	0	0	0
QS		2,760,610	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		5,521,220	0	0	0	0	0	0	0	0	0	0	0
Other Professional		13,803,049	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	6,963,372	13,926,745	13,926,745	20,890,117	20,890,117	27,853,490	27,853,490	34,816,862	34,816,862	41,780,234	41,780,234
POTENTIAL CIL		-5,125,059	-5,125,059	-5,125,059	-5,125,059	-5,125,059	-5,125,059	-5,125,059	-5,125,059	-5,125,059	-5,125,059	-5,125,059	-5,125,059
Post CIL s106			750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000	3,750,000	3,750,000	4,500,000	4,500,000
Contingency		0	174,084	348,169	348,169	522,253	522,253	696,337	696,337	870,422	870,422	1,044,506	1,044,506
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		1,072,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	330,604	661,208	661,208	991,811	991,811	1,322,415	1,322,415	1,653,019	1,653,019	1,983,623	1,983,623
Legals		0	55,101	110,201	110,201	165,302	165,302	220,403	220,403	275,503	275,503	330,604	330,604
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		**106,994,262**	**3,148,103**	**11,421,264**	**11,421,264**	**19,694,425**	**19,694,425**	**27,967,586**	**27,967,586**	**36,240,747**	**36,240,747**	**44,513,908**	**44,513,908**
For CIL calculation													
	Interest		6,419,656	6,332,514	6,075,325	5,802,706	5,348,911	4,867,889	4,193,187	3,478,003	2,555,091	1,576,804	375,001
	Profit on cost												
	Profit on GDV												
	Cash Flow	-106,994,262	1,452,367	4,286,473	4,543,661	7,563,245	8,017,039	11,245,026	11,919,727	15,381,875	16,304,787	20,030,038	21,231,841
	Opening Balanc	0											
	Closing Balance	-106,994,262	-105,541,895	-101,255,422	-96,711,761	-89,148,516	-81,131,477	-69,886,451	-57,966,724	-42,584,849	-26,280,062	-6,250,023	14,981,817

		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		**66,120,750**	**66,120,750**	**66,120,750**	**66,120,750**	**55,100,625**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		0	0	0	0	0	0	0	0	0	0	0	0
Architects		0	0	0	0	0	0	0	0	0	0	0	0
QS		0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		41,780,234	41,780,234	41,780,234	41,780,234	34,816,862	0	0	0	0	0	0	0
POTENTIAL CIL		-5,125,059	-5,125,059	-5,125,059	-5,125,059								
Post CIL s106		4,500,000	4,500,000	4,500,000	4,500,000	3,750,000	0	0	0	0	0	0	0
Contingency		1,044,506	1,044,506	1,044,506	1,044,506	870,422	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		1,983,623	1,983,623	1,983,623	1,983,623	1,653,019	0	0	0	0	0	0	0
Legals		330,604	330,604	330,604	330,604	275,503	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 PROFIT		**44,513,908**	**44,513,908**	**44,513,908**	**44,513,908**	**41,365,806**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Interest	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on cost												106,616,940
	Profit on GDV												8,527,065
	Cash Flow	21,606,842	21,606,842	21,606,842	21,606,842	13,734,820	0	0	0	0	0	0	-115,144,006
	Closing Balance	36,588,660	58,195,502	79,802,344	101,409,186	115,144,006	115,144,006	115,144,006	115,144,006	115,144,006	115,144,006	115,144,006	0

2 Aff - 30%, CIL - £0, DC - £15000
Site 21

SITE NAME	Site 21	4500

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		4,500		£/m2	£	m2
Market Housing	98.8	70%	3,150		2,600	809,016,000	311,160
Shared Ownership	74.9	9%	405		1,820	55,234,452	30,349
Affordable Rent	74.9	21%	945		1,800	127,464,120	70,813
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	128.57 ha		35	/ha		991,714,572	412,322
SITE AREA - Gross	183.67 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-865,325	-6,730	-4,711
Alternative Use Value		4,591,837		25,000
Uplift	0%	0		0
Plus /ha	375,000	68,877,551		375,000
Viability Threshold		**73,469,388**		**400,000**

		£/m2
Additional Profit	-112,013,092	-360

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	-192		-865,325	
	Stamp Duty		0		
	Easements etc.		0		
	Legals Acquisition	1.50%	-12,980	-12,980	
PLANNING					
	Planning Fee		637,200		
	Architects	5.00%	35,490,618		
	QS / PM	0.50%	3,549,062		
	Planning Consultants	1.00%	7,098,124		
	Other Professional	2.50%	17,745,309	64,520,312	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	626,646,204		
	s106 / CIL		67,500,000		
	Contingency	2.50%	15,666,155		
	Abnormals		0	709,812,359	
FINANCE					
	Fees		1,307,000		
	Interest	6.00%			
	Legal and Valuation		0	1,307,000	
SALES					
	Agents	3.0%	29,751,437		
	Legals	0.5%	4,958,573		
	Misc.		0	34,710,010	**809,471,377**

Developers Profit			
	% Market DV	17.50%	**141,577,800**
	% Affordable DV	6.00%	**10,961,914**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	4500		
No dwgs under	50	462	23,100
No dwgs over 5(	4450	138	614,100
		Total	637,200

Stamp duty calc - Residual			
Land payment			-865,325
		Total	0

Stamp duty calc - Add Profit			
Land payment			73,469,388
125,000	0%	0%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	0%	
		Total	0

