Appendix 1 – Project Specification

This project is undertaken under the Clear Futures Framework. HDH has been appointed by AECOM as a subcontractor to undertake a Local Plan Viability Assessment. AECOM are appointed by the Council under a long-term contract to provide planning support.

Due to the nature of the appointment the Council has not prepared a step-by-step specification, rather sought a full Local Plan Viability Assessment, to test the emerging Local Plan as required by the NPPF and PPG and in accordance with *Financial viability in planning: conduct and reporting RICS professional statement, England (1st Edition, May 2019).* In addition the scope for a review of CIL is to be considered.

This contract is undertaken on this basis.

Appendix 2 – Consultees

Attendees

Amy Tyler Jones - South Downs National Park Authority

Andrew Frost – Seachange Sussex (Seachange Sussex own/manage Pacific House, Sovereign Harbour)

Nick Chapman – Eastbourne College

Denise Harwood – Commercial Director Enterprise Shopping Centre

Derek Godfrey - Agent to Local Developer (Employment sites)

James Webster – Wealden District Council

Joshua Mellor – Barton Willmore

Karen Tipper – ECE on behalf of East Sussex College Group

Kelly Sharp – Wealden District Council

Laurence Hulkes – Parklane Group

Laurence Weatherly – Turnberry on behalf of University of Brighton

Leighton Rowe – Specialist Project Manager Commercial Business, Property and Development Lewes & Eastbourne Councils

Lisa Pozina – Willmott Dixon on behalf of East Sussex College Group

Lisa Simmonds- - East Sussex County Council

Matthew Knight – Willmott Dixon on behalf of East Sussex College Group

Peter Griffiths – Bespoke Property Consultants

Shanon Fenlon – ASP Planning

Leigh Palmer – Head of Planning Lewes and Eastbourne Councils

Emma Kemp – Senior Planning Policy Officer (Infrastructure) Lewes & Eastbourne Councils

Gerda Zijm - Planning Policy Officer Lewes & Eastbourne Councils

Appendix 3 - Consultation Presentation

The pages in this appendix are not numbered.

EASTBOURNE
Borough Council
www.eastbourne.gov.uk

Local Plan Viability Assessment

Consultation Event

18th May 2022

Please use the chat icon to ask questions or leave comments

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

To avoid sound interference please mute your microphone

Planning & Development

1

1

Agenda

2021 NPPF, PPG and Guidance
Methodology
- Harman Guidance / RICS Guidance / PPG

Main Assumptions
- Prices
- Costs
- Commercial prices
- Modelling

The Viability Test
Moving Forward

2

The New Local Plan

- Development
  - New allocations (including Strategic Sites?)
  - Increased densities
- New policies to
  - respond to climate change
  - respond to updated evidence
- Respond to national changes
  - Future Homes Standard
  - First Homes 25% of affordable, AHO 10% of all
  - % Biodiversity Net Gain
  - EV Charging

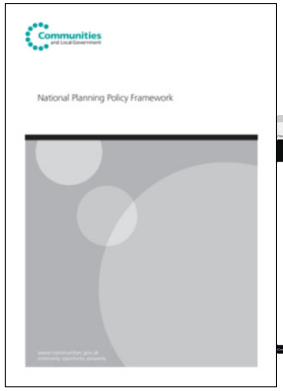
3

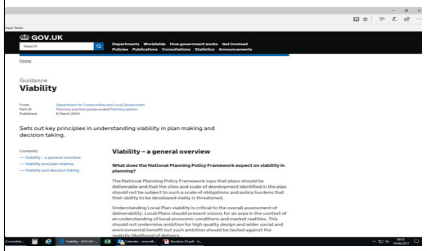
Key issue

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

4

The Old





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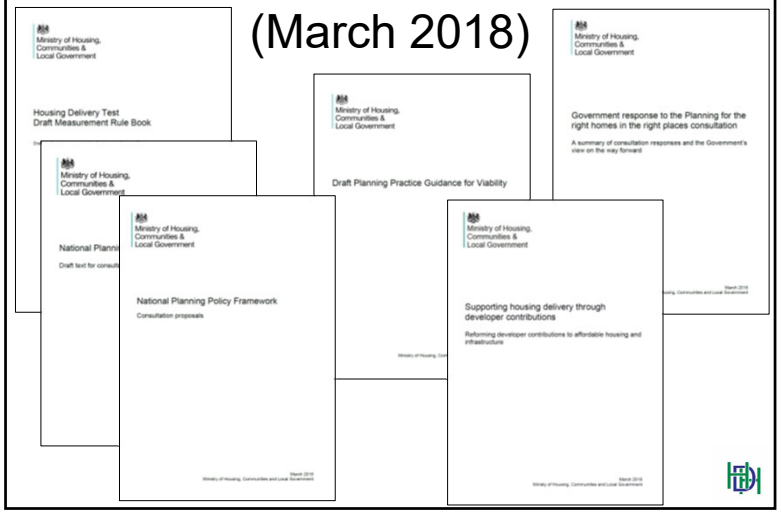
NPPF / PPG Consultation (March 2018)



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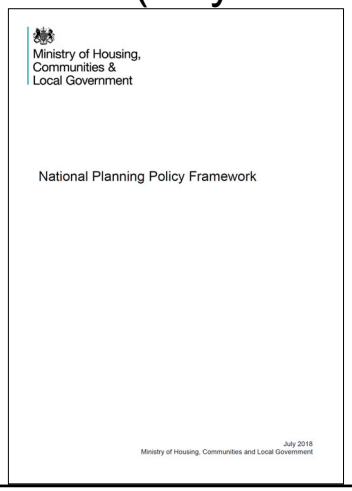
The new (July 2018)...



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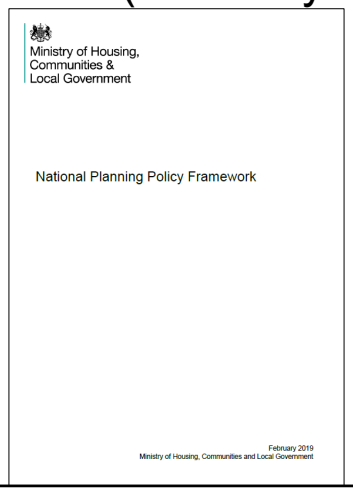
... and newer (February 2019) ...



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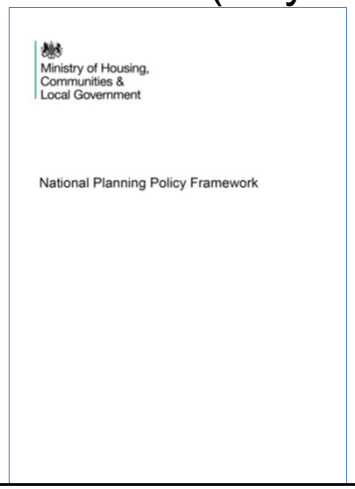
... and newest (July 2021).


Ministry of Housing, Communities & Local Government

National Planning Policy Framework

9

The Future ..... ?

10

2020 White Paper - Viability

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

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

11

2020 White Paper – Pillar Three

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

12

2022 Queen's Speech

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

The main benefits of the Bill would be:

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

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Levelling-up and Regeneration Bill

24G (3) For the purposes of subsection (2), IL regulations may make provision about—

(a) how the level of affordable housing provided in the area is to be measured, and

(b) how the level of funding provided by developers is to be 5 measured.

(4) A charging authority, in setting rates or other criteria, must have regard, to the extent and in the manner specified by IL regulations, to—

(a) matters specified by IL regulations relating to the economic viability of development (which may include, in particular, actual or potential economic effects of the imposition of IL);

(b) (b) matters specified by IL regulations relating to the actual or 15 potential economic effects (including increases in the value of land) of—

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The big change...

2012 NPPF

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

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

PPG 2018 / 2019

10-009-20190509

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

10-010-20180724

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

15

2012 NPPF – Footnote 11

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

2021 NPPF – glossary

***Deliverable**: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

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

16

2014 PPG 10-001

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

PPG 10-001-20190509

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

PPG 10-002-20190509

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

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PPG Viability in plan-making

- 10-003 – based on 'Typologies'
- 10-004 – use average costs and values
- 10-005 – strategic sites (no new allocations)
- 10-006 – consultation

18

Standard Viability Test - Residual Value

STEP 1

Gross Development Value

(The combined value of the complete development)

LESS

Cost of creating the asset, including PROFIT

(Construction + fees + finance charges)

=

RESIDUAL VALUE

STEP 2

Residual Value v Existing Use Value

19

19

PPG Standardised inputs

- 10-010
  - *viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission*
- 10-011
  - *average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data*

20

PPG Land Value 10-013

Benchmark Land Value (BLV)

=

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

21

PPG BLV – 10-014

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

22

PPG Landowners' Premium

10-016

- The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.

23

PPG Developers' Return

- 10-018
  - *For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. … A lower figure may be more appropriate in consideration of delivery of affordable housing …*

24

Abnormal and IDP Costs

- Normal abnormals v abnormal abnormals
- Site Infrastructure Costs

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

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

25

'New' / Current issues – for this project

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

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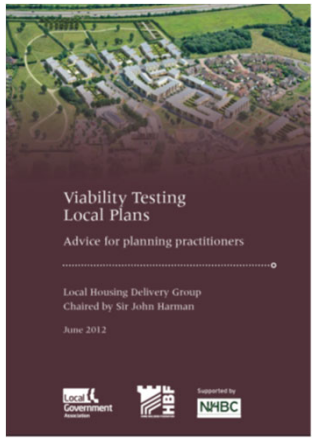
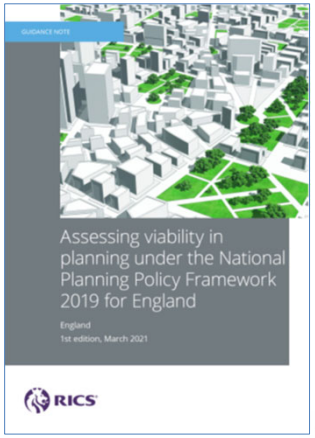
Harman / RICS





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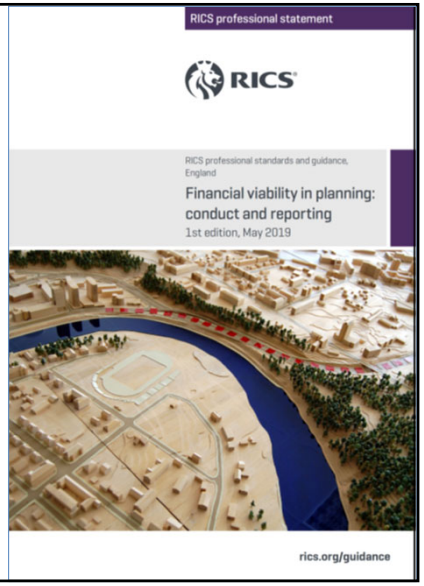
Mandatory RICS Guidance



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RICS Guidance – so what?

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

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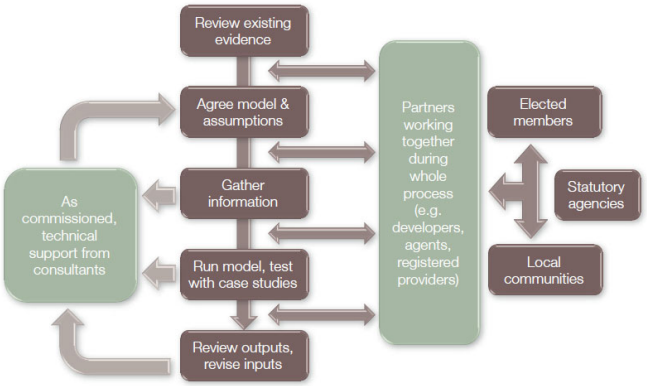
Engagement Phases



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Methodology

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

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Standard Viability Test - Residual Value

STEP 1

Gross Development Value

(The combined value of the complete development)

LESS

Cost of creating the asset, including PROFIT

(Construction + fees + finance charges)

=

RESIDUAL VALUE

STEP 2

Residual Value v Existing Use Value

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Key Assumptions

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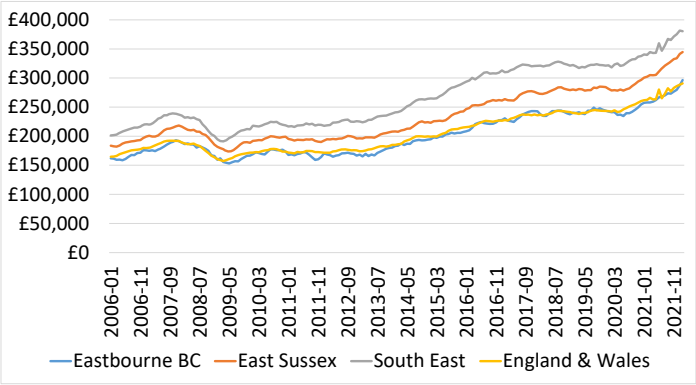
Average House Prices



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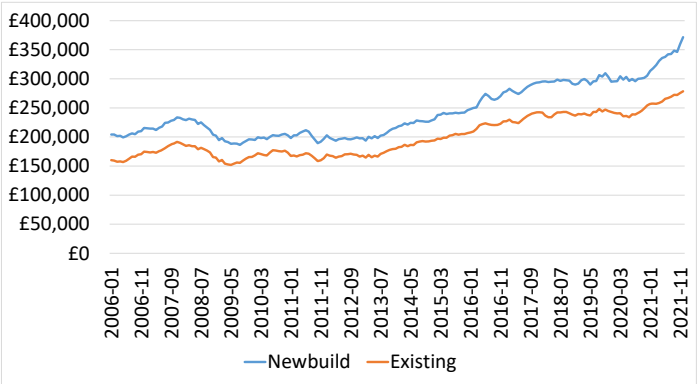
Newbuild track existing



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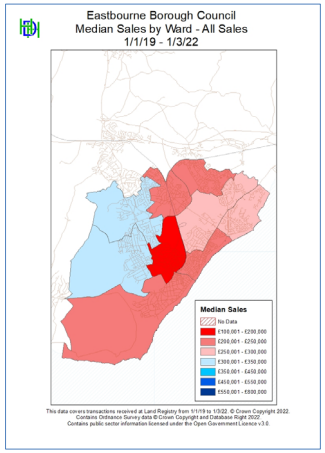
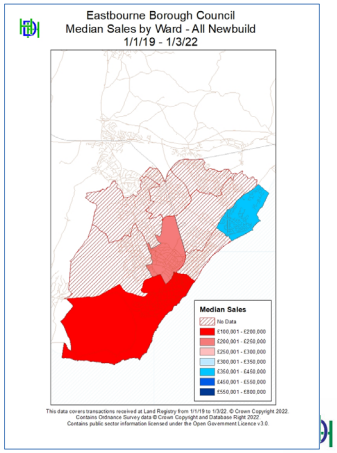
Average House Prices





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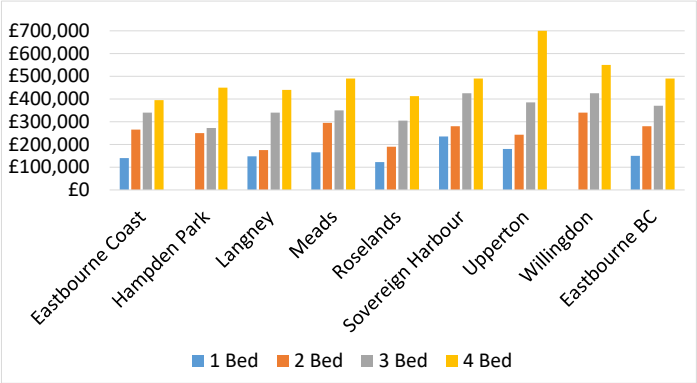
Median Asking Prices



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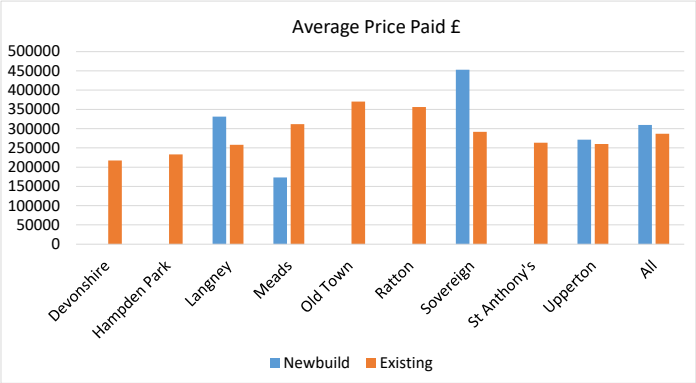
Price Paid Data by Ward



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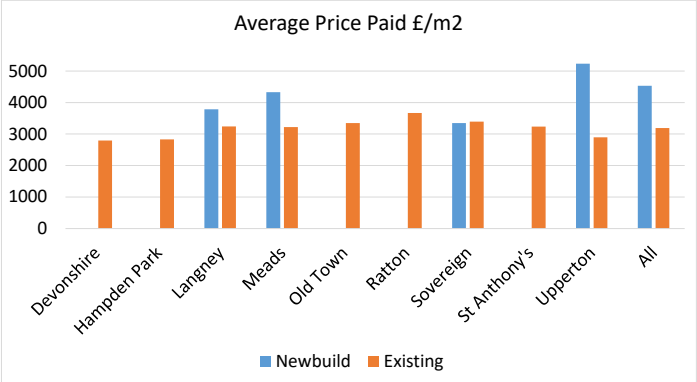
Price Paid Data by Ward £/m^2



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Newbuild Asking Prices

Table 4.8 Average (mean) Newbuild Asking Prices (£)

	Detached	Flat	Semi-detached	Terraced	All
Bexhill-on-Sea	**£481,662**		**£349,995**	**£302,995**	**£442,870**
Rosewood Park				£302,995	£302,995
The Gateway	£481,662		£349,995		£462,852
Eastbourne	**£447,330**	**£396,606**	**£387,995**		**£408,570**
Allingham Lodge		£334,283			£334,283
Glebe Court		£463,750			£463,750
Macauley Drive		£315,000			£315,000
Meadowburne Place	£447,330		£387,995		£432,496
Hailsham	**£502,495**				**£502,495**
Burfield Grange	£502,495				£502,495
Newhaven	**£434,998**	**£329,000**	**£380,498**	**£357,500**	**£362,817**
August Fields	£434,998		£380,995	£385,000	£408,998
Newhaven Green		£329,000			£329,000
Safford Park			£380,000	£330,000	£355,000
Peacehaven	**£498,245**	**£293,975**		**£415,000**	**£398,209**
Chalkers Rise	£498,245				£498,245
Neville Lodge		£312,950			£312,950
Second Road				£415,000	£415,000
The Haven		£275,000			£275,000
Seaford	**£559,995**	**£280,000**	**£397,662**		**£406,596**
Hortsley		£280,000			£280,000
Seaford Grange	£559,995		£397,662		£438,245
St Leonards-on-Sea	**£455,000**		**£380,000**		**£430,000**
Beauharrow Road	£535,000				£535,000
Oxley Close	£375,000		£380,000		£377,500
Staplecross			**£445,000**		**£445,000**
Stockwood Meadow			£445,000		£445,000
All	**£478,496**	**£348,542**	**£390,774**	**£358,249**	**£407,718**

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Price Assumptions (£/m²)

Table 4.11 2021 Pre-consultation Residential Price Assumptions – £/m²			
	West	East	Sovereign
Greenfield	4,600	4,600	
Previously Developed Land	4,200	4,200	3,800
Flatted Development	4,300	4,200	4,200

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Build to Rent

Table 4.14 Capitalisation of Private Rents			
	1 bed	2 bed	3 bed
Gross Rent (£/month)	£750	£1,000	£1,150
Gross Rent (£/annum)	£9,000	£12,000	£13,800
Value	£180,000	£240,000	£276,000
m²	50	70	84
£/m²	£3,600	£3,429	£3,286

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Affordable Housing

- **Affordable Rent**
  LHA CAP; Management 10%; Voids & bad debts 4%; Repairs 6%; Yield 4%

  = £2,685/m²
- **Social Rent**
  Management 10%; Voids & bad debts 4%; Repairs 6%; Yield 4%

  = £1,415/m²
- **Affordable Home Ownership**
  50% Share; Rent 2.75%

  = 70% OMV
- **First Homes**

  = 70% OMV / £250,000 cap

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Older Peoples Housing

Table 4.21 Worth of Sheltered and Extracare			
	Area (m²)	£	£/m2
3 bed semi-detached		**360,000**	
1 bed Sheltered	50	270,000	5,400
2 bed Sheltered	75	360,000	4,800
1 bed Extracare	65	337,500	5,192
2 bed Extracare	80	450,000	5,625

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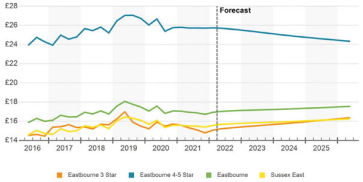
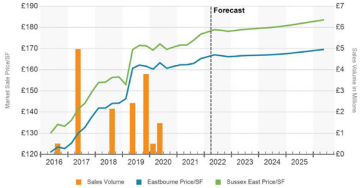
Non-Residential - Offices

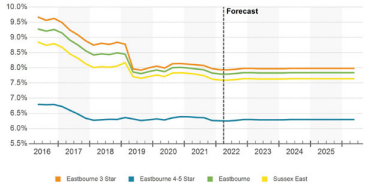
Rents



Sales



Yields



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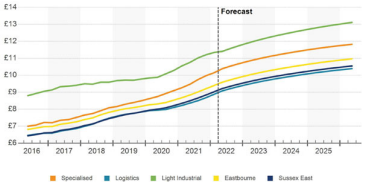
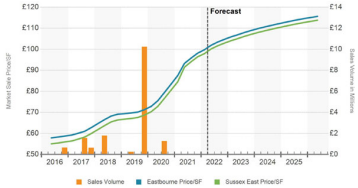
Non-Residential - Industrial

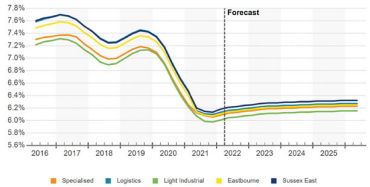
Rents



Sales



Yields



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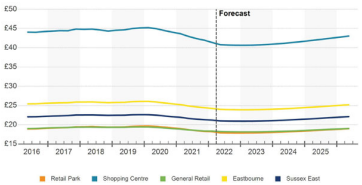
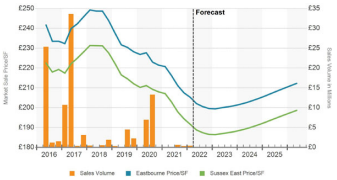
Non-Residential - Retail

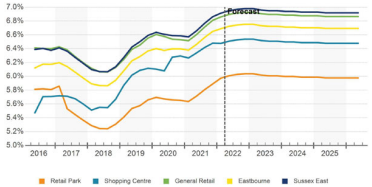
Rents



Sales



Yields



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Non-Residential Values

	Rent £/m²/year	Yield	Rent free period (months)	Value Assumption £/m2
Offices	£225	6.5%	2.0	£3,400
Industrial	£50	9.00%	2.0	£600
Logistics & Distribution	£90	6.50%	2.0	£1,400
Retail – Town Centre	£190	7.00%	2.0	£2,700
Retail (elsewhere)	£140	9.00%	1.0	£1,600
Large Supermarket	£220	6.00%	1.0	£3,700
Small Supermarket	£200	6.50%	2.0	£3,100
Retail warehouse	£180	6.00%	2.0	£3,000
Hotel (per room)	£4,500	6.00%	0.0	£3,000

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Land - Land Registry PPD

	Site	Date approved	Brief Description	Area ha	All Units	Aff Units	Aff %	£/ha	£/unit
131002	Sovereign Harbour	02/12/2014	Outline planning permission for the development of sites 1, 4, 5, 6, 7 and 8 at Sovereign Harbour, Eastbourne: Site 1 - Up to 72 dwellings and access. Site 4 - Commercial and employment uses (A1-A5 3200sqm) (B1, C1 and D1 3,600sqm). Site 5 - Community Use (800sqm). Site 6 - Employment and office uses (B1 up to 15,000sqm) Site 7 - Mix of emplyment uses (B1 6,700sqm) (C1 & C2 up to 5,500sqm) (D1 up to 200sqm) up to 70 residential dwellings and open space (0.80 has) Site 8 - up to 8 dwellings, open space and berth holder facilities	8.5	150	0	0.0%		
130907	Bedfordwell Road Depot	31/03/2015	Residential development of 102 dwellings (flats and houses) including the conversion of the existing heat pump housing into flats, together with access roads and parking spaces.	2.3	102	24	23.5%	£630,435	£14,216
170527	20 Upperton Road	08/05/2017	Change of use from Office Building, Class use B1(a) to Residential (use class C3). Comprising of 73 apartments (35 x 1 Bedroom units and 38 x 2 Bedroom Units)	0.355	73	0	0.0%	£12,414,669	£60,288
200742	Gate Court Dairy, Waterworks Road	11/01/2022	Outline Planning Application (Access, Appearance, Layout and Scale) for the redevelopment of site to form 60 No. flats consisting of 3 No. three bedroom flats, 29 No.two bedroom flats and 28 No.one bedroom flats.	0.55	60	18	30.0%	£2,545,455	£23,333
170813	7 Upperton Road	05/12/2017	Demolition of existing buildings and redevelopment to form 58 sheltered apartments (38 one bedroom and 20 two bedroom) for the elderly including communal facilities, access, car parking and landscaping. (Similar to previously submitted application, PC/150803, but with fewer units)	0.23	58	0	0.0%	£35,416,304	£140,444
170819	Former Police Station	13/03/2020	Proposed refurbishment and extension of former Police Station, with roof extension to existing building and 5 storey side/rear extension to create 50 flats in total	0.12	50	15	30.0%	£9,166,667	£22,000
210485	Woods Cottages, Swanley Close	27/09/2021	Erection of 49 dwellings together with parking, access and landscapign	1	49	0	0.0%	£1,405,000	£28,673
200565	Esperance Private Hospital	20/04/2021	Conversion of existing hospital buildings to create 45 residential units with associated external alterations, parking and landscaping.	0.47	45	0	0.0%	£6,063,830	£63,333
160337	St Annes House, 2 St Annes Road	05/05/2016	Change of use from Office B1 to one and two bedroom flats C3	0	35	0	0.0%		£34,857
170156	St Andrews United Reformed Church, Cornfield Lane	12/01/2018	Demolition of St Andrews Church and Albury House behind retained façade to Blackwater Road. Construction of a 3-4 storey building comprising 35 (down from 36) residential units and 13 (up from 10) parking spaces accesssed from Wish Road and Cornfield Lane	0.18	35	0	0.0%	£6,277,778	£32,286
200168	Berkley House, 26-28 Gildredge Road	07/04/2020	Prior approval under Schedule 2, Part 3, Class O for change of use from offices (Class B1a) to form 30 self-contained residential units (Class C3)	0	30	0	0.0%		£71,667
180913	Brassey Parade	28/08/2019	Construction of an additional storey and re-modelling of existing building to provide 22 additional residential units (to include sub-division of 1 existing flat into 2 units) together with the retention of 7 existing flats at first floor level therefore resulting in a combined total of 29 residential units. Configuration to comprise: 17 flats (9x studio units and 8 x 1 bed units) at second floor level; 5 no.1bed flats on the first floor together with retention of existing 7x2 bed flats.	0.18	29	0	0.0%	£7,416,667	£46,034
190626	54 and 56 Upperton Road	26/05/2021	Outline application for residential development of land for up to 29 flats requesting consideration of access and scale	0.1	29	0	0.0%	£14,600,000	£50,345
171333	Heatherleigh Hotel, Royal Parade	17/04/18	Re-application for removal of condition 13 (which restricted use of 12 flats as holiday lets) following grant of planning permission (141521) to allow for the creation of 24 residential flats.	0.93	24	0	0.0%	£1,989,247	£77,083
200280	15-21 Hartington Place	03/12/2020	Outline planning application (Access, Appearance, Layout and Scale) for the conversion of rear of hotel at 15-21 Hartington Place to 21NO.two bedroom flats	0.08	21	0	0.0%	£15,625,000	£59,524
151134	Courtlands Hotel, Wilmington Gardens	24/02/2016	Change of use to convert a 45 bedroom hotel to a 14 bedroom guest;house hotel with owner's accommodation and 15 residential apartments.	0.11	21	0	0.0%		
200178	Chantry House, 22 Upperton Road	03/04/2020	Prior Approval for a proposed change of use of a building from office use (Class B1(a)) to a dwellinghouse (Class C3) Town and Coutnry Planning (General Permitted Development) Order 2015 (As Amended) Schedule 2, Part 3, Class O to provide 18 residential units.	0.29	18	0	0.0%	£5,086,207	£81,944
210683	63 - 67 Terminus Road	08/10/2021	Change of use from Offices (B1) to dwelling house (C3) with the creation of 5 No 2 bedroom and 13 no.1 bedroom dwellings - Application for prior approval under schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended)	0.125	18	0	0.0%	£37,951,807	£262,500
181058	Spring Mead	08/11/2019	Outline planning permission (Access and Layout) for demolition of the existing house and the construction of a new building housing 17 one and two bedroom apartments, with associated access and parking	0.299	17	0	0.0%	£6,688,963	£117,647
180985	Kempston	15/07/2019	Demolition of exising building and redevelopment to provide x16 residential units (use class C3) (x8 net additional), new vehicle access on Granville Road and car parking	0.12	16	0	0.0%		
200205	Land at Sandpiper Walk	07/10/2020	Erection of 16 dwellings together with parking and access	0.27	16	0	0.0%	£2,555,556	£43,125
180352	Savoy Court Hotel	08/07/2019	Planning permission for conversion of existing hotel into 15 residential self-contained flats	0.04	15	0	0.0%	£13,750,000	£36,667
190665	Southdown Hotel, 1-3 Howard Square	16/12/2020	Change of use and conversion of the building from hotel (Use Class C1) to create 15 self contained flats and removal of lift sharft at rear and alterations to the rear elevation including the enlarging of dormer windows and associated works	0.085	15	0	0.0%	£11,764,706	£66,667
200322	21 - 25 Gildredge Road	24/02/2021	Change of use from A1, A2 & B1a use to proposed residential use providing 15no.self contained dwellings and associated facilities	0.05	15	0	0.0%	£17,629,200	£58,764
190919	145a Ashford Road	10/01/2020	Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3 Class P - Proposed change of mixed use from B8/B1 (distribution/offices) to C3 residential use comprising 13 no.flats.	0	13	0	0.0%		£44,231
200402	183 Langney Road	04/02/2021	Clearance of the site and construction of 7 x 1 bed duplex units, 4 x 2 bed duplex units and 1 x 1 bed flat over four storeys	0.03	12	3	25.0%	£12,833,333	£32,083
170224	84-90 Northbourne Road	07/07/2017	Demolition of 4no. 3 bed houses and erections of 7no. 2 bed flats and5no. 1 bed flats. Creation of 12no. car park spaces and associated bin and bike stores.	0.15	12	0	0.0%	£1,666,667	£20,833
190824	Glebe Cottage	25/06/2020	Demolition of existing dwelling. Proposed block of 11no.flats with associated parking to rear	0.12	11	0	0.0%	£9,333,333	£101,818
170801	Veritek House, Edgeland Terrace	24/07/2017	Change of use of Veritek House, Edgeland Terrace from offices to residential use in the form of 11 units via the prior notification regime under Class O of Part 3, Schedule 2 of the General Permitted Development Order 2015	0.148	11	0	0.0%	£3,590,786	£48,182
200289	Langney Shopping Centre Car Valet	14/08/2020	Erection of 11 houses including parking and access	0.28	11	0	0.0%	£1,928,571	£49,091
150598	Map House 36-38 St Leonards Road	04/08/2015	Change of use from B1(Office) to C3 (dwelling)	0.072	10	0	0.0%	£8,041,958	£57,500
170036	Central Methodist Church, Langney Road	05/01/2018	Conversion of existing meeting rooms and hall into 10no.one bedroom flats together tiwht the retention of the existing worship space (to be read in conjunction with Listed Building Consent ref: 170333)	0.114	10	0	0.0%	£5,701,754	£65,000
170928	125 Langney Road (Coda Bar)	24/01/2018	Demolition of existing Coda Bar Class A4 and erection of a 4 storey building to provide 10 residential apartments with associated secure parking, cycle storage, refuse and recycling storage, amenity space and external landscaping	0.07	10	0	0.0%	£8,357,143	£58,500
180476	Albany Lions Hotel, 41-43 Grand Parade	04/07/2019	Proposed change of use of the function suite/receptions rooms, ancillary storage/offices of The Albany Hotel from C1 to C3 to form 10No. One bedroom dwellings. To include roof and side extension to create a first floor and external alterations to the front and side elevation.	0.14	10	0	0.0%	£4,964,286	£69,500
161448	2 Mill Gap Road	21/06/2017	Demolition of part of former Hospice building. Conversion and change of use of remaining former Hospice into 3 dwellinghouses. In addition, construction of 6 further dwellinghouses on the site. Minoralterations to include reconfiguration and insertion of new windows atCoach House (Cottage)	0.33	10	0	0.0%	£4,393,939	£145,000
210886	Woods Cottages, Swanley Close	23/12/2021	Erection of two additional dwellings in addition to the approved development of 49 dwellings (51 dwellings in total)	0.18	2	0	0.0%	£7,805,556	£702,500

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Existing Use Value £/ha

- Agricultural Land £25,000/ha
- Paddock Land £50,000/ha
- Previously Developed £1,500,000/ha
- Residential £4,000,000/ha

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Development Costs 1

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

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Development Costs 2

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

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Starting Policies

Affordable Housing	40% (70% / 30% - including 25% First Homes).
Sustainability	Zero Carbon.
	EV Charging points
	Water conservation
	10% Biodiversity Net Gain
Design	90% Part M4(2), 10% Part M4(3)
Developer Contributions	CIL £64.23 (flats £0)
	S106 £2,500/unit

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Scenarios to be tested

Housing

- NDSS, mix, Affordable Housing (Overall requirement (up to 40%), Tenure Mix, Social Rent / Affordable Rent / Affordable Home Ownership / First Homes), Commuted Sums, Accessible and Adaptable Standards, Custom and self build

Density

- Impact of taller buildings (10+ storeys), Open Space, play space, sports facilities, Zero parking provision, Biodiversity net gain, over national requirements (20%)

Climate Change

- Towards zero carbon (different steps), zero carbon, onsite renewables, district heating, EV Charging, car clubs

Local Labour Agreements

Developer Contributions s106, CIL (new Infrastructure Levy if details published) with relationship between developer contributions and affordable housing

Health Impact Assessments

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Modelling – based on Land Availability Assessment (LAA)

			Current Use	Units	Area Ha				Density Units/ha		Density
					Total	Gross	Net	%	Gross	Net	m2/ha
1	Large Greenfield 500	Green	Agricultural	500	22.321	22.321	15.625	70.0%	22.40	32.00	2,882
2	Large Green 250	Green	Agricultural	250	11.161	11.161	7.813	70.0%	22.40	32.00	2,887
3	Green 75	Green	Agricultural	75	3.348	3.348	2.344	70.0%	22.40	32.00	2,856
4	Green 35	Green	Agricultural	35	1.367	1.367	1.094	80.0%	25.60	32.00	2,881
5	Green 14	Green	Agricultural	14	0.547	0.547	0.438	80.0%	25.60	32.00	2,861
6	Green 6	Green	Paddock	6	0.188	0.188	0.188	100.0%	32.00	32.00	2,842
7	Green 3	Green	Paddock	3	0.100	0.100	0.100	100.0%	30.00	30.00	3,029
8	HD Housing 200	Green	Agricultural	200	7.143	7.143	5.000	70.0%	28.00	40.00	3,511
9	HD Housing 100	Green	Agricultural	100	2.597	2.597	1.818	70.0%	38.50	55.00	4,559
10	HD Housing 60	Green	Agricultural	60	1.323	1.250	1.000	75.6%	48.00	60.00	4,954
11	HD Housing 30	Green	Agricultural	30	0.668	0.625	0.500	74.8%	48.00	60.00	5,065
12	HD Housing 15	Green	Paddock	15	0.250	0.250	0.250	100.0%	60.00	60.00	4,659
13	HD Housing 6	Green	Paddock	6	0.100	0.100	0.100	100.0%	60.00	60.00	5,720
14	Houses & Flats 100	Brown	PDL	100	1.824	1.667	1.333	73.1%	60.00	75.00	5,719
15	Houses & Flats 60	Brown	PDL	60	1.094	1.000	0.800	73.1%	60.00	75.00	5,706
16	Houses & Flats 30	Brown	PDL	30	0.429	0.429	0.429	100.0%	70.00	70.00	5,343
17	Houses & Flats 12	Brown	PDL	12	0.171	0.171	0.171	100.0%	70.00	70.00	5,378
18	Flats 200	Brown	PDL	200	2.500	2.500	2.000	80.0%	80.00	100.00	7,286
19	Flats 100	Brown	PDL	100	1.250	1.250	1.000	80.0%	80.00	100.00	7,117
20	Flats 60	Brown	PDL	60	0.844	0.750	0.600	71.0%	80.00	100.00	7,068
21	Flats 20	Brown	PDL	20	0.200	0.200	0.200	100.0%	100.00	100.00	7,095
22	Flats 12	Brown	PDL	12	1.200	1.200	0.120	10.0%	10.00	100.00	7,095
23	Flats 6	Brown	PDL	6	0.060	0.060	0.060	100.0%	100.00	100.00	7,077
24	Flats HD 200	Brown	PDL	200	2.041	2.041	1.429	70.0%	98.00	140.00	9,954
25	Flats HD 100	Brown	PDL	100	0.893	0.893	0.714	80.0%	112.00	140.00	9,964
26	Flats HD 40	Brown	PDL	40	0.317	0.317	0.286	90.0%	126.00	140.00	9,933
27	Flats HD 18	Brown	PDL	18	0.120	0.120	0.120	100.0%	150.00	150.00	10,496
28	Flats VHD 200	Brown	PDL	200	1.143	1.143	0.800	70.0%	175.00	250.00	18,297
29	Flats VHD 75	Brown	PDL	75	0.375	0.375	0.300	80.0%	200.00	250.00	18,163
30	BTR Flats 60	Brown	PDL	60	1.143	1.143	0.800	70.0%	52.50	75.00	5,698

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A Pragmatic Viability Test

We are NOT trying to replicate a particular business model

Test should be broadly representative

'*Existing use value* plus'

– reality checked against market value

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

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Benchmark Land Value?