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**67,500,000**

Post CIL s106	15,000	£/ Unit (all)	67,500,000
CIL	0	£/m2	0
		Total	**67,500,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	50	100	100	150	150	200	200	250	250	300	300	300
Market Housing		8,989,067	17,978,133	17,978,133	26,967,200	26,967,200	35,956,267	35,956,267	44,945,333	44,945,333	53,934,400	53,934,400
Shared Ownership		613,716	1,227,432	1,227,432	1,841,148	1,841,148	2,454,865	2,454,865	3,068,581	3,068,581	3,682,297	3,682,297
Affordable Rent		1,416,268	2,832,536	2,832,536	4,248,804	4,248,804	5,665,072	5,665,072	7,081,340	7,081,340	8,497,608	8,497,608
Social Rent		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
INCOME	**0**	**11,019,051**	**22,038,102**	**22,038,102**	**33,057,152**	**33,057,152**	**44,076,203**	**44,076,203**	**55,095,254**	**55,095,254**	**66,114,305**	**66,114,305**
EXPENDITURE												
Stamp Duty	0											
Easements etc.	0											
Legals Acquisition	-12,980											
Planning Fee	637,200											
Architects	35,490,618		0									
QS	3,549,062		0									
Planning Consultants	7,098,124		0									
Other Professional	17,745,309		0									
Build Cost - BCIS Base		6,962,736	13,925,471	13,925,471	20,888,207	20,888,207	27,850,942	27,850,942	34,813,678	34,813,678	41,776,414	41,776,414
s106/CIL		750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000	3,750,000	3,750,000	4,500,000	4,500,000
Contingency		174,068	348,137	348,137	522,205	522,205	696,274	696,274	870,342	870,342	1,044,410	1,044,410
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	1,307,000											
Legal and Valuation	0											
Agents	0	330,572	661,143	661,143	991,715	991,715	1,322,286	1,322,286	1,652,858	1,652,858	1,983,429	1,983,429
Legals	0	55,095	110,191	110,191	165,286	165,286	220,381	220,381	275,476	275,476	330,572	330,572
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**65,814,332**	**8,272,471**	**16,544,942**	**16,544,942**	**24,817,412**	**24,817,412**	**33,089,883**	**33,089,883**	**41,362,354**	**41,362,354**	**49,634,825**	**49,634,825**
For Residual Valuation Land	**-865,325**											
Interest		3,896,940	3,965,962	3,874,330	3,777,200	3,509,448	3,225,630	2,759,989	2,266,409	1,578,420	849,151	0
Profit on Costs												
Profit on GDV												
Cash Flow	-64,949,007	-1,150,360	1,527,198	1,618,830	4,462,540	4,730,292	7,760,690	8,226,331	11,466,491	12,154,480	15,630,329	16,479,480
Opening Balanc	0											
Closing Balance	-64,949,007	-66,099,368	-64,572,170	-62,953,340	-58,490,800	-53,760,508	-45,999,819	-37,773,488	-26,306,997	-14,152,516	1,477,813	17,957,293

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started	300	300	300	300	300	300	300	50				
Market Housing	53,934,400	53,934,400	53,934,400	53,934,400	53,934,400	53,934,400	53,934,400	53,934,400	8,989,067	0	0	0
Shared Ownership	3,682,297	3,682,297	3,682,297	3,682,297	3,682,297	3,682,297	3,682,297	3,682,297	613,716	0	0	0
Affordable Rent	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	8,497,608	1,416,268	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	**66,114,305**	**66,114,305**	**66,114,305**	**66,114,305**	**66,114,305**	**66,114,305**	**66,114,305**	**66,114,305**	**11,019,051**	**0**	**0**	**0**
Build Cost - BCIS Base	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	6,962,736	0	0	0
s106/CIL	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	750,000	0	0	0
Contingency	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	174,068	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	1,983,429	1,983,429	1,983,429	1,983,429	1,983,429	1,983,429	1,983,429	1,983,429	330,572	0	0	0
Legals	330,572	330,572	330,572	330,572	330,572	330,572	330,572	330,572	55,095	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**49,634,825**	**49,634,825**	**49,634,825**	**49,634,825**	**49,634,825**	**49,634,825**	**49,634,825**	**49,634,825**	**8,272,471**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs												141,577,800
Profit on GDV												10,961,914
Cash Flow	16,479,480	16,479,480	16,479,480	16,479,480	16,479,480	16,479,480	16,479,480	16,479,480	2,746,580	0	0	-152,539,714
Closing Balance	34,436,773	50,916,253	67,395,733	83,875,214	100,354,694	116,834,174	133,313,654	149,793,134	152,539,714	152,539,714	152,539,714	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**11,019,051**	**22,038,102**	**22,038,102**	**33,057,152**	**33,057,152**	**44,076,203**	**44,076,203**	**55,095,254**	**55,095,254**	**66,114,305**	**66,114,305**
EXPENDITURE												
Land	73,469,388											
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	1,102,041	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	637,200	0	0	0	0	0	0	0	0	0	0	0
Architects	35,490,618	0	0	0	0	0	0	0	0	0	0	0
QS	3,549,062	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	7,098,124	0	0	0	0	0	0	0	0	0	0	0
Other Professional	17,745,309	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,962,736	13,925,471	13,925,471	20,888,207	20,888,207	27,850,942	27,850,942	34,813,678	34,813,678	41,776,414	41,776,414
POTENTIAL CIL	-5,600,655	-5,600,655	-5,600,655	-5,600,655	-5,600,655	-5,600,655	-5,600,655	-5,600,655	-5,600,655	-5,600,655	-5,600,655	-5,600,655
Post CIL s106		750,000	1,500,000	1,500,000	2,250,000	2,250,000	3,000,000	3,000,000	3,750,000	3,750,000	4,500,000	4,500,000
Contingency	0	174,068	348,137	348,137	522,205	522,205	696,274	696,274	870,342	870,342	1,044,410	1,044,410
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	1,307,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	330,572	661,143	661,143	991,715	991,715	1,322,286	1,322,286	1,652,858	1,652,858	1,983,429	1,983,429
Legals	0	55,095	110,191	110,191	165,286	165,286	220,381	220,381	275,476	275,476	330,572	330,572
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**134,798,086**	**2,671,816**	**10,944,287**	**10,944,287**	**19,216,758**	**19,216,758**	**27,489,228**	**27,489,228**	**35,761,699**	**35,761,699**	**44,034,170**	**44,034,170**
For CIL calculation Interest		8,087,885	8,072,324	7,891,035	7,698,868	7,330,376	6,939,775	6,360,943	5,747,381	4,932,211	4,068,130	2,987,410
Profit on cost												
Profit on GDV												
Cash Flow	-134,798,086	259,349	3,021,490	3,202,780	6,141,527	6,510,018	9,647,199	10,226,031	13,586,173	14,401,344	18,012,004	19,092,725
Opening Balanc	0											
Closing Balance	-134,798,086	-134,538,737	-131,517,246	-128,314,467	-122,172,940	-115,662,922	-106,015,722	-95,789,691	-82,203,517	-67,802,174	-49,790,169	-30,697,445

	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	**66,114,305**	**66,114,305**	**66,114,305**	**66,114,305**	**66,114,305**	**66,114,305**	**66,114,305**	**66,114,305**	**11,019,051**	**0**	**0**	**0**
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	41,776,414	6,962,736	0	0	0
POTENTIAL CIL	-5,600,655	-5,600,655	-5,600,655	-5,600,655	-5,600,655	-5,600,655	-5,600,655	-5,600,655				
Post CIL s106	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	750,000	0	0	0
Contingency	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	1,044,410	174,068	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	1,983,429	1,983,429	1,983,429	1,983,429	1,983,429	1,983,429	1,983,429	1,983,429	330,572	0	0	0
Legals	330,572	330,572	330,572	330,572	330,572	330,572	330,572	330,572	55,095	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**44,034,170**	**44,034,170**	**44,034,170**	**44,034,170**	**44,034,170**	**44,034,170**	**44,034,170**	**44,034,170**	**8,272,471**	**0**	**0**	**0**
Interest	1,841,847	627,549	0	0	0	0	0	0	0	0	0	0
Profit on cost												135,258,903
Profit on GDV												10,961,914
Cash Flow	20,238,288	21,452,585	22,080,135	22,080,135	22,080,135	22,080,135	22,080,135	22,080,135	2,746,580	0	0	-146,220,818
Closing Balance	-10,459,157	10,993,429	33,073,564	55,153,698	77,233,833	99,313,968	121,394,103	143,474,237	146,220,818	146,220,818	146,220,818	0

2 Aff - 30%, CIL - £0, DC - £15000
Site 22

SITE NAME	Site 22	7500

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		7,500		£/m2	£	m2
Market Housing	98.8	70%	5,250		2,600	1,348,191,000	518,535
Shared Ownership	74.9	9%	675		1,820	92,040,312	50,572
Affordable Rent	74.9	21%	1,575		1,800	212,400,720	118,000
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	214.29 ha		35	/ha		**1,652,632,032**	**687,107**
SITE AREA - Gross	306.12 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-6,949,288	-32,430	-22,701
Alternative Use Value		7,653,061		25,000
Uplift	0%	0		0
Plus /ha	375,000	114,795,918		375,000
Viability Threshold		**122,448,980**		**400,000**

		£/m2
Additional Profit	-200,884,470	-387

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	-927		-6,949,288	
	Stamp Duty		0		
	Easements etc.		0		
	Legals Acquisition	1.50%	-104,239	-104,239	
PLANNING					
	Planning Fee		1,051,200		
	Architects	5.00%	59,144,176		
	QS / PM	0.50%	5,914,418		
	Planning Consultants	1.00%	11,828,835		
	Other Professional	2.50%	29,572,088	107,510,717	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	1,044,276,610		
	s106 / CIL		112,500,000		
	Contingency	2.50%	26,106,915		
	Abnormals		0	1,182,883,525	
FINANCE					
	Fees		2,175,000		
	Interest	6.00%			
	Legal and Valuation		0	2,175,000	
SALES					
	Agents	3.0%	49,578,961		
	Legals	0.5%	8,263,160		
	Misc.		0	57,842,121	**1,343,357,836**

Developers Profit			
	% Market DV	17.50%	**235,933,425**
	% Affordable DV	6.00%	**18,266,462**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	7500		
No dwgs under	50	462	23,100
No dwgs over 5(	7450	138	1,028,100
		Total	1,051,200

Stamp duty calc - Residual			
Land payment			-6,949,288
		Total	0

Stamp duty calc - Add Profit			
Land payment			122,448,980
125,000	0%	0%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	0%	
		Total	0

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**112,500,000**

Post CIL s106	15,000	£/ Unit (all)	112,500,000
CIL	0	£/m2	0
		Total	**112,500,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	50	100	100	150	300	300	300	300	400	400	400	400
Market Housing		8,987,940	17,975,880	17,975,880	26,963,820	53,927,640	53,927,640	53,927,640	53,927,640	71,903,520	71,903,520	71,903,520
Shared Ownership		613,602	1,227,204	1,227,204	1,840,806	3,681,612	3,681,612	3,681,612	3,681,612	4,908,817	4,908,817	4,908,817
Affordable Rent		1,416,005	2,832,010	2,832,010	4,248,014	8,496,029	8,496,029	8,496,029	8,496,029	11,328,038	11,328,038	11,328,038
Social Rent		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
INCOME	**0**	**11,017,547**	**22,035,094**	**22,035,094**	**33,052,641**	**66,105,281**	**66,105,281**	**66,105,281**	**66,105,281**	**88,140,375**	**88,140,375**	**88,140,375**
EXPENDITURE												
Stamp Duty	0											
Easements etc.	0											
Legals Acquisition	-104,239											
Planning Fee	1,051,200											
Architects	59,144,176		0									
QS	5,914,418		0									
Planning Consultants	11,828,835		0									
Other Professional	29,572,088		0									
Build Cost - BCIS Base		6,961,844	13,923,688	13,923,688	20,885,532	41,771,064	41,771,064	41,771,064	41,771,064	55,694,753	55,694,753	55,694,753
s106/CIL		750,000	1,500,000	1,500,000	2,250,000	4,500,000	4,500,000	4,500,000	4,500,000	6,000,000	6,000,000	6,000,000
Contingency		174,046	348,092	348,092	522,138	1,044,277	1,044,277	1,044,277	1,044,277	1,392,369	1,392,369	1,392,369
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	2,175,000											
Legal and Valuation	0											
Agents	0	330,526	661,053	661,053	991,579	1,983,158	1,983,158	1,983,158	1,983,158	2,644,211	2,644,211	2,644,211
Legals	0	55,088	110,175	110,175	165,263	330,526	330,526	330,526	330,526	440,702	440,702	440,702
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**109,581,478**	**8,271,504**	**16,543,009**	**16,543,009**	**24,814,513**	**49,629,026**	**49,629,026**	**49,629,026**	**49,629,026**	**66,172,034**	**66,172,034**	**66,172,034**
For Residual Valuation Land	**-6,949,288**											
Interest		6,157,931	6,362,645	6,414,878	6,470,246	6,364,173	5,757,448	5,114,320	4,432,603	3,709,984	2,614,483	1,453,251
Profit on Costs												
Profit on GDV												
Cash Flow	-102,632,190	-3,411,889	-870,560	-922,793	1,767,882	10,112,082	10,718,807	11,361,936	12,043,652	18,258,356	19,353,858	20,515,089
Opening Balanc	0											
Closing Balance	-102,632,190	-106,044,078	-106,914,638	-107,837,431	-106,069,549	-95,957,467	-85,238,659	-73,876,724	-61,833,072	-43,574,715	-24,220,858	-3,705,769