- **Brownfield Site**
  - EUV (£1,500,000/ha) + 20%
- **Greenfield Sites**
  - EUV (£25,000/ha / £50,000/ha) + £350,000/ha

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Early Results

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

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Early Results

					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 1	Large Greenfield 500	Eastbourne	Green	Agricultural	22.32	15.63	500	1,853,353	2,647,647	41,369,486
Site 2	Large Green 250	Eastbourne	Green	Agricultural	11.16	7.81	250	1,913,955	2,734,221	21,361,100
Site 3	Green 75	Eastbourne	Green	Agricultural	3.35	2.34	75	1,339,502	1,913,574	4,484,939
Site 4	Green 35	Eastbourne	Green	Agricultural	1.37	1.09	35	1,541,641	1,927,051	2,107,712
Site 5	Green 14	Eastbourne	Green	Agricultural	0.55	0.44	14	1,871,292	2,339,115	1,023,363
Site 6	Green 6	Eastbourne	Green	Paddock	0.19	0.19	6	1,859,664	1,859,664	348,687
Site 7	Green 3	Eastbourne	Green	Paddock	0.10	0.10	3	1,745,232	1,745,232	174,523
Site 8	HD Housing 200	Eastbourne	Green	Agricultural	7.14	5.00	200	2,161,945	3,088,493	15,442,464
Site 9	HD Housing 100	Eastbourne	Green	Agricultural	2.60	1.82	100	2,311,517	3,302,167	6,003,940
Site 10	HD Housing 60	Eastbourne	Green	Agricultural	1.25	1.00	60	2,408,636	3,186,119	3,186,119
Site 11	HD Housing 30	Eastbourne	Green	Agricultural	0.63	0.50	30	2,811,508	3,756,625	1,878,312
Site 12	HD Housing 15	Eastbourne	Green	Paddock	0.25	0.25	15	3,681,635	3,681,635	920,409
Site 13	HD Housing 6	Eastbourne	Green	Paddock	0.10	0.10	6	4,718,774	4,718,774	471,877
Site 14	Houses & Flats 100	Eastbourne	Brown	PDL	1.67	1.33	100	654,148	894,974	1,193,299
Site 15	Houses & Flats 60	Eastbourne	Brown	PDL	1.00	0.80	60	669,760	916,014	732,812
Site 16	Houses & Flats 30	Eastbourne	Brown	PDL	0.43	0.43	30	722,869	722,869	309,801
Site 17	Houses & Flats 12	Eastbourne	Brown	PDL	0.17	0.17	12	1,890,573	1,890,573	324,098
Site 18	Flats 200	Eastbourne	Brown	PDL	2.50	2.00	200	1,642,330	2,052,912	4,105,824
Site 19	Flats 100	Eastbourne	Brown	PDL	1.25	1.00	100	230,020	287,525	287,525
Site 20	Flats 60	Eastbourne	Brown	PDL	0.75	0.60	60	183,818	258,718	155,231
Site 21	Flats 20	Eastbourne	Brown	PDL	0.20	0.20	20	248,519	248,519	49,704
Site 22	Flats 12	Eastbourne	Brown	PDL	1.20	0.12	12	109,245	1,092,446	131,093
Site 23	Flats 6	Eastbourne	Brown	PDL	0.06	0.06	6	1,184,163	1,184,163	71,050
Site 24	Flats HD 200	Eastbourne	Brown	PDL	2.04	1.43	200	2,043,546	2,919,351	4,170,502
Site 25	Flats HD 100	Eastbourne	Brown	PDL	0.89	0.71	100	413,108	516,385	368,847
Site 26	Flats HD 40	Eastbourne	Brown	PDL	0.32	0.29	40	340,952	378,835	108,239
Site 27	Flats HD 18	Eastbourne	Brown	PDL	0.12	0.12	18	1,490,954	1,490,954	178,914
Site 28	Flats VHD 200	Eastbourne	Brown	PDL	1.14	0.80	200	-139,904	-199,863	-159,890
Site 29	Flats VHD 75	Eastbourne	Brown	PDL	0.38	0.30	75	-5,578,925	-6,973,657	-2,092,097
Site 30	BTR Flats 60	Eastbourne	Brown	PDL	1.14	0.80	60	-1,957,378	-2,796,254	-2,237,003

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Table 10.2a Residual Value v BLV

			EUV	BLV	Residual Value
Site 1	Large Greenfield 500	Green	25,000	375,000	1,853,353
Site 2	Large Green 250	Green	25,000	375,000	1,913,955
Site 3	Green 75	Green	25,000	375,000	1,339,502
Site 4	Green 35	Green	25,000	375,000	1,541,641
Site 5	Green 14	Green	25,000	375,000	1,871,292
Site 6	Green 6	Green	50,000	400,000	1,859,664
Site 7	Green 3	Green	50,000	400,000	1,745,232
Site 8	HD Housing 200	Green	25,000	375,000	2,161,945
Site 9	HD Housing 100	Green	25,000	375,000	2,311,517
Site 10	HD Housing 60	Green	25,000	375,000	2,408,636
Site 11	HD Housing 30	Green	25,000	375,000	2,811,508
Site 12	HD Housing 15	Green	50,000	400,000	3,681,635
Site 13	HD Housing 6	Green	50,000	400,000	4,718,774
Site 14	Houses & Flats 100	Brown	1,500,000	1,800,000	654,148
Site 15	Houses & Flats 60	Brown	1,500,000	1,800,000	669,760
Site 16	Houses & Flats 30	Brown	1,500,000	1,800,000	722,869
Site 17	Houses & Flats 12	Brown	1,500,000	1,800,000	1,890,573
Site 18	Flats 200	Brown	1,500,000	1,800,000	1,642,330
Site 19	Flats 100	Brown	1,500,000	1,800,000	230,020
Site 20	Flats 60	Brown	1,500,000	1,800,000	183,818
Site 21	Flats 20	Brown	1,500,000	1,800,000	248,519
Site 22	Flats 12	Brown	1,500,000	1,800,000	109,245
Site 23	Flats 6	Brown	1,500,000	1,800,000	1,184,163
Site 24	Flats HD 200	Brown	1,500,000	1,800,000	2,043,546
Site 25	Flats HD 100	Brown	1,500,000	1,800,000	413,108
Site 26	Flats HD 40	Brown	1,500,000	1,800,000	340,952
Site 27	Flats HD 18	Brown	1,500,000	1,800,000	1,490,954
Site 28	Flats VHD 200	Brown	1,500,000	1,800,000	-139,904
Site 29	Flats VHD 75	Brown	1,500,000	1,800,000	-5,578,925
Site 30	BTR Flats 60	Brown	1,500,000	1,800,000	-1,957,378

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Moving Forward

- Circulate presentation
- Circulate rough and ready first draft of report

- Comments by midday Friday 10th June 2022
- To: planning.policy@eastbourne.gov.uk

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Appendix 4 – Consultation Questionnaire

The pages in this appendix are not numbered.

Name	
Firm / Developer	
On behalf of	
Site	
Date	

Eastbourne Borough Council
Local Plan Assessment – January 2022 Consultation

1. EBC is in the process of reviewing the Local Plan to cover the period up to 2038. The new Local Plan will set out new and revised planning policies for the District and site allocations for a range of land uses. HDH Planning & Development Ltd has been appointed to update the Council's viability evidence as required by the 2021 NPPF and relevant guidance.

2. A pre-consultation draft report has been prepared for comment. It is an early working draft setting out the proposed methodology, modelling and assumptions. It is inevitable that some of these will change as a result of the consultation. This early draft report does not include results or recommendations, these will be included following feedback on the base assumptions – and thus ensure that the analysis is firmly based and robust.

3. This questionnaire is being circulated to landowners, site promoters, developers, housing associations, agents and others involved in the local development markets. Consultees are invited to comment on any aspect of this draft report. This questionnaire has been prepared to facilitate comments, however there is no specific need to use the questionnaire form, or to limit the responses to the particular questions or topics.

4. The pre-consultation draft report sets out the evidence as collated by HDH. It draws on a wide range of sources. It is important that responses submitted through this consultation are supported by evidence. Comments that simply observe a particular assumption is too low or too high are not helpful in establishing the correct assumption. Responses need to be supported by evidence, or alternatively point to sources of evidence that HDH can draw on and use to evidence the changes made in the next iteration of this viability assessment.

5. Please do not feel that you need to comment to all aspects of the report – please comment of those areas where you have expertise. Where there are areas of agreement it is useful for these to be acknowledged.

6. **Please return to planning.policy@eastbourne.gov.uk by midday Friday 10th June 2022.**

7. The pre-consultation report is set out in Chapters as follows:

Chapter 1

8. This chapter sets out the context to this report.

9. It is important to note that the HDH is a firm of Chartered Surveyors and is therefore regulated by the RICS. The report is prepared in line with the requirements of *Financial viability in planning: conduct and reporting. 1st edition, May 2019*. It is mandatory for Chartered Surveyors to follow this guidance, including surveyors responding to this consultation.

10. Please provide any comments on the context and scope of the project.

Context
Response.

Chapter 2

11. This chapter sets out the approach to viability testing, including a review of the requirements of the 2021 NPPF and the updated PPG.

12. Please provide any comments on the overall approach taken.

Regulation and Framework.
Response.

Chapter 3

13. This chapter sets out the methodology used.

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

Methodology
Response.

Chapter 4

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

16. The market housing assumptions are set out in Table 4.11.

Market Housing Values - Typologies
Response.

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

Build to Rent Housing Values
Response.

18. The affordable housing assumptions are set out in paragraphs 4.58, 4.65 and 4.66.

Affordable Housing Values
Response.

19. The assumptions for specialist older peoples housing are set out in paragraph 4.77.

Older Peoples Housing Values
Response.

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Chapter 5

20. This chapter includes an assessment of the non-residential market. The assumptions for non-residential uses are set out in Table 5.1. Are these in line with your understanding of the market?

Non-Residential Values
Response.

Chapter 6

21. This chapter includes an assessment of the approach to Existing Use Value and to establishing Benchmark Land Value.

22. The EUV assumptions are set out in Table 6.5. Are these in line with the current market?

EUV Assumptions
Response.

23. The BLV assumptions are set out in Paragraph 6.28. Does the BLV provide an adequate landowner's premium? If not, why not, and what assumption should be used – and why?

BLV Assumptions
Response.

Chapter 7

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

Construction and Development Costs
Response.

Chapter 8

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

26. Does this correspond to the working of the policies on the ground?

Current local policy requirements
Response.

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

Emerging national policy requirements
Response.

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Chapter 9

28. The modelling is based on the expected development over the period until the Local Plan is reviewed.

29. Do the typologies reflect the expected range of residential development?

Typologies
Response.

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

Modelling Assumptions
Response.

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

Non-residential development modelling assumptions
Response.

Chapter 10

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

Chapter 11

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

Chapter 12

34. In due course this chapter will set out the findings and recommendations.

35. It is planned to test the following scenarios:

a. Housing

- NDSS, mix
- Affordable Housing
- Overall requirement (up to 40%)
- Tenure Mix, Social Rent / Affordable Rent / Affordable Home Ownership / First Homes
- Commuted Sums
- Accessible and Adaptable Standards

b. Density

- Impact of taller buildings (10+ storeys)
- Open Space, play space, sports facilities
- Zero parking provision

c. Biodiversity net gain, over national requirements (20%)

d. Climate Change

- Towards zero carbon (different steps), zero carbon, onsite renewables, district heating
- EV Charging, car clubs

e. Local Labour Agreements

f. Developer Contributions s106, CIL (new Infrastructure Levy if details published)

g. Relationship between developer contributions and affordable housing

h. Custom and self build (5% on sites of 20+)

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i. Health Impact Assessments

36. Should further sensitivity testing be carried out?

Development Scenarios and Sensitivity Testing
Response.

37.

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

Appendix 5 – Consultation Notes – 18th May 2022

Affordable Housing – slide 43

Leighton Rowe – with affordable rent, is the £2685 what HA would offer to developers, do you have that as a percentage?

SDH – that would be about 60%

Leighton Rowe - Tradditionally 60% for Affordable Rent, and 70% Shared Ownership is how we model schemes, gut feeling is that affordable rent cost is a bit low. Will have a look for any evidence of such.

Non-residential

SDH- Any comments from people active in the commercial property markets?

Andrew frost –Agree with the view that the rents are quite high off co-star, most of our enquiries come from rightmore commercial, we are more towards £17-18 per sqft. Short rents as people don't want to commit to long leases.

Derek Godfrey – So your data is derived from data that is between 2 and 4 years?

David Carlisle– We have looked back as far as 2018, also will look at other sources of data.

Derek Godfrey – Stiles Harold Wiliams did a study on commercial property values, don't know who comissioned it EB? Certainly any commercial/industrial space we build is rented quickly.

Andrew frost provided link - https://locateeastsussex.org.uk/admin/resources/east-sussex-commercial-property-market-report-mar-2022.pdf

Denise Harwood (comment in chat) – enterprise centre are achieving £22 per sq ft on some high end offices space and £18-20 on others.

Development Costs – Slide 51

Derek Godfrey – 5% on brownfield could be light given the cost of getting rid of waste and esp if contaminated.

SDH – what we will do is look at the emerging LAA and see what these brownfield sites are really like.

Leigh Palmer – Affordable housing First Homes, are you extracting 25% from the 40% policy because it has an impact on the rent scheme. How are you aprortioning the 25%.

SDH – modelling as per the PPG, the first 25% of the affordabale Housing would be First Home, then 70% as affordabale housing for rent, leaveing 5% of the affordable housing as Shared Ownership. Which isn't informed by the evidence yet, when the updated LHNA is received we will update the housing mix.

Leighton Rowe – so far been talking about doing away with Shared Ownership in agreements with developers, in effect First Homes its taking over Shared Ownership, so can maximise the amount of affordable housing for rent that is delivered.

SDH – heard elsewhere except in higher value markets around london.

Derek Godfrey – listening with interesting, one of the problems with Eastbourne is there is only so much land, there are constraints on what can be developed, EB has already grown out of its boundaries. In EB real problem with trying to find land, sounds like you are assuming there is an availability of land, but there isn't. In terms of commercial some of the existing is very old, and some behind houses etc which has been lost, havent got a strategy for replacing lost commercial space. Or identifying where the new commercial space should be allocated. Take into consideration that we have to work with what sites we have, and we might need to take a strategic view about freeing up land at a strategic level.

SDH – confirmed he had understood the point, the Councill are in the process of updating the LAA, and looking at a whole range of sites, including many in employment uses and significant group of sites that are earmarked to remain in indusital uses. Not really viability issue, but viability is the core of the answer

Andrew Frost – Picking up from DG's point, experience Seachange Sussex have of bringing sites forward, generally there should be an assumption if you are bringing in biodiversity net gain on indusitral sties there will be a decrease in density and increased build costs.

Derek Godfrey – agrees. Full density is 1500ft an acre, potentially looking at half that as looking at low lying land and flooding impacts and biodiversity. This will link with viability.

Leigh Palmer – EB CIL are you looking at CIL-on and CIL-off scenarios. S106 on early slide, concern is demands will be looking at strategic infrastructure which is more expensive then perhaps local infrastructure. Model shift – we need to get people out the car to accommodate the growth what are the costs?

SDH – Whole range of things need to be considered through the IDP. Government's current view is at the moment, that s106 will be limited with the new Infrastucture Levy but we'll have to see. Haven't thought about CIL-on and CIL-off but can do. Scope is not necessarily to review CIL, it is to consider wether to review it or not.

Derek Godfrey – on the basis that you cover other areas, interested to know if any other local authorities have problems with getting RP's to take up affordable housing on small sites.

SDH - Particulaly the case on more rural authorities, certainly a management problem with small number of units, so will look at commuted sums for off site contributions where its not possible to provide on site.

Appendix 6 – Landmark Price Paid Data

2019 – 2022

2019 - 2022			New Build					
	House				Flat			
	Count Price Paid	Average Price Paid	Count m2	Average £/m2	Count Price Paid	Average Price Paid	Count m2	Average £/m2
Langney	11	£331,286	11	£3,785	0		0	
Meads	0		0		19	£173,079	19	£4,331
Sovereign	32	£429,227	32	£3,317	1	£355,000	1	£3,034
Upperton	3	£564,167	3	£3,423	75	£259,764	75	£5,305
ALL	46	£414,607	46	£3,436	95	£243,429	95	£5,086

2019 - 2022			Non New Build					
	House				Flat			
	Count Price Paid	Average Price Paid	Count m2	Average £/m2	Count Price Paid	Average Price Paid	Count m2	Average £/m2
Devonshire	385	£254,317	345	£2,864	187	£151,925	164	£2,677
Hampden Park	258	£252,816	238	£2,918	31	£127,752	30	£2,426
Langney	338	£277,016	313	£3,365	41	£139,786	31	£2,687
Meads	154	£601,592	137	£4,166	677	£253,731	615	£3,026
Old Town	416	£396,229	391	£3,428	44	£178,061	33	£2,829
Ratton	460	£371,852	426	£3,804	31	£191,481	29	£2,839
Sovereign	409	£333,367	369	£3,469	319	£256,043	264	£3,350
St Anthony's	454	£286,046	417	£3,376	68	£142,082	62	£2,662
Upperton	227	£434,370	209	£3,210	412	£181,934	371	£2,758
ALL	3,101	£338,637	2,845	£3,384	1,810	£215,439	1,599	£2,942

2019

2019			New Build					
	House				Flat			
	Count Price Paid	Average Price Paid	Count m2	Average £/m2	Count Price Paid	Average Price Paid	Count m2	Average £/m2
Sovereign	17	£416,588	17	£3,242	1	£355,000	1	£3,034
Upperton	0		0		22	£320,816	22	£5,075
ALL	17	£416,588	17	£3,242	23	£322,302	23	£4,986

2019		Non New Build						
	House				Flat			
	Count Price Paid	Average Price Paid	Count m2	Average £/m2	Count Price Paid	Average Price Paid	Count m2	Average £/m2
Devonshire	122	£253,247	104	£2,661	59	£153,398	49	£2,684
Hampden Park	98	£250,080	91	£2,756	9	£124,383	9	£2,288
Langney	99	£254,073	86	£3,321	18	£132,442	13	£2,768
Meads	47	£519,947	39	£3,792	208	£249,415	179	£2,966
Old Town	130	£363,601	120	£3,237	14	£205,671	7	£2,969
Ratton	143	£342,856	132	£3,559	10	£181,100	8	£2,533
Sovereign	109	£304,472	98	£3,355	105	£263,652	74	£3,276
St Anthony's	133	£265,491	116	£3,197	18	£141,556	15	£2,790
Upperton	64	£390,703	58	£3,039	127	£168,376	110	£2,611
ALL	945	£311,951	844	£3,193	568	£212,567	464	£2,870

2020

2020		New Build						
	House				Flat			
	Count Price Paid	Average Price Paid	Count m2	Average £/m2	Count Price Paid	Average Price Paid	Count m2	Average £/m2
Sovereign	11	£445,523	11	£3,341	0		0	
Upperton	2	£608,750	2	£3,561	26	£202,694	26	£5,370
ALL	13	£470,635	13	£3,375	26	£202,694	26	£5,370

2020		Non New Build						
	House				Flat			
	Count Price Paid	Average Price Paid	Count m2	Average £/m2	Count Price Paid	Average Price Paid	Count m2	Average £/m2
Devonshire	113	£241,903	102	£2,834	53	£148,277	45	£2,635
Hampden Park	72	£246,758	67	£2,831	14	£126,346	14	£2,319
Langney	87	£264,069	82	£3,203	6	£151,000	4	£2,384
Meads	33	£700,855	30	£4,086	163	£229,455	147	£2,798
Old Town	124	£407,984	118	£3,283	14	£148,318	12	£2,706
Ratton	130	£356,538	118	£3,708	6	£172,083	6	£2,747
Sovereign	128	£314,746	111	£3,262	72	£237,528	62	£3,212
St Anthony's	145	£277,857	137	£3,243	20	£131,748	18	£2,526
Upperton	73	£440,265	64	£3,187	109	£180,918	92	£2,682
ALL	905	£332,442	829	£3,256	457	£198,032	400	£2,780

2021

2021			New Build					
	House				Flat			
	Count Price Paid	Average Price Paid	Count m2	Average £/m2	Count Price Paid	Average Price Paid	Count m2	Average £/m2
Langney	11	£331,286	11	£3,785	0		0	
Meads	0		0		19	£173,079	19	£4,331
Sovereign	4	£438,125	4	£3,569	0		0	
Upperton	1	£475,000	1	£3,146	26	£263,513	26	£5,396
ALL	16	£366,978	16	£3,691	45	£225,330	45	£4,946

2021			Non New Build					
	House				Flat			
	Count Price Paid	Average Price Paid	Count m2	Average £/m2	Count Price Paid	Average Price Paid	Count m2	Average £/m2
Devonshire	139	£261,909	128	£3,003	67	£152,550	63	£2,681
Hampden Park	85	£261,989	78	£3,161	6	£128,667	5	£2,460
Langney	141	£297,890	134	£3,435	17	£143,604	14	£2,697
Meads	71	£615,992	65	£4,408	278	£267,922	261	£3,173
Old Town	155	£413,878	146	£3,680	15	£180,257	13	£2,882
Ratton	181	£404,164	170	£4,056	14	£209,818	14	£3,109
Sovereign	163	£365,922	151	£3,671	136	£257,149	123	£3,438
St Anthony's	163	£307,272	152	£3,583	26	£150,735	25	£2,646
Upperton	83	£457,479	80	£3,336	158	£192,546	152	£2,898
ALL	1,181	£363,606	1,104	£3,596	717	£227,157	670	£3,071

2022

2022			New Build					
	House				Flat			
	Count Price Paid	Average Price Paid	Count m2	Average £/m2	Count Price Paid	Average Price Paid	Count m2	Average £/m2
Upperton	0		0		1	£302,950	1	£6,311
ALL	0		0		1	£302,950	1	£6,311

2022			Non New Build					
	House				Flat			
	Count Price Paid	Average Price Paid	Count m2	Average £/m2	Count Price Paid	Average Price Paid	Count m2	Average £/m2
Devonshire	11	£297,764	11	£3,429	8	£159,994	7	£2,875
Hampden Park	3	£227,667	2	£3,749	2	£150,000	2	£3,710
Langney	11	£318,355	11	£4,060	0		0	
Meads	3	£448,000	3	£4,603	28	£286,200	28	£3,238
Old Town	7	£403,136	7	£3,891	1	£175,000	1	£2,652
Ratton	6	£419,992	6	£3,939	1	£154,950	1	£2,066
Sovereign	9	£358,556	9	£3,886	6	£320,000	5	£4,024
St Anthony's	13	£321,538	12	£3,987	4	£139,875	4	£2,896
Upperton	7	£498,143	7	£3,407	18	£190,608	17	£2,872
ALL	70	£357,717	68	£3,842	68	£232,852	65	£3,130

Appendix 7 – Newbuild Asking Prices. June 2021

Agent/Developer	Development	Address	Address	Postcode	Beds	Type	m2	Asking Price £/m2	Asking Price £
JW Stratton	Macauley Drive	Sovereign Harbour	Eastbourne	BN23	3	D			
JW Stratton	Macauley Drive	Sovereign Harbour	Eastbourne	BN24	3	D			
JW Stratton	Macauley Drive	Sovereign Harbour	Eastbourne	BN25	2	F		£315,000	
Churchill Retirement Living	Allingham Lodge	Southfields Road	Eastbourne	BN21 1BU	1	F		£249,950	
Churchill Retirement Living	Allingham Lodge	Southfields Road	Eastbourne	BN21 1BU	1	F	50	£319,950	£6,399
Churchill Retirement Living	Allingham Lodge	Southfields Road	Eastbourne	BN21 1BU	2	F	74	£432,950	£5,851
Churchill Retirement Living	Neville Lodge	Rowe Avenue	Peacehaven	BN10 7PD	1	F		£289,950	
Churchill Retirement Living	Neville Lodge	Rowe Avenue	Peacehaven	BN10 7PD	1	F	58	£335,950	£5,792
Churchill Retirement Living	Neville Lodge	Rowe Avenue	Peacehaven	BN10 7PD	2	F			
Riverdale	Glebe Court	Grassington Road	Eastbourne	BN20 7BU	2	F	64	£350,000	£5,469
Riverdale	Glebe Court	Grassington Road	Eastbourne	BN20 7BU	2	F	90	£405,000	£4,500
Riverdale	Glebe Court	Grassington Road	Eastbourne	BN20 7BU	2	F	91	£450,000	£4,945
Riverdale	Glebe Court	Grassington Road	Eastbourne	BN20 7BU	3	F	103	£650,000	£6,311
DWH	Meadowburne Place	St Martins Road	Eastbourne	BN22 0LG	3	S	109	£387,995	£3,560
DWH	Meadowburne Place	St Martins Road	Eastbourne	BN22 0LG	3	D	86	£424,995	£4,942
DWH	Meadowburne Place	St Martins Road	Eastbourne	BN22 0LG	3	D	86	£437,995	£5,093
Barratt	Meadowburne Place	St Martins Road	Eastbourne	BN22 0LG	4	D	105	£479,000	£4,562
Philip Mann	Safford Park	Parkers Drive	Newhaven		3	T	99	£330,000	£3,333
Philip Mann	Safford Park	Parkers Drive	Newhaven		4	S	113	£380,000	£3,363
Bovis	Burfield Grange	Park Road	Hailsham	BN27 1PB	4	D	128	£484,995	£3,789
Bovis	Burfield Grange	Park Road	Hailsham	BN27 1PB	4	D	128	£519,995	£4,062
Bovis	The Gateway	Wrestwood Road	Bexhill-on-Sea	TN40 2LU	5	D	164	£564,995	£3,445
Bovis	The Gateway	Wrestwood Road	Bexhill-on-Sea	TN40 2LU	5	D	162	£549,995	£3,395
Bovis	The Gateway	Wrestwood Road	Bexhill-on-Sea	TN40 2LU	5	D	156	£499,995	£3,205
Bovis	The Gateway	Wrestwood Road	Bexhill-on-Sea	TN40 2LU	4	D	134	£464,995	£3,470
Bovis	The Gateway	Wrestwood Road	Bexhill-on-Sea	TN40 2LU	4	D	123	£449,995	£3,658
Bovis	The Gateway	Wrestwood Road	Bexhill-on-Sea	TN40 2LU	3	D	89	£359,995	£4,045
Bovis	The Gateway	Wrestwood Road	Bexhill-on-Sea	TN40 2LU	3	S	78	£349,995	£4,487
Bovis	The Gateway	Wrestwood Road	Bexhill-on-Sea	TN40 2LU	4	D	110		
Cubitt&West	The Haven	South Coast Road	Peacehaven	BN10 8LD	1	F	50	£250,000	£5,000
Cubitt&West	The Haven	South Coast Road	Peacehaven	BN10 8LD	2	F	61	£300,000	£4,918
Pegasus	Hortsley	Sutton Park Road	Seaford	BN25 1FA	1	F	52	£280,000	£5,385
Miracles by Design	Newhaven Green	North Lane	Newhaven	BN9 9BF	3	F		£355,000	
Miracles by Design	Newhaven Green	North Lane	Newhaven	BN9 9BF	3	F		£340,000	
Miracles by Design	Newhaven Green	North Lane	Newhaven	BN9 9BF	3	F		£320,000	
Miracles by Design	Newhaven Green	North Lane	Newhaven	BN9 9BF	3	F		£320,000	
Miracles by Design	Newhaven Green	North Lane	Newhaven	BN9 9BF	3	F		£310,000	

PCM	Oxley Close	Oxley Close	St Leonards-on-Sea	TN38 0SA	2	D		£375,000	
PCM	Oxley Close	Oxley Close	St Leonards-on-Sea	TN38 0SA	3	S		£380,000	
Bellway	Seaford Grange	Seaford Grange	Seaford	BN25 4NP	3	S	83	£376,995	£4,542
Bellway	Seaford Grange	Seaford Grange	Seaford	BN25 4NP	3	S	91	£395,995	£4,352
Bellway	Seaford Grange	Seaford Grange	Seaford	BN25 4NP	3	S	85	£419,995	£4,941
Bellway	Seaford Grange	Seaford Grange	Seaford	BN25 4NP	4	D	115	£559,995	£4,870
Bellway	Seaford Grange	Seaford Grange	Seaford	BN25 4NP					
Bellway	Seaford Grange	Seaford Grange	Seaford	BN25 4NP					
Bellway	Seaford Grange	Seaford Grange	Seaford	BN25 4NP					
Bellway	Seaford Grange	Seaford Grange	Seaford	BN25 4NP					
Bellway	Clavering Park	Cooden	Bexhill	TN39 4TW					
Bellway	Porters Grove	Porters Grove	St Leonards-on-Sea	TN38 9JP					
Guinness Homes	August Fields	Brighton Road	Newhaven	BN9 9TJ	3	S	99	£380,995	£3,848
Guinness Homes	August Fields	Brighton Road	Newhaven	BN9 9TJ	4	D	132	£439,995	£3,333
Guinness Homes	August Fields	Brighton Road	Newhaven	BN9 9TJ	3	T	92	£385,000	£4,185
Guinness Homes	August Fields	Brighton Road	Newhaven	BN9 9TJ	4	D	115	£430,000	£3,739
DWH	Rosewood Park	Barnhorn Road	Bexhill-on-Sea	TN39 4QA	2	T	67	£302,995	£4,522
DWH	Chalkers Rise	Pelham Rise	Peacehaven	BN10 8AP	4	D	100	£452,995	£4,530
DWH	Chalkers Rise	Pelham Rise	Peacehaven	BN10 8AP	4	D	100	£454,995	£4,550
DWH	Chalkers Rise	Pelham Rise	Peacehaven	BN10 8AP	4	D		£484,995	
DWH	Chalkers Rise	Pelham Rise	Peacehaven	BN10 8AP	4	D	152	£599,995	£3,947
C&L	Second Road	Second Road	Peacehaven	BN10 7JP	3	T		£415,000	
Batcheller Monkhouse	Stockwood Meadow	Northiam Road	Staplecross	TN32 5FB	4	S		£445,000	
Freeman Forman	Beauharrow Road	Beauharrow Road	St Leonards-on-Sea	TN37	4	D	146	£535,000	£3,664

Appendix 8 - CoStar Non-Residential Data

The pages in this appendix are not numbered.