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started	500	500	500	500	500	500	500	500	300			
Market Housing	71,903,520	89,879,400	89,879,400	89,879,400	89,879,400	89,879,400	89,879,400	89,879,400	89,879,400	53,927,640	0	0
Shared Ownership	4,908,817	6,136,021	6,136,021	6,136,021	6,136,021	6,136,021	6,136,021	6,136,021	6,136,021	3,681,612	0	0
Affordable Rent	11,328,038	14,160,048	14,160,048	14,160,048	14,160,048	14,160,048	14,160,048	14,160,048	14,160,048	8,496,029	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	**88,140,375**	**110,175,469**	**110,175,469**	**110,175,469**	**110,175,469**	**110,175,469**	**110,175,469**	**110,175,469**	**110,175,469**	**66,105,281**	**0**	**0**
Build Cost - BCIS Base	55,694,753	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	41,771,064	0	0
s106/CIL	6,000,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	4,500,000	0	0
Contingency	1,392,369	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,044,277	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	2,644,211	3,305,264	3,305,264	3,305,264	3,305,264	3,305,264	3,305,264	3,305,264	3,305,264	1,983,158	0	0
Legals	440,702	550,877	550,877	550,877	550,877	550,877	550,877	550,877	550,877	330,526	0	0
COSTS BEFORE LAND INT AND PROFIT	**66,172,034**	**82,715,043**	**82,715,043**	**82,715,043**	**82,715,043**	**82,715,043**	**82,715,043**	**82,715,043**	**82,715,043**	**49,629,026**	**0**	**0**
Interest	222,346	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs												235,933,425
Profit on GDV												18,266,462
Cash Flow	21,745,994	27,460,426	27,460,426	27,460,426	27,460,426	27,460,426	27,460,426	27,460,426	27,460,426	16,476,255	0	-254,199,887
Closing Balance	18,040,226	45,500,652	72,961,077	100,421,503	127,881,929	155,342,354	182,802,780	210,263,206	237,723,631	254,199,887	254,199,887	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**11,017,547**	**22,035,094**	**22,035,094**	**33,052,641**	**66,105,281**	**66,105,281**	**66,105,281**	**66,105,281**	**88,140,375**	**88,140,375**	**88,140,375**
EXPENDITURE												
Land	122,448,980											
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	1,836,735	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	1,051,200	0	0	0	0	0	0	0	0	0	0	0
Architects	59,144,176	0	0	0	0	0	0	0	0	0	0	0
QS	5,914,418	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	11,828,835	0	0	0	0	0	0	0	0	0	0	0
Other Professional	29,572,088	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	6,961,844	13,923,688	13,923,688	20,885,532	41,771,064	41,771,064	41,771,064	41,771,064	55,694,753	55,694,753	55,694,753
POTENTIAL CIL	-9,565,927	-9,565,927	-9,565,927	-9,565,927	-9,565,927	-9,565,927	-9,565,927	-9,565,927	-9,565,927	-9,565,927	-9,565,927	-9,565,927
Post CIL s106		750,000	1,500,000	1,500,000	2,250,000	4,500,000	4,500,000	4,500,000	4,500,000	6,000,000	6,000,000	6,000,000
Contingency	0	174,046	348,092	348,092	522,138	1,044,277	1,044,277	1,044,277	1,044,277	1,392,369	1,392,369	1,392,369
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	2,175,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	330,526	661,053	661,053	991,579	1,983,158	1,983,158	1,983,158	1,983,158	2,644,211	2,644,211	2,644,211
Legals	0	55,088	110,175	110,175	165,263	330,526	330,526	330,526	330,526	440,702	440,702	440,702
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**224,405,504**	**-1,294,423**	**6,977,081**	**6,977,081**	**15,248,586**	**40,063,099**	**40,063,099**	**40,063,099**	**40,063,099**	**56,606,107**	**56,606,107**	**56,606,107**
For CIL calculation												
Interest		13,464,330	13,533,472	13,441,999	13,345,039	13,077,498	12,299,617	11,475,063	10,601,035	9,674,567	8,362,985	6,972,708
Profit on cost												
Profit on GDV												
Cash Flow	-224,405,504	-1,152,361	1,524,540	1,616,013	4,459,016	12,964,685	13,742,566	14,567,120	15,441,147	21,859,701	23,171,283	24,561,560
Opening Balanc	0											
Closing Balance	-224,405,504	-225,557,865	-224,033,325	-222,417,312	-217,958,296	-204,993,611	-191,251,045	-176,683,925	-161,242,778	-139,383,077	-116,211,794	-91,650,233

	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	**88,140,375**	**110,175,469**	**110,175,469**	**110,175,469**	**110,175,469**	**110,175,469**	**110,175,469**	**110,175,469**	**110,175,469**	**66,105,281**	**0**	**0**
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	55,694,753	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	69,618,441	41,771,064	0	0
POTENTIAL CIL	-9,565,927	-9,565,927	-9,565,927	-9,565,927	-9,565,927	-9,565,927	-9,565,927	-9,565,927	-9,565,927			
Post CIL s106	6,000,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	4,500,000	0	0
Contingency	1,392,369	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,740,461	1,044,277	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	2,644,211	3,305,264	3,305,264	3,305,264	3,305,264	3,305,264	3,305,264	3,305,264	3,305,264	1,983,158	0	0
Legals	440,702	550,877	550,877	550,877	550,877	550,877	550,877	550,877	550,877	330,526	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**56,606,107**	**73,149,116**	**73,149,116**	**73,149,116**	**73,149,116**	**73,149,116**	**73,149,116**	**73,149,116**	**73,149,116**	**49,629,026**	**0**	**0**
Interest	5,499,014	3,936,899	1,951,532	0	0	0	0	0	0	0	0	0
Profit on cost												222,917,206
Profit on GDV												18,266,462
Cash Flow	26,035,254	33,089,454	35,074,821	37,026,353	37,026,353	37,026,353	37,026,353	37,026,353	37,026,353	16,476,255	0	-241,183,668
Closing Balance	-65,614,980	-32,525,526	2,549,296	39,575,649	76,602,001	113,628,354	150,654,707	187,681,060	224,707,413	241,183,668	241,183,668	0

SITE NAME	Site 23	10,000 (70% net)

INCOME		Av Size	%	Number		Price	GDV	GIA
		m2		10,000		£/m2	£	m2
Market Housing		98.8	70%	7,000		3,100	2,142,875,000	691,250
Shared Ownership		74.9	9%	900		2,170	146,279,700	67,410
Affordable Rent		74.9	21%	2,100		1,800	283,122,000	157,290
Social Rent		74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership					0	0	
	Affordable Rent					0	0	
	Social Rent					0	0	
SITE AREA - Net		285.71 ha		35	/ha		2,572,276,700	915,950
SITE AREA - Gross		408.16 ha		25	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		125,016,460	437,558	306,290
Alternative Use Value		10,204,082		25,000
Uplift	0%	0		0
Plus /ha	375,000	153,061,224		375,000
Viability Threshold		**163,265,306**		**400,000**

		£/m2
Additional Profit	-46,897,697	-68

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	12,502		125,016,460	
	Stamp Duty		6,240,323		
	Easements etc.		0		
	Legals Acquisition	1.50%	1,875,247	8,115,570	
PLANNING					
	Planning Fee		1,396,200		
	Architects	5.00%	78,845,194		
	QS / PM	0.50%	7,884,519		
	Planning Consultants	1.00%	15,769,039		
	Other Professional	2.50%	39,422,597	143,317,550	
CONSTRUCTION					
	Build Cost - BCIS Based	1,520	1,392,101,352		
	s106 / CIL		150,000,000		
	Contingency	2.50%	34,802,534		
	Abnormals		0	1,576,903,886	
FINANCE					
	Fees		3,875,000		
	Interest	6.00%			
	Legal and Valuation		0	3,875,000	
SALES					
	Agents	3.0%	77,168,301		
	Legals	0.5%	12,861,384		
	Misc.		0	90,029,685	**1,947,258,151**

Developers Profit			
	% Market DV	17.50%	**375,003,125**
	% Affordable DV	6.00%	**25,764,102**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	10000		
No dwgs under	50	462	23,100
No dwgs over 5(	9950	138	1,373,100
		Total	1,396,200

Stamp duty calc - Residual			
Land payment			125,016,460
		Total	6,240,323

Stamp duty calc - Add Profit			
Land payment			163,265,306
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	8,163,265

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**150,000,000**

Post CIL s106	15,000	£/ Unit (all)	150,000,000
CIL	0	£/m2	0
		Total	**150,000,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	193	15%
	1,520	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME													
UNITS Started		50	100	150	200	300	300	350	350	400	400	350	350
Market Housing			10,714,375	21,428,750	32,143,125	42,857,500	64,286,250	64,286,250	75,000,625	75,000,625	85,715,000	85,715,000	75,000,625
Shared Ownership			731,399	1,462,797	2,194,196	2,925,594	4,388,391	4,388,391	5,119,790	5,119,790	5,851,188	5,851,188	5,119,790
Affordable Rent			1,415,610	2,831,220	4,246,830	5,662,440	8,493,660	8,493,660	9,909,270	9,909,270	11,324,880	11,324,880	9,909,270
Social Rent			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
INCOME		**0**	**12,861,384**	**25,722,767**	**38,584,151**	**51,445,534**	**77,168,301**	**77,168,301**	**90,029,685**	**90,029,685**	**102,891,068**	**102,891,068**	**90,029,685**
EXPENDITURE													
Stamp Duty		6,240,323											
Easements etc.		0											
Legals Acquisition		1,875,247											
Planning Fee		1,396,200											
Architects		78,845,194		0									
QS		7,884,519		0									
Planning Consultants		15,769,039		0									
Other Professional		39,422,597		0									
Build Cost - BCIS Base			6,960,507	13,921,014	20,881,520	27,842,027	41,763,041	41,763,041	48,723,547	48,723,547	55,684,054	55,684,054	48,723,547
s106/CIL			750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000	5,250,000	6,000,000	6,000,000	5,250,000
Contingency			174,013	348,025	522,038	696,051	1,044,076	1,044,076	1,218,089	1,218,089	1,392,101	1,392,101	1,218,089
Abnormals			0	0	0	0	0	0	0	0	0	0	0
Finance Fees		3,875,000											
Legal and Valuation		0											
Agents		0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891	2,700,891	3,086,732	3,086,732	2,700,891
Legals		0	64,307	128,614	192,921	257,228	385,842	385,842	450,148	450,148	514,455	514,455	450,148
Misc.				0									
COSTS BEFORE LAND INT AND PROFIT		**155,308,120**	**8,334,668**	**16,669,336**	**25,004,004**	**33,338,671**	**50,008,007**	**50,008,007**	**58,342,675**	**58,342,675**	**66,677,343**	**66,677,343**	**58,342,675**
For Residual Valuation	Land	**125,016,460**											
	Interest		16,819,475	17,557,040	18,067,257	18,336,483	18,350,261	17,821,659	17,261,341	16,395,801	15,478,328	14,234,204	12,915,433
	Profit on Costs												
	Profit on GDV												
	Cash Flow	-280,324,580	-12,292,759	-8,503,609	-4,487,110	-229,621	8,810,033	9,338,635	14,425,669	15,291,209	20,735,397	21,979,521	18,771,577
	Opening Balanc	0											
	Closing Balance	-280,324,580	-292,617,339	-301,120,948	-305,608,058	-305,837,679	-297,027,646	-287,689,011	-273,263,342	-257,972,133	-237,236,736	-215,257,215	-196,485,638

		Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME													
UNITS Started		500	500	600	600	650	650	650	650	650	650	600	
Market Housing		75,000,625	107,143,750	107,143,750	128,572,500	128,572,500	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	128,572,500
Shared Ownership		5,119,790	7,313,985	7,313,985	8,776,782	8,776,782	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	8,776,782
Affordable Rent		9,909,270	14,156,100	14,156,100	16,987,320	16,987,320	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	16,987,320
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		**90,029,685**	**128,613,835**	**128,613,835**	**154,336,602**	**154,336,602**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**154,336,602**
Build Cost - BCIS Base		48,723,547	69,605,068	69,605,068	83,526,081	83,526,081	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	83,526,081
s106/CIL		5,250,000	7,500,000	7,500,000	9,000,000	9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency		1,218,089	1,740,127	1,740,127	2,088,152	2,088,152	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,088,152
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Agents		2,700,891	3,858,415	3,858,415	4,630,098	4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals		450,148	643,069	643,069	771,683	771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
COSTS BEFORE LAND INT AND PROFIT		**58,342,675**	**83,346,679**	**83,346,679**	**100,016,014**	**100,016,014**	**108,350,682**	**108,350,682**	**108,350,682**	**108,350,682**	**108,350,682**	**108,350,682**	**100,016,014**
	Interest	11,789,138	10,595,266	8,514,953	6,309,820	3,429,174	375,690	0	0	0	0	0	0
	Profit on Costs												375,003,125
	Profit on GDV												25,764,102
	Cash Flow	19,897,871	34,671,890	36,752,204	48,010,767	50,891,413	58,471,614	58,847,303	58,847,303	58,847,303	58,847,303	58,847,303	-346,446,639
	Closing Balance	-176,587,767	-141,915,876	-105,163,673	-57,152,905	-6,261,492	52,210,122	111,057,426	169,904,729	228,752,032	287,599,336	346,446,639	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME	As Above												
INCOME		**0**	**12,861,384**	**25,722,767**	**38,584,151**	**51,445,534**	**77,168,301**	**77,168,301**	**90,029,685**	**90,029,685**	**102,891,068**	**102,891,068**	**90,029,685**
EXPENDITURE													
Land		163,265,306											
Stamp Duty		8,163,265	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		2,448,980	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		1,396,200	0	0	0	0	0	0	0	0	0	0	0
Architects		78,845,194	0	0	0	0	0	0	0	0	0	0	0
QS		7,884,519	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		15,769,039	0	0	0	0	0	0	0	0	0	0	0
Other Professional		39,422,597	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	6,960,507	13,921,014	20,881,520	27,842,027	41,763,041	41,763,041	48,723,547	48,723,547	55,684,054	55,684,054	48,723,547
POTENTIAL CIL		-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713
Post CIL s106			750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000	5,250,000	6,000,000	6,000,000	5,250,000
Contingency		0	174,013	348,025	522,038	696,051	1,044,076	1,044,076	1,218,089	1,218,089	1,392,101	1,392,101	1,218,089
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		3,875,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891	2,700,891	3,086,732	3,086,732	2,700,891
Legals		0	64,307	128,614	192,921	257,228	385,842	385,842	450,148	450,148	514,455	514,455	450,148
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		**318,938,387**	**6,202,954**	**14,537,622**	**22,872,290**	**31,206,958**	**47,876,294**	**47,876,294**	**56,210,961**	**56,210,961**	**64,545,629**	**64,545,629**	**56,210,961**
For CIL calculation													
	Interest		19,136,303	19,884,976	20,406,966	20,688,672	20,715,678	20,201,098	19,655,643	18,805,858	17,905,087	16,678,665	15,378,659
	Profit on cost												
	Profit on GDV												
	Cash Flow	-318,938,387	-12,477,874	-8,699,831	-4,695,105	-450,096	8,576,330	9,090,910	14,163,080	15,012,865	20,440,352	21,666,773	18,440,064
	Opening Balanc	0											
	Closing Balance	-318,938,387	-331,416,261	-340,116,092	-344,811,197	-345,261,293	-336,684,963	-327,594,054	-313,430,974	-298,418,110	-277,977,758	-256,310,984	-237,870,920

		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		**90,029,685**	**128,613,835**	**128,613,835**	**154,336,602**	**154,336,602**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**154,336,602**
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		0	0	0	0	0	0	0	0	0	0	0	0
Architects		0	0	0	0	0	0	0	0	0	0	0	0
QS		0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		48,723,547	69,605,068	69,605,068	83,526,081	83,526,081	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	90,486,588	83,526,081
POTENTIAL CIL		-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713	-2,131,713		
Post CIL s106		5,250,000	7,500,000	7,500,000	9,000,000	9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency		1,218,089	1,740,127	1,740,127	2,088,152	2,088,152	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,088,152
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		2,700,891	3,858,415	3,858,415	4,630,098	4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals		450,148	643,069	643,069	771,683	771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		**56,210,961**	**81,214,965**	**81,214,965**	**97,884,301**	**97,884,301**	**106,218,969**	**106,218,969**	**106,218,969**	**106,218,969**	**106,218,969**	**108,350,682**	**100,016,014**
	Interest	14,272,255	13,099,467	11,041,503	8,860,061	6,004,527	2,977,660	0	0	0	0	0	0
	Profit on cost												339,693,546
	Profit on GDV												25,764,102
	Cash Flow	19,546,468	34,299,403	36,357,367	47,592,240	50,447,775	58,001,357	60,979,017	60,979,017	60,979,017	60,979,017	58,847,303	-311,137,060
	Closing Balance	-218,324,453	-184,025,050	-147,667,683	-100,075,443	-49,627,668	8,373,689	69,352,706	130,331,723	191,310,740	252,289,756	311,137,060	0