Sales May 2018 to December 2022 (Source: CoStar)

Property Address	Location	Property Type	Building SF	Star Rating	Sale Price	Price Per SF	Price Per SQM	Sale Date	Sale Status	Asking Price	Net Initial Yield
9 Faraday Clos	Eastbourne	Industrial	13,071	2 Star	£1,272,000	97.31	1,047.44	28/09/2020	Sold		
5 Alder Clos (Part of Portfolio)	Eastbourne	Industrial	25,000	1 Star	£3,572,185	142.89	1,538.05	11/12/2019	Sold		7.52
6 Alder Clos (Part of Portfolio)	Eastbourne	Industrial	31,000	2 Star	£3,013,073	97.20	1,046.25	11/12/2019	Sold		7.52
12A-12B Alder Clos (Part of Portfolio)	Eastbourne	Industrial	23,684	3 Star	£2,464,388	104.05	1,119.98	11/12/2019	Sold		7.52
1-3 Alder Clos (Part of Portfolio)	Eastbourne	Industrial	29,868	2 Star	£901,128	30.17	324.75	11/12/2019	Sold		7.52
Hawthorn Rd	Eastbourne	Industrial	4,290	2 Star	£289,950	67.59	727.53	21/11/2019	Sold	289,950	
Unit 8 Courtlands Rd	Eastbourne	Industrial	28,500	3 Star			0.00	07/11/2019	Sold	2,465,000	
Finmere Rd	Eastbourne	Industrial	2,914	3 Star	£249,000	85.45	919.78	31/05/2019	Sold	275,000	
6 Lister Rd	Eastbourne	Industrial	3,021	2 Star			0.00	11/04/2019	Sold	310,000	5.49
6 Lister Rd	Eastbourne	Industrial	3,021	2 Star			0.00	05/02/2019	Sold	320,000	5.49
23 Birch Clos	Eastbourne	Industrial	2,910	2 Star			0.00	26/09/2018	Sold	400,000	
48-50 Birch Clos	Eastbourne	Industrial	20,900	2 Star	£1,785,000	85.41	919.34	30/05/2018	Sold		
145A Ashford Rd	Eastbourne	Light Industrial	9,656	2 Star			0.00	03/04/2019	Sold	575,000	
7-20 Edison Rd, GRND Fl - Block C (Uni	Eastbourne	Industrial	4,614	3 Star	£425,000	£92.11	991.46	15/06/2022	Sold	£425,000	
22 Upperton Rd	Eastbourne	Office	8,925	2 Star	£1,475,000	165.27	1,778.95	26/06/2020	Sold		
15 Gildredge Rd	Eastbourne	Office	1,906	2 Star	£500,000	262.33	2,823.69	23/03/2020	Sold		
Maple Rd (Part of Portfolio)	Eastbourne	Office	36,112	3 Star	£3,049,227	84.44	908.90	11/12/2019	Sold		7.52
17 Gildredge Rd	Eastbourne	Office	2,716	3 Star	£455,000	167.53	1,803.28	29/11/2019	Sold		
7 Gildredge Rd	Eastbourne	Office	657	2 Star	£287,500	437.60	4,710.28	06/11/2019	Sold	285,000	4.35
22-24 Gildredge Rd	Eastbourne	Office	11,162	3 Star	£1,500,000	134.38	1,446.45	28/06/2019	Sold	1,500,000	
2-6 Terminus Rd	Eastbourne	Office	1,875	3 Star	£452,000	241.07	2,594.85	02/05/2019	Sold	350,000	9.37
Spencer Rd	Eastbourne	Office	3,742	2 Star	£470,000	125.60	1,351.95	01/04/2019	Sold	450,000	
26-28 Gildredge Rd	Eastbourne	Office	12,227	3 Star	£2,150,000	175.84	1,892.72	02/07/2018	Sold	1,400,000	
7 Furness Rd	Eastbourne	Office	880	2 Star			0.00	01/06/2018	Sold	140,000	
23 St. Leonards Rd	Eastbourne	Office	8,891	3 Star	£1,115,000	£125.41	1,349.90	20/07/2022	Sold	£1,000,000	
1 St Annes Rd	Eastbourne	Office	8,488	2 Star		£170.83	1,838.80		Under offer	£1,450,000	
22 Cornfield Rd	Eastbourne	Office	1,066	3 Star		£539.40	5,806.05		Under offer	£575,000	8.96
Seaside	Eastbourne	Retail	3,742	1 Star	£420,000	112.24	1,208.14	18/01/2022	Sold	425,000	
49 Green St	Eastbourne	Retail	954	3 Star			0.00	01/01/2022	Sold		
3-5 Susans Rd	Eastbourne	Retail	7,600	2 Star			0.00	01/01/2022	Sold		
9 Langney Rd	Eastbourne	Retail	1,310	2 Star	£325,000	248.09	2,670.42	25/11/2021	Sold	324,950	
16 Albert Parade	Eastbourne	Retail	2,232	3 Star			0.00	08/10/2021	Sold	375,000	
7-9 Cornfield Rd	Eastbourne	Retail	3,241	3 Star	£595,000	183.59	1,976.14	23/08/2021	Sold	595,000	8.00
68 Seaside Rd	Eastbourne	Retail	1,476	3 Star			0.00	25/03/2021	Sold	120,000	
56 Latimer Rd	Eastbourne	Retail	1,531	2 Star			0.00	21/01/2021	Sold	350,000	
72 Seaside	Eastbourne	Retail	315	2 Star	£42,000	133.33	1,435.15	01/11/2020	Sold	50,000	
21-25 Gilredge Rd	Eastbourne	Retail	4,048	2 Star			0.00	16/07/2020	Sold	410,000	
High St (Part of Portfolio)	Eastbourne	Retail	26,999	3 Star	£13,300,000	492.61	5,302.40	06/07/2020	Sold		4.40
4 Broadwater Way (Part of Portfolio)	Eastbourne	Retail	90,348	3 Star	£6,933,469	300.95	3,239.40	27/05/2020	Sold		12.44
32 Grove Rd	Eastbourne	Retail	581	2 Star			0.00	23/12/2019	Sold	175,000	
25 South St	Eastbourne	Retail	2,218	2 Star			0.00	19/12/2019	Sold	530,000	7.74
1c Edward Rd	Eastbourne	Retail	6,337	3 Star	£1,305,000	205.93	2,216.61	07/11/2019	Sold		
143-145 Terminus Rd	Eastbourne	Retail	6,079	2 Star	£975,000	160.39	1,726.42	29/10/2019	Sold	975,000	
97-99 Seaside Rd	Eastbourne	Retail	17,000	3 Star	£4,500,000	264.71	2,849.31	30/08/2019	Sold	4,685,000	6.41
18 Winston Cres (Part of Multi-Property S	Eastbourne	Retail	484	2 Star			0.00	31/05/2019	Sold		
16 Winston Cres (Part of Multi-Property S	Eastbourne	Retail	484	2 Star			0.00	31/05/2019	Sold		
14 Winston Cres (Part of Multi-Property S	Eastbourne	Retail	572	2 Star			0.00	31/05/2019	Sold		
215 Seaside	Eastbourne	Retail	1,613	2 Star	£210,000	130.19	1,401.35	15/03/2019	Sold	215,000	
83-85 Seaside Rd	Eastbourne	Retail	1,412	3 Star	£130,000	92.07	991.03	01/03/2019	Sold		
30 Grove Rd	Eastbourne	Retail	1,540	2 Star			0.00	27/02/2019	Sold	140,000	
14 Pevensey Rd	Eastbourne	Retail	426	3 Star			0.00	12/02/2019	Sold	85,000	6.47
23-25 Brassey Ave	Eastbourne	Retail	1,182	3 Star			0.00	21/01/2019	Sold	175,000	
87-91 Terminus Rd	Eastbourne	Retail	5,371	3 Star	£1,910,000	355.61	3,827.75	04/12/2018	Sold		7.24
38-44 South St	Eastbourne	Retail	1,287	3 Star	£495,000	384.62	4,140.01	24/09/2018	Sold	495,000	
72 Seaside	Eastbourne	Retail	315	2 Star	£35,000	111.11	1,195.98	25/07/2018	Sold	70,000	
79 South St	Eastbourne	Retail	1,203	2 Star			0.00	02/07/2018	Sold	165,000	
Langney Rd	Eastbourne	Retail	15,324	2 Star	£1,400,000	91.36	983.39		Under Offer	1,400,000	
73-77 Seaside	Eastbourne	Retail	7,447	3 Star	£800,000	107.43	1,156.37		Under Offer	800,000	6.13
38-44 South St	Eastbourne	Retail	1,084	3 Star	£168,000	154.98	1,668.19		Under Offer	168,000	
31 South St	Eastbourne	Retail	745	2 Star	£125,000	167.79	1,806.07		Exchange	125,000	
7 The Hydneye	Eastbourne	Retail	350	3 Star	£75,000	214.29	2,306.60		Under Offer	75,000	
249 Seaside	Eastbourne	Retail	1,609	2 Star	£275,000	£170.91	1,839.66	01/12/2022	Sold	£275,000	
177-187 Terminus Rd	Eastbourne	Retail	72,500	3 Star			0.00	05/11/2022	Sold		
3-5 Elm Grv	Eastbourne	Retail	1,828	3 Star	£140,000	£76.59	824.41	31/10/2022	Sold	£140,000	
73-77 Seaside	Eastbourne	Retail	7,447	3 Star	£740,000	£99.37	1,069.61	26/10/2022	Sold	£800,000	6.13
72 Cavendish Pl	Eastbourne	Retail	323	3 Star	£65,000	£201.24	2,166.13	18/05/2022	Sold		
Langney Rd	Eastbourne	Retail	15,324	2 Star		£91.36	983.39		Under offer	£1,400,000	

Values £/m2	**Median**	**Mean**
Industrial	823.44	616.76
Office	1,803.28	2,177.37
Retail	1,030.32	1,224.60
Net Initial Yield	**Median**	**Mean**
Industrial	7.52	6.84
Office	8.24	7.55
Retail	6.47	7.22

Rents May 2018 to December 2022 (Source: CoStar)

Sign Date	Start Date	Address	Location	Floor	Total SF Leased	Rent/SF/Yr	Rent/SQM/Yr	Rent Typ	Service	Rent PA	Use
15/03/2022	14/04/2022	Diamond Dr	Hailsham	GRND	8,396	9.75	104.95	Asking		81,861.00	Industrial
15/03/2022	14/04/2022	Hackhurst Ln	Hailsham	GRND	11,161	8.00	86.11	Asking		89,288.00	Industrial
15/03/2022	14/04/2022	Hackhurst Ln	Hailsham	GRND	12,992	9.75	104.95	Asking		126,672.00	Industrial
13/12/2021	23/02/2022	Diplocks Way	Hailsham	GRND	1,492	6.70	72.12	Asking		9,996.40	Industrial
23/11/2021	23/12/2021	Dittons Rd	Polegate	GRND	20,020	7.00	75.35	Achieved		140,140.00	Industrial
24/09/2021	24/10/2021	Courtlands Rd	Eastbourne	GRND,MEZZ	2,324	10.32	111.08	Asking		23,983.68	Industrial
13/07/2021	12/08/2021	1-15 Eastbourne Rd	Pevensey	GRND,MEZZ	2,900	11.03	118.73	Asking	FRI	31,987.00	Industrial
09/07/2021	09/07/2021	Station Rd	Hailsham	GRND	3,150	3.02	32.51	Achieved		9,513.00	Industrial
07/07/2021	06/08/2021	Diplocks Way	Hailsham	GRND	1,402	10.34	111.30	Asking	FRI	14,496.68	Industrial
15/06/2021	15/06/2021	Cornflour Cres	Polegate	GRND	3,854	12.50	134.55	Asking		48,175.00	Industrial
03/06/2021	03/07/2021	Diplocks Way	Hailsham	GRND,MEZZ,1	2,490	5.82	62.65	Asking	FRI	14,491.80	Industrial
03/06/2021	03/07/2021	Dittons Rd	Polegate	GRND	2,480	9.25	99.57	Asking	FRI	22,940.00	Industrial
12/05/2021	16/06/2021	Deanland Rd	Hailsham	GRND,1	3,120	6.73	72.44	Asking		20,997.60	Industrial
06/05/2021	05/06/2021	Station Rd	Hailsham	GRND	1,370	10.00	107.64	Achieved	FRI	13,700.00	Industrial
27/04/2021	26/06/2021	Cornflour Cres	Polegate	GRND	7,686	12.50	134.55	Achieved	FRI	96,075.00	Industrial
27/04/2021	29/04/2021	15 Station Rd	Hailsham	GRND	2,321	7.50	80.73	Asking	FRI	17,407.50	Industrial
16/04/2021	16/05/2021	Station Rd	Hailsham	GRND,1	3,480	8.67	93.32	Asking	FRI	30,171.60	Industrial
01/04/2021	01/04/2021	Cornflour Cres	Polegate	GRND	8,923	11.38	122.49	Effective		101,565.18	Industrial
26/03/2021	28/03/2021	Station Rd	Hailsham	GRND	1,378	10.00	107.64	Achieved	FRI	13,780.00	Industrial
22/03/2021	23/03/2021	Station Rd	Hailsham	GRND	1,370	9.67	104.09	Achieved	FRI	13,247.90	Industrial
16/03/2021	16/03/2021	Cornflour Cres	Polegate	GRND	1,905	11.69	125.83	Effective	FRI	22,264.22	Industrial
01/03/2021	02/03/2021	Hackhurst Ln	Hailsham	GRND	4,824	8.80	94.72	Asking		42,451.20	Industrial
01/03/2021	02/03/2021	Hackhurst Ln	Hailsham	GRND	3,216	8.80	94.72	Asking		28,300.80	Industrial
01/03/2021	02/03/2021	Hackhurst Ln	Hailsham	GRND	3,216	8.80	94.72	Asking		28,300.80	Industrial
01/03/2021	02/03/2021	Hackhurst Ln	Hailsham	GRND	3,216	8.80	94.72	Asking		28,300.80	Industrial
01/03/2021	02/03/2021	Hackhurst Ln	Hailsham	GRND	3,216	8.80	94.72	Asking		28,300.80	Industrial
01/03/2021	02/03/2021	Hackhurst Ln	Hailsham	GRND	3,216	8.80	94.72	Asking		28,300.80	Industrial
01/03/2021	02/03/2021	Hackhurst Ln	Hailsham	GRND	3,216	8.80	94.72	Asking		28,300.80	Industrial
01/03/2021	02/03/2021	Hackhurst Ln	Hailsham	GRND	3,216	8.80	94.72	Asking		28,300.80	Industrial
18/02/2021	20/03/2021	Cornflour Cres	Polegate	GRND	2,486	12.50	134.55	Asking		31,075.00	Industrial
18/02/2021	20/03/2021	Cornflour Cres	Polegate	GRND	2,465	12.50	134.55	Asking		30,812.50	Industrial
05/02/2021	07/02/2021	Station Rd	Hailsham	GRND	2,296	8.68	93.43	Achieved	FRI	19,929.28	Industrial
04/01/2021	06/01/2021	Station Rd	Hailsham	GRND	1,884	8.86	95.37	Achieved	FRI	16,692.24	Industrial
10/12/2020	09/01/2021	55 Brampton Rd	Eastbourne	GRND,1	3,896	8.98	96.66	Asking		34,986.08	Industrial
27/09/2020	28/09/2020	8-12 Hammonds Dr	Eastbourne	GRND,MEZZ	5,764	8.48	91.28	Asking		48,878.72	Industrial
23/09/2020	24/09/2020	Courtlands Rd	Eastbourne	GRND,1	3,001	7.95	85.57	Asking		23,857.95	Industrial
10/08/2020	09/09/2020	Courtlands Rd	Eastbourne	GRND	991	8.18	88.05	Asking	FRI	8,106.38	Industrial
10/08/2020	01/09/2020	9 Faraday Close	Eastbourne	GRND,1	13,071	6.89	74.16	Asking	FRI	90,059.19	Industrial
04/08/2020	03/09/2020	Deanland Rd	Hailsham	GRND	3,550	7.24	77.93	Asking	FRI	25,702.00	Industrial
06/05/2020	05/06/2020	Hawthorn Rd	Eastbourne	GRND,1	3,371	7.12	76.64	Asking	FRI	24,001.52	Industrial
29/04/2020	28/07/2020	Moy Ave	Eastbourne	GRND,1	11,137	6.90	74.27	Asking		76,845.30	Industrial
23/12/2019	22/01/2020	Hawthorn Rd	Eastbourne	GRND,MEZZ	3,744	6.41	69.00	Asking		23,999.04	Industrial
23/12/2019	22/01/2020	15 Station Rd	Hailsham	GRND	1,910	6.49	69.86	Asking		12,395.90	Industrial
12/11/2019	12/12/2019	Diplocks Way	Hailsham	GRND	1,114	12.10	130.24	Achieved		13,479.40	Industrial
26/09/2019	26/09/2019	Hammonds Dr	Eastbourne	GRND,1	10,621	6.60	71.04	Achieved		70,098.60	Industrial
17/09/2019	17/09/2019	4-10 Cornfield Ln	Eastbourne	GRND	295	12.70	136.70	Achieved		3,746.50	Industrial
13/08/2019	13/08/2019	Bluebell Way	Polegate	GRND,MEZZ	1,898	10.99	118.30	Effective		20,866.70	Industrial
13/08/2019	13/08/2019	Dittons Rd	Polegate	GRND	2,065	8.34	89.77	Effective		17,213.56	Industrial
21/05/2019	21/05/2019	Latimer Rd	Eastbourne	GRND	1,100	9.00	96.88	Asking	FRI	9,900.00	Industrial
01/05/2019	01/05/2019	Northbourne Rd	Eastbourne	GRND,MEZZ	9,200	3.80	40.90	Asking	FRI	34,960.00	Industrial
26/04/2019	26/04/2019	15 Birch Rd	Eastbourne	GRND,1	2,340	5.02	54.03	Asking	FRI	11,746.80	Industrial
04/04/2019	04/04/2019	16 Hawthorn Rd	Eastbourne	GRND,1	3,374	7.12	76.64	Achieved	FRI	24,022.88	Industrial
01/04/2019	01/04/2019	85a Ashford Rd	Eastbourne	GRND	1,608	6.22	66.95	Asking	FRI	10,001.76	Industrial
01/04/2019	01/04/2019	Diplocks	Hailsham	GRND	1,679	5.06	54.47	Achieved	FRI	8,495.74	Industrial
01/03/2019	01/03/2019	Ditons Rd	Polegate	GRND,MEZZ	3,520	8.82	94.94	Effective		31,046.40	Industrial
01/03/2019	01/03/2019	13 Station Rd	Hailsham	GRND	2,585	6.49	69.86	Asking	FRI	16,776.65	Industrial
02/01/2019	01/02/2019	Birch Close	Eastbourne	GRND,MEZZ	2,375	5.00	53.82	Asking	FRI	11,875.00	Industrial
02/01/2019	01/02/2019	Hammonds Dr	Eastbourne	GRND	3,155	9.11	98.06	Asking	FRI	28,505.43	Industrial
10/12/2018	10/12/2018	Deanland Rd	Hailsham	GRND	3,563	7.30	78.58	Asking	FRI	26,009.90	Industrial
16/11/2018	16/11/2018	Dittons Rd	Polegate	GRND,MEZZ	3,044	8.45	90.95	Effective	FRI	25,710.69	Industrial
16/11/2018	16/11/2018	Hammonds Drive	Eastbourne	GRND	2,081	8.50	91.49	Asking	FRI	17,688.50	Industrial
16/11/2018	16/11/2018	Hammonds Drive	Eastbourne	GRND	2,793	8.50	91.49	Asking	FRI	23,740.50	Industrial
31/10/2018	18/01/2019	Hammonds Dr	Eastbourne	GRND	8,363	6.50	69.97	Asking		54,359.50	Industrial
31/10/2018	31/10/2018	Hammonds Dr	Eastbourne	GRND	939	6.50	69.97	Asking		6,103.50	Industrial
31/10/2018	31/10/2018	Hammonds Dr	Eastbourne	1st	939	6.50	69.97	Asking		6,103.50	Industrial
31/10/2018	31/10/2018	Hammonds Dr	Eastbourne	MEZZ	381	6.50	69.97	Asking		2,476.50	Industrial
26/09/2018	26/10/2018	Station Rd	Hailsham	GRND	2,162	6.60	71.04	Asking	FRI	14,269.20	Industrial
25/09/2018	25/10/2018	41 Station Rd	Hailsham	GRND	1,504	7.99	86.00	Asking	FRI	12,016.96	Industrial
20/09/2018	20/10/2018	47-48 Eastbourne Rd	Pevensey	GRND,MEZZ	3,886	5.40	58.13	Asking	FRI	20,984.40	Industrial
23/08/2018	22/10/2018	Hammonds Dr	Eastbourne	GRND,MEZZ	8,216	6.50	69.97	Asking	FRI	53,404.00	Industrial
02/07/2018	04/07/2018	Edison Rd	Eastbourne	GRND,1	13,706	4.98	53.60	Effective	FRI	68,190.70	Industrial
16/06/2021	18/06/2021	13-15 Station Rd	Hailsham	GRND	2,321	7.50	80.73	Achieved	FRI	17,407.50	Light Industria
19/12/2019	19/12/2019	Station Rd	Hailsham	GRND	1,692	7.50	80.73	Asking		12,690.00	Light Industria
12/11/2019	12/12/2019	67A Willowfield Rd	Eastbourne	GRND	1,365	5.86	63.08	Achieved	FRI	7,998.90	Light Industria
30/10/2019	29/11/2019	Old Swan Ln	Hailsham	GRND,1	496	16.94	182.34	Asking		8,402.24	Light Industria
20/05/2019	20/05/2019	25 South St	Eastbourne	GRND,1	1,231	20.27	218.18	Asking	FRI	24,035.28	Light Industria
06/02/2019	29/03/2019	Eastbourne Rd	Pevensey	GRND	949	8.85	95.26	Achieved		8,398.65	Light Industria
01/02/2022	01/02/2022	Pevensey Bay Rd	Eastbourne	GRND	633	17.00	182.99	Asking		10,761.00	Office
21/01/2022	20/02/2022	22 Upperton Rd	Eastbourne	GRND,1	5,024	14.00	150.69	Asking		70,336.00	Office
15/10/2021	14/11/2021	Ivy Ter	Eastbourne	3rd	2,575	14.49	155.97	Asking	FRI	37,311.75	Office
15/10/2021	14/11/2021	Ivy Ter	Eastbourne	2-3	3,640	16.50	177.60	Asking	FRI	60,060.00	Office
15/10/2021	01/11/2021	Market St	Hailsham	GRND	161	22.94	246.92	Asking		3,693.34	Office
22/09/2021	22/09/2021	Hackhurst Ln	Hailsham	GRND,1	1,028	11.67	125.61	Asking		11,996.76	Office
08/09/2021	08/10/2021	19 Gildredge Rd	Eastbourne	1-2	1,087	13.34	143.59	Asking	FRI	14,500.58	Office
01/08/2021	01/08/2021	Wharf Rd	Eastbourne	GRND	737	22.00	236.81	Asking		16,214.00	Office
01/07/2021	01/09/2021	1 Grove Rd	Eastbourne	1-2	17,876	22.00	236.81	Achieved	FRI	393,272.00	Office
22/06/2021	22/07/2021	Courtlands Rd	Eastbourne	MEZZ	818	8.80	94.72	Asking	FRI	7,198.40	Office
27/04/2021	29/04/2021	55 Gildredge Rd	Eastbourne	GRND	730	18.49	199.02	Asking	FRI	13,497.70	Office
01/04/2021	01/04/2021	7-11 Hyde Gardens	Eastbourne	GRND	487	14.88	160.17	Asking		7,246.56	Office
08/01/2021	08/01/2021	42 Mill Road	Hailsham	GRND	951	9.46	101.83	Asking		8,996.46	Office
23/11/2020	23/11/2020	13B High St	Hailsham	1st	876	9.13	98.27	Asking		7,997.88	Office
30/10/2020	30/12/2020	14 St Marys Walk	Hailsham	1st	1,356	6.64	71.47	Asking		9,003.84	Office
10/08/2020	09/09/2020	Courtlands Rd	Eastbourne	GRND	1,277	8.18	88.05	Asking	FRI	10,445.86	Office
10/08/2020	09/09/2020	Courtlands Rd	Eastbourne	1st	1,370	8.18	88.05	Asking	FRI	11,206.60	Office
24/07/2020	23/08/2020	5 Market	Hailsham	GRND,1-2	1,321	15.14	162.97	Asking		19,999.94	Office
08/06/2020	08/07/2020	2-6 Langney Rd	Eastbourne	1st	1,209	11.17	120.23	Asking	FRI	13,504.53	Office
06/05/2020	05/06/2020	55 South St	Eastbourne	1st	1,418	12.50	134.55	Asking	FRI	17,725.00	Office
05/05/2020	04/06/2020	38a Ashford Rd	Eastbourne	GRND,1	3,291	5.77	62.11	Asking	FRI	18,989.07	Office
05/05/2020	04/06/2020	Wallsend Rd	Pevensey	GRND,1	1,308	9.17	98.70	Asking	FRI	11,994.36	Office
12/03/2020	12/03/2020	Dittons Rd	Polegate	GRND,1	2,588	15.69	168.89	Effective	FRI	40,605.42	Office
01/12/2019	01/12/2019	17 Gildredge Rd	Eastbourne	LL	593	14.33	154.25	Asking		8,497.69	Office
29/11/2019	29/11/2019	17 Gildredge Rd	Eastbourne	GRND,1-2	1,098	14.00	150.69	Effective		15,371.95	Office
12/11/2019	12/12/2019	Sovereign Harbour	Eastbourne	GRND	1,053	15.20	163.61	Asking	FRI	16,005.60	Office
27/09/2019	27/09/2019	5 Watts Ln	Eastbourne	1st	377	17.28	186.00	Effective		6,514.19	Office
11/09/2019	11/09/2019	Old Swan Ln	Hailsham	GRND	1,450	9.93	106.89	Achieved		14,398.50	Office
22/08/2019	22/08/2019	5 Chiswick Pl	Eastbourne	LL,GRND	1,295	11.20	120.56	Achieved	FRI	14,504.00	Office
31/07/2019	30/08/2019	18 Cornfield Ter	Eastbourne	GRND	872	13.76	148.11	Asking		11,998.72	Office
03/06/2019	03/06/2019	1c Edward Rd	Eastbourne	GRND,1	6,337	16.25	174.91	Effective	FRI	102,959.80	Office
14/05/2019	14/05/2019	9A South St	Eastbourne	GRND	576	13.00	139.93	Achieved	FRI	7,488.00	Office
09/05/2019	08/06/2019	1 Commercial Rd	Eastbourne	GRND	703	17.97	193.43	Asking		12,632.91	Office
08/05/2019	08/05/2019	233a Seaside	Eastbourne	1st	439	10.40	111.94	Asking	FRI	4,565.60	Office
01/05/2019	01/05/2019	67A Willowfield Rd	Eastbourne	GRND,1	1,088	6.89	74.16	Asking	FRI	7,496.32	Office
12/04/2019	12/04/2019	70 Terminus Rd	Eastbourne	GRND	1,313	18.26	196.76	Effective	FRI	24,001.41	Office
09/04/2019	09/05/2019	1 Commercial Rd	Eastbourne	GRND	861	19.99	215.17	Asking		17,211.39	Office
09/04/2019	09/05/2019	1 Commercial Rd	Eastbourne	GRND	883	19.90	214.20	Asking		17,571.70	Office
09/04/2019	09/05/2019	1 Commercial Rd	Eastbourne	GRND	592	19.76	212.69	Asking		11,697.92	Office
09/04/2019	09/05/2019	1 Commercial Rd	Eastbourne	GRND	151	29.27	315.06	Asking		4,419.77	Office
09/04/2019	09/05/2019	1 Commercial Rd	Eastbourne	GRND	226	29.91	321.95	Asking		6,759.66	Office
01/04/2019	01/04/2019	6 Elm Grv	Eastbourne	1st	540	6.66	71.69	Asking	IRI	3,596.40	Office
30/03/2019	30/03/2019	16 Hyde Gdns	Eastbourne	BSMT,GRND,1-2	2,614	12.27	132.07	Effective	FRI	32,073.70	Office
28/03/2019	01/06/2019	Dittons Rd	Polegate	GRND	1,108	17.55	188.91	Effective	FRI	19,447.74	Office
27/02/2019	29/03/2019	20 Bourne St	Eastbourne	GRND	410	15.85	170.61	Asking	FRI	6,498.50	Office
27/02/2019	29/03/2019	13 Gildredge Rd	Eastbourne	1st	230	19.13	205.91	Asking		4,399.90	Office
02/01/2019	21/03/2019	Pevensey Bay Rd	Eastbourne	1st	1,269	17.00	182.99	Asking		21,573.00	Office
01/01/2019	21/03/2019	Pevensey Bay Rd	Eastbourne	1st	1,268	17.00	182.99	Asking		21,556.00	Office
01/01/2019	21/03/2019	Pevensey Bay Rd	Eastbourne	GRND	627	17.00	182.99	Asking	FRI	10,659.00	Office
20/12/2018	01/01/2019	Pevensey Bay Rd	Eastbourne	1st	2,537	16.81	180.94	Effective		42,655.92	Office
12/12/2018	11/01/2019	32 St Leonards Rd	Eastbourne	GRND	1,344	30.00	322.92	Asking		40,320.00	Office
11/12/2018	10/01/2019	55 Gildredge Rd	Eastbourne	BSMT,GRND,1-2	2,302	16.29	175.34	Asking	FRI	37,499.58	Office
20/11/2018	20/12/2018	1 Commercial Rd	Eastbourne	GRND	1,506	19.99	215.17	Asking		30,104.94	Office
20/11/2018	20/12/2018	1 Commercial Rd	Eastbourne	GRND	559	19.53	210.22	Asking		10,917.27	Office
20/11/2018	20/12/2018	1 Commercial Rd	Eastbourne	GRND	527	17.95	193.21	Asking		9,459.65	Office
20/11/2018	20/12/2018	1 Commercial Rd	Eastbourne	GRND	538	17.97	193.43	Asking		9,667.86	Office
19/11/2018	19/12/2018	Pevensey Bay Rd	Eastbourne	2nd	633	17.00	182.99	Asking		10,761.00	Office
19/11/2018	19/12/2018	Pevensey Bay Rd	Eastbourne	2nd	632	17.00	182.99	Asking		10,744.00	Office
15/11/2018	15/11/2018	1 Commercial Rd	Eastbourne	GRND	1,395	31.45	338.52	Asking		34,442.55	Office
25/09/2018	25/10/2018	Harbour Quay	Eastbourne	1st	230	19.56	210.54	Asking		4,498.80	Office
01/08/2018	13/08/2018	Station Parade @ Upperton Road	Eastbourne	1st	239	17.41	187.40	Asking		4,160.99	Office
26/07/2018	12/10/2018	13B High St	Hailsham	2nd	230	10.43	112.27	Effective	FRI	2,398.68	Office
02/07/2018	02/07/2018	Harbour Quay	Eastbourne	1st	185	24.32	261.78	Asking		4,499.20	Office
01/07/2018	11/08/2018	70 Terminus Rd	Eastbourne	1-2	1,700	5.00	53.82	Asking	FRI	8,500.00	Office
01/06/2018	01/06/2018	Diplocks Way	Hailsham	1st	291	10.30	110.87	Asking	FRI	2,997.30	Office
06/07/2022	05/08/2022	Sovereign Harbour	Eastbourne	1st	463	21.60	232.50	Achieved		10,000.80	Office

21/10/2021	15/11/2021	23A Cavendish Pl	Eastbourne	GRND	1,049	11.44	123.13	Achieved	FRI	12,000.00	Retail
13/10/2021	12/11/2021	Bellbanks	Hailsham	1st	433	10.39	111.87	Achieved	FRI	4,500.00	Retail
12/10/2021	11/11/2021	225 Terminus Rd	Eastbourne	GRND	574	31.36	337.56	Asking	FRI	18,000.00	Retail
05/10/2021	04/11/2021	129 Terminus Rd	Eastbourne	GRND	2,991	23.24	250.15	Asking		69,510.84	Retail
24/09/2021	24/10/2021	89 South St	Eastbourne	GRND	644	27.95	300.85	Asking		18,000.00	Retail
09/09/2021	09/10/2021	3 Market St	Hailsham	GRND	1,989	9.55	102.80	Asking	FRI	19,000.00	Retail
25/06/2021	25/06/2021	12 Grove	Eastbourne	GRND	798	21.18	227.98	Effective	FRI	16,903.88	Retail
22/06/2021	22/07/2021	139 Seaside	Eastbourne	GRND	563	17.76	191.17	Asking	FRI	10,000.00	Retail
08/06/2021	08/06/2021	25A Langney	Eastbourne	GRND	884	16.97	182.65	Achieved		15,000.00	Retail
03/06/2021	03/07/2021	4 Albert Parade	Eastbourne	GRND	1,096	13.23	142.41	Asking	FRI	14,500.00	Retail
03/06/2021	03/07/2021	37-41 Eastbourne Rd	Pevensey	GRND	1,647	4.83	51.99	Asking	FRI	7,950.00	Retail
03/06/2021	03/07/2021	29 Grove Rd	Eastbourne	GRND	764	19.63	211.30	Asking	FRI	15,000.00	Retail
13/05/2021	01/08/2021	38 Meads	Eastbourne	GRND	631	18.52	199.35	Effective		11,687.22	Retail
30/04/2021	30/04/2021	136 Terminus	Eastbourne	GRND	949	44.78	482.05	Achieved	FRI	42,500.00	Retail
27/04/2021	09/05/2021	29 South St	Eastbourne	GRND	238	27.31	293.96	Asking	FRI	6,500.00	Retail
25/03/2021	25/03/2021	4-5 Station Parade	Eastbourne	GRND	824	28.52	306.99	Asking		23,500.00	Retail
16/03/2021	15/04/2021	74 Seaside Rd	Eastbourne	GRND	1,400	8.73	93.97	Asking	FRI	12,220.00	Retail
15/03/2021	01/04/2021	7 High St	Hailsham	GRND	1,003	17.95	193.17	Achieved	FRI	18,000.00	Retail
15/02/2021	15/02/2021	46 Rosebery Ave	EASTBOURNE	GRND	313	15.34	165.07	Achieved	FRI	4,800.00	Retail
03/02/2021	03/03/2021	136-138 Seaside	Eastbourne	GRND	680	14.71	158.34	Asking	FRI	10,000.00	Retail
11/12/2020	18/12/2020	2 North Rd	Pevensey	GRND	420	19.05	205.05	Asking	FRI	8,000.00	Retail
18/11/2020	18/12/2020	North St	Hailsham	GRND	705	17.73	190.84	Asking	FRI	12,500.00	Retail
18/11/2020	18/12/2020	North St	Hailsham	GRND	2,627	16.18	174.16	Asking	FRI	42,500.00	Retail
12/11/2020	12/11/2020	19 Station Rd	Hailsham	GRND,1	2,777	5.94	63.94	Effective		16,499.89	Retail
06/11/2020	06/11/2020	25-31 Langney Rd	Eastbourne	GRND	2,250	15.56	167.49	Effective	FRI	34,999.60	Retail
28/10/2020	27/11/2020	2 Winston Cres	Eastbourne	GRND	585	25.64	275.99	Asking	FRI	15,000.00	Retail
23/10/2020	23/10/2020	134 Terminus Rd	Eastbourne	GRND	1,500	31.17	335.51	Effective	FRI	46,749.00	Retail
16/10/2020	15/11/2020	55-61 Seaside Rd	Eastbourne	GRND	1,396	11.46	123.35	Asking		16,000.00	Retail
15/09/2020	16/09/2020	5 Market Sq	Hailsham	GRND	388	19.33	208.07	Asking		7,500.00	Retail
07/09/2020	07/10/2020	25 Grove Rd	Eastbourne	GRND	1,151	26.06	280.51	Asking	FRI	30,000.00	Retail
18/08/2020	18/08/2020	Vicarage Field	Hailsham	GRND	428	38.55	414.95	Asking		16,500.00	Retail
10/08/2020	10/08/2020	5 High St	Polegate	GRND	1,304	23.77	255.86	Asking	FRI	31,000.00	Retail
09/07/2020	22/08/2020	186 Seaside	Eastbourne	GRND	521	26.87	289.23	Asking		14,000.00	Retail
06/07/2020	06/07/2020	High St	Eastbourne	GRND,1-2	32,077	19.42	209.03	Effective	FRI	622,798.11	Retail
13/05/2020	08/06/2020	5 Meads	Eastbourne	GRND	1,082	10.85	116.79	Effective	FRI	11,737.41	Retail
12/05/2020	12/05/2020	Kingfisher Dr	Eastbourne	GRND	1,400	32.28	347.46	Effective		45,193.50	Retail
06/05/2020	01/09/2020	4 Marshall Rd	Eastbourne	GRND	620	26.61	286.46	Asking	FRI	16,500.00	Retail
05/05/2020	04/06/2020	15 High St	Westham	GRND	211	37.91	408.06	Asking	FRI	8,000.00	Retail
05/05/2020	01/09/2020	14 Seaside Rd	Eastbourne	GRND	607	22.24	239.39	Asking	FRI	13,500.00	Retail
30/04/2020	30/04/2020	66 High	Hailsham	GRND	300	43.33	466.40	Effective		12,999.99	Retail
26/03/2020	26/03/2020	101 Terminus	Eastbourne	GRND,1-3	4,671	12.79	137.67	Effective		69,403.00	Retail
27/02/2020	27/02/2020	32-34 Cornfield	Eastbourne	GRND	850	17.07	183.74	Effective		14,508.90	Retail
10/02/2020	10/02/2020	Kingfisher Dr	Eastbourne	GRND	100	1.49	16.04	Effective		10,412.75	Retail
05/02/2020	06/02/2020	Vicarage Field	Hailsham	GRND	727	22.70	244.34	Asking		16,502.90	Retail
03/02/2020	03/02/2020	143-145 Terminus Rd	Eastbourne	GRND	2,358	31.81	342.40	Effective		74,999.89	Retail
07/01/2020	02/07/2022	142 Terminus Rd	Eastbourne	GRND,1	1,661	30.70	330.45	Effective	FRI	50,999.68	Retail
24/10/2019	24/10/2019	Unit 8 Courtlands Rd	Eastbourne	GRND	28,500	6.50	69.97	Effective		185,249.20	Retail
17/10/2019	16/11/2019	71-73 Terminus Rd	Eastbourne	GRND	1,680	44.64	480.50	Asking		75,000.00	Retail
10/10/2019	09/11/2019	2-6 The Broadway	Eastbourne	GRND	1,580	11.39	122.63	Achieved	FRI	18,000.00	Retail
06/10/2019	06/10/2019	Kingfisher Dr	Eastbourne	GRND	1,668	20.21	217.54	Effective	FRI	50,535.52	Retail
09/09/2019	09/09/2019	5 Market Sq	Hailsham	GRND	388	19.33	208.07	Achieved		7,500.00	Retail
06/09/2019	06/09/2019	1 Meads St	Eastbourne	BSMT,GRND	1,604	7.54	81.16	Effective	FRI	12,090.67	Retail
03/09/2019	03/10/2019	St Marys Walk	Hailsham	GRND	822	16.42	176.78	Achieved	FRI	13,500.00	Retail
01/09/2019	01/09/2019	20 South St	Eastbourne	GRND	517	26.11	281.05	Asking	FRI	13,500.00	Retail
31/08/2019	31/08/2019	65-69 South St	Eastbourne	GRND	2,400	15.67	168.67	Effective	FRI	37,603.54	Retail
31/07/2019	31/07/2019	183 Langney Rd	Eastbourne	GRND	377	18.57	199.86	Achieved	FRI	7,000.00	Retail
10/07/2019	09/08/2019	38 Vicarage Fld	Hailsham	GRND	428	30.38	327.01	Effective	FRI	13,003.68	Retail
05/07/2019	05/07/2019	Brassey Ave	Eastbourne	GRND	452	17.70	190.52	Effective	FRI	7,999.95	Retail
24/06/2019	24/06/2019	11 The Quintins	Hailsham	GRND	705	17.73	190.84	Asking	FRI	12,500.00	Retail
17/06/2019	17/06/2019	106 South St	Eastbourne	GRND	726	15.84	170.50	Achieved	FRI	11,500.00	Retail
03/06/2019	11/03/2020	Kingfisher Dr	Eastbourne	GRND	4,960	14.11	151.88	Asking		70,000.00	Retail
23/05/2019	23/05/2019	68 Terminus Rd	Eastbourne	BSMT,GRND	1,810	13.47	144.99	Effective	FRI	24,379.64	Retail
16/05/2019	16/05/2019	10 High St	Hailsham	GRND	1,023	15.40	165.76	Effective	FRI	15,749.89	Retail
07/05/2019	07/05/2019	9 Carlisle Rd	Eastbourne	GRND	476	27.31	293.96	Asking	FRI	13,000.00	Retail
03/05/2019	03/05/2019	15 Station Parade	Eastbourne	GRND	1,054	18.03	194.07	Asking	FRI	19,000.00	Retail
18/04/2019	18/04/2019	55-61 Seaside Rd	Eastbourne	GRND	620	14.52	156.29	Asking	FRI	9,000.00	Retail
15/04/2019	15/04/2019	27 South St	Eastbourne	GRND	237	33.76	363.39	Asking	FRI	8,000.00	Retail
01/04/2019	01/04/2019	19 Brassey Ave	Eastbourne	GRND	702	19.23	206.99	Asking	FRI	13,500.00	Retail
01/04/2019	01/04/2019	26-28 Church St	Eastbourne	GRND	873	11.45	123.25	Asking	FRI	10,000.00	Retail
20/03/2019	01/04/2019	103 Terminus	Eastbourne	GRND	1,140	65.79	708.16	Effective	FRI	74,999.90	Retail
19/03/2019	19/03/2019	6-6A Grove Rd	Eastbourne	GRND,1	2,400	18.75	201.82	Achieved	FRI	45,000.00	Retail
06/03/2019	06/03/2019	Terminus Rd	Eastbourne	GRND	1,404	82.67	889.85	Effective		116,070.44	Retail
01/03/2019	01/03/2019	32 Cornfield Rd	Eastbourne	GRND	539	27.37	294.61	Asking		14,750.00	Retail
01/03/2019	01/03/2019	11 North	Eastbourne	GRND	110	50.00	538.20	Asking		5,500.00	Retail
01/03/2019	25/01/2020	Terminus Rd	Eastbourne	GRND,1	2,284	35.18	378.67	Effective	FRI	80,348.68	Retail
07/02/2019	09/03/2019	10 Grove Rd	Eastbourne	GRND	670	26.87	289.23	Asking	FRI	18,000.00	Retail
04/02/2019	04/02/2019	85-87 South St	Eastbourne	GRND	2,000	1.50	16.15	Effective	FRI	3,000.00	Retail
07/01/2019	07/01/2019	219 Terminus Rd	Eastbourne	BSMT,GRND	4,036	4.24	45.64	Effective		17,113.09	Retail
01/01/2019	08/03/2019	21 High St	Hailsham	GRND	1,937	18.41	198.16	Effective	FRI	35,652.27	Retail
01/01/2019	22/02/2019	41 High St	Hailsham	GRND	348	22.41	241.26	Achieved		7,800.00	Retail
01/01/2019	01/01/2019	114 Terminus Rd	Eastbourne	GRND	1,167	51.37	552.94	Asking	FRI	59,950.00	Retail
21/12/2018	21/12/2018	112-114 Terminus Rd	Eastbourne	GRND	1,500	32.24	347.03	Effective		48,365.24	Retail
17/12/2018	16/01/2019	106 Cavendish Pl	Eastbourne	GRND	196	24.23	260.81	Asking	FRI	4,750.00	Retail
11/12/2018	10/01/2019	6 Station Parade	Eastbourne	GRND	1,179	52.19	561.77	Asking	FRI	31,000.00	Retail
07/12/2018	07/12/2019	3 Compton St	Eastbourne	GRND	395	17.14	184.49	Effective	FRI	6,770.72	Retail
30/11/2018	30/11/2018	31 Seaside	Eastbourne	1st	457	8.21	88.33	Achieved	FRI	3,750.00	Retail
19/11/2018	19/12/2018	32 Framfield Way	Eastbourne	GRND	645	12.40	133.47	Asking	FRI	8,000.00	Retail
19/11/2018	19/12/2018	57 High St	Polegate	GRND	535	31.78	342.08	Asking	FRI	17,000.00	Retail
19/11/2018	19/12/2018	152 Seaside	Eastbourne	GRND	324	26.23	282.34	Asking	FRI	8,500.00	Retail
05/11/2018	05/11/2018	Terminus Rd	Eastbourne	1st	3,895	29.83	321.09	Effective		116,176.35	Retail
01/11/2018	01/11/2018	2 George St	Hailsham	GRND	275	16.36	176.10	Asking		4,500.00	Retail
15/10/2018	15/10/2018	4 Carlisle Rd	Eastbourne	Unk,GRND	659	18.97	204.17	Asking	FRI	12,500.00	Retail
09/10/2018	09/10/2018	37 Vicarage Fld	Hailsham	GRND	552	32.61	351.00	Achieved	FRI	18,000.00	Retail
29/09/2018	01/01/2019	Terminus Rd	Eastbourne	GRND	2,906	30.40	327.22	Effective		163,500.00	Retail
28/09/2018	28/09/2018	14 Compton St	Eastbourne	GRND	432	15.72	169.21	Achieved		6,791.00	Retail
27/09/2018	27/09/2018	6 Station Parade	Eastbourne	BSMT,GRND,1-2	4,624	2.16	23.25	Effective		9,999.95	Retail
24/09/2018	24/09/2018	17 Cornfield Ter	Eastbourne	GRND	396	30.30	326.15	Effective	FRI	11,999.91	Retail
21/09/2018	28/10/2018	27 Vicarage Field	Hailsham	GRND	725	15.17	163.29	Asking	FRI	11,000.00	Retail
17/09/2018	17/10/2018	Pevensey Bay Rd	Eastbourne	GRND	688	32.70	351.98	Asking	FRI	22,500.00	Retail
12/09/2018	12/10/2018	2B St Marys Walk	Hailsham	GRND	400	18.12	195.04	Asking	FRI	7,250.00	Retail
11/09/2018	11/10/2018	46-50 South St	Eastbourne	GRND	805	16.15	173.84	Asking	FRI	13,000.00	Retail
02/09/2018	14/10/2018	23a Ocklynge Rd	Eastbourne	GRND	104	43.85	471.96	Achieved	FRI	4,560.00	Retail
30/08/2018	30/09/2018	103 Seaside Rd	Eastbourne	GRND	1,060	4.78	51.41	Achieved	FRI	5,062.50	Retail
25/08/2018	25/08/2018	St Marys Walk	Hailsham	GRND	347	17.29	186.12	Asking	FRI	6,000.00	Retail
20/08/2018	20/08/2018	163 Terminus Rd	Eastbourne	BSMT,GRND	974	23.10	248.65	Asking	FRI	22,500.00	Retail
01/08/2018	01/08/2018	38 Meads	Eastbourne	BSMT,GRND	1,035	12.08	130.03	Effective	FRI	12,500.00	Retail
23/07/2018	23/07/2018	The Beacon	Eastbourne	GRND,1	19,400	16.01	172.33	Effective	FRI	294,510.93	Retail
17/07/2018	17/07/2018	Kingfisher Dr	Eastbourne	GRND	1,600	24.52	263.93	Effective		28,049.42	Retail
02/07/2018	02/07/2018	34 Cornfield Rd	Eastbourne	GRND	546	41.21	443.57	Asking	FRI	22,500.00	Retail
02/07/2018	02/07/2018	Seaside	Eastbourne	GRND	684	12.43	133.76	Asking	FRI	8,500.00	Retail
02/07/2018	02/07/2018	18 South St	Eastbourne	BSMT,GRND	831	14.44	155.44	Asking	FRI	12,000.00	Retail
02/07/2018	02/07/2018	200 Terminus Rd	Eastbourne	BSMT,GRND	822	36.50	392.84	Asking	FRI	30,000.00	Retail
21/06/2018	21/06/2018	Marshall	Eastbourne	GRND	3,842	26.03	280.18	Effective		99,999.08	Retail
19/06/2018	19/06/2018	118 Terminus Rd	Eastbourne	GRND	1,100	70.91	763.27	Effective		77,998.16	Retail
02/06/2018	02/07/2018	11 Station Parade	Eastbourne	BSMT,GRND	1,140	6.14	66.09	Asking	FRI	7,000.00	Retail
01/06/2018	02/07/2018	72 Cavendish Pl	Eastbourne	GRND	323	17.03	183.31	Asking	FRI	5,500.00	Retail
01/06/2018	02/07/2018	41 Eastbourne Rd	Pevensey	GRND	402	18.66	200.85	Asking	FRI	7,500.00	Retail
01/06/2018	02/07/2018	150 Seaside	Eastbourne	GRND	429	19.81	213.23	Asking	FRI	8,500.00	Retail
16/05/2018	12/10/2018	2 St Marys Walk	Hailsham	GRND	755	8.61	92.67	Achieved	FRI	6,500.00	Retail
25/11/2022	25/12/2022	79 Terminus Rd	Eastbourne	GRND	1,856	35.02	376.95	Asking		65,000.00	Retail
06/06/2022	07/06/2022	13-15 Carlisle Rd	Eastbourne	GRND	1,507	15.93	171.42	Achieved	FRI	24,000.00	Retail

Rent £/m2/Yr	Median	Mean	Max	Minimum
Industrial	91.28	91.24	218.18	32.51
Office	175.13	169.54	338.52	53.82
Retail	204.17	242.24	889.85	16.04

Appendix 9 – Land Registry Development Land Data

	Site	Date approved	Brief Description	Area ha	All Units	Aff Units	Aff %	s106 (£)	s106 £/unit	Commuted Sum	LR Title	Date Sold	Price Paid	Notes	£/ha	£/unit
131002	Sovereign Harbour	02/12/2014	Outline planning permission for the development of sites 1, 4, 5, 6, 7 and 8 at Sovereign Harbour, Eastbourne: Site 1 - Up to 72 dwellings and access. Site 4 - Commercial and employment uses (A1-A5 3200sqm) (B1, C1 and D1 3,600sqm). Site 5 - Community Use (800sqm). Site 6 - Employment and office uses (B1 up to 15,000sqm) Site 7 - Mix of emplyment uses (B1 6,700sqm) (C1 & C2 up to 5,500sqm) (D1 up to 200sqm) up to 70 residential dwellings and open space (0.80 has) Site 8 - up to 8 dwellings, open space and berth holder facilities	8.5	150	0	0.0%	£1,327,000	£8,847		ESX284285 ESX373659 ESX369981	14/02/2005 07/03/2016 20/02/2019	Incomplete data			
130907	Bedfordwell Road Depot	31/03/2015	Residential development of 102 dwellings (flats and houses) including the conversion of the existing heat pump housing into flats, together with access roads and parking spaces.	2.3	102	24	23.5%	£496,487	£4,868		ESX352576	24/03/2017	£1,450,000	See also 171439. The site is now EBC owned and there is a more recent application that is resolved to grant 210247 (100units with 40% affordable). Development commenced so this permission is extant.	£630,435	£14,216
170527	20 Upperton Road	08/05/2017	Change of use from Office Building, Class use B1(a) to Residential (use class C3). Comprising of 73 apartments (35 x 1 Bedroom units and 38 x 2 Bedroom Units)	0.355	73	0	0.0%				ESX58932	18/08/2017	£4,401,000	also 170963. Prior Approval Application	£12,414,669	£60,288
200742	Gate Court Dairy, Waterworks Road	11/01/2022	Outline Planning Application (Access, Appearance, Layout and Scale) for the redevelopment of site to form 60 No. flats consisting of 3 No. three bedroom flats, 29 No.two bedroom flats and 28 No.one bedroom flats.	0.55	60	18	30.0%	£33,400	£557		EB8311 EB5964 EB18827	14/07/2020	£1,400,000		£2,545,455	£23,333
170813	7 Upperton Road	05/12/2017	Demolition of existing buildings and redevelopment to form 58 sheltered apartments (38 one bedroom and 20 two bedroom) for the elderly including communal facilities, access, car parking and landscaping. (Similar to previously submitted application, PC/150803, but with fewer units)	0.23	58	0	0.0%	£9,281	£160		ESX368073	21/12/2020	£8,145,750	Slightly larger area - Churchill Living	£35,416,304	£140,444

170819	Former Police Station	13/03/2020	Proposed refurbishment and extension of former Police Station, with roof extension to existing building and 5 storey side/rear extension to create 50 flats in total	0.12	50	15	30.0%	£66,300	£1,326		EB5433 EB8395	21/07/2017	£1,100,000		£9,166,667	£22,000
210485	Woods Cottages, Swanley Close	27/09/2021	Erection of 49 dwellings together with parking, access and landscapign	1	49	0	0.0%	£17,300	£353	£105,657	EB19141 ESX363103	10/09/2021	£1,405,000		£1,405,000	£28,673
200565	Esperance Private Hospital	20/04/2021	Conversion of existing hospital buildings to create 45 residential units with associated external alterations, parking and landscaping.	0.47	45	0	0.0%				ESX129315	15/02/2021	£2,850,000	Vacant Building Credit therefore no A/H required.	£6,063,830	£63,333
160337	St Annes House, 2 St Annes Road	05/05/2016	Change of use from Office B1 to one and two bedroom flats C3		35	0	0.0%				ESX180011	19/05/2005	£1,220,000	Prior Approval		£34,857
170156	St Andrews United Reformed Church, Cornfield Lane	12/01/2018	Demolition of St Andrews Church and Albury House behind retained façade to Blackwater Road. Construction of a 3-4 storey building comprising 35 (down from 36) residential units and 13 (up from 10) parking spaces accesssed from Wish Road and Cornfield Lane	0.18	35	0	0.0%				ESX371480 EB8399 EB10020	23/09/2019	£1,130,000	also 210537	£6,277,778	£32,286
200168	Berkley House, 26-28 Gildredge Road	07/04/2020	Prior approval under Schedule 2, Part 3, Class O for change of use from offices (Class B1a) to form 30 self-contained residential units (Class C3)		30	0	0.0%				ESX281787	25/07/2018	£2,150,000	also 200282 Prior Approval		£71,667
180913	Brassey Parade	28/08/2019	Construction of an additional storey and re-modelling of existing building to provide 22 additional residential units (to include sub-division of 1 existing flat into 2 units) together with the retention of 7 existing flats at first floor level therefore resulting in a combined total of 29 residential units. Configuration to comprise: 17 flats (9x studio units and 8 x 1 bed units) at second floor level; 5 no.1bed flats on the first floor together with retention of existing 7x2 bed flats.	0.18	29	0	0.0%				ESX234610 ESX234611 ESX234613 ESX234618 ESX234617 ESX234616 ESX234615 ESX23461 ESX234884	03/04/2017 22/08/2018	£1,335,000		£7,416,667	£46,034

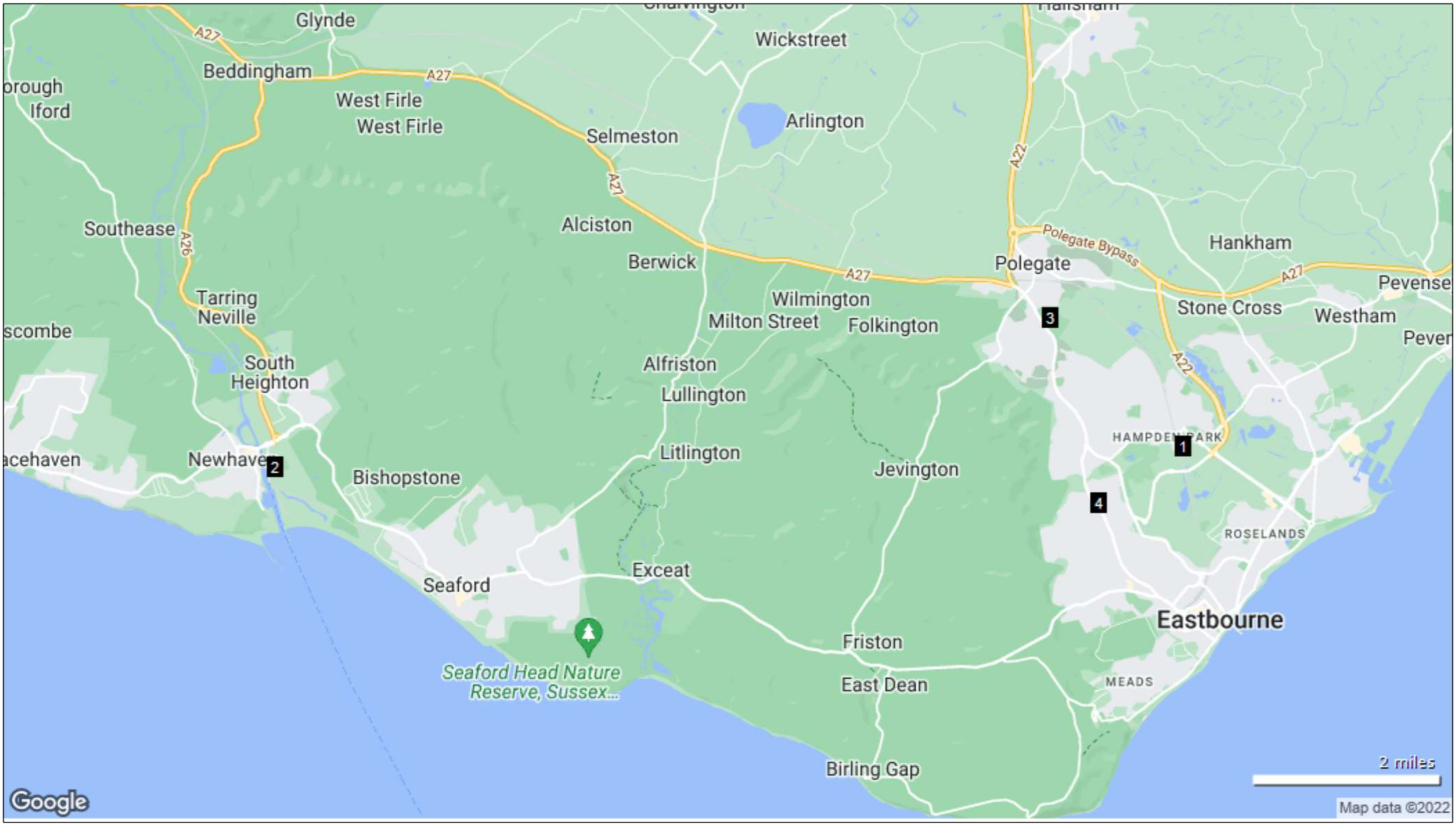
190626	54 and 56 Upperton Road	26/05/2021	Outline application for residential development of land for up to 29 flats requesting consideration of access and scale	0.1	29	0	0.0%	£12,300	£424	£265,887	ESX98634 ESX98020	04/02/2021	£1,460,000		£14,600,000	£50,345
171333	Heatherleigh Hotel, Royal Parade	17/04/18	Re-application for removal of condition 13 (which restricted use of 12 flats as holiday lets) following grant of planning permission (141521) to allow for the creation of 24 residential flats.	0.93	24	0	0.0%	£3,666	£153		EB24342	23/01/2019	£1,850,000		£1,989,247	£77,083
200280	15-21 Hartington Place	03/12/2020	Outline planning application (Access, Appearance, Layout and Scale) for the conversion of rear of hotel at 15-21 Hartington Place to 21NO.two bedroom flats	0.08	21	0	0.0%				ESX252952	24/09/2004	£1,250,000		£15,625,000	£59,524
151134	Courtlands Hotel, Wilmington Gardens	24/02/2016	Change of use to convert a 45 bedroom hotel to a 14 bedroom guest;house hotel with owner's accommodation and 15 residential apartments.	0.11	21	0	0.0%			£35,656					£0	£0
200178	Chantry House, 22 Upperton Road	03/04/2020	Prior Approval for a proposed change of use of a building from office use (Class B1(a)) to a dwellinghouse (Class C3) Town and Coutnry Planning (General Permitted Development) Order 2015 (As Amended) Schedule 2, Part 3, Class O to provide 18 residential units.	0.29	18	0	0.0%				ESX8746 ESX10131 ESX414529	26/06/2020	£1,475,000	Prior Approval	£5,086,207	£81,944
210683	63 - 67 Terminus Road	08/10/2021	Change of use from Offices (B1) to dwelling house (C3) with the creation of 5 No 2 bedroom and 13 no.1 bedroom dwellings - Application for prior approval under schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended)	0.125	18	0	0.0%				EB9967 EB9968	24/03/2016	£4,725,000	Prior Approval	£37,951,807	£262,500
181058	Spring Mead	08/11/2019	Outline planning permission (Access and Layout) for demolition of the existing house and the construction of a new building housing 17 one and two bedroom apartments, with associated access and parking	0.299	17	0	0.0%				EB29848 ESX55231	12/01/2021	£2,000,000		£6,688,963	£117,647

180985	Kempston	15/07/2019	Demolition of exising building and redevelopment to provide x16 residential units (use class C3) (x8 net additional), new vehicle access on Granville Road and car parking	0.12	16	0	0.0%				EB14655	no date	No PPD	Net gain of 8 units, therefore below threshold for A/H		
200205	Land at Sandpiper Walk	07/10/2020	Erection of 16 dwellings together with parking and access	0.27	16	0	0.0%				ESX406950	01/07/2020	£690,000		£2,555,556	£43,125
180352	Savoy Court Hotel	08/07/2019	Planning permission for conversion of existing hotel into 15 residential self-contained flats	0.04	15	0	0.0%				ESX12403 EB7854 ESX12865	18/12/2007	£550,000		£13,750,000	£36,667
190665	Southdown Hotel, 1-3 Howard Square	16/12/2020	Change of use and conversion of the building from hotel (Use Class C1) to create 15 self contained flats and removal of lift sharft at rear and alterations to the rear elevation including the enlarging of dormer windows and associated works	0.085	15	0	0.0%			£34,807	EB24003	23/08/2018	£1,000,000		£11,764,706	£66,667
200322	21 - 25 Gildredge Road	24/02/2021	Change of use from A1, A2 & B1a use to proposed residential use providing 15no.self contained dwellings and associated facilities	0.05	15	0	0.0%	£6,450	£430	£41,429	ESX24125 EB1870	13/03/2020 30/7/2019	£881,460		£17,629,200	£58,764
190919	145a Ashford Road	10/01/2020	Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3 Class P - Proposed change of mixed use from B8/B1 (distribution/offices) to C3 residential use comprising 13 no.flats.		13	0	0.0%				EB24406 EB1610	29/04/2019	£575,000	Prior Approval		£44,231
200402	183 Langney Road	04/02/2021	Clearance of the site and construction of 7 x 1 bed duplex units, 4 x 2 bed duplex units and 1 x 1 bed flat over four storeys	0.03	12	3	25.0%	£6,600	£550		EB10773 EB10810	28/09/2018 14/06/2019	£385,000	100% Affordable	£12,833,333	£32,083
170224	84-90 Northbourne Road	07/07/2017	Demolition of 4no. 3 bed houses and erections of 7no. 2 bed flats and5no. 1 bed flats. Creation of 12no. car park spaces and associated bin and bike stores.	0.15	12	0	0.0%	£12,900	£1,075		ESX386488	21/12/2017	£250,000	100% Affordable	£1,666,667	£20,833
190824	Glebe Cottage	25/06/2020	Demolition of existing dwelling. Proposed block of 11no.flats with associated parking to rear	0.12	11	0	0.0%	£9,900	£900		EB8548	03/11/2020	£1,120,000	also 200899	£9,333,333	£101,818
170801	Veritek House, Edgeland Terrace	24/07/2017	Change of use of Veritek House, Edgeland Terrace from offices to residential use in the form of 11 units via the prior notification regime under Class O of Part 3, Schedule 2 of the General Permitted Development Order 2015	0.148	11	0	0.0%				ESX391511	08/06/2018	£530,000	also 180693	£3,590,786	£48,182

200289	Langney Shopping Centre Car Valet	14/08/2020	Erection of 11 houses including parking and access	0.28	11	0	0.0%	£7,800	£709		ESX402876	12/09/2019	£540,000		£1,928,571	£49,091
150598	Map House 36-38 St Leonards Road	04/08/2015	Change of use from B1(Office) to C3 (dwelling)	0.072	10	0	0.0%				EB12125	02/12/2002	£575,000	Prior Approval	£8,041,958	£57,500
170036	Central Methodist Church, Langney Road	05/01/2018	Conversion of existing meeting rooms and hall into 10no.one bedroom flats together tiwht the retention of the existing worship space (to be read in conjunction with Listed Building Consent ref: 170333)	0.114	10	0	0.0%				ESX328449	23/08/2018	£650,000		£5,701,754	£65,000
170928	125 Langney Road (Coda Bar)	24/01/2018	Demolition of existing Coda Bar Class A4 and erection of a 4 storey building to provide 10 residential apartments with associated secure parking, cycle storage, refuse and recycling storage, amenity space and external landscaping	0.07	10	0	0.0%	£8,100	£810		ESX181068	23/11/2020	£585,000		£8,357,143	£58,500
180476	Albany Lions Hotel, 41-43 Grand Parade	04/07/2019	Proposed change of use of the function suite/receptions rooms, ancillary storage/offices of The Albany Hotel from C1 to C3 to form 10No. One bedroom dwellings. To include roof and side extension to create a first floor and external alterations to the front and side elevation.	0.14	10	0	0.0%				EB2273 EB11204 ESX246030	14/11/2003	£695,000	also 210741	£4,964,286	£69,500
161448	2 Mill Gap Road	21/06/2017	Demolition of part of former Hospice building. Conversion and change of use of remaining former Hospice into 3 dwellinghouses. In addition, construction of 6 further dwellinghouses on the site. Minoralterations to include reconfiguration and insertion of new windows atCoach House (Cottage)	0.33	10	0	0.0%	£21,200	£2,120		ESX71493	31/05/2018	£1,450,000	also 190982	£4,393,939	£145,000
210886	Woods Cottages, Swanley Close	23/12/2021	Erection of two additional dwellings in addition to the approved development of 49 dwellings (51 dwellings in total)	0.18	2	0	0.0%			£25,000	EB19141 ESX363103	10/09/2021	£1,405,000	Also 210485	£7,805,556	£702,500

Appendix 10 – CoStar Industrial Land

The pages in this appendix are not numbered.