2 Aff - 30%, CIL - £0, DC - £15000
Site 24

SITE NAME	Site 24	10,000 (60% net)

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		10,000		£/m2	£	m2
Market Housing	98.8	70%	7,000		3,100	2,142,875,000	691,250
Shared Ownership	74.9	9%	900		2,170	146,279,700	67,410
Affordable Rent	74.9	21%	2,100		1,800	283,122,000	157,290
Social Rent	74.9	0%	0		1,450	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	285.71 ha		35	/ha		2,572,276,700	915,950
SITE AREA - Gross	476.19 ha		21	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		92,833,596	324,918	194,951
Alternative Use Value		11,904,762		25,000
Uplift	0%	0		0
Plus /ha	375,000	178,571,429		375,000
Viability Threshold		**190,476,190**		**400,000**
			£/m2	
Additional Profit		-152,286,262	-220	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total		
LAND	Land	9,283		92,833,596	
	Stamp Duty		4,631,180		
	Easements etc.		0		
	Legals Acquisition	1.50%	1,392,504	6,023,684	
PLANNING	Planning Fee		1,396,200		
	Architects	5.00%	81,872,067		
	QS / PM	0.50%	8,187,207		
	Planning Consultants	1.00%	16,374,413		
	Other Professional	2.50%	40,936,034	148,765,921	
CONSTRUCTION	Build Cost - BCIS Based	1,584	1,451,162,288		
	s106 / CIL		150,000,000		
	Contingency	2.50%	36,279,057		
	Abnormals		0	1,637,441,346	
FINANCE	Fees		3,546,000		
	Interest	6.00%			
	Legal and Valuation		0	3,546,000	
SALES	Agents	3.0%	77,168,301		
	Legals	0.5%	12,861,384		
	Misc.		0	90,029,685	**1,978,640,231**

Developers Profit			
	% Market DV	17.50%	**375,003,125**
	% Affordable DV	6.00%	**25,764,102**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	10000		
No dwgs under	50	462	23,100
No dwgs over 5(	9950	138	1,373,100
		Total	1,396,200

Stamp duty calc - Residual		
Land payment		92,833,596
	Total	4,631,180

Stamp duty calc - Add Profit			
Land payment			190,476,190
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	9,523,810

Pre CIL s106	15,000	£/ Unit (all)	
		Total	**150,000,000**

Post CIL s106	15,000	£/ Unit (all)	150,000,000
CIL	0	£/m2	0
		Total	**150,000,000**

Build Cost	/m2	
BCIS	1,290	
Over Extra	26	2.00%
Energy	0	
Design	0	
Acc & Adpt	10	
Water	1	
Small Sites	0	0%
Site Costs	258	20%
	1,584	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	50	100	150	200	300	300	350	350	400	400	350	350
Market Housing		10,714,375	21,428,750	32,143,125	42,857,500	64,286,250	64,286,250	75,000,625	75,000,625	85,715,000	85,715,000	75,000,625
Shared Ownership		731,399	1,462,797	2,194,196	2,925,594	4,388,391	4,388,391	5,119,790	5,119,790	5,851,188	5,851,188	5,119,790
Affordable Rent		1,415,610	2,831,220	4,246,830	5,662,440	8,493,660	8,493,660	9,909,270	9,909,270	11,324,880	11,324,880	9,909,270
Social Rent		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
INCOME	**0**	**12,861,384**	**25,722,767**	**38,584,151**	**51,445,534**	**77,168,301**	**77,168,301**	**90,029,685**	**90,029,685**	**102,891,068**	**102,891,068**	**90,029,685**
EXPENDITURE												
Stamp Duty	4,631,180											
Easements etc.	0											
Legals Acquisition	1,392,504											
Planning Fee	1,396,200											
Architects	81,872,067		0									
QS	8,187,207		0									
Planning Consultants	16,374,413		0									
Other Professional	40,936,034		0									
Build Cost - BCIS Base		7,255,811	14,511,623	21,767,434	29,023,246	43,534,869	43,534,869	50,790,680	50,790,680	58,046,492	58,046,492	50,790,680
s106/CIL		750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000	5,250,000	6,000,000	6,000,000	5,250,000
Contingency		181,395	362,791	544,186	725,581	1,088,372	1,088,372	1,269,767	1,269,767	1,451,162	1,451,162	1,269,767
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	3,546,000											
Legal and Valuation	0											
Agents	0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891	2,700,891	3,086,732	3,086,732	2,700,891
Legals	0	64,307	128,614	192,921	257,228	385,842	385,842	450,148	450,148	514,455	514,455	450,148
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**158,335,605**	**8,637,355**	**17,274,710**	**25,912,065**	**34,549,421**	**51,824,131**	**51,824,131**	**60,461,486**	**60,461,486**	**69,098,841**	**69,098,841**	**60,461,486**
For Residual Valuation Land	**92,833,596**											
Interest		15,070,152	15,720,919	16,157,291	16,366,404	16,334,621	15,794,048	15,221,041	14,360,211	13,447,732	12,227,062	10,933,153
Profit on Costs												
Profit on GDV												
Cash Flow	-251,169,201	-10,846,124	-7,272,863	-3,485,206	529,710	9,009,549	9,550,122	14,347,158	15,207,987	20,344,495	21,565,164	18,635,046
Opening Balanc	0											
Closing Balance	-251,169,201	-262,015,325	-269,288,187	-272,773,393	-272,243,684	-263,234,135	-253,684,013	-239,336,855	-224,128,868	-203,784,373	-182,219,209	-163,584,163