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1 Willingdon Rd - Former Chalk Pit — SOLD

Eastbourne East Sussex, BN21 1XR **East Sussex**

Sale Date	**15 Mar 2022**	Type	**Land**
Sale Price	**Not Disclosed**	Land Acres	**2.97 AC**
		Land SF	**129,373 SF**
Comp ID	**5957400**	Sale Condition	**Development Sale**
Comp Status	**In Progress**		

2 41 Brampton Rd — SOLD

Eastbourne East Sussex, BN22 9BN **East Sussex**

Recorded Buyer **Brampton Eastbourne Ltd**
41 Brampton Rd
Eastbourne, ESX BN22 9AH

Recorded Seller **Teva Uk Ltd**
167 Fleet St
London, LND EC4A 2EA

True Seller **Teva**
Station Approach
Harlow, ESS CM20 2FB
0800 590502 (p)

Sale Date	**1 Jul 2021**	Type	**Land**
Sale Price	**£3,800,000**	Land Acres	**3.76 AC**
		Land SF	**163,598 SF**
Comp ID	**5852575**	Zoning	**C**
Comp Status	**Research Complete**		

3 23-29 Clifton Rd — SOLD

Newhaven East Sussex, BN9 0BA **East Sussex**

Recorded Buyer **Optivo**
125 High St
Croydon, LND CR0 9XP
0800 121 6060 (p)

True Buyer **Optivo**
125 High St
Croydon, LND CR0 9XP
0800 121 6060 (p)

Sale Date	**22 Mar 2021**	Type	**2 Star Retail Car Workshop**
Sale Price	**£1,435,000**	Year Built	**1980**
Price/SF	**£268.02**	GLA	**5,354 SF**
		Land Acres	**0.89 AC**
Parcels	**ESX170361**	Land SF	**38,768 SF**
Comp ID	**5677205**	Zoning	**Commercial**
Comp Status	**Research Complete**	Sale Condition	**Development Sale**

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4 Eastbourne Rd SOLD

Eastbourne East Sussex, BN20 9NU

East Sussex

Recorded Buyer **Danescroft (Freof V Willing-don) Llp**
3 Old Burlington St
London, LND W1S 3AE

True Buyer **Danescroft**
40-42 Parker St
London, LND WC2B 5PQ
020 3795 1253 (p)

True Seller **University of Brighton**
Lewes Rd
Brighton, ESX BN2 4AT
01273 600900 (p)

Sale Date **19 Nov 2020**
Sale Price **£4,450,000**

Parcels **ESX409080**
Comp ID **5475151**
Comp Status **Research Complete**

Type **3 Star Land**
Land Acres **16.40 AC**
Land SF **714,353 SF**
Zoning **Commercial**

Appendix 11 – BCIS Data

Rebased to Eastbourne (110; sample 25)
£/m2 study
Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 08-Oct-2022 05:36 **£/m² gross internal floor area**

	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest
New build						
282. Factories						
Generally (20)	1,320	301	726	1,088	1,557	5,017
Up to 500m2 GFA (20)	1,679	1,072	1,205	1,420	2,102	2,898
500 to 2000m2 GFA (20)	1,411	301	781	1,259	1,555	5,017
Over 2000m2 GFA (20)	1,104	546	653	904	1,219	2,879
284. Warehouses/stores						
Generally (15)	1,149	454	694	920	1,328	5,228
Up to 500m2 GFA (15)	2,105	754	1,164	1,491	2,519	5,228
500 to 2000m2 GFA (15)	1,055	534	770	957	1,197	1,841
Over 2000m2 GFA (15)	860	454	637	697	991	1,814
284.1 Advance warehouses/stores (15)	925	465	693	939	1,164	1,526
320. Offices						
Generally (15)	2,407	1,199	1,739	2,254	2,836	5,853
Air-conditioned						
Generally (15)	2,452	1,417	2,001	2,389	2,813	4,156
1-2 storey (15)	2,415	1,417	2,044	2,258	2,507	4,156
3-5 storey (15)	2,341	1,637	1,861	2,258	2,806	3,262
6 storey or above (20)	3,006	2,078	2,430	2,679	3,048	5,375
Not air-conditioned						
Generally (15)	2,365	1,199	1,666	2,219	2,946	4,090
1-2 storey (15)	2,455	1,370	1,722	2,292	3,016	3,817
3-5 storey (15)	2,231	1,199	1,616	1,790	2,693	4,090
6 storey or above (25)	2,838	2,195	-	2,940	-	3,274
341.1 Retail warehouses						
Generally (25)	1,117	561	852	1,002	1,185	3,318
Up to 1000m2 (25)	1,292	889	981	1,067	1,198	3,318
1000 to 7000m2 GFA (25)	1,103	561	833	1,002	1,229	2,367
344. Hypermarkets, supermarkets						
Generally (35)	2,005	322	1,434	2,036	2,592	3,359
Up to 1000m2 (35)	2,005	1,341	-	1,739	-	3,202
1000 to 7000m2 GFA (35)	2,037	322	1,434	2,180	2,607	3,359
345. Shops						
Generally (30)	1,913	726	1,045	1,550	2,467	4,994
1-2 storey (30)	1,930	726	1,044	1,505	2,486	4,994
345.1 Shops with domestic, office accommodation (15)	2,986	1,880	2,360	2,613	3,699	4,474
371. Mountain and cave rescue stations (25)	2,065	1,743	-	2,067	-	2,382
447. Care homes for the elderly						
Generally (15)	2,243	1,375	1,708	2,126	2,589	4,588
500 to 2000m2 GFA (15)	2,642	1,423	1,472	2,202	3,670	4,588
Over 2000m2 GFA (15)	2,140	1,375	1,839	2,120	2,462	3,175
810.1 Estate housing						
Generally (15)	1,585	763	1,351	1,524	1,737	5,509
Single storey (15)	1,792	1,075	1,530	1,732	1,989	5,509
2-storey (15)	1,528	763	1,325	1,485	1,672	3,317
3-storey (15)	1,658	986	1,363	1,578	1,891	3,251
4-storey or above (15)	3,339	1,616	2,674	2,986	4,444	4,972
810.11 Estate housing detached (15)	2,045	1,175	1,614	1,782	2,136	5,509
810.12 Estate housing semi detached						
Generally (15)	1,586	932	1,354	1,556	1,739	2,902
Single storey (15)	1,762	1,153	1,520	1,729	1,944	2,902
2-storey (15)	1,538	932	1,351	1,500	1,678	2,736
3-storey (15)	1,534	1,165	1,228	1,507	1,741	2,262
810.13 Estate housing terraced						
Generally (15)	1,631	950	1,326	1,525	1,792	4,972
Single storey (15)	1,867	1,195	1,548	1,913	2,161	2,635
2-storey (15)	1,560	950	1,311	1,489	1,714	3,317
3-storey (15)	1,691	986	1,353	1,552	1,935	3,251

816. Flats (apartments)						
Generally (15)	1,863	917	1,547	1,761	2,105	6,393
1-2 storey (15)	1,768	1,090	1,496	1,673	1,996	3,218
3-5 storey (15)	1,836	917	1,543	1,750	2,087	3,896
6 storey or above (15)	2,215	1,360	1,810	2,085	2,380	6,393
843. Supported housing						
Generally (15)	2,002	1,019	1,670	1,861	2,222	4,068
Single storey (15)	2,327	1,431	1,829	2,138	2,505	4,068
2-storey (15)	1,989	1,050	1,658	1,807	2,216	3,537
3-storey (15)	1,841	1,019	1,662	1,761	2,038	2,781
4-storey or above (15)	2,088	1,252	1,670	1,953	2,127	3,935
852. Hotels (15)	2,700	1,455	2,139	2,587	3,320	3,819
853. Motels (20)	1,927	1,622	-	2,076	-	2,083

Appendix 12 – Appraisals, Residential Development

The pages in this appendix are not numbered.

App12 West
Cover

Eastbourne BC (October 2022)

09/02/2023
18:30

Large Greenfield 500

1	UNITS	**500**		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics		
	Affordable	40%	200	Shared Ow	5%		140	140	Density	20	units/ha	Total	31.250		Sub Area	West	
							10.00	10	Net:Gross	80%		Gross	31.250	ha	Green Brov	Green	
				First Home	25%	% of Aff	50	50				Net	25.000	ha	Use	Agricultural	
							200	200									

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	300		Rounded	m2	m2	Circulation	140		Rounded	m2	10		Rounded	m2	50		Rounded	m2
Terrace	2	73	0.0%	10%	30.00	30	2,190	70	0.0%	25%	35.00	35	2,450	25%	2.50	3	210	25%	12.50	13	910
Terrace	3	86	0.0%	15%	45.00	45	3,870	84	0.0%	20%	28.00	28	2,352	20%	2.00	2	168	20%	10.00	10	840
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	7.00	7	679	5%	0.50	1	97	5%	2.50	3	291
Semi	2	81	0.0%	25%	75.00	75	6,075	79	0.0%		0.00	0	0	25%	2.50	3	237	25%	12.50	13	1,027
Semi	3	98	0.0%	30%	90.00	90	8,820	93	0.0%		0.00	0	0	10%	1.00	1	93	10%	5.00	5	465
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	30.00	30	3,900	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	5%	15.00	15	2,100	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	15.00	15	660	39	10.0%	40%	56.00	56	2,402	15%	1.50	0	0	15%	7.50	6	257
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	14.00	14	939		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**300.00**	**300**	**27,615**			**100%**	**140.00**	**140**	**8,823**	**100%**	**10.00**	**10**	**805**	**100%**	**50.00**	**50**	**3,790**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,326		1,326	5,760	7,637,760
Terrace	3		1,326		1,326	7,230	9,586,980
Terrace	4		1,326		1,326	1,067	1,414,842
Semi	2		1,354		1,354	7,339	9,937,006
Semi	3		1,354		1,354	9,378	12,697,812
Semi	4		1,354		1,354	0	0
Det	3		1,614		1,614	0	0
Det	4		1,614		1,614	3,900	6,294,600
Det	5		1,614		1,614	2,100	3,389,400
Flat to5	1		1,543		1,543	3,320	5,122,451
Flat to5	2		1,543		1,543	939	1,449,494
Flat to5	3		1,543		1,543	0	0
Flat 6+	1		1,810		1,810	0	0
Flat 6+	2		1,810		1,810	0	0
Flat 6+	3		1,810		1,810	0	0
						41,033	57,530,346
							1,402 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	81	2	162
Terrace	3	85	3	255
Terrace	4	11	4	44
Semi	2	91	2	182
Semi	3	96	3	288
Semi	4	0	4	0
Det	3	0	3	0
Det	4	30	4	120
Det	5	15	5	75
Flat to5	1	77	1	77
Flat to5	2	14	2	28
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**1,231**

ha per 1,000	
	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
	Allotments
	Amenity Open Space (Informal Recreation)
1.910	**ha**

Open Space Required	2.351
Gross - Net	6.250
Shortfall / Surplus	3.899

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	300	27,615	92.05	27,555	91.85
Aff - rented	140	8,823	63.02	8,519	60.85
Shared Ownership	10	805	80.50	805	80.50
First Homes	50	3,790	75.81	3,767	75.34
	500	**41,033**		**40,646**	

Large Green 250

2	UNITS	**250**		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics		
	Affordable	40%	100	Shared Ow	5%		70	70	Density	25	units/ha	Total	11.765		Sub Area	West	
				First Home	25%	% of Aff	5.00	5	Net:Gross	85%		Gross	11.765	ha	Green Brov	Green	
							25	25				Net	10.000	ha	Use	Agricultural	
							100	100									

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	150		Rounded	m2	m2	Circulation	70		Rounded	m2	5		Rounded	m2	25		Rounded	m2
Terrace	2	73	0.0%	10%	15.00	15	1,095	70	0.0%	25%	17.50	18	1,260	25%	1.25	1	70	25%	6.25	6	420
Terrace	3	86	0.0%	15%	22.50	23	1,978	84	0.0%	20%	14.00	14	1,176	20%	1.00	1	84	20%	5.00	5	420
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	3.50	4	388	5%	0.25	0	0	5%	1.25	1	97
Semi	2	81	0.0%	25%	37.50	38	3,078	79	0.0%		0.00	0	0	25%	1.25	1	79	25%	6.25	6	474
Semi	3	98	0.0%	30%	45.00	45	4,410	93	0.0%		0.00	0	0	10%	0.50	1	93	10%	2.50	3	279
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	15.00	15	1,950	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	5%	7.50	8	1,120	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	7.50	6	264	39	10.0%	40%	28.00	27	1,158	15%	0.75	1	43	15%	3.75	4	172
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	7.00	7	470		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**150.00**	**150**	**13,895**			**100%**	**70.00**	**70**	**4,452**	**100%**	**5.00**	**5**	**369**	**100%**	**25.00**	**25**	**1,862**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,326		1,326	2,845	3,772,470
Terrace	3		1,326		1,326	3,658	4,850,508
Terrace	4		1,326		1,326	485	643,110
Semi	2		1,354		1,354	3,631	4,916,374
Semi	3		1,354		1,354	4,782	6,474,828
Semi	4		1,354		1,354	0	0
Det	3		1,614		1,614	0	0
Det	4		1,614		1,614	1,950	3,147,300
Det	5		1,614		1,614	1,120	1,807,680
Flat to5	1		1,543		1,543	1,637	2,525,582
Flat to5	2		1,543		1,543	470	724,747
Flat to5	3		1,543		1,543	0	0
Flat 6+	1		1,810		1,810	0	0
Flat 6+	2		1,810		1,810	0	0
Flat 6+	3		1,810		1,810	0	0
						20,578	28,862,600
							1,403 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	40	2	80
Terrace	3	43	3	129
Terrace	4	5	4	20
Semi	2	45	2	90
Semi	3	49	3	147
Semi	4	0	4	0
Det	3	0	3	0
Det	4	15	4	60
Det	5	8	5	40
Flat to5	1	38	1	38
Flat to5	2	7	2	14
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**618**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	1.180
Gross - Net	1.765
Shortfall / Surplus	0.584

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	150	13,895	92.63	13,871	92.47
Aff - rented	70	4,452	63.60	4,304	61.49
Shared Ownership	5	369	73.78	365	73.00
First Homes	25	1,862	74.46	1,846	73.84
	250	**20,578**		**20,386**	

Green 75

3	UNITS	75		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics		
	Affordable	40%	30	Shared Ow	5%		21	21	Density	23	units/ha	Total	3.836		Sub Area	West	
				First Home	25%	% of Aff	1.50	2	Net:Gross	85%		Gross	3.836	ha	Green Brov	Green	
							7.5	8				Net	3.261	ha	Use	Agricultural	
							30	31									

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	45		Rounded	m2	m2	Circulation	21		Rounded	m2	2		Rounded	m2	8		Rounded	m2
Terrace	2	73	0.0%	10%	4.50	5	365	70	0.0%	25%	5.25	5	350	25%	0.50	1	70	25%	2.00	2	140
Terrace	3	86	0.0%	15%	6.75	7	602	84	0.0%	20%	4.20	4	336	20%	0.40	0	0	20%	1.60	2	168
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	1.05	1	97	5%	0.10	0	0	5%	0.40	0	0
Semi	2	81	0.0%	25%	11.25	11	891	79	0.0%		0.00	0	0	25%	0.50	1	79	25%	2.00	2	158
Semi	3	98	0.0%	30%	13.50	14	1,372	93	0.0%		0.00	0	0	10%	0.20	0	0	10%	0.80	1	93
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	4.50	5	650	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	5%	2.25	2	280	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	2.25	1	44	39	10.0%	40%	8.40	8	343	15%	0.30	0	0	15%	1.20	1	43
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	2.10	2	134		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**45.00**	**45**	**4,204**			**100%**	**21.00**	**20**	**1,260**	**100%**	**2.00**	**2**	**149**	**100%**	**8.00**	**8**	**602**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	925	1,410,625
Terrace	3			1,525	1,525	1,106	1,686,650
Terrace	4			1,525	1,525	97	147,925
Semi	2			1,556	1,556	1,128	1,755,168
Semi	3			1,556	1,556	1,465	2,279,540
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	650	1,158,300
Det	5			1,782	1,782	280	498,960
Flat to5	1			1,750	1,750	430	752,675
Flat to5	2			1,750	1,750	134	234,850
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						6,215	9,924,693
							1,597 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	13	2	26
Terrace	3	13	3	39
Terrace	4	1	4	4
Semi	2	14	2	28
Semi	3	15	3	45
Semi	4	0	4	0
Det	3	0	3	0
Det	4	5	4	20
Det	5	2	5	10
Flat to5	1	10	1	10
Flat to5	2	2	2	4
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**186**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.355
Gross - Net	0.575
Shortfall / Surplus	0.220

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	45	4,204	93.42	4,200	93.33
Aff - rented	20	1,260	63.02	1,217	60.85
Shared Ownership	2	149	74.50	149	74.50
First Homes	8	602	75.24	598	74.75
	75	**6,215**		**6,164**	

Green 35

4	UNITS	35		Aff - rentec	70%	% of Aff			Rounded	Modelling			Area ha			Characteristics	
	Affordable	40%	14	Shared Ow	5%			9.8	10	Density	30	units/ha	Total	1.556		Sub Area	West
								0.70	1	Net:Gross	75%		Gross	1.556	ha	Green Brov	Green
				First Home	25%	% of Aff		3.5	4				Net	1.167	ha	Use	Agricultural
								14	15								

	Beds	m2	Circulation	Market 21		Rounded	m2	m2	Circulation	Affordable for Rent 10		Rounded	m2	Shared Ownership 1		Rounded	m2	First Homes 4		Rounded	m2
Terrace	2	73	0.0%	10%	2.10	3	219	70	0.0%	25%	2.50	3	210	25%	0.25	0	0	25%	1.00	1	70
Terrace	3	86	0.0%	15%	3.15	3	258	84	0.0%	20%	2.00	2	168	20%	0.20	0	0	20%	0.80	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.50	1	97	5%	0.05	0	0	5%	0.20	0	0
Semi	2	81	0.0%	25%	5.25	5	405	79	0.0%		0.00	0	0	25%	0.25	0	0	25%	1.00	1	79
Semi	3	98	0.0%	30%	6.30	6	588	93	0.0%		0.00	0	0	10%	0.10	0	0	10%	0.40	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	2.10	2	260	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	5%	1.05	1	140	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	1.05	1	44	39	10.0%	40%	4.00	4	172	15%	0.15	0	0	15%	0.60	1	43
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	1.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**21.00**	**21**	**1,914**			**100%**	**10.00**	**10**	**647**	**100%**	**1.00**	**0**	**0**	**100%**	**4.00**	**4**	**276**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	499	760,975
Terrace	3			1,525	1,525	510	777,750
Terrace	4			1,525	1,525	97	147,925
Semi	2			1,556	1,556	484	753,104
Semi	3			1,556	1,556	588	914,928
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	260	463,320
Det	5			1,782	1,782	140	249,480
Flat to5	1			1,750	1,750	259	452,375
Flat to5	2			1,750	1,750	0	0
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						2,837	4,519,857
							1,593 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	7	2	14
Terrace	3	6	3	18
Terrace	4	1	4	4
Semi	2	6	2	12
Semi	3	6	3	18
Semi	4	0	4	0
Det	3	0	3	0
Det	4	2	4	8
Det	5	1	5	5
Flat to5	1	6	1	6
Flat to5	2	0	2	0
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**85**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.162
Gross - Net	0.389
Shortfall / Surplus	0.227

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	21	1,914	91.14	1,910	90.95
Aff - rented	10	647	64.66	631	63.10
Shared Ownership	0	0	68.98	0	68.00
First Homes	4	276	68.98	272	68.00
	35	**2,837**		**2,813**	

Green 14

5	UNITS	14		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics		
	Affordable	40%	5.6	Shared Ow	5%		3.92	4	Density	30	units/ha	Total	0.598		Sub Area	West	
							0.28	0	Net:Gross	78%		Gross	0.598	ha	Green Brov	Green	
				First Home	25%	% of Aff	1.4	1				Net	0.467	ha	Use	Agricultural	
							5.6	5									

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	8.4		Rounded	m2	m2	Circulation	4		Rounded	m2	0		Rounded	m2	1		Rounded	m2
Terrace	2	73	0.0%	10%	0.84	2	146	70	0.0%	25%	1.00	1	70	25%	0.00	0	0	25%	0.25	1	70
Terrace	3	86	0.0%	15%	1.26	1	86	84	0.0%	20%	0.80	1	84	20%	0.00	0	0	20%	0.20	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.20	0	0	5%	0.00	0	0	5%	0.05	0	0
Semi	2	81	0.0%	25%	2.10	2	162	79	0.0%		0.00	0	0	25%	0.00	0	0	25%	0.25	0	0
Semi	3	98	0.0%	30%	2.52	3	294	93	0.0%		0.00	0	0	10%	0.00	0	0	10%	0.10	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	0.84	1	130	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	5%	0.42	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	0.42	0	0	39	10.0%	40%	1.60	2	86	15%	0.00	0	0	15%	0.15	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.40	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**8.40**	**9**	**818**			**100%**	**4.00**	**4**	**240**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**70**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	286	436,150
Terrace	3			1,525	1,525	170	259,250
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	162	252,072
Semi	3			1,556	1,556	294	457,464
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	130	231,660
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	86	150,150
Flat to5	2			1,750	1,750	0	0
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						1,128	1,786,746
							1,584 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	4	2	8
Terrace	3	2	3	6
Terrace	4	0	4	0
Semi	2	2	2	4
Semi	3	3	3	9
Semi	4	0	4	0
Det	3	0	3	0
Det	4	1	4	4
Det	5	0	5	0
Flat to5	1	2	1	2
Flat to5	2	0	2	0
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**33**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.063
Gross - Net	0.132
Shortfall / Surplus	0.069

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	9	818	90.89	818	90.89
Aff - rented	4	240	59.95	232	58.00
Shared Ownership	0	0	70.00	0	70.00
First Homes	1	70	70.00	70	70.00
	14	**1,128**		**1,120**	

Green 6

6

UNITS	6	Aff - rentec	70%	% of Aff	0	0	Rounded
Affordable	0%	0 Shared Ow	5%		0.00	0	
		First Home	25%	% of Aff	0	0	
					0	0	

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	0.250		Sub Area	West
Net:Gross	80%		Gross	0.250	ha	Green Brov	Green
			Net	0.200	ha	Use	Paddock

	Beds	m2	Circulation	Market 6		Rounded	m2	m2	Circulation	Affordable for Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%	25%	0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%	20%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
Semi	3	98	0.0%	70%	4.20	4	392	93	0.0%		0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	15%	0.90	1	130	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	15%	0.90	1	140	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	40%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**6.00**	**6**	**662**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	392	609,952
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	130	231,660
Det	5			1,782	1,782	140	249,480
Flat to5	1			1,750	1,750	0	0
Flat to5	2			1,750	1,750	0	0
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						662	1,091,092
							1,648 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	4	3	12
Semi	4	0	4	0
Det	3	0	3	0
Det	4	1	4	4
Det	5	1	5	5
Flat to5	1	0	1	0
Flat to5	2	0	2	0
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**21**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.040
Gross - Net	0.050
Shortfall / Surplus	0.010

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	6	662	110.33	662	110.33
Aff - rented	0	0	110.33	0	110.33
Shared Ownership	0	0	110.33	0	110.33
First Homes	0	0	110.33	0	110.33
	6	**662**		**662**	

Green 3

7	UNITS	3		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics		
	Affordable	0%	0	Shared Ow	5%		0	0	Density	30	units/ha	Total	0.133		Sub Area	West	
							0.00	0	Net:Gross	75%		Gross	0.133	ha	Green Brov	Green	
				First Home	25%	% of Aff	0	0				Net	0.100	ha	Use	Paddock	
							0	0									

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	3		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%	25%	0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%	20%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
Semi	3	98	0.0%	67%	2.01	2	196	93	0.0%		0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	33%	0.99	1	130	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	40%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**3.00**	**3**	**326**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	196	304,976
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	130	231,660
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	0	0
Flat to5	2			1,750	1,750	0	0
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						326	536,636
							1,646 £/m2

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

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.019
Gross - Net	0.033
Shortfall / Surplus	0.014

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	3	326	108.67	326	108.67
Aff - rented	0	0	108.67	0	108.67
Shared Ownership	0	0	108.67	0	108.67
First Homes	0	0	108.67	0	108.67
	3	**326**		**326**	

HD Housing 200

8	UNITS	**200**		Aff - rentec	70%	% of Aff	56	56	Modelling			Area ha			Characteristics	
	Affordable	40%	80	Shared Ow	5%		4.00	4	Density	45	units/ha	Total	5.229		Sub Area	West
				First Home	25%	% of Aff	20	20	Net:Gross	85%		Gross	5.229	ha	Green Brov	Brown
							80	80				Net	4.444	ha	Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	120		Rounded	m2	m2	Circulation	56		Rounded	m2	4		Rounded	m2	20		Rounded	m2
Terrace	2	73	0.0%	10%	12.00	12	876	70	0.0%	25%	14.00	14	980	40%	1.60	2	140	40%	8.00	8	560
Terrace	3	86	0.0%	15%	18.00	18	1,548	84	0.0%	20%	11.20	11	924	30%	1.20	1	84	30%	6.00	6	504
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	2.80	3	291	5%	0.20	0	0	5%	1.00	1	97
Semi	2	81	0.0%	25%	30.00	30	2,430	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	30%	36.00	36	3,528	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	15%	18.00	18	1,908	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	6.00	6	264	39	10.0%	40%	22.40	22	944	15%	0.60	1	43	15%	3.00	3	129
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	5.60	6	403	10%	0.40	0	0	10%	2.00	2	134
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**120.00**	**120**	**10,554**			**100%**	**56.00**	**56**	**3,541**	**100%**	**4.00**	**4**	**267**	**100%**	**20.00**	**20**	**1,424**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,326		1,326	2,556	3,389,256
Terrace	3		1,326		1,326	3,060	4,057,560
Terrace	4		1,326		1,326	388	514,488
Semi	2		1,354		1,354	2,430	3,290,220
Semi	3		1,354		1,354	3,528	4,776,912
Semi	4		1,354		1,354	1,908	2,583,432
Det	3		1,614		1,614	0	0
Det	4		1,614		1,614	0	0
Det	5		1,614		1,614	0	0
Flat to5	1		1,543		1,543	1,379	2,128,414
Flat to5	2		1,543		1,543	537	828,282
Flat to5	3		1,543		1,543	0	0
Flat 6+	1		1,810		1,810	0	0
Flat 6+	2		1,810		1,810	0	0
Flat 6+	3		1,810		1,810	0	0
						15,786	21,568,565
							1,366 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	36	2	72
Terrace	3	36	3	108
Terrace	4	4	4	16
Semi	2	30	2	60
Semi	3	36	3	108
Semi	4	18	4	72
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	32	1	32
Flat to5	2	8	2	16
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**484**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.924
Gross - Net	0.784
Shortfall / Surplus	-0.140

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	120	10,554	87.95	10,530	87.75
Aff - rented	56	3,541	63.24	3,419	61.05
Shared Ownership	4	267	66.73	263	65.75
First Homes	20	1,424	71.20	1,400	70.00
	200	**15,786**		**15,612**	

HD Housing 100

9	UNITS	**100**		Aff - rentec	70%	% of Aff			Rounded	Modelling			Area ha			Characteristics	
	Affordable	40%	40	Shared Ow	5%		28	28		Density	30	units/ha	Total	4.167		Sub Area	West
				First Home	25%	% of Aff	2.00	2		Net:Gross	80%		Gross	4.167	ha	Green Brov	Brown
							10	10					Net	3.333	ha	Use	PDL
							40	40									

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	60		Rounded	m2	m2	Circulation	28		Rounded	m2	2		Rounded	m2	10		Rounded	m2
Terrace	2	73	0.0%	10%	6.00	6	438	70	0.0%	25%	7.00	7	490	40%	0.80	1	70	40%	4.00	4	280
Terrace	3	86	0.0%	15%	9.00	9	774	84	0.0%	20%	5.60	6	504	30%	0.60	1	84	30%	3.00	3	252
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	1.40	1	97	5%	0.10	0	0	5%	0.50	1	97
Semi	2	81	0.0%	25%	15.00	15	1,215	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	30%	18.00	18	1,764	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	15%	9.00	9	954	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	3.00	3	132	39	10.0%	40%	11.20	11	472	15%	0.30	0	0	15%	1.50	2	86
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	2.80	3	201	10%	0.20	0	0	10%	1.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**60.00**	**60**	**5,277**			**100%**	**28.00**	**28**	**1,764**	**100%**	**2.00**	**2**	**154**	**100%**	**10.00**	**10**	**715**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	1,278	1,948,950
Terrace	3			1,525	1,525	1,614	2,461,350
Terrace	4			1,525	1,525	194	295,850
Semi	2			1,556	1,556	1,215	1,890,540
Semi	3			1,556	1,556	1,764	2,744,784
Semi	4			1,556	1,556	954	1,484,424
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	690	1,206,975
Flat to5	2			1,750	1,750	201	352,275
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						7,910	12,385,148
							1,566 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	18	2	36
Terrace	3	19	3	57
Terrace	4	2	4	8
Semi	2	15	2	30
Semi	3	18	3	54
Semi	4	9	4	36
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	16	1	16
Flat to5	2	3	2	6
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**243**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.464
Gross - Net	0.833
Shortfall / Surplus	0.369

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	60	5,277	87.95	5,265	87.75
Aff - rented	28	1,764	63.01	1,703	60.82
Shared Ownership	2	154	77.00	154	77.00
First Homes	10	715	71.48	707	70.70
	100	**7,910**		**7,829**	

HD Housing 60

10	UNITS	60		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics	
	Affordable	40%	24	Shared Ow	5%		16.8	17	Density	38	units/ha	Total	2.256		Sub Area	West
				First Home	25%	% of Aff	1.20	1	Net:Gross	70%		Gross	2.256	ha	Green Brov	Brown
							6	6				Net	1.579	ha	Use	PDL
							24	24								

	Beds	m2	Circulation	Market 36		Rounded	m2	m2	Circulation	Affordable for Rent 17		Rounded	m2	Shared Ownership 1		Rounded	m2	First Homes 6		Rounded	m2
Terrace	2	73	0.0%	10%	3.60	4	292	70	0.0%	25%	4.25	4	280	40%	0.40	1	70	40%	2.40	2	140
Terrace	3	86	0.0%	15%	5.40	5	430	84	0.0%	20%	3.40	3	252	30%	0.30	0	0	30%	1.80	2	168
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.85	1	97	5%	0.05	0	0	5%	0.30	0	0
Semi	2	81	0.0%	25%	9.00	9	729	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	30%	10.80	11	1,078	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	15%	5.40	5	530	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	1.80	2	88	39	10.0%	40%	6.80	7	300	15%	0.15	0	0	15%	0.90	1	43
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	1.70	2	134	10%	0.10	0	0	10%	0.60	1	67
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**36.00**	**36**	**3,147**			**100%**	**17.00**	**17**	**1,064**	**100%**	**1.00**	**1**	**70**	**100%**	**6.00**	**6**	**418**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	782	1,192,550
Terrace	3			1,525	1,525	850	1,296,250
Terrace	4			1,525	1,525	97	147,925
Semi	2			1,556	1,556	729	1,134,324
Semi	3			1,556	1,556	1,078	1,677,368
Semi	4			1,556	1,556	530	824,680
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	431	754,600
Flat to5	2			1,750	1,750	201	352,275
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						4,699	7,379,972
							1,571 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	11	2	22
Terrace	3	10	3	30
Terrace	4	1	4	4
Semi	2	9	2	18
Semi	3	11	3	33
Semi	4	5	4	20
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	10	1	10
Flat to5	2	3	2	6
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**143**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.273
Gross - Net	0.677
Shortfall / Surplus	0.404

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	36	3,147	87.42	3,139	87.19
Aff - rented	17	1,064	62.56	1,024	60.24
Shared Ownership	1	70	70.00	70	70.00
First Homes	6	418	69.67	408	68.00
	60	**4,699**		**4,641**	

HD Housing 30

11	UNITS	30	Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics	
	Affordable	40%	12 Shared Ow	5%		8.4	8	Density	40	units/ha	Total	1.000		Sub Area	West
			First Home	25%	% of Aff	0.60	1	Net:Gross	75%		Gross	1.000	ha	Green Brov	Brown
						3	3				Net	0.750	ha	Use	PDL
						12	12								

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	18		Rounded	m2	m2	Circulation	8		Rounded	m2	1		Rounded	m2	3		Rounded	m2
Terrace	2	73	0.0%	10%	1.80	2	146	70	0.0%	25%	2.00	2	140	40%	0.40	1	70	40%	1.20	2	140
Terrace	3	86	0.0%	15%	2.70	3	258	84	0.0%	20%	1.60	2	168	30%	0.30	0	0	30%	0.90	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.40	0	0	5%	0.05	0	0	5%	0.15	0	0
Semi	2	81	0.0%	25%	4.50	5	405	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	30%	5.40	5	490	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	15%	2.70	3	318	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	0.90	0	0	39	10.0%	40%	3.20	3	129	15%	0.15	0	0	15%	0.45	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.80	1	67	10%	0.10	0	0	10%	0.30	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**18.00**	**18**	**1,617**			**100%**	**8.00**	**8**	**504**	**100%**	**1.00**	**1**	**70**	**100%**	**3.00**	**3**	**224**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	496	756,400
Terrace	3			1,525	1,525	510	777,750
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	405	630,180
Semi	3			1,556	1,556	490	762,440
Semi	4			1,556	1,556	318	494,808
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	129	225,225
Flat to5	2			1,750	1,750	67	117,425
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						2,415	3,764,228
							1,559 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	7	2	14
Terrace	3	6	3	18
Terrace	4	0	4	0
Semi	2	5	2	10
Semi	3	5	3	15
Semi	4	3	4	12
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	3	1	3
Flat to5	2	1	2	2
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**74**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.141
Gross - Net	0.250
Shortfall / Surplus	0.109

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	18	1,617	89.83	1,617	89.83
Aff - rented	8	504	62.98	486	60.75
Shared Ownership	1	70	70.00	70	70.00
First Homes	3	224	74.67	224	74.67
	30	**2,415**		**2,397**	

HD Housing 15

12	UNITS	15	Aff - rentec	70%	% of Aff		4.2	4	Modelling			Area ha		Characteristics	
	Affordable	40%	6 Shared Ow	5%			0.30	0	Density	40	units/ha	Total	0.500	Sub Area	West
			First Home	25%	% of Aff		1.5	2	Net:Gross	75%		Gross	0.500 ha	Green Brov	Brown
							6	6				Net	0.375 ha	Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	4		Rounded	m2	0		Rounded	m2	2		Rounded	m2
Terrace	2	73	0.0%	10%	0.90	1	73	70	0.0%	25%	1.00	1	70	40%	0.00	0	0	40%	0.80	1	70
Terrace	3	86	0.0%	15%	1.35	2	172	84	0.0%	20%	0.80	1	84	30%	0.00	0	0	30%	0.60	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.20	0	0	5%	0.00	0	0	5%	0.10	0	0
Semi	2	81	0.0%	25%	2.25	2	162	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	30%	2.70	3	294	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	15%	1.35	1	106	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	0.45	0	0	39	10.0%	40%	1.60	2	86	15%	0.00	0	0	15%	0.30	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.40	0	0	10%	0.00	0	0	10%	0.20	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**9.00**	**9**	**807**			**100%**	**4.00**	**4**	**240**	**100%**	**0.00**	**0**	**0**	**100%**	**2.00**	**2**	**154**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	213	324,825
Terrace	3			1,525	1,525	340	518,500
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	162	252,072
Semi	3			1,556	1,556	294	457,464
Semi	4			1,556	1,556	106	164,936
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	86	150,150
Flat to5	2			1,750	1,750	0	0
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						1,201	1,867,947
							1,556 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	3	2	6
Terrace	3	4	3	12
Terrace	4	0	4	0
Semi	2	2	2	4
Semi	3	3	3	9
Semi	4	1	4	4
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	2	1	2
Flat to5	2	0	2	0
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**37**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.071
Gross - Net	0.125
Shortfall / Surplus	0.054

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	9	807	89.67	807	89.67
Aff - rented	4	240	59.95	232	58.00
Shared Ownership	0	0	77.00	0	77.00
First Homes	2	154	77.00	154	77.00
	15	**1,201**		**1,193**	

HD Housing 6

13

UNITS	6	Aff - rentec	70%	% of Aff	0	0	Rounded
Affordable	0%	0 Shared Ow	5%		0.00	0	
		First Home	25%	% of Aff	0	0	
					0	0	

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	0.190		Sub Area	West
Net:Gross	70%		Gross	0.190	ha	Green Brov	Brown
			Net	0.133	ha	Use	PDL

	Beds	m2	Circulation	Market 6		Rounded	m2	m2	Circulation	Affordable for Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	73			0.00	0	0	70	0.0%	25%	0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
Terrace	3	86		100%	6.00	6	516	84	0.0%	20%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	97			0.00	0	0	97	0.0%	5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
Semi	2	81			0.00	0	0	79	0.0%		0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
Semi	3	98			0.00	0	0	93	0.0%		0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Semi	4	106			0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120			0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130			0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140			0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40			0.00	0	0	39	10.0%	40%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**6.00**	**6**	**516**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	516	786,900
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	0	0
Flat to5	2			1,750	1,750	0	0
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						516	786,900
							1,525 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	0	2	0
Terrace	3	6	3	18
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	0	1	0
Flat to5	2	0	2	0
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**18**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.034
Gross - Net	0.057
Shortfall / Surplus	0.023

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	6	516	86.00	516	86.00
Aff - rented	0	0	86.00	0	86.00
Shared Ownership	0	0	86.00	0	86.00
First Homes	0	0	86.00	0	86.00
	6	**516**		**516**	

Houses & Flats 100

14	UNITS	100		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha		Characteristics	
	Affordable	40%	40	Shared Ow	5%		28	28	Density	60	units/ha	Total	2.381	Sub Area	West
				First Home	25%	% of Aff	2.00	2	Net:Gross	70%		Gross	2.381 ha	Green Brov	Brown
							10	10				Net	1.667 ha	Use	PDL
							40	40							

	Beds	m2	Circulation	Market 60		Rounded	m2	m2	Circulation	Affordable for Rent 28		Rounded	m2	Shared Ownership 2		Rounded	m2	First Homes 10		Rounded	m2
Terrace	2	73	0.0%	10%	6.00	6	438	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%	15%	9.00	9	774	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%	15%	9.00	9	873	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	15%	9.00	9	729	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	20%	12.00	12	1,176	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	3.00	3	132	39	10.0%	40%	11.20	11	472	40%	0.80	1	43	40%	4.00	4	172
Flat to5	2	65	10.0%	10%	6.00	6	429	61	10.0%	40%	11.20	11	738	40%	0.80	1	67	40%	4.00	4	268
Flat to5	3	80	10.0%	10%	6.00	6	528	74	10.0%	20%	5.60	6	488	20%	0.40	0	0	20%	2.00	2	163
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**60.00**	**60**	**5,079**			**100%**	**28.00**	**28**	**1,698**	**100%**	**2.00**	**2**	**110**	**100%**	**10.00**	**10**	**603**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	438	667,950
Terrace	3			1,525	1,525	774	1,180,350
Terrace	4			1,525	1,525	873	1,331,325
Semi	2			1,556	1,556	729	1,134,324
Semi	3			1,556	1,556	1,176	1,829,856
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	818	1,432,200
Flat to5	2			1,750	1,750	1,503	2,629,550
Flat to5	3			1,750	1,750	1,179	2,063,600
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						7,490	12,269,155
							1,638 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	6	2	12
Terrace	3	9	3	27
Terrace	4	9	4	36
Semi	2	9	2	18
Semi	3	12	3	36
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	19	1	19
Flat to5	2	22	2	44
Flat to5	3	14	3	42
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**234**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.447
Gross - Net	0.714
Shortfall / Surplus	0.267

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	60	5,079	84.65	4,980	83.00
Aff - rented	28	1,698	60.66	1,544	55.14
Shared Ownership	2	110	55.00	100	50.00
First Homes	10	603	60.28	548	54.80
	100	**7,490**		**7,172**	

Houses & Flats 60

15	UNITS	60		Aff - rentec	70%	% of Aff			Modelling			Area ha		Characteristics	
	Affordable	40%	24	Shared Ow	5%		16.8	17	Density	55	units/ha	Total	1.558	Sub Area	West
				First Home	25%	% of Aff	1.20	1	Net:Gross	70%		Gross	1.558 ha	Green Brov	Brown
							6	6				Net	1.091 ha	Use	PDL
							24	24							

	Beds	m2	Circulation	Market 36		Rounded	m2	m2	Circulation	Affordable for Rent 17		Rounded	m2	Shared Ownership 1		Rounded	m2	First Homes 6		Rounded	m2
Terrace	2	73	0.0%	10%	3.60	4	292	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%	15%	5.40	5	430	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%	15%	5.40	5	485	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	15%	5.40	5	405	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	20%	7.20	7	686	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	1.80	2	88	39	10.0%	40%	6.80	7	300	40%	0.40	0	0	40%	2.40	2	86
Flat to5	2	65	10.0%	10%	3.60	4	286	61	10.0%	40%	6.80	7	470	40%	0.40	1	67	40%	2.40	3	201
Flat to5	3	80	10.0%	10%	3.60	4	352	74	10.0%	20%	3.40	3	244	20%	0.20	0	0	20%	1.20	1	81
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**36.00**	**36**	**3,024**			**100%**	**17.00**	**17**	**1,014**	**100%**	**1.00**	**1**	**67**	**100%**	**6.00**	**6**	**369**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	292	445,300
Terrace	3			1,525	1,525	430	655,750
Terrace	4			1,525	1,525	485	739,625
Semi	2			1,556	1,556	405	630,180
Semi	3			1,556	1,556	686	1,067,416
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	474	829,675
Flat to5	2			1,750	1,750	1,024	1,792,175
Flat to5	3			1,750	1,750	678	1,185,800
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						4,474	7,345,921
							1,642 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	4	2	8
Terrace	3	5	3	15
Terrace	4	5	4	20
Semi	2	5	2	10
Semi	3	7	3	21
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	11	1	11
Flat to5	2	15	2	30
Flat to5	3	8	3	24
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**139**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.265
Gross - Net	0.468
Shortfall / Surplus	0.202

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	36	3,024	84.00	2,958	82.17
Aff - rented	17	1,014	59.66	922	54.24
Shared Ownership	1	67	67.10	61	61.00
First Homes	6	369	61.42	335	55.83
	60	**4,474**		**4,276**	

Houses & Flats 30

16	UNITS	30		Aff - rentec	70%	% of Aff		8.4	8	Modelling			Area ha		Characteristics	
	Affordable	40%	12	Shared Ow	5%			0.60	1	Density	60	units/ha	Total	0.714	Sub Area	West
				First Home	25%	% of Aff		3	3	Net:Gross	70%		Gross	0.714 ha	Green Brov	Brown
								12	12				Net	0.500 ha	Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	18		Rounded	m2	m2	Circulation	8		Rounded	m2	1		Rounded	m2	3		Rounded	m2
Terrace	2	73	0.0%	10%	1.80	2	146	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%	15%	2.70	3	258	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%	15%	2.70	3	291	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	15%	2.70	3	243	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	20%	3.60	4	392	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	0.90	1	44	39	10.0%	40%	3.20	3	129	40%	0.40	0	0	40%	1.20	1	43
Flat to5	2	65	10.0%	10%	1.80	2	143	61	10.0%	40%	3.20	3	201	40%	0.40	1	67	40%	1.20	1	67
Flat to5	3	80	10.0%	10%	1.80	0	0	74	10.0%	20%	1.60	2	163	20%	0.20	0	0	20%	0.60	1	81
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**18.00**	**18**	**1,517**			**100%**	**8.00**	**8**	**493**	**100%**	**1.00**	**1**	**67**	**100%**	**3.00**	**3**	**191**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	146	222,650
Terrace	3			1,525	1,525	258	393,450
Terrace	4			1,525	1,525	291	443,775
Semi	2			1,556	1,556	243	378,108
Semi	3			1,556	1,556	392	609,952
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	216	377,300
Flat to5	2			1,750	1,750	479	837,375
Flat to5	3			1,750	1,750	244	427,350
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						2,268	3,689,960
							1,627 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	2	2	4
Terrace	3	3	3	9
Terrace	4	3	4	12
Semi	2	3	2	6
Semi	3	4	3	12
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	5	1	5
Flat to5	2	7	2	14
Flat to5	3	3	3	9
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**71**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.136
Gross - Net	0.214
Shortfall / Surplus	0.079

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	18	1,517	84.28	1,500	83.33
Aff - rented	8	493	61.60	448	56.00
Shared Ownership	1	67	67.10	61	61.00
First Homes	3	191	63.80	174	58.00
	30	**2,268**		**2,183**	

Houses & Flats 12

17	UNITS	12		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha		Characteristics	
	Affordable	40%	4.8	Shared Ow	5%		3.36	3	Density	50	units/ha	Total	0.343	Sub Area	West
							0.24	0	Net:Gross	70%		Gross	0.343 ha	Green Brov	Brown
				First Home	25%	% of Aff	1.2	1				Net	0.240 ha	Use	PDL
							4.8	4							

	Beds	m2	Circulation	Market 7.2		Rounded	m2	m2	Circulation	Affordable for Rent 3		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 1		Rounded	m2
Terrace	2	73	0.0%	10%	0.72	2	146	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%	15%	1.08	1	86	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%	15%	1.08	1	97	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	15%	1.08	1	81	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	20%	1.44	1	98	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	0.36	0	0	39	10.0%	40%	1.20	1	43		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	10%	0.72	1	72	61	10.0%	40%	1.20	1	67	100%	0.00	0	0	100%	1.00	1	67
Flat to5	3	80	10.0%	10%	0.72	1	88	74	10.0%	20%	0.60	1	81		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**7.20**	**8**	**668**			**100%**	**3.00**	**3**	**191**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**67**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	146	222,650
Terrace	3			1,525	1,525	86	131,150
Terrace	4			1,525	1,525	97	147,925
Semi	2			1,556	1,556	81	126,036
Semi	3			1,556	1,556	98	152,488
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	43	75,075
Flat to5	2			1,750	1,750	206	359,975
Flat to5	3			1,750	1,750	169	296,450
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						926	1,511,749
							1,633 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	2	2	4
Terrace	3	1	3	3
Terrace	4	1	4	4
Semi	2	1	2	2
Semi	3	1	3	3
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	1	1	1
Flat to5	2	3	2	6
Flat to5	3	2	3	6
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**29**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.055
Gross - Net	0.103
Shortfall / Surplus	0.047

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	8	668	83.44	653	81.63
Aff - rented	3	191	63.80	174	58.00
Shared Ownership	0	0	67.10	0	61.00
First Homes	1	67	67.10	61	61.00
	12	**926**		**888**	

Flats 200

18	UNITS	**200**		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics	
	Affordable	40%	80	Shared Ow	5%		56	56	Density	60	units/ha	Total	4.167		Sub Area	West
				First Home	25%	% of Aff	4.00	4	Net:Gross	80%		Gross	4.167	ha	Green Brov	Brown
							20	20				Net	3.333	ha	Use	PDL
							80	80								

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	120		Rounded	m2	m2	Circulation	56		Rounded	m2	4		Rounded	m2	20		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	35%	19.60	20	858		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	60.00	60	4,290	61	10.0%	50%	28.00	28	1,879	100%	4.00	4	268	100%	20.00	20	1,342
Flat to5	3	80	10.0%	50%	60.00	60	5,280	74	10.0%	15%	8.40	8	651		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**120.00**	**120**	**9,570**			**100%**	**56.00**	**56**	**3,388**	**100%**	**4.00**	**4**	**268**	**100%**	**20.00**	**20**	**1,342**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,326		1,326	0	0
Terrace	3		1,326		1,326	0	0
Terrace	4		1,326		1,326	0	0
Semi	2		1,354		1,354	0	0
Semi	3		1,354		1,354	0	0
Semi	4		1,354		1,354	0	0
Det	3		1,614		1,614	0	0
Det	4		1,614		1,614	0	0
Det	5		1,614		1,614	0	0
Flat to5	1		1,543		1,543	858	1,323,894
Flat to5	2		1,543		1,543	7,779	12,003,306
Flat to5	3		1,543		1,543	5,931	9,151,842
Flat 6+	1		1,810		1,810	0	0
Flat 6+	2		1,810		1,810	0	0
Flat 6+	3		1,810		1,810	0	0
						14,568	22,479,041
							1,543 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	20	1	20
Flat to5	2	112	2	224
Flat to5	3	68	3	204
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**448**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.856
Gross - Net	0.833
Shortfall / Surplus	-0.022

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	120	9,570	79.75	8,700	72.50
Aff - rented	56	3,388	60.50	3,080	55.00
Shared Ownership	4	268	67.10	244	61.00
First Homes	20	1,342	67.10	1,220	61.00
	200	**14,568**		**13,244**	

Flats 100

19	UNITS	100		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics		
	Affordable	40%	40	Shared Ow	5%		28	28	Density	80	units/ha	Total	1.786		Sub Area	West	
				First Home	25%	% of Aff	2.00	2	Net:Gross	70%		Gross	1.786	ha	Green Brov	Brown	
							10	10				Net	1.250	ha	Use	PDL	
							40	40									

	Beds	m2	Circulation	Market 60		Rounded	m2	m2	Circulation	Affordable for Rent 28		Rounded	m2	Shared Ownership 2		Rounded	m2	First Homes 10		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	14.00	14	601		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	30.00	30	2,145	61	10.0%	30%	8.40	8	537	100%	2.00	2	134	100%	10.00	10	671
Flat to5	3	80	10.0%	50%	30.00	30	2,640	74	10.0%	20%	5.60	6	488		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**60.00**	**60**	**4,785**			**100%**	**28.00**	**28**	**1,626**	**100%**	**2.00**	**2**	**134**	**100%**	**10.00**	**10**	**671**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	601	1,051,050
Flat to5	2			1,750	1,750	3,487	6,102,250
Flat to5	3			1,750	1,750	3,128	5,474,700
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						7,216	12,628,000
							1,750 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	14	1	14
Flat to5	2	50	2	100
Flat to5	3	36	3	108
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**222**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.424
Gross - Net	0.536
Shortfall / Surplus	0.112

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	60	4,785	79.75	4,350	72.50
Aff - rented	28	1,626	58.06	1,478	52.79
Shared Ownership	2	134	67.10	122	61.00
First Homes	10	671	67.10	610	61.00
	100	**7,216**		**6,560**	

Flats 60

20	UNITS	60	Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics	
	Affordable	40%	24 Shared Ow	5%		16.8	17	Density	75	units/ha	Total	1.052		Sub Area	West
			First Home	25%	% of Aff	1.20	1	Net:Gross	75%		Gross	1.067	ha	Green Brov	Brown
						6	6				Net	0.800	ha	Use	PDL
						24	24								

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	36		Rounded	m2	m2	Circulation	17		Rounded	m2	1		Rounded	m2	6		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	8.50	9	386		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	18.00	18	1,287	61	10.0%	30%	5.10	5	336	100%	1.00	1	67	100%	6.00	6	403
Flat to5	3	80	10.0%	50%	18.00	18	1,584	74	10.0%	20%	3.40	3	244		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**36.00**	**36**	**2,871**			**100%**	**17.00**	**17**	**966**	**100%**	**1.00**	**1**	**67**	**100%**	**6.00**	**6**	**403**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	386	675,675
Flat to5	2			1,750	1,750	2,092	3,661,350
Flat to5	3			1,750	1,750	1,828	3,199,350
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						4,307	7,536,375
							1,750 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	9	1	9
Flat to5	2	30	2	60
Flat to5	3	21	3	63
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**132**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.252
Gross - Net	0.267
Shortfall / Surplus	0.015

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	36	2,871	79.75	2,610	72.50
Aff - rented	17	966	56.81	878	51.65
Shared Ownership	1	67	67.10	61	61.00
First Homes	6	403	67.10	366	61.00
	60	**4,307**		**3,915**	

Flats 20

21	UNITS	20		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics		
	Affordable	40%	8	Shared Ow	5%		5.6	6	Density	75	units/ha	Total	0.410		Sub Area	West	
							0.40	0	Net:Gross	65%		Gross	0.410	ha	Green Brov	Brown	
				First Home	25%	% of Aff	2	2				Net	0.267	ha	Use	PDL	
							8	8									

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	12		Rounded	m2	m2	Circulation	6		Rounded	m2	0		Rounded	m2	2		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	3.00	3	129		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	6.00	6	429	61	10.0%	30%	1.80	2	134	100%	0.00	0	0	100%	2.00	2	134
Flat to5	3	80	10.0%	50%	6.00	6	528	74	10.0%	20%	1.20	1	81		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**12.00**	**12**	**957**			**100%**	**6.00**	**6**	**344**	**100%**	**0.00**	**0**	**0**	**100%**	**2.00**	**2**	**134**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	129	225,225
Flat to5	2			1,750	1,750	697	1,220,450
Flat to5	3			1,750	1,750	609	1,066,450
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						1,436	2,512,125
							1,750 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	3	1	3
Flat to5	2	10	2	20
Flat to5	3	7	3	21
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**44**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.084
Gross - Net	0.144
Shortfall / Surplus	0.060

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	12	957	79.75	870	72.50
Aff - rented	6	344	57.38	313	52.17
Shared Ownership	0	0	67.10	0	61.00
First Homes	2	134	67.10	122	61.00
	20	**1,436**		**1,305**	

Flats 12

22	UNITS	12		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha		Characteristics	
	Affordable	40%	4.8	Shared Ow	5%		3.36	3	Density	70	units/ha	Total	0.264	Sub Area	West
				First Home	25%	% of Aff	0.24	0	Net:Gross	65%		Gross	0.264 ha	Green Brov	Brown
							1.2	1				Net	0.171 ha	Use	PDL
							4.8	4							

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	7.2		Rounded	m2	m2	Circulation	3		Rounded	m2	0		Rounded	m2	1		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	1.50	2	86		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	3.60	3	215	61	10.0%	30%	0.90	1	67	100%	0.00	0	0	100%	1.00	1	67
Flat to5	3	80	10.0%	50%	3.60	4	352	74	10.0%	20%	0.60	1	81		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**7.20**	**7**	**567**			**100%**	**3.00**	**4**	**234**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**67**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	86	150,150
Flat to5	2			1,750	1,750	349	610,225
Flat to5	3			1,750	1,750	433	758,450
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						868	1,518,825
							1,750 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	2	1	2
Flat to5	2	5	2	10
Flat to5	3	5	3	15
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**27**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.052
Gross - Net	0.092
Shortfall / Surplus	0.041

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	7	567	80.93	515	73.57
Aff - rented	4	234	58.58	213	53.25
Shared Ownership	0	0	67.10	0	61.00
First Homes	1	67	67.10	61	61.00
	12	**868**		**789**	

Flats 6

23	UNITS	6	Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics	
	Affordable	0%	0 Shared Ow	5%		0	0	Density	75	units/ha	Total	0.133		Sub Area	West
						0.00	0	Net:Gross	60%		Gross	0.133	ha	Green Brov	Brown
				First Home	25%	0	0				Net	0.080	ha	Use	PDL
						0	0								

	Beds	m2	Circulation	Market 6		Rounded	m2	m2	Circulation	Affordable for Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	3.00	3	215	61	10.0%	30%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0
Flat to5	3	80	10.0%	50%	3.00	3	264	74	10.0%	20%	0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**6.00**	**6**	**479**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	0	0
Flat to5	2			1,750	1,750	215	375,375
Flat to5	3			1,750	1,750	264	462,000
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						479	837,375
							1,750 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	0	1	0
Flat to5	2	3	2	6
Flat to5	3	3	3	9
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**15**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.029
Gross - Net	0.053
Shortfall / Surplus	0.025

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	6	479	79.75	435	72.50
Aff - rented	0	0	79.75	0	72.50
Shared Ownership	0	0	79.75	0	72.50
First Homes	0	0	79.75	0	72.50
	6	**479**		**435**	

Flats HD 200

24	UNITS	**200**		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha		Characteristics	
	Affordable	40%	80	Shared Ow	5%		56	56	Density	100	units/ha	Total	2.857	Sub Area	West
				First Home	25%	% of Aff	4.00	4	Net:Gross	70%		Gross	2.857 ha	Green Brov	Brown
							20	20				Net	2.000 ha	Use	PDL
							80	80							

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	120		Rounded	m2	m2	Circulation	56		Rounded	m2	4		Rounded	m2	20		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	28.00	28	1,201		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	60.00	60	4,290	61	10.0%	30%	16.80	17	1,141	100%	4.00	4	268	100%	20.00	20	1,342
Flat to5	3	80	10.0%	50%	60.00	60	5,280	74	10.0%	20%	11.20	11	895		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**120.00**	**120**	**9,570**			**100%**	**56.00**	**56**	**3,237**	**100%**	**4.00**	**4**	**268**	**100%**	**20.00**	**20**	**1,342**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,326		1,326	0	0
Terrace	3		1,326		1,326	0	0
Terrace	4		1,326		1,326	0	0
Semi	2		1,354		1,354	0	0
Semi	3		1,354		1,354	0	0
Semi	4		1,354		1,354	0	0
Det	3		1,614		1,614	0	0
Det	4		1,614		1,614	0	0
Det	5		1,614		1,614	0	0
Flat to5	1		1,543		1,543	1,201	1,853,452
Flat to5	2		1,543		1,543	7,041	10,864,417
Flat to5	3		1,543		1,543	6,175	9,528,642
Flat 6+	1		1,810		1,810	0	0
Flat 6+	2		1,810		1,810	0	0
Flat 6+	3		1,810		1,810	0	0
						14,418	22,246,511
							1,543 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	28	1	28
Flat to5	2	101	2	202
Flat to5	3	71	3	213
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**443**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.846
Gross - Net	0.857
Shortfall / Surplus	0.011

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	120	9,570	79.75	8,700	72.50
Aff - rented	56	3,237	57.81	2,943	52.55
Shared Ownership	4	268	67.10	244	61.00
First Homes	20	1,342	67.10	1,220	61.00
	200	**14,418**		**13,107**	

Flats HD 100

25	UNITS	**100**		Aff - rentec	70%	% of Aff			Rounded	Modelling			Area ha			Characteristics	
	Affordable	40%	40	Shared Ow	5%			28	28	Density	100	units/ha	Total	1.429		Sub Area	West
				First Home	25%	% of Aff		2.00	2	Net:Gross	70%		Gross	1.429	ha	Green Brov	Brown
								10	10				Net	1.000	ha	Use	PDL
								40	40								

	Beds	m2	Circulation	Market 60		Rounded	m2	m2	Circulation	Affordable for Rent 28		Rounded	m2	Shared Ownership 2		Rounded	m2	First Homes 10		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	14.00	14	601		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	30.00	30	2,145	61	10.0%	30%	8.40	8	537	100%	2.00	2	134	100%	10.00	10	671
Flat to5	3	80	10.0%	50%	30.00	30	2,640	74	10.0%	20%	5.60	6	488		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**60.00**	**60**	**4,785**			**100%**	**28.00**	**28**	**1,626**	**100%**	**2.00**	**2**	**134**	**100%**	**10.00**	**10**	**671**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	601	1,051,050
Flat to5	2			1,750	1,750	3,487	6,102,250
Flat to5	3			1,750	1,750	3,128	5,474,700
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						7,216	12,628,000
							1,750 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	14	1	14
Flat to5	2	50	2	100
Flat to5	3	36	3	108
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**222**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.424
Gross - Net	0.429
Shortfall / Surplus	0.005

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	60	4,785	79.75	4,350	72.50
Aff - rented	28	1,626	58.06	1,478	52.79
Shared Ownership	2	134	67.10	122	61.00
First Homes	10	671	67.10	610	61.00
	100	**7,216**		**6,560**	

Flats HD 40

26	UNITS	40		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics	
	Affordable	40%	16	Shared Ow	5%		11.2	11	Density	100	units/ha	Total	0.667		Sub Area	West
							0.80	1	Net:Gross	60%		Gross	0.667	ha	Green Brov	Brown
				First Home	25%	% of Aff	4	4		70		Net	0.400	ha	Use	PDL
							16	16								

	Beds	m2	Circulation	Market 24		Rounded	m2	m2	Circulation	Affordable for Rent 11		Rounded	m2	Shared Ownership 1		Rounded	m2	First Homes 4		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	5.50	6	257		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	12.00	12	858	61	10.0%	30%	3.30	3	201	100%	1.00	1	67	100%	4.00	4	268
Flat to5	3	80	10.0%	50%	12.00	12	1,056	74	10.0%	20%	2.20	2	163		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**24.00**	**24**	**1,914**			**100%**	**11.00**	**11**	**622**	**100%**	**1.00**	**1**	**67**	**100%**	**4.00**	**4**	**268**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	257	450,450
Flat to5	2			1,750	1,750	1,395	2,440,900
Flat to5	3			1,750	1,750	1,219	2,132,900
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						2,871	5,024,250
							1,750 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	6	1	6
Flat to5	2	20	2	40
Flat to5	3	14	3	42
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**88**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.168
Gross - Net	0.267
Shortfall / Surplus	0.099

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	24	1,914	79.75	1,740	72.50
Aff - rented	11	622	56.50	565	51.36
Shared Ownership	1	67	67.10	61	61.00
First Homes	4	268	67.10	244	61.00
	40	**2,871**		**2,610**	

Flats HD 18

27	UNITS	18		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha		Characteristics	
	Affordable	40%	7.2	Shared Ow	5%		5.04	5	Density	120	units/ha	Total	0.300	Sub Area	West
				First Home	25%	% of Aff	0.36	0	Net:Gross	50%		Gross	0.300 ha	Green Brov	Brown
							1.8	2				Net	0.150 ha	Use	PDL
							7.2	7							

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	10.8		Rounded	m2	m2	Circulation	5		Rounded	m2	0		Rounded	m2	2		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	2.50	3	129		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	5.40	5	358	61	10.0%	30%	1.50	2	134	100%	0.00	0	0	100%	2.00	2	134
Flat to5	3	80	10.0%	50%	5.40	5	440	74	10.0%	20%	1.00	1	81		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**10.80**	**10**	**798**			**100%**	**5.00**	**6**	**344**	**100%**	**0.00**	**0**	**0**	**100%**	**2.00**	**2**	**134**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	129	225,225
Flat to5	2			1,750	1,750	626	1,095,325
Flat to5	3			1,750	1,750	521	912,450
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						1,276	2,233,000
							1,750 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	3	1	3
Flat to5	2	9	2	18
Flat to5	3	6	3	18
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**39**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.074
Gross - Net	0.150
Shortfall / Surplus	0.076

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	10	798	79.75	725	72.50
Aff - rented	6	344	57.38	313	52.17
Shared Ownership	0	0	67.10	0	61.00
First Homes	2	134	67.10	122	61.00
	18	**1,276**		**1,160**	

Flats VHD 200

28	UNITS	**200**		Aff - rentec	70%	% of Aff		56	56	Modelling			Area ha			Characteristics	
	Affordable	40%	80	Shared Ow	5%			4.00	4	Density	200	units/ha	Total	1.667		Sub Area	West
				First Home	25%	% of Aff		20	20	Net:Gross	60%		Gross	1.667	ha	Green Brov	Brown
								80	80				Net	1.000	ha	Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	120		Rounded	m2	m2	Circulation	56		Rounded	m2	4		Rounded	m2	20		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%	50%	28.00	28	1,256		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%	50%	60.00	60	4,485	61	15.0%	30%	16.80	17	1,193	100%	4.00	4	281	100%	20.00	20	1,403
Flat 6+	3	80	15.0%	50%	60.00	60	5,520	74	15.0%	20%	11.20	11	936		0.00	0	0		0.00	0	0
				100%	**120.00**	**120**	**10,005**			**100%**	**56.00**	**56**	**3,384**	**100%**	**4.00**	**4**	**281**	**100%**	**20.00**	**20**	**1,403**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,326		1,326	0	0
Terrace	3		1,326		1,326	0	0
Terrace	4		1,326		1,326	0	0
Semi	2		1,354		1,354	0	0
Semi	3		1,354		1,354	0	0
Semi	4		1,354		1,354	0	0
Det	3		1,614		1,614	0	0
Det	4		1,614		1,614	0	0
Det	5		1,614		1,614	0	0
Flat to5	1		1,543		1,543	0	0
Flat to5	2		1,543		1,543	0	0
Flat to5	3		1,543		1,543	0	0
Flat 6+	1		1,810		1,810	1,256	2,272,998
Flat 6+	2		1,810		1,810	7,361	13,323,682
Flat 6+	3		1,810		1,810	6,456	11,685,541
						15,073	27,282,221
							1,810 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	0	1	0
Flat to5	2	0	2	0
Flat to5	3	0	3	0
Flat 6+	1	28	1	28
Flat 6+	2	101	2	202
Flat 6+	3	71	3	213
			Residents	**443**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.846
Gross - Net	0.667
Shortfall / Surplus	-0.179

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	120	10,005	83.38	8,700	72.50
Aff - rented	56	3,384	60.44	2,943	52.55
Shared Ownership	4	281	70.15	244	61.00
First Homes	20	1,403	70.15	1,220	61.00
	200	**15,073**		**13,107**	

Flats VHD 75

29	UNITS	75	Aff - rentec	67%	% of Aff		Rounded	Modelling			Area ha			Characteristics	
	Affordable	40%	30 Shared Ow	8%		19.998	20	Density	250	units/ha	Total	0.600		Sub Area	West
			First Home	25%	% of Aff	2.50	2	Net:Gross	50%		Gross	0.600	ha	Green Brov	Brown
						7.5	8				Net	0.300	ha	Use	PDL
						30	30								

	Beds	m2	Circulation	Market 45		Rounded	m2	m2	Circulation	Affordable for Rent 20		Rounded	m2	Shared Ownership 2		Rounded	m2	First Homes 8		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%	50%	10.00	10	449		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%	50%	22.50	23	1,719	61	15.0%	30%	6.00	6	421	100%	2.00	2	140	100%	8.00	8	561
Flat 6+	3	80	15.0%	50%	22.50	22	2,024	74	15.0%	20%	4.00	4	340		0.00	0	0		0.00	0	0
				100%	**45.00**	**45**	**3,743**			**100%**	**20.00**	**20**	**1,210**	**100%**	**2.00**	**2**	**140**	**100%**	**8.00**	**8**	**561**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	0	0
Flat to5	2			1,750	1,750	0	0
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	449	935,123
Flat 6+	2			2,085	2,085	2,842	5,924,840
Flat 6+	3			2,085	2,085	2,364	4,929,774
						5,655	11,789,737
							2,085 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	0	1	0
Flat to5	2	0	2	0
Flat to5	3	0	3	0
Flat 6+	1	10	1	10
Flat 6+	2	39	2	78
Flat 6+	3	26	3	78
			Residents	**166**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.317
Gross - Net	0.300
Shortfall / Surplus	-0.017

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	45	3,743	83.18	3,255	72.33
Aff - rented	20	1,210	60.49	1,052	52.60
Shared Ownership	2	140	70.15	122	61.00
First Homes	8	561	70.15	488	61.00
	75	**5,655**		**4,917**	

BTR Flats 60

30	UNITS	60		Aff - rentec	100%	% of Aff		Rounded	Modelling			Area ha		Characteristics	
	Affordable	40%	24	Shared Ow	0%		24	24	Density	75	units/ha	Total	1.143	Sub Area	West
							0.00	0	Net:Gross	70%		Gross	1.143 ha	Green Brov	Brown
				First Home	0%	% of Aff	0	0				Net	0.800 ha	Use	PDL
							24	24							

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	36		Rounded	m2	m2	Circulation	24		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	60%	21.60	22	1,573	61	10.0%	60%	14.40	14	939	60%	0.00	0	0	60%	0.00	0	0
Flat to5	3	80	10.0%	40%	14.40	14	1,232	74	10.0%	40%	9.60	10	814	40%	0.00	0	0	40%	0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**36.00**	**36**	**2,805**			**100%**	**24.00**	**24**	**1,753**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	0	0
Flat to5	2			1,750	1,750	2,512	4,396,700
Flat to5	3			1,750	1,750	2,046	3,580,500
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						4,558	7,977,200
							1,750 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	0	1	0
Flat to5	2	36	2	72
Flat to5	3	24	3	72
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**144**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.275
Gross - Net	0.343
Shortfall / Surplus	0.068

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	36	2,805	77.92	2,550	70.83
Aff - rented	24	1,753	73.06	1,594	66.42
Shared Ownership	0	0	73.06	0	66.42
First Homes	0	0	73.06	0	66.42
	60	**4,558**		**4,144**	