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started	500	500	600	600	650	650	650	650	650	650	600	
Market Housing	75,000,625	107,143,750	107,143,750	128,572,500	128,572,500	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	139,286,875	128,572,500
Shared Ownership	5,119,790	7,313,985	7,313,985	8,776,782	8,776,782	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	9,508,181	8,776,782
Affordable Rent	9,909,270	14,156,100	14,156,100	16,987,320	16,987,320	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	18,402,930	16,987,320
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	**90,029,685**	**128,613,835**	**128,613,835**	**154,336,602**	**154,336,602**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**154,336,602**
Build Cost - BCIS Base	50,790,680	72,558,114	72,558,114	87,069,737	87,069,737	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	87,069,737
s106/CIL	5,250,000	7,500,000	7,500,000	9,000,000	9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency	1,269,767	1,813,953	1,813,953	2,176,743	2,176,743	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,176,743
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	2,700,891	3,858,415	3,858,415	4,630,098	4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals	450,148	643,069	643,069	771,683	771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
COSTS BEFORE LAND INT AND PROFIT	**60,461,486**	**86,373,552**	**86,373,552**	**103,648,262**	**103,648,262**	**112,285,617**	**112,285,617**	**112,285,617**	**112,285,617**	**112,285,617**	**112,285,617**	**103,648,262**
Interest	9,815,050	8,629,861	6,613,235	4,475,613	1,702,849	0	0	0	0	0	0	0
Profit on Costs												375,003,125
Profit on GDV												25,764,102
Cash Flow	19,753,149	33,610,423	35,627,048	46,212,728	48,985,491	54,912,369	54,912,369	54,912,369	54,912,369	54,912,369	54,912,369	-350,078,887
Closing Balance	-143,831,014	-110,220,591	-74,593,543	-28,380,816	20,604,676	75,517,044	130,429,413	185,341,781	240,254,150	295,166,518	350,078,887	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**12,861,384**	**25,722,767**	**38,584,151**	**51,445,534**	**77,168,301**	**77,168,301**	**90,029,685**	**90,029,685**	**102,891,068**	**102,891,068**	**90,029,685**
EXPENDITURE												
Land	190,476,190											
Stamp Duty	9,523,810	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	2,857,143	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	1,396,200	0	0	0	0	0	0	0	0	0	0	0
Architects	81,872,067	0	0	0	0	0	0	0	0	0	0	0
QS	8,187,207	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	16,374,413	0	0	0	0	0	0	0	0	0	0	0
Other Professional	40,936,034	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	7,255,811	14,511,623	21,767,434	29,023,246	43,534,869	43,534,869	50,790,680	50,790,680	58,046,492	58,046,492	50,790,680
POTENTIAL CIL	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103
Post CIL s106		750,000	1,500,000	2,250,000	3,000,000	4,500,000	4,500,000	5,250,000	5,250,000	6,000,000	6,000,000	5,250,000
Contingency	0	181,395	362,791	544,186	725,581	1,088,372	1,088,372	1,269,767	1,269,767	1,451,162	1,451,162	1,269,767
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	3,546,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	385,842	771,683	1,157,525	1,543,366	2,315,049	2,315,049	2,700,891	2,700,891	3,086,732	3,086,732	2,700,891
Legals	0	64,307	128,614	192,921	257,228	385,842	385,842	450,148	450,148	514,455	514,455	450,148
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**348,246,961**	**1,715,252**	**10,352,607**	**18,989,963**	**27,627,318**	**44,902,028**	**44,902,028**	**53,539,383**	**53,539,383**	**62,176,738**	**62,176,738**	**53,539,383**
For CIL calculation												
Interest		20,894,818	21,479,739	21,846,314	21,981,441	21,871,235	21,247,532	20,586,408	19,632,174	18,620,687	17,295,068	15,889,912
Profit on cost												
Profit on GDV												
Cash Flow	-348,246,961	-9,748,686	-6,109,579	-2,252,126	1,836,775	10,395,038	11,018,741	15,903,893	16,858,127	22,093,643	23,419,261	20,600,389
Opening Balanc	0											
Closing Balance	-348,246,961	-357,995,648	-364,105,227	-366,357,353	-364,520,578	-354,125,539	-343,106,799	-327,202,905	-310,344,778	-288,251,136	-264,831,874	-244,231,485

	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	**90,029,685**	**128,613,835**	**128,613,835**	**154,336,602**	**154,336,602**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**167,197,986**	**154,336,602**
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	50,790,680	72,558,114	72,558,114	87,069,737	87,069,737	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	94,325,549	87,069,737
POTENTIAL CIL	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103	-6,922,103		
Post CIL s106	5,250,000	7,500,000	7,500,000	9,000,000	9,000,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,750,000	9,000,000
Contingency	1,269,767	1,813,953	1,813,953	2,176,743	2,176,743	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,358,139	2,176,743
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	2,700,891	3,858,415	3,858,415	4,630,098	4,630,098	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	5,015,940	4,630,098
Legals	450,148	643,069	643,069	771,683	771,683	835,990	835,990	835,990	835,990	835,990	835,990	771,683
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**53,539,383**	**79,451,449**	**79,451,449**	**96,726,159**	**96,726,159**	**105,363,514**	**105,363,514**	**105,363,514**	**105,363,514**	**105,363,514**	**112,285,617**	**103,648,262**
Interest	14,653,889	13,343,704	11,194,583	8,916,515	5,994,880	2,897,946	0	0	0	0	0	0
Profit on cost												337,811,921
Profit on GDV												25,764,102
Cash Flow	21,836,412	35,818,682	37,967,803	48,693,928	51,615,563	58,936,526	61,834,471	61,834,471	61,834,471	61,834,471	54,912,369	-312,887,682
Closing Balance	-222,395,073	-186,576,391	-148,608,588	-99,914,661	-48,299,097	10,637,428	72,471,900	134,306,371	196,140,842	257,975,314	312,887,682	0

HDH Planning and 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.

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