SITE			Site 1 Large Greenfield 500	Site 2 Large Green 250	Site 3 Green 75	Site 4 Green 35	Site 5 Green 14	Site 6 Green 6	Site 7 Green 3	Site 8 HD Housing 200	Site 9 HD Housing 100	Site 10 HD Housing 60	Site 11 HD Housing 30	Site 12 HD Housing 15	Site 13 HD Housing 6	Site 14 Houses & Flats 100	Site 15 Houses & Flats 60	Site 16 Houses & Flats 30	Site 17 Houses & Flats 12	Site 18 Flats 200	Site 19 Flats 100	Site 20 Flats 60	Site 21 Flats 20	Site 22 Flats 12	Site 23 Flats 6	Site 24 Flats HD 200	Site 25 Flats HD 100	Site 26 Flats HD 40	Site 27 Flats HD 18	Site 28 Flats VHD 200	Site 29 Flats VHD 75	Site 30 BTR Flats 60
	Sub Area		West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West
	Green Brown Use		Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Paddock	Green Paddock	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL
AREA																																
	Total	ha	31.250	11.765	3.836	1.556	0.598	0.250	0.133	5.229	4.167	2.256	1.000	0.500	0.190	2.381	1.558	0.714	0.343	4.167	1.786	1.052	0.410	0.264	0.133	2.857	1.429	0.667	0.300	1.667	0.600	1.143
	Gross	ha	31.250	11.765	3.836	1.556	0.598	0.250	0.133	5.229	4.167	2.256	1.000	0.500	0.190	2.381	1.558	0.714	0.343	4.167	1.786	1.067	0.410	0.264	0.133	2.857	1.429	0.667	0.300	1.667	0.600	1.143
	Net	ha	25.000	10.000	3.261	1.167	0.467	0.200	0.100	4.444	3.333	1.579	0.750	0.375	0.133	1.667	1.091	0.500	0.240	3.333	1.250	0.800	0.267	0.171	0.080	2.000	1.000	0.400	0.150	1.000	0.300	0.800
UNITS																																
	Units		500	250	75	35	14	6	3	200	100	60	30	15	6	100	60	30	12	200	100	60	20	12	6	200	100	40	18	200	75	60
UNIT SIZE																																
	Market Housing	m2	92.05	92.63	93.42	91.14	90.89	110.33	108.67	87.95	87.95	87.42	89.83	89.67	86.00	84.65	84.00	84.28	83.44	79.75	79.75	79.75	79.75	80.93	79.75	79.75	79.75	79.75	79.75	83.38	83.18	77.92
	Aff to rent	m2	63.02	63.60	63.02	64.66	59.95	110.33	108.67	63.24	63.01	62.56	62.98	59.95	86.00	60.66	59.66	61.60	63.80	60.50	58.06	56.81	57.38	58.58	79.75	57.81	58.06	56.50	57.38	60.44	60.49	73.06
	Shared Ownership	m2	80.50	73.78	74.50	68.98	70.00	110.33	108.67	66.73	77.00	70.00	70.00	77.00	86.00	55.00	67.10	67.10	67.10	67.10	67.10	67.10	67.10	67.10	79.75	67.10	67.10	67.10	67.10	70.15	70.15	73.06
	First Homes	m2	75.81	74.46	75.24	68.98	70.00	110.33	108.67	71.20	71.48	69.67	74.67	77.00	86.00	60.28	61.42	63.80	67.10	67.10	67.10	67.10	67.10	67.10	79.75	67.10	67.10	67.10	67.10	70.15	70.15	73.06
BASE CONSTRUCTION																																
	BCIS	£/m2	1,402	1,403	1,597	1,593	1,584	1,648	1,646	1,366	1,566	1,571	1,559	1,556	1,525	1,638	1,642	1,627	1,633	1,543	1,750	1,750	1,750	1,750	1,750	1,543	1,750	1,750	1,750	1,810	2,085	1,750
	Site Costs	%	15%	15%	15%	15%	10%	10%	10%	15%	15%	15%	15%	10%	10%	15%	15%	15%	10%	10%	10%	10%	10%	5%	5%	10%	10%	10%	5%	5%	5%	10%
	Abnormals	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
		£	557,500	280,500	84,500	38,500	14,700	11,800	5,900	160,000	80,000	48,000	24,000	12,000	4,800	80,000	48,000	24,000	9,600	20,000	10,000	10,000	5,000	5,000	5,000	20,000	10,000	5,000	5,000	20,000	10,000	10,000
	Contingency	%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
	Small Sites	%																														
FEES																																
	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	Planning >50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
SALES																																
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Misc.	%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION																																
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN																																
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	17.5%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE																																
	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest		7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND																																
	EUV		25,000	25,000	25,000	25,000	25,000	50,000	50,000	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	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	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
	Premium	% EUV		0%	0%	0%	0%	0%	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
	Premium	£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000																							
	Easements etc	£																														
VALUES																																
	Market Housing	£/m2	4,100	4,100	4,100	4,100	4,100	4,100	4,100	3,778	3,778	3,782	3,750	3,750	3,750	3,998	4,029	3,892	4,028	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	3,800
	Aff Rent	£/m2	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685
	Social Rent	£/m2	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415
	Shared Ownership	£/m2	2,870	2,870	2,870	2,870	2,870	2,870	2,870	2,645	2,645	2,647	2,625	2,625	2,625	2,799	2,820	2,724	2,819	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	2,660
	First Homes	£/m2	2,825	2,827	2,842	2,870	2,870	0	0	2,640	2,636	2,647	2,625	2,625	0	2,799	2,820	2,724	2,819	3,500	3,500	3,500	3,500	3,500	0	3,500	3,500	3,500	3,500	3,500	3,500	0
GRANT																																
	Intermediate to Buy	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS																																
	Biodiversity NG	%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
		£/ha		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
		£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13
	Water	£/m2	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07
	Over Extra 1	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Over Extra 2	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CIL	£/m2	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23
	Pre CIL s106	£/unit	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
	Post CIL s106	£/unit	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
	Inf Tariff	% GDV		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Affordable Housing																															
	Overall		40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
	Aff Rent	70.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Shared Ownership	5.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
	First Homes	25%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26	Site 27	Site 28	Site 29	Site 30
			Large Greenfield	Large Green 250	Green 75	Green 35	Green 14	Green 6	Green 3	HD Housing 200	HD Housing 100	HD Housing 60	HD Housing 30	HD Housing 15	HD Housing 6	Houses & Flats 100	Houses & Flats 60	Houses & Flats 30	Houses & Flats 12	Flats 200	Flats 100	Flats 60	Flats 20	Flats 12	Flats 6	Flats HD 200	Flats HD 100	Flats HD 40	Flats HD 18	Flats VHD 200	Flats VHD 75	BTR Flats 60
			West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West	West
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Paddock	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
Site Area	Gross	ha	31.250	11.765	3.836	1.556	0.598	0.250	0.133	5.229	4.167	2.256	1.000	0.500	0.190	2.381	1.558	0.714	0.343	4.167	1.786	1.067	0.410	0.264	0.133	2.857	1.429	0.667	0.300	1.667	0.600	1.143
	Net	ha	25.000	10.000	3.261	1.167	0.467	0.200	0.100	4.444	3.333	1.579	0.750	0.375	0.133	1.667	1.091	0.500	0.240	3.333	1.250	0.800	0.267	0.171	0.080	2.000	1.000	0.400	0.150	1.000	0.300	0.800
Units			500	250	75	35	14	6	3	200	100	60	30	15	6	100	60	30	12	200	100	60	20	12	6	200	100	40	18	200	75	60
Mix	Market Housing		60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%
	Affordable Overall		40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
	Affordable Rent		28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Shared Ownership		2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
	First Homes		10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Existing Use Value		£/ha	25,000	25,000	25,000	25,000	25,000	50,000	50,000	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	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	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
		£ site	781,250	294,118	95,908	38,889	14,957	12,500	6,667	7,843,137	6,250,000	3,383,459	1,500,000	750,000	285,714	3,571,429	2,337,662	1,071,429	514,286	6,250,000	2,678,571	1,578,180	615,385	395,604	200,000	4,285,714	2,142,857	1,000,000	450,000	2,500,000	900,000	1,714,286
Uplift		£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
		£ site	10,937,500	4,117,647	1,342,711	544,444	209,402	87,500	46,667	1,568,627	1,250,000	676,692	300,000	150,000	57,143	714,286	467,532	214,286	102,857	1,250,000	535,714	315,636	123,077	79,121	40,000	857,143	428,571	200,000	90,000	500,000	180,000	342,857
Benchmark Land Value		£/ha	375,000	375,000	375,000	375,000	375,000	400,000	400,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
		£ site	11,718,750	4,411,765	1,438,619	583,333	224,359	100,000	53,333	9,411,765	7,500,000	4,060,150	1,800,000	900,000	342,857	4,285,714	2,805,195	1,285,714	617,143	7,500,000	3,214,286	1,893,816	738,462	474,725	240,000	5,142,857	2,571,429	1,200,000	540,000	3,000,000	1,080,000	2,057,143
Residual	Gross	£/ha	971,229	1,347,465	803,067	912,679	1,120,787	790,698	737,679	1,355,566	445,834	482,326	577,152	797,441	429,917	624,517	282,075	528,585	781,050	2,516,091	2,018,542	2,067,326	1,774,888	1,997,342	1,162,156	3,752,618	2,529,664	2,180,712	2,596,550	3,755,723	974,684	-1,138,590
	Net	£/ha	1,214,036	1,585,253	944,785	1,216,906	1,436,906	988,373	983,572	1,594,783	557,293	689,038	769,536	1,063,254	614,168	892,167	402,964	755,121	1,115,786	3,145,114	2,883,632	2,718,843	2,730,597	3,072,834	1,936,927	5,360,883	3,613,806	3,634,520	5,193,100	6,259,539	1,949,368	-1,626,558
		£ site	30,350,905	15,852,534	3,080,820	1,419,723	670,556	197,675	98,357	7,087,925	1,857,642	1,087,954	577,152	398,720	81,889	1,486,945	439,597	377,561	267,789	10,483,714	3,604,540	2,175,075	728,159	526,772	154,954	10,721,767	3,613,806	1,453,808	778,965	6,259,539	584,810	-1,301,246

App12 West
Site 1

Site 1	Large Greenfield 500

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				500	£/m2	£	m2
	Gross	Net					
Market Housing	92.1	91.85	60.00%	300	4,100	112,975,500	27,615
Affordable Overall			40%	200			
Affordable Rent	63.0	60.85	28.00%	140	2,685	22,873,515	8,823
Social Rent	63.0	60.85	0.00%	0	1,415	0	0
Shared Ownership	80.5	80.50	2.00%	10	2,870	2,310,350	805
First Homes	75.8	75.34	10.00%	50	2,825	10,641,570	3,790
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	25.000	ha	20	/ha		**148,800,935**	**41,033**
SITE AREA - Gross	31.250	ha	16	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**30,350,905**	**1,214,036**	**971,229**
Existing Use Value		781,250		25,000
Uplift	0%	0		0
Plus /ha	350,000	10,937,500		350,000
Benchmark Land Value		**11,718,750**		**375,000**
			£/m2	
Additional Profit		**42,294,068**	**1,532**	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -20,444,957

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				30,350,905	
	Stamp Duty			1,507,045		
	Easements etc.			0		
	Legals /Acquisition		1.50%	455,264	1,962,309	
Fees						
	Planning			85,200		
	Professional		8.00%	5,911,459	5,996,659	
CONSTRUCTION						
	Build Cost		1,673	68,638,459		
	s106 / CIL / IT			2,981,320		
	Contingency		2.50%	1,715,961		
	Abnormals	%	0.00%	0		
		£		557,500	73,893,241	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	4,464,028		
	Legals	%	0.5%	744,005		
		£/unit	0	500		
	Misc.	%	0.0%	0	5,208,533	**117,411,647**

Developers Profit				
	Market Housing	% Value	17.50%	**19,770,713**
	Affordable Housing	% Value	6.00%	**1,511,032**
	First Homes	% Value	17.50%	**1,862,275**

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

Stamp duty calc - Residual		
Land payment		30,350,905
	Total	1,507,045

Stamp duty calc - Residual		
Land payment		11,718,750
	Total	575,438

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**1,250,000**

Post CIL s106	2,500	£/ Unit (all)	1,250,000
CIL	64	£/m2	1,731,320
		Total	**2,981,320**

Inf Tariff	% GDV	
	0.00%	**0**

spell

Build Cost			/m2
			1,402.04
CO2 Plus	%	3.00%	42.06
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,453.31
Site Costs	Base	15.00%	218.00
	BNG	0.10%	1.45
			1,672.75

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	100	100	50						
Market Housing			11,297,550	22,595,100	22,595,100	22,595,100	22,595,100	11,297,550	0	0	0	0	0
Affordable Rent			2,287,352	4,574,703	4,574,703	4,574,703	4,574,703	2,287,352	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			231,035	462,070	462,070	462,070	462,070	231,035	0	0	0	0	0
First Homes			1,064,157	2,128,314	2,128,314	2,128,314	2,128,314	1,064,157	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**14,880,094**	**29,760,187**	**29,760,187**	**29,760,187**	**29,760,187**	**14,880,094**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE													
Stamp Duty		1,507,045											
Easements etc.		0											
Legals Acquisition		455,264											
Planning Fee		85,200											
Professional		5,911,459											
Build Cost - BCIS Base			6,863,846	13,727,692	13,727,692	13,727,692	13,727,692	6,863,846	0	0	0	0	0
s106/CIL/Tariff			1,856,320	250,000	250,000	250,000	250,000	125,000	0	0	0	0	0
Contingency			171,596	343,192	343,192	343,192	343,192	171,596	0	0	0	0	0
Abnormals			55,750	111,500	111,500	111,500	111,500	55,750	0	0	0	0	0
Finance Fees		0											
Legal and Valuation		0											
Agents		0	446,403	892,806	892,806	892,806	892,806	446,403	0	0	0	0	0
Legals		0	74,400	148,801	148,801	148,801	148,801	74,400	0	0	0	0	0
Misc.				0									
COSTS BEFORE LAND INT AND PROFIT		**7,958,968**	**9,468,315**	**15,473,991**	**15,473,991**	**15,473,991**	**15,473,991**	**7,736,995**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**30,350,905**											
	Interest		2,873,241	2,682,850	1,812,599	877,079	0	0	0	0	0	0	0
Developers Return													
Market Housing													
Affordable for Rent													
First Homes													
	Cash Flow	-38,309,873	2,538,538	11,603,346	12,473,597	13,409,117	14,286,196	7,143,098	0	0	0	0	0
	Opening Balance	0											
	Closing Balance	-38,309,873	-35,771,335	-24,167,989	-11,694,392	1,714,725	16,000,921	23,144,019	23,144,019	23,144,019	23,144,019	23,144,019	23,144,019

		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
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE													
Stamp Duty													
Easements etc.													
Legals Acquisition													
Planning Fee													
Professional													
Build Cost - BCIS Base		0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		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													
Legal and Valuation													
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.													
COSTS BEFORE LAND INT AND PROFIT		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land												
	Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return													
Market Housing													19,770,713
Affordable for Rent													1,511,032
First Homes													1,862,275
	Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-23,144,019
	Opening Balance												
	Closing Balance	23,144,019	23,144,019	23,144,019	23,144,019	23,144,019	23,144,019	23,144,019	23,144,019	23,144,019	23,144,019	23,144,019	0

App12 West
Site 2

Site 2	Large Green 250

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				250	£/m2	£	m2
	Gross	Net					
Market Housing	92.6	92.47	60.00%	150	4,100	56,871,100	13,895
Affordable Overall			40%	100			
Affordable Rent	63.6	61.49	28.00%	70	2,685	11,556,240	4,452
Social Rent	63.6	61.49	0.00%	0	1,415	0	0
Shared Ownership	73.8	73.00	2.00%	5	2,870	1,047,550	369
First Homes	74.5	73.84	10.00%	25	2,827	5,218,900	1,862
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	10.000	ha	25	/ha		**74,693,790**	**20,578**
SITE AREA - Gross	11.765	ha	21	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		15,852,534	1,585,253	1,347,465
Existing Use Value		294,118		25,000
Uplift	0%	0		0
Plus /ha	350,000	4,117,647		350,000
Benchmark Land Value		**4,411,765**		**375,000**
			£/m2	
Additional Profit		21,521,555	1,549	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -7,881,185

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				15,852,534	
	Stamp Duty			782,127		
	Easements etc.			0		
	Legals /Acquisition		1.50%	237,788	1,019,915	
Fees						
	Planning			50,700		
	Professional		8.00%	2,966,182	3,016,882	
CONSTRUCTION						
	Build Cost		1,673	34,435,377		
	s106 / CIL / IT			1,500,519		
	Contingency		2.50%	860,884		
	Abnormals	%	0.00%	0		
		£		280,500	37,077,280	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	2,240,814		
	Legals	%	0.5%	373,469		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,614,283	**59,580,894**

Developers Profit				
	Market Housing	% Value	17.50%	**9,952,443**
	Affordable Housing	% Value	6.00%	**756,227**
	First Homes	% Value	17.50%	**913,308**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	250		
No dwgs under 50	50	462	23,100
No dwgs over 50	200	138	27,600
		Total	50,700

Stamp duty calc - Residual		
Land payment		15,852,534
	Total	782,127

Stamp duty calc - Residual		
Land payment		4,411,765
	Total	210,088

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**625,000**

Post CIL s106	2,500	£/ Unit (all)	625,000
CIL	64	£/m2	875,519
		Total	**1,500,519**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,402.63
CO2 Plus	%	3.00%	42.08
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,453.91
Site Costs	Base	15.00%	218.09
	BNG	0.10%	1.45
			1,673.45

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	50	50	50	50							
Market Housing			11,374,220	11,374,220	11,374,220	11,374,220	11,374,220	0	0	0	0	0	0
Affordable Rent			2,311,248	2,311,248	2,311,248	2,311,248	2,311,248	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			209,510	209,510	209,510	209,510	209,510	0	0	0	0	0	0
First Homes			1,043,780	1,043,780	1,043,780	1,043,780	1,043,780	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**14,938,758**	**14,938,758**	**14,938,758**	**14,938,758**	**14,938,758**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE													
Stamp Duty		782,127											
Easements etc.		0											
Legals Acquisition		237,788											
Planning Fee		50,700											
Professional		2,966,182											
Build Cost - BCIS Base			6,887,075	6,887,075	6,887,075	6,887,075	6,887,075	0	0	0	0	0	0
s106/CIL/Tariff			1,000,519	125,000	125,000	125,000	125,000	0	0	0	0	0	0
Contingency			172,177	172,177	172,177	172,177	172,177	0	0	0	0	0	0
Abnormals			56,100	56,100	56,100	56,100	56,100	0	0	0	0	0	0
Finance Fees		0											
Legal and Valuation		0											
Agents		0	448,163	448,163	448,163	448,163	448,163	0	0	0	0	0	0
Legals		0	74,694	74,694	74,694	74,694	74,694	0	0	0	0	0	0
Misc.				0									
COSTS BEFORE LAND INT AND PROFIT		**4,036,797**	**8,638,728**	**7,763,209**	**7,763,209**	**7,763,209**	**7,763,209**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**15,852,534**											
	Interest		1,491,700	1,131,075	677,740	190,404	0	0	0	0	0	0	0
Developers Return													
Market Housing													
Affordable for Rent													
First Homes													
	Cash Flow	-19,889,331	4,808,330	6,044,474	6,497,810	6,985,145	7,175,549	0	0	0	0	0	0
	Opening Balance	0											
	Closing Balance	-19,889,331	-15,081,001	-9,036,527	-2,538,717	4,446,428	11,621,977	11,621,977	11,621,977	11,621,977	11,621,977	11,621,977	11,621,977

		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
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE													
Stamp Duty													
Easements etc.													
Legals Acquisition													
Planning Fee													
Professional													
Build Cost - BCIS Base		0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		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													
Legal and Valuation													
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.													
COSTS BEFORE LAND INT AND PROFIT		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land												
	Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return													
Market Housing													9,952,443
Affordable for Rent													756,227
First Homes													913,308
	Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-11,621,977
	Opening Balance												
	Closing Balance	11,621,977	11,621,977	11,621,977	11,621,977	11,621,977	11,621,977	11,621,977	11,621,977	11,621,977	11,621,977	11,621,977	0

App12 West
Site 3

Site 3	Green 75

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				75	£/m2	£	m2
	Gross	Net					
Market Housing	93.4	93.33	60.00%	45	4,100	17,220,000	4,204
Affordable Overall			40%	30			
Affordable Rent	63.0	60.85	28.00%	21	2,685	3,431,027	1,323
Social Rent	63.0	60.85	0.00%	0	1,415	0	0
Shared Ownership	74.5	74.50	2.00%	2	2,870	320,723	112
First Homes	75.2	74.75	10.00%	8	2,842	1,593,141	564
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	3.261	ha	23	/ha		**22,564,890**	**6,203**
SITE AREA - Gross	3.836	ha	20	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		3,080,820	944,785	803,067
Existing Use Value		95,908		25,000
Uplift	0%	0		0
Plus /ha	350,000	1,342,711		350,000
Benchmark Land Value		**1,438,619**		**375,000**
			£/m2	
Additional Profit		3,966,026	943	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -2,050,101

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				3,080,820	
	Stamp Duty			143,541		
	Easements etc.			0		
	Legals /Acquisition		1.50%	46,212	189,753	
Fees						
	Planning			26,550		
	Professional		8.00%	1,011,497	1,038,047	
CONSTRUCTION						
	Build Cost		1,904	11,809,280		
	s106 / CIL / IT			454,697		
	Contingency		2.50%	295,232		
	Abnormals	%	0.00%	0		
		£		84,500	12,643,709	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	676,947		
	Legals	%	0.5%	112,824		
		£/unit	0	0		
	Misc.	%	0.0%	0	789,771	**17,742,100**

Developers Profit				
	Market Housing	% Value	17.50%	**3,013,500**
	Affordable Housing	% Value	6.00%	**225,105**
	First Homes	% Value	17.50%	**278,800**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	75		
No dwgs under 50	50	462	23,100
No dwgs over 50	25	138	3,450
		Total	26,550

Stamp duty calc - Residual		
Land payment		3,080,820
	Total	143,541

Stamp duty calc - Residual		
Land payment		1,438,619
	Total	61,431

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**187,500**

Post CIL s106	2,500	£/ Unit (all)	187,500
CIL	64	£/m2	267,197
		Total	**454,697**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,596.82
CO2 Plus	%	3.00%	47.90
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,653.92
Site Costs	Base	15.00%	248.09
	BNG	0.10%	1.65
			1,903.66

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			12	13	12	13	12	13				
Market Housing				0	0	0	2,755,200	2,984,800	2,755,200	2,984,800	2,755,200	2,984,800
Affordable Rent				0	0	0	548,964	594,711	548,964	594,711	548,964	594,711
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	51,316	55,592	51,316	55,592	51,316	55,592
First Homes				0	0	0	254,903	276,144	254,903	276,144	254,903	276,144
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,610,382**	**3,911,248**	**3,610,382**	**3,911,248**	**3,610,382**	**3,911,248**
EXPENDITURE												
Stamp Duty	143,541											
Easements etc.	0											
Legals Acquisition	46,212											
Planning Fee	26,550											
Professional	505,748		505,748									
Build Cost - BCIS Base		0	629,828	1,312,142	1,941,971	1,994,456	1,941,971	1,994,456	1,312,142	682,314	0	0
s106/CIL/Tariff		267,197	10,000	20,833	30,833	31,667	30,833	31,667	20,833	10,833	0	0
Contingency		0	15,746	32,804	48,549	49,861	48,549	49,861	32,804	17,058	0	0
Abnormals		0	4,507	9,389	13,896	14,271	13,896	14,271	9,389	4,882	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	108,311	117,337	108,311	117,337	108,311	117,337
Legals	0	0	0	0	0	0	18,052	19,556	18,052	19,556	18,052	19,556
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**722,052**	**267,197**	**1,165,829**	**1,375,168**	**2,035,249**	**2,090,255**	**2,161,612**	**2,227,149**	**1,501,531**	**851,981**	**126,363**	**136,894**
For Residual Valuation Land	**3,080,820**											
Interest		71,304	77,651	100,966	128,643	169,216	211,582	188,384	160,340	123,805	68,765	4,729
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-3,802,872	-338,501	-1,243,480	-1,476,134	-2,163,892	-2,259,472	1,237,189	1,495,714	1,948,511	2,935,462	3,415,254	3,769,625
Opening Balance	0											
Closing Balance	-3,802,872	-4,141,372	-5,384,852	-6,860,986	-9,024,878	-11,284,350	-10,047,161	-8,551,447	-6,602,936	-3,667,474	-252,220	3,517,405

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												3,013,500
Affordable for Rent												225,105
First Homes												278,800
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-3,517,405
Opening Balance												
Closing Balance	3,517,405	3,517,405	3,517,405	3,517,405	3,517,405	3,517,405	3,517,405	3,517,405	3,517,405	3,517,405	3,517,405	0

App12 West
Site 4

Site 4	Green 35

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				35	£/m2	£	m2
	Gross	Net					
Market Housing	91.1	90.95	60.00%	21	4,100	7,831,000	1,914
Affordable Overall			40%	14			
Affordable Rent	64.7	63.10	28.00%	10	2,685	1,660,350	634
Social Rent	64.7	63.10	0.00%	0	1,415	0	0
Shared Ownership	69.0	68.00	2.00%	1	2,870	136,612	48
First Homes	69.0	68.00	10.00%	4	2,870	683,060	241
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.167	ha	30	/ha		**10,311,022**	**2,837**
SITE AREA - Gross	1.556	ha	23	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,419,723	1,216,906	912,679
Existing Use Value		38,889		25,000
Uplift	0%	0		0
Plus /ha	350,000	544,444		350,000
Benchmark Land Value		**583,333**		**375,000**
			£/m2	
Additional Profit		1,949,137	1,018	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -982,732

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				1,419,723	
	Stamp Duty			60,486		
	Easements etc.			0		
	Legals /Acquisition		1.50%	21,296	81,782	
Fees						
	Planning			16,170		
	Professional		8.00%	461,677	477,847	
CONSTRUCTION						
	Build Cost		1,900	5,390,102		
	s106 / CIL / IT			207,610		
	Contingency		2.50%	134,753		
	Abnormals	%	0.00%	0		
		£		38,500	5,770,964	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	309,331		
	Legals	%	0.5%	51,555		
		£/unit	0	0		
	Misc.	%	0.0%	0	360,886	**8,111,202**

Developers Profit				
	Market Housing	% Value	17.50%	**1,370,425**
	Affordable Housing	% Value	6.00%	**107,818**
	First Homes	% Value	17.50%	**119,536**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	35		
No dwgs under 50	35	462	16,170
No dwgs over 50	0	138	0
		Total	16,170

Stamp duty calc - Residual		
Land payment		1,419,723
	Total	60,486

Stamp duty calc - Residual		
Land payment		583,333
	Total	18,667

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**87,500**

Post CIL s106	2,500	£/ Unit (all)	87,500
CIL	64	£/m2	120,110
		Total	**207,610**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,593.46
CO2 Plus	%	3.00%	47.80
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,650.47
Site Costs	Base	15.00%	247.57
	BNG	0.10%	1.65
			1,899.69

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			5	6	6	6	6	6				
Market Housing				0	0	0	1,118,714	1,342,457	1,342,457	1,342,457	1,342,457	1,342,457
Affordable Rent				0	0	0	237,193	284,631	284,631	284,631	284,631	284,631
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	19,516	23,419	23,419	23,419	23,419	23,419
First Homes				0	0	0	97,580	117,096	117,096	117,096	117,096	117,096
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,473,003**	**1,767,604**	**1,767,604**	**1,767,604**	**1,767,604**	**1,767,604**
EXPENDITURE												
Stamp Duty	60,486											
Easements etc.	0											
Legals Acquisition	21,296											
Planning Fee	16,170											
Professional	230,839		230,839									
Build Cost - BCIS Base		0	256,672	564,677	872,683	924,017	924,017	924,017	616,012	308,006	0	0
s106/CIL/Tariff		120,110	4,167	9,167	14,167	15,000	15,000	15,000	10,000	5,000	0	0
Contingency		0	6,417	14,117	21,817	23,100	23,100	23,100	15,400	7,700	0	0
Abnormals		0	1,833	4,033	6,233	6,600	6,600	6,600	4,400	2,200	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	44,190	53,028	53,028	53,028	53,028	53,028
Legals	0	0	0	0	0	0	7,365	8,838	8,838	8,838	8,838	8,838
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**328,791**	**120,110**	**499,927**	**591,994**	**914,900**	**968,718**	**1,020,273**	**1,030,584**	**707,678**	**384,772**	**61,866**	**61,866**
For Residual Valuation Land	**1,419,723**											
Interest		32,785	35,651	45,694	57,650	75,885	95,472	88,773	76,619	58,182	33,344	1,987
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-1,748,514	-152,895	-535,578	-637,688	-972,550	-1,044,603	357,258	648,247	983,307	1,324,650	1,672,393	1,703,751
Opening Balance	0											
Closing Balance	-1,748,514	-1,901,408	-2,436,987	-3,074,675	-4,047,225	-5,091,828	-4,734,570	-4,086,323	-3,103,016	-1,778,366	-105,972	1,597,778

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												1,370,425
Affordable for Rent												107,818
First Homes												119,536
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-1,597,778
Opening Balance												
Closing Balance	1,597,778	1,597,778	1,597,778	1,597,778	1,597,778	1,597,778	1,597,778	1,597,778	1,597,778	1,597,778	1,597,778	0

App12 West
Site 5

Site 5	Green 14

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				14	£/m2	£	m2
	Gross	Net					
Market Housing	90.9	90.89	60.00%	8	4,100	3,130,213	763
Affordable Overall			40%	5.6			
Affordable Rent	60.0	58.00	28.00%	4	2,685	610,462	235
Social Rent	60.0	58.00	0.00%	0	1,415	0	0
Shared Ownership	70.0	70.00	2.00%	0	2,870	56,252	20
First Homes	70.0	70.00	10.00%	1	2,870	281,260	98
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.467	ha	30	/ha		**4,078,187**	**1,116**
SITE AREA - Gross	0.598	ha	23	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		670,556	1,436,906	1,120,787
Existing Use Value		14,957		25,000
Uplift	0%	0		0
Plus /ha	350,000	209,402		350,000
Benchmark Land Value		**224,359**		**375,000**
			£/m2	
Additional Profit		970,458	1,271	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -463,158

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				670,556	
	Stamp Duty			23,028		
	Easements etc.			0		
	Legals /Acquisition		1.50%	10,058	33,086	
Fees						
	Planning			6,468		
	Professional		8.00%	173,529	179,997	
CONSTRUCTION						
	Build Cost		1,807	2,016,455		
	s106 / CIL / IT			87,540		
	Contingency		2.50%	50,411		
	Abnormals	%	0.00%	0		
		£		14,700	2,169,107	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	122,346		
	Legals	%	0.5%	20,391		
		£/unit	0	0		
	Misc.	%	0.0%	0	142,737	**3,195,482**

Developers Profit				
	Market Housing	% Value	17.50%	**547,787**
	Affordable Housing	% Value	6.00%	**40,003**
	First Homes	% Value	17.50%	**49,221**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	14		
No dwgs under 50	14	462	6,468
No dwgs over 50	0	138	0
		Total	6,468

Stamp duty calc - Residual		
Land payment		670,556
	Total	23,028

Stamp duty calc - Residual		
Land payment		224,359
	Total	1,487

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**35,000**

Post CIL s106	2,500	£/ Unit (all)	35,000
CIL	64	£/m2	52,540
		Total	**87,540**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,584.28
CO2 Plus	%	3.00%	47.53
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,641.00
Site Costs	Base	10.00%	164.10
	BNG	0.10%	1.64
			1,806.75

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			2	4	4	4																		
Market Housing				0	0	0	447,173	894,347	894,347	894,347	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	87,209	174,418	174,418	174,418	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	8,036	16,072	16,072	16,072	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	40,180	80,360	80,360	80,360	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**582,598**	**1,165,196**	**1,165,196**	**1,165,196**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	23,028																							
Easements etc.	0																							
Legals Acquisition	10,058																							
Planning Fee	6,468																							
Professional	86,764		86,764																					
Build Cost - BCIS Base		0	96,022	288,065	480,108	576,130	384,087	192,043	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		52,540	1,667	5,000	8,333	10,000	6,667	3,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	2,401	7,202	12,003	14,403	9,602	4,801	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	700	2,100	3,500	4,200	2,800	1,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	17,478	34,956	34,956	34,956	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,913	5,826	5,826	5,826	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	**126,318**	**52,540**	**187,553**	**302,367**	**503,944**	**604,733**	**423,547**	**242,360**	**40,782**	**40,782**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**670,556**																							
Interest		14,941	16,207	20,027	26,072	36,010	48,024	45,942	29,500	8,971	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								547,787
Affordable for Rent																								40,003
First Homes																								49,221
Cash Flow	-796,875	-67,482	-203,760	-322,394	-530,017	-640,743	111,028	876,895	1,094,914	1,115,444	0	0	0	0	0	0	0	0	0	0	0	0	0	-637,011
Opening Balance	0																							
Closing Balance	-796,875	-864,356	-1,068,116	-1,390,510	-1,920,526	-2,561,270	-2,450,242	-1,573,347	-478,433	637,011	637,011	637,011	637,011	637,011	637,011	637,011	637,011	637,011	637,011	637,011	637,011	637,011	637,011	0

App12 West
Site 6

Site 6	Green 6

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				6	£/m2	£	m2
	Gross	Net					
Market Housing	110.3	110.33	60.00%	4	4,100	1,628,520	397
Affordable Overall			40%	2.4			
Affordable Rent	110.3	110.33	28.00%	2	2,685	497,692	185
Social Rent	110.3	110.33	0.00%	0	1,415	0	0
Shared Ownership	110.3	110.33	2.00%	0	2,870	37,999	13
First Homes	110.3	110.33	10.00%	1	0	0	66
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.200	ha	30	/ha		**2,164,210**	**662**
SITE AREA - Gross	0.250	ha	24	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		197,675	988,373	790,698
Existing Use Value		12,500		50,000
Uplift	0%	0		0
Plus /ha	350,000	87,500		350,000
Benchmark Land Value		**100,000**		**400,000**
			£/m2	
Additional Profit		322,745	813	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -189,604

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				197,675	
	Stamp Duty			953		
	Easements etc.			0		
	Legals /Acquisition		1.50%	2,965	3,919	
Fees						
	Planning			2,772		
	Professional		8.00%	107,557	110,329	
CONSTRUCTION						
	Build Cost		1,879	1,244,037		
	s106 / CIL / IT			57,520		
	Contingency		2.50%	31,101		
	Abnormals	%	0.00%	0		
		£		11,800	1,344,458	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	64,926		
	Legals	%	0.5%	10,821		
		£/unit	0	0		
	Misc.	%	0.0%	0	75,747	**1,732,127**

Developers Profit				
	Market Housing	% Value	17.50%	**284,991**
	Affordable Housing	% Value	6.00%	**32,141**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	6		
No dwgs under 50	6	462	2,772
No dwgs over 50	0	138	0
		Total	2,772

Stamp duty calc - Residual		
Land payment		197,675
	Total	953

Stamp duty calc - Residual		
Land payment		100,000
	Total	0

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**15,000**

Post CIL s106	2,500	£/ Unit (all)	15,000
CIL	64	£/m2	42,520
		Total	**57,520**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,648.18
CO2 Plus	%	3.00%	49.45
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,706.82
Site Costs	Base	10.00%	170.68
	BNG	0.10%	1.71
			1,879.21

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			2	2	2																			
Market Housing				0	0	0	542,840	542,840	542,840	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	165,897	165,897	165,897	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	12,666	12,666	12,666	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**721,403**	**721,403**	**721,403**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	953																							
Easements etc.	0																							
Legals Acquisition	2,965																							
Planning Fee	2,772																							
Professional	53,778		53,778																					
Build Cost - BCIS Base		0	138,226	276,453	414,679	276,453	138,226	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		42,520	1,667	3,333	5,000	3,333	1,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	3,456	6,911	10,367	6,911	3,456	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	1,311	2,622	3,933	2,622	1,311	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	21,642	21,642	21,642	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,607	3,607	3,607	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	**60,469**	**42,520**	**198,438**	**289,319**	**433,979**	**289,319**	**169,909**	**25,249**	**25,249**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**197,675**																							
Interest		4,840	5,728	9,556	15,160	23,582	29,448	19,660	6,976	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								284,991
Affordable for Rent																								32,141
First Homes																								0
Cash Flow	-258,144	-47,360	-204,166	-298,876	-449,139	-312,901	522,046	676,494	689,178	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-317,132
Opening Balance	0																							
Closing Balance	-258,144	-305,504	-509,670	-808,546	-1,257,685	-1,570,586	-1,048,540	-372,046	317,132	317,132	317,132	317,132	317,132	317,132	317,132	317,132	317,132	317,132	317,132	317,132	317,132	317,132	317,132	0

App12 West
Site 7

Site 7	Green 3

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				3	£/m2	£	m2
	Gross	Net					
Market Housing	108.7	108.67	60.00%	2	4,100	801,960	196
Affordable Overall			40%	1.2			
Affordable Rent	108.7	108.67	28.00%	1	2,685	245,087	91
Social Rent	108.7	108.67	0.00%	0	1,415	0	0
Shared Ownership	108.7	108.67	2.00%	0	2,870	18,712	7
First Homes	108.7	108.67	10.00%	0	0	0	33
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.100	ha	30	/ha		**1,065,759**	**326**
SITE AREA - Gross	0.133	ha	23	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		98,357	983,572	737,679
Existing Use Value		6,667		50,000
Uplift	0%	0		0
Plus /ha	350,000	46,667		350,000
Benchmark Land Value		**53,333**		**400,000**
			£/m2	
Additional Profit		158,775	812	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -97,361

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				98,357	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,475	1,475	
Fees						
	Planning			1,386		
	Professional		8.00%	52,920	54,306	
CONSTRUCTION						
	Build Cost		1,877	611,863		
	s106 / CIL / IT			28,439		
	Contingency		2.50%	15,297		
	Abnormals	%	0.00%	0		
		£		5,900	661,499	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	31,973		
	Legals	%	0.5%	5,329		
		£/unit	0	0		
	Misc.	%	0.0%	0	37,302	**852,939**

Developers Profit				
	Market Housing	% Value	17.50%	**140,343**
	Affordable Housing	% Value	6.00%	**15,828**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	3		
No dwgs under 50	3	462	1,386
No dwgs over 50	0	138	0
		Total	1,386

Stamp duty calc - Residual		
Land payment		98,357
	Total	0

Stamp duty calc - Residual		
Land payment		53,333
	Total	0

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**7,500**

Post CIL s106	2,500	£/ Unit (all)	7,500
CIL	64	£/m2	20,939
		Total	**28,439**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,646.12
CO2 Plus	%	3.00%	49.38
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,704.71
Site Costs	Base	10.00%	170.47
	BNG	0.10%	1.70
			1,876.88

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			1	1	1																			
Market Housing				0	0	0	267,320	267,320	267,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	81,696	81,696	81,696	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	6,237	6,237	6,237	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**355,253**	**355,253**	**355,253**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	1,475																							
Planning Fee	1,386																							
Professional	26,460		26,460																					
Build Cost - BCIS Base		0	67,985	135,970	203,954	135,970	67,985	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		20,939	833	1,667	2,500	1,667	833	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	1,700	3,399	5,099	3,399	1,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	656	1,311	1,967	1,311	656	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	10,658	10,658	10,658	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,776	1,776	1,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	**29,321**	**20,939**	**97,633**	**142,347**	**213,520**	**142,347**	**83,607**	**12,434**	**12,434**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**98,357**																							
Interest		2,394	2,831	4,715	7,473	11,616	14,503	9,682	3,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								140,343
Affordable for Rent																								15,828
First Homes																								0
Cash Flow	-127,678	-23,333	-100,465	-147,062	-220,993	-153,963	257,143	333,138	339,384	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-156,171
Opening Balance	0																							
Closing Balance	-127,678	-151,011	-251,476	-398,538	-619,531	-773,494	-516,351	-183,213	156,171	156,171	156,171	156,171	156,171	156,171	156,171	156,171	156,171	156,171	156,171	156,171	156,171	156,171	156,171	0

App12 West
Site 8

Site 8	HD Housing 200

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				200	£/m2	£	m2
	Gross	Net					
Market Housing	88.0	87.75	60.00%	120	3,778	39,787,500	10,554
Affordable Overall			40%	80			
Affordable Rent	63.2	61.05	28.00%	56	2,685	9,180,015	3,541
Social Rent	63.2	61.05	0.00%	0	1,415	0	0
Shared Ownership	66.7	65.75	2.00%	4	2,645	695,620	267
First Homes	71.2	70.00	10.00%	20	2,640	3,696,361	1,424
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	4.444	ha	45	/ha		**53,359,496**	**15,786**
SITE AREA - Gross	5.229	ha	38	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		7,087,925	1,594,783	1,355,566
Existing Use Value		7,843,137		1,500,000
Uplift	20%	1,568,627		300,000
Plus /ha	0	0		0
Benchmark Land Value		**9,411,765**		**1,800,000**
			£/m2	
Additional Profit		16,407,215	1,555	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -23,691,514

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				7,087,925	
	Stamp Duty			343,896		
	Easements etc.			0		
	Legals /Acquisition		1.50%	106,319	450,215	
Fees						
	Planning			43,800		
	Professional		8.00%	2,378,431	2,422,231	
CONSTRUCTION						
	Build Cost		1,636	25,826,787		
	s106 / CIL / IT			1,160,927		
	Contingency		5.00%	1,291,339		
	Abnormals	%	5.00%	1,291,339		
		£		160,000	29,730,392	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	1,600,785		
	Legals	%	0.5%	266,797		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,867,582	**41,558,346**

Developers Profit				
	Market Housing	% Value	17.50%	**6,962,813**
	Affordable Housing	% Value	6.00%	**592,538**
	First Homes	% Value	17.50%	**646,863**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	200		
No dwgs under 50	50	462	23,100
No dwgs over 50	150	138	20,700
		Total	43,800

Stamp duty calc - Residual		
Land payment		7,087,925
	Total	343,896

Stamp duty calc - Residual		
Land payment		9,411,765
	Total	460,088

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**500,000**

Post CIL s106	2,500	£/ Unit (all)	500,000
CIL	64	£/m2	660,927
		Total	**1,160,927**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,366.29
CO2 Plus	%	3.00%	40.99
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,416.48
Site Costs	Base	15.00%	212.47
	BNG	0.50%	7.08
			1,636.04

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13	12	13
Market Housing				0	0	0	2,387,250	2,586,188	2,387,250	2,586,188	2,387,250	2,586,188
Affordable Rent				0	0	0	550,801	596,701	550,801	596,701	550,801	596,701
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	41,737	45,215	41,737	45,215	41,737	45,215
First Homes				0	0	0	221,782	240,263	221,782	240,263	221,782	240,263
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,201,570**	**3,468,367**	**3,201,570**	**3,468,367**	**3,201,570**	**3,468,367**
EXPENDITURE												
Stamp Duty	343,896											
Easements etc.	0											
Legals Acquisition	106,319											
Planning Fee	43,800											
Professional	1,189,216		1,189,216									
Build Cost - BCIS Base		0	516,536	1,076,116	1,592,652	1,635,697	1,592,652	1,635,697	1,592,652	1,635,697	1,592,652	1,635,697
s106/CIL/Tariff		660,927	10,000	20,833	30,833	31,667	30,833	31,667	30,833	31,667	30,833	31,667
Contingency		0	25,827	53,806	79,633	81,785	79,633	81,785	79,633	81,785	79,633	81,785
Abnormals		0	29,027	60,472	89,499	91,918	89,499	91,918	89,499	91,918	89,499	91,918
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	96,047	104,051	96,047	104,051	96,047	104,051
Legals	0	0	0	0	0	0	16,008	17,342	16,008	17,342	16,008	17,342
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**1,683,231**	**660,927**	**1,770,605**	**1,211,228**	**1,792,617**	**1,841,066**	**1,904,672**	**1,962,459**	**1,904,672**	**1,962,459**	**1,904,672**	**1,962,459**
For Residual Valuation Land	**7,087,925**											
Interest		164,459	179,935	216,508	243,278	281,451	321,248	302,955	280,399	261,340	238,004	218,150
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-8,771,156	-825,386	-1,950,540	-1,427,736	-2,035,895	-2,122,517	975,650	1,202,954	1,016,499	1,244,568	1,058,894	1,287,758
Opening Balance	0											
Closing Balance	-8,771,156	-9,596,542	-11,547,082	-12,974,817	-15,010,712	-17,133,229	-16,157,580	-14,954,626	-13,938,128	-12,693,559	-11,634,666	-10,346,907

	Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started	12	13	12	13	12	13						
Market Housing	2,387,250	2,586,188	2,387,250	2,586,188	2,387,250	2,586,188	2,387,250	2,586,188	2,387,250	2,586,188	0	0
Affordable Rent	550,801	596,701	550,801	596,701	550,801	596,701	550,801	596,701	550,801	596,701	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	41,737	45,215	41,737	45,215	41,737	45,215	41,737	45,215	41,737	45,215	0	0
First Homes	221,782	240,263	221,782	240,263	221,782	240,263	221,782	240,263	221,782	240,263	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**3,201,570**	**3,468,367**	**3,201,570**	**3,468,367**	**3,201,570**	**3,468,367**	**3,201,570**	**3,468,367**	**3,201,570**	**3,468,367**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	1,592,652	1,635,697	1,592,652	1,635,697	1,592,652	1,635,697	1,076,116	559,580	0	0	0	0
s106/CIL/Tariff	30,833	31,667	30,833	31,667	30,833	31,667	20,833	10,833	0	0	0	0
Contingency	79,633	81,785	79,633	81,785	79,633	81,785	53,806	27,979	0	0	0	0
Abnormals	89,499	91,918	89,499	91,918	89,499	91,918	60,472	31,446	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	96,047	104,051	96,047	104,051	96,047	104,051	96,047	104,051	96,047	104,051	0	0
Legals	16,008	17,342	16,008	17,342	16,008	17,342	16,008	17,342	16,008	17,342	0	0
Misc.												
COSTS BEFORE LAND INT AND PROFIT	**1,904,672**	**1,962,459**	**1,904,672**	**1,962,459**	**1,904,672**	**1,962,459**	**1,323,283**	**751,231**	**112,055**	**121,393**	**0**	**0**
For Residual Valuation Land												
Interest	194,005	173,325	148,339	126,804	100,946	78,522	51,758	17,511	0	0	0	0
Developers Return												
Market Housing												6,962,813
Affordable for Rent												592,538
First Homes												646,863
Cash Flow	1,102,893	1,332,583	1,148,558	1,379,104	1,195,952	1,427,387	1,826,529	2,699,625	3,089,515	3,346,974	0	-8,202,214
Opening Balance												
Closing Balance	-9,244,014	-7,911,431	-6,762,873	-5,383,769	-4,187,816	-2,760,430	-933,901	1,765,725	4,855,239	8,202,214	8,202,214	0

App12 West
Site 9

Site 9	HD Housing 100

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
	Gross	Net					
Market Housing	88.0	87.75	60.00%	60	3,778	19,893,750	5,277
Affordable Overall			40%	40			
Affordable Rent	63.0	60.82	28.00%	28	2,685	4,572,555	1,764
Social Rent	63.0	60.82	0.00%	0	1,415	0	0
Shared Ownership	77.0	77.00	2.00%	2	2,645	407,321	154
First Homes	71.5	70.70	10.00%	10	2,636	1,863,415	715
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	3.333	ha	30	/ha		26,737,041	7,910
SITE AREA - Gross	4.167	ha	24	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,857,642	557,293	445,834
Existing Use Value		6,250,000		1,500,000
Uplift	20%	1,250,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		7,500,000		1,800,000
			£/m2	
Additional Profit		6,155,411	1,166	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -16,462,212

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				1,857,642	
	Stamp Duty			82,382		
	Easements etc.			0		
	Legals /Acquisition		1.50%	27,865	110,247	
Fees						
	Planning			30,000		
	Professional		8.00%	1,356,825	1,386,825	
CONSTRUCTION						
	Build Cost		1,873	14,818,043		
	s106 / CIL / IT			580,463		
	Contingency		5.00%	740,902		
	Abnormals	%	5.00%	740,902		
		£		80,000	16,960,311	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	802,111		
	Legals	%	0.5%	133,685		
		£/unit	0	0		
	Misc.	%	0.0%	0	935,796	21,250,820

Developers Profit				
	Market Housing	% Value	17.50%	3,481,406
	Affordable Housing	% Value	6.00%	298,793
	First Homes	% Value	17.50%	326,098

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

Stamp duty calc - Residual		
Land payment		1,857,642
	Total	82,382

Stamp duty calc - Residual		
Land payment		7,500,000
	Total	364,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**250,000**

Post CIL s106	2,500	£/ Unit (all)	250,000
CIL	64	£/m2	330,463
		Total	**580,463**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,565.76
CO2 Plus	%	3.00%	46.97
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,621.93
Site Costs	Base	15.00%	243.29
	BNG	0.50%	8.11
			1,873.33

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			12	13	12	13	12	13	12	13		
Market Housing				0	0	0	2,387,250	2,586,188	2,387,250	2,586,188	2,387,250	2,586,188
Affordable Rent				0	0	0	548,707	594,432	548,707	594,432	548,707	594,432
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	48,879	52,952	48,879	52,952	48,879	52,952
First Homes				0	0	0	223,610	242,244	223,610	242,244	223,610	242,244
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,208,445**	**3,475,815**	**3,208,445**	**3,475,815**	**3,208,445**	**3,475,815**
EXPENDITURE												
Stamp Duty	82,382											
Easements etc.	0											
Legals Acquisition	27,865											
Planning Fee	30,000											
Professional	678,412		678,412									
Build Cost - BCIS Base		0	592,722	1,234,837	1,827,559	1,876,952	1,827,559	1,876,952	1,827,559	1,876,952	1,234,837	642,115
s106/CIL/Tariff		330,463	10,000	20,833	30,833	31,667	30,833	31,667	30,833	31,667	20,833	10,833
Contingency		0	29,636	61,742	91,378	93,848	91,378	93,848	91,378	93,848	61,742	32,106
Abnormals		0	32,836	68,409	101,245	103,981	101,245	103,981	101,245	103,981	68,409	35,572
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	96,253	104,274	96,253	104,274	96,253	104,274
Legals	0	0	0	0	0	0	16,042	17,379	16,042	17,379	16,042	17,379
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**818,659**	**330,463**	**1,343,606**	**1,385,821**	**2,051,014**	**2,106,447**	**2,163,310**	**2,228,101**	**2,163,310**	**2,228,101**	**1,498,116**	**842,280**
For Residual Valuation Land	**1,857,642**											
Interest		50,181	57,318	83,585	111,136	151,677	194,017	178,058	158,002	141,368	120,624	90,817
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-2,676,301	-380,644	-1,400,924	-1,469,406	-2,162,151	-2,258,124	851,118	1,069,656	887,133	1,106,346	1,589,705	2,542,718
Opening Balance	0											
Closing Balance	-2,676,301	-3,056,945	-4,457,869	-5,927,275	-8,089,426	-10,347,550	-9,496,431	-8,426,775	-7,539,642	-6,433,296	-4,843,591	-2,300,873

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	2,387,250	2,586,188	0	0	0	0	0	0	0	0	0	0
Affordable Rent	548,707	594,432	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	48,879	52,952	0	0	0	0	0	0	0	0	0	0
First Homes	223,610	242,244	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	**3,208,445**	**3,475,815**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
Agents	96,253	104,274	0	0	0	0	0	0	0	0	0	0
Legals	16,042	17,379	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND PROFIT	**112,296**	**121,654**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	43,141	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												3,481,406
Affordable for Rent												298,793
First Homes												326,098
Cash Flow	3,053,008	3,354,162	0	0	0	0	0	0	0	0	0	-4,106,296
Opening Balance												
Closing Balance	752,135	4,106,296	4,106,296	4,106,296	4,106,296	4,106,296	4,106,296	4,106,296	4,106,296	4,106,296	4,106,296	0

App12 West
Site 10

Site 10	HD Housing 60

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net					
Market Housing	87.4	87.19	60.00%	36	3,782	11,871,250	3,147
Affordable Overall			40%	24			
Affordable Rent	62.6	60.24	28.00%	17	2,685	2,717,094	1,051
Social Rent	62.6	60.24	0.00%	0	1,415	0	0
Shared Ownership	70.0	70.00	2.00%	1	2,647	222,373	84
First Homes	69.7	68.00	10.00%	6	2,647	1,080,098	418
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.579	ha	38	/ha		15,890,815	4,700
SITE AREA - Gross	2.256	ha	27	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,087,954	689,038	482,326
Existing Use Value		3,383,459		1,500,000
Uplift	20%	676,692		300,000
Plus /ha	0	0		0
Benchmark Land Value		4,060,150		1,800,000
			£/m2	
Additional Profit		3,242,552	1,030	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -8,548,023

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				1,087,954	
	Stamp Duty			43,898		
	Easements etc.			0		
	Legals /Acquisition		1.50%	16,319	60,217	
Fees						
	Planning			24,480		
	Professional		8.00%	808,801	833,281	
CONSTRUCTION						
	Build Cost		1,879	8,832,307		
	s106 / CIL / IT			346,480		
	Contingency		5.00%	441,615		
	Abnormals	%	5.00%	441,615		
		£		48,000	10,110,017	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	476,724		
	Legals	%	0.5%	79,454		
		£/unit	0	0		
	Misc.	%	0.0%	0	556,179	12,647,648

Developers Profit				
	Market Housing	% Value	17.50%	2,077,469
	Affordable Housing	% Value	6.00%	176,368
	First Homes	% Value	17.50%	189,017

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

Stamp duty calc - Residual		
Land payment		1,087,954
	Total	43,898

Stamp duty calc - Residual		
Land payment		4,060,150
	Total	192,508

Pre CIL s106	2,500	£/ Unit (all)	
		Total	150,000

Post CIL s106	2,500	£/ Unit (all)	150,000
CIL	64	£/m2	196,480
		Total	346,480

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
			1,570.71
CO2 Plus	%	3.00%	47.12
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,627.03
Site Costs	Base	15.00%	244.05
	BNG	0.50%	8.14
			1,879.22

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			12	13	12	13	10					
Market Housing				0	0	0	2,374,250	2,572,104	2,374,250	2,572,104	1,978,542	0
Affordable Rent				0	0	0	543,419	588,704	543,419	588,704	452,849	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	44,475	48,181	44,475	48,181	37,062	0
First Homes				0	0	0	216,020	234,021	216,020	234,021	180,016	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,178,163**	**3,443,010**	**3,178,163**	**3,443,010**	**2,648,469**	**0**
EXPENDITURE												
Stamp Duty	43,898											
Easements etc.	0											
Legals Acquisition	16,319											
Planning Fee	24,480											
Professional	404,401		404,401									
Build Cost - BCIS Base		0	588,820	1,226,709	1,815,530	1,864,598	1,717,393	1,128,573	490,684	0	0	0
s106/CIL/Tariff		196,480	10,000	20,833	30,833	31,667	29,167	19,167	8,333	0	0	0
Contingency		0	29,441	61,335	90,776	93,230	85,870	56,429	24,534	0	0	0
Abnormals		0	32,641	68,002	100,643	103,363	95,203	62,562	27,201	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	95,345	103,290	95,345	103,290	79,454	0
Legals	0	0	0	0	0	0	15,891	17,215	15,891	17,215	13,242	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**489,098**	**196,480**	**1,065,303**	**1,376,880**	**2,037,783**	**2,092,858**	**2,038,868**	**1,387,235**	**661,988**	**120,505**	**92,696**	**0**
For Residual Valuation Land	**1,087,954**											
Interest		29,570	33,808	54,416	81,253	120,985	162,495	144,180	108,337	63,190	2,078	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-1,577,052	-226,049	-1,099,111	-1,431,297	-2,119,036	-2,213,843	976,800	1,911,595	2,407,838	3,259,314	2,553,695	0
Opening Balance	0											
Closing Balance	-1,577,052	-1,803,101	-2,902,212	-4,333,509	-6,452,545	-8,666,388	-7,689,588	-5,777,993	-3,370,155	-110,841	2,442,854	2,442,854

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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
Developers Return												
Market Housing												2,077,469
Affordable for Rent												176,368
First Homes												189,017
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-2,442,854
Opening Balance												
Closing Balance	2,442,854	2,442,854	2,442,854	2,442,854	2,442,854	2,442,854	2,442,854	2,442,854	2,442,854	2,442,854	2,442,854	0

App12 West
Site 11

Site 11	HD Housing 30

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				30	£/m2	£	m2
	Gross	Net					
Market Housing	89.8	89.83	60.00%	18	3,750	6,063,750	1,617
Affordable Overall			40%	12			
Affordable Rent	63.0	60.75	28.00%	8	2,685	1,370,156	529
Social Rent	63.0	60.75	0.00%	0	1,415	0	0
Shared Ownership	70.0	70.00	2.00%	1	2,625	110,250	42
First Homes	74.7	74.67	10.00%	3	2,625	588,000	224
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.750	ha	40	/ha		**8,132,156**	**2,412**
SITE AREA - Gross	1.000	ha	30	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		577,152	769,536	577,152
Existing Use Value		1,500,000		1,500,000
Uplift	20%	300,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**1,800,000**		**1,800,000**
			£/m2	
Additional Profit		1,927,318	1,192	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -4,232,157

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				577,152	
	Stamp Duty			18,358		
	Easements etc.			0		
	Legals /Acquisition		1.50%	8,657	27,015	
Fees						
	Planning			13,860		
	Professional		8.00%	412,100	425,960	
CONSTRUCTION						
	Build Cost		1,865	4,498,533		
	s106 / CIL / IT			178,860		
	Contingency		5.00%	224,927		
	Abnormals	%	5.00%	224,927		
		£		24,000	5,151,246	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	243,965		
	Legals	%	0.5%	40,661		
		£/unit	0	0		
	Misc.	%	0.0%	0	284,625	**6,465,998**

Developers Profit				
	Market Housing	% Value	17.50%	**1,061,156**
	Affordable Housing	% Value	6.00%	**88,824**
	First Homes	% Value	17.50%	**102,900**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	30		
No dwgs under 50	30	462	13,860
No dwgs over 50	0	138	0
		Total	13,860

Stamp duty calc - Residual		
Land payment		577,152
	Total	18,358

Stamp duty calc - Residual		
Land payment		1,800,000
	Total	79,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**75,000**

Post CIL s106	2,500	£/ Unit (all)	75,000
CIL	64	£/m2	103,860
		Total	**178,860**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,558.82
CO2 Plus	%	3.00%	46.76
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,614.78
Site Costs	Base	15.00%	242.22
	BNG	0.50%	8.07
			1,865.07

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			10	10	10																			
Market Housing				0	0	0	2,021,250	2,021,250	2,021,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	456,719	456,719	456,719	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	36,750	36,750	36,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	196,000	196,000	196,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,710,719**	**2,710,719**	**2,710,719**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	18,358																							
Easements etc.	0																							
Legals Acquisition	8,657																							
Planning Fee	13,860																							
Professional	206,050		206,050																					
Build Cost - BCIS Base		0	499,837	999,674	1,499,511	999,674	499,837	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		103,860	8,333	16,667	25,000	16,667	8,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	24,992	49,984	74,976	49,984	24,992	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	27,659	55,317	82,976	55,317	27,659	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	81,322	81,322	81,322	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	13,554	13,554	13,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	**246,925**	**103,860**	**766,870**	**1,121,641**	**1,682,462**	**1,121,641**	**655,696**	**94,875**	**94,875**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**577,152**																							
Interest		15,451	17,689	32,399	54,037	86,597	109,251	72,768	25,085	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,061,156
Affordable for Rent																								88,824
First Homes																								102,900
Cash Flow	-824,077	-119,311	-784,559	-1,154,040	-1,736,499	-1,208,238	1,945,772	2,543,075	2,590,758	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,252,881
Opening Balance	0																							
Closing Balance	-824,077	-943,388	-1,727,947	-2,881,987	-4,618,487	-5,826,725	-3,880,953	-1,337,878	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	0

App12 West
Site 12

Site 12	HD Housing 15

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				15	£/m2	£	m2
	Gross	Net					
Market Housing	89.7	89.67	60.00%	9	3,750	3,026,250	807
Affordable Overall			40%	6			
Affordable Rent	60.0	58.00	28.00%	4	2,685	654,066	252
Social Rent	60.0	58.00	0.00%	0	1,415	0	0
Shared Ownership	77.0	77.00	2.00%	0	2,625	60,638	23
First Homes	77.0	77.00	10.00%	2	2,625	303,188	116
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.375	ha	40	/ha		**4,044,141**	**1,197**
SITE AREA - Gross	0.500	ha	30	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		398,720	1,063,254	797,441
Existing Use Value		750,000		1,500,000
Uplift	20%	150,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**900,000**		**1,800,000**
			£/m2	
Additional Profit		957,986	1,187	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -1,928,458

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				398,720	
	Stamp Duty			9,436		
	Easements etc.			0		
	Legals /Acquisition		1.50%	5,981	15,417	
Fees						
	Planning			6,930		
	Professional		8.00%	195,735	202,665	
CONSTRUCTION						
	Build Cost		1,781	2,132,139		
	s106 / CIL / IT			89,334		
	Contingency		5.00%	106,607		
	Abnormals	%	5.00%	106,607		
		£		12,000	2,446,687	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	121,324		
	Legals	%	0.5%	20,221		
		£/unit	0	0		
	Misc.	%	0.0%	0	141,545	**3,205,034**

Developers Profit				
	Market Housing	% Value	17.50%	**529,594**
	Affordable Housing	% Value	6.00%	**42,882**
	First Homes	% Value	17.50%	**53,058**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	15		
No dwgs under 50	15	462	6,930
No dwgs over 50	0	138	0
		Total	6,930

Stamp duty calc - Residual		
Land payment		398,720
	Total	9,436

Stamp duty calc - Residual		
Land payment		900,000
	Total	34,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**37,500**

Post CIL s106	2,500	£/ Unit (all)	37,500
CIL	64	£/m2	51,834
		Total	**89,334**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,555.59
CO2 Plus	%	3.00%	46.67
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,611.45
Site Costs	Base	10.00%	161.15
	BNG	0.50%	8.06
			1,780.66

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			5	5	5							
Market Housing				0	0	0	1,008,750	1,008,750	1,008,750	0	0	0
Affordable Rent				0	0	0	218,022	218,022	218,022	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	20,213	20,213	20,213	0	0	0
First Homes				0	0	0	101,063	101,063	101,063	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,348,047**	**1,348,047**	**1,348,047**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	9,436											
Easements etc.	0											
Legals Acquisition	5,981											
Planning Fee	6,930											
Professional	97,867		97,867									
Build Cost - BCIS Base		0	236,904	473,809	710,713	473,809	236,904	0	0	0	0	0
s106/CIL/Tariff		51,834	4,167	8,333	12,500	8,333	4,167	0	0	0	0	0
Contingency		0	11,845	23,690	35,536	23,690	11,845	0	0	0	0	0
Abnormals		0	13,179	26,357	39,536	26,357	13,179	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	40,441	40,441	40,441	0	0	0
Legals	0	0	0	0	0	0	6,740	6,740	6,740	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**120,214**	**51,834**	**363,962**	**532,190**	**798,284**	**532,190**	**313,276**	**47,182**	**47,182**	**0**	**0**	**0**
For Residual Valuation Land	**398,720**											
Interest		9,730	10,884	17,913	28,227	43,724	54,523	36,143	12,429	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-518,935	-61,564	-374,847	-550,102	-826,511	-575,914	980,248	1,264,722	1,288,436	0	0	0
Opening Balance	0											
Closing Balance	-518,935	-580,498	-955,345	-1,505,447	-2,331,959	-2,907,873	-1,927,625	-662,902	625,534	625,534	625,534	625,534

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												529,594
Affordable for Rent												42,882
First Homes												53,058
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-625,534
Opening Balance												
Closing Balance	625,534	625,534	625,534	625,534	625,534	625,534	625,534	625,534	625,534	625,534	625,534	0

App12 West
Site 13

Site 13	HD Housing 6

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				6	£/m2	£	m2
	Gross	Net					
Market Housing	86.0	86.00	60.00%	4	3,750	1,161,000	310
Affordable Overall			40%	2.4			
Affordable Rent	86.0	86.00	28.00%	2	2,685	387,929	144
Social Rent	86.0	86.00	0.00%	0	1,415	0	0
Shared Ownership	86.0	86.00	2.00%	0	2,625	27,090	10
First Homes	86.0	86.00	10.00%	1	0	0	52
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.133	ha	45	/ha		1,576,019	516
SITE AREA - Gross	0.190	ha	32	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		81,889	614,168	429,917
Existing Use Value		285,714		1,500,000
Uplift	20%	57,143		300,000
Plus /ha	0	0		0
Benchmark Land Value		342,857		1,800,000
			£/m2	
Additional Profit		498,592	1,610	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -1,016,030

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				81,889	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,228	1,228	
Fees						
	Planning			2,772		
	Professional		8.00%	83,511	86,283	
CONSTRUCTION						
	Build Cost		1,746	900,856		
	s106 / CIL / IT			48,143		
	Contingency		5.00%	45,043		
	Abnormals	%	5.00%	45,043		
		£		4,800	1,043,884	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	47,281		
	Legals	%	0.5%	7,880		
		£/unit	0	0		
	Misc.	%	0.0%	0	55,161	1,268,445

Developers Profit				
	Market Housing	% Value	17.50%	203,175
	Affordable Housing	% Value	6.00%	24,901
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	6		
No dwgs under 50	6	462	2,772
No dwgs over 50	0	138	0
		Total	2,772

Stamp duty calc - Residual		
Land payment		81,889
	Total	0

Stamp duty calc - Residual		
Land payment		342,857
	Total	6,643

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**15,000**

Post CIL s106	2,500	£/ Unit (all)	15,000
CIL	64	£/m2	33,143
		Total	**48,143**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,525.00
CO2 Plus	%	3.00%	45.75
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,579.95
Site Costs	Base	10.00%	158.00
	BNG	0.50%	7.90
			1,745.84

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			2	2	2							
Market Housing				0	0	0	387,000	387,000	387,000	0	0	0
Affordable Rent				0	0	0	129,310	129,310	129,310	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	9,030	9,030	9,030	0	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**525,340**	**525,340**	**525,340**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	0											
Easements etc.	0											
Legals Acquisition	1,228											
Planning Fee	2,772											
Professional	41,755		41,755									
Build Cost - BCIS Base		0	100,095	200,190	300,285	200,190	100,095	0	0	0	0	0
s106/CIL/Tariff		33,143	1,667	3,333	5,000	3,333	1,667	0	0	0	0	0
Contingency		0	5,005	10,010	15,014	10,010	5,005	0	0	0	0	0
Abnormals		0	5,538	11,076	16,614	11,076	5,538	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	15,760	15,760	15,760	0	0	0
Legals	0	0	0	0	0	0	2,627	2,627	2,627	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**45,756**	**33,143**	**154,060**	**224,609**	**336,914**	**224,609**	**130,691**	**18,387**	**18,387**	**0**	**0**	**0**
For Residual Valuation Land	**81,889**											
Interest		2,393	3,060	6,006	10,330	16,840	21,368	14,369	5,133	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-127,645	-35,536	-157,120	-230,615	-347,243	-241,450	373,280	492,584	501,820	0	0	0
Opening Balance	0											
Closing Balance	-127,645	-163,181	-320,300	-550,915	-898,159	-1,139,608	-766,328	-273,744	228,076	228,076	228,076	228,076

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												203,175
Affordable for Rent												24,901
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-228,076
Opening Balance												
Closing Balance	228,076	228,076	228,076	228,076	228,076	228,076	228,076	228,076	228,076	228,076	228,076	0

App12 West
Site 14

Site 14	Houses & Flats 100

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
	Gross	Net					
Market Housing	84.7	83.00	60.00%	60	3,998	19,912,500	5,079
Affordable Overall			40%	40			
Affordable Rent	60.7	55.14	28.00%	28	2,685	4,145,640	1,698
Social Rent	60.7	55.14	0.00%	0	1,415	0	0
Shared Ownership	55.0	50.00	2.00%	2	2,799	279,895	110
First Homes	60.3	54.80	10.00%	10	2,799	1,533,822	603
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.667	ha	60	/ha		**25,871,857**	**7,490**
SITE AREA - Gross	2.381	ha	42	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,486,945**	**892,167**	**624,517**
Existing Use Value		3,571,429		1,500,000
Uplift	20%	714,286		300,000
Plus /ha	0	0		0
Benchmark Land Value		**4,285,714**		**1,800,000**
			£/m2	
Additional Profit		**-2,027,708**	**-399**	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -1,059,429

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				1,486,945	
	Stamp Duty			63,847		
	Easements etc.			0		
	Legals /Acquisition		1.50%	22,304	86,151	
Fees						
	Planning			30,000		
	Professional		8.00%	1,338,354	1,368,354	
CONSTRUCTION						
	Build Cost		1,959	14,675,591		
	s106 / CIL / IT			506,278		
	Contingency		5.00%	733,780		
	Abnormals	%	5.00%	733,780		
		£		80,000	16,729,428	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	776,156		
	Legals	%	0.5%	129,359		
		£/unit	0	0		
	Misc.	%	0.0%	0	905,515	**20,576,393**

Developers Profit				
	Market Housing	% Value	17.50%	**3,484,688**
	Affordable Housing	% Value	6.00%	**265,532**
	First Homes	% Value	17.50%	**268,419**

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

Stamp duty calc - Residual		
Land payment		1,486,945
	Total	63,847

Stamp duty calc - Residual		
Land payment		4,285,714
	Total	203,786

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**250,000**

Post CIL s106	2,500	£/ Unit (all)	250,000
CIL	64	£/m2	256,278
		Total	**506,278**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,638.03
CO2 Plus	%	3.00%	49.14
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,696.37
Site Costs	Base	15.00%	254.46
	BNG	0.50%	8.48
			1,959.31

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			15	15	15	15	15	15	10			
Market Housing				0	0	0	2,986,875	2,986,875	2,986,875	2,986,875	2,986,875	2,986,875
Affordable Rent				0	0	0	621,846	621,846	621,846	621,846	621,846	621,846
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	41,984	41,984	41,984	41,984	41,984	41,984
First Homes				0	0	0	230,073	230,073	230,073	230,073	230,073	230,073
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,880,779**	**3,880,779**	**3,880,779**	**3,880,779**	**3,880,779**	**3,880,779**
EXPENDITURE												
Stamp Duty	63,847											
Easements etc.	0											
Legals Acquisition	22,304											
Planning Fee	30,000											
Professional	669,177		669,177									
Build Cost - BCIS Base		0	733,780	1,467,559	2,201,339	2,201,339	2,201,339	2,201,339	1,956,745	1,222,966	489,186	0
s106/CIL/Tariff		256,278	12,500	25,000	37,500	37,500	37,500	37,500	33,333	20,833	8,333	0
Contingency		0	36,689	73,378	110,067	110,067	110,067	110,067	97,837	61,148	24,459	0
Abnormals		0	40,689	81,378	122,067	122,067	122,067	122,067	108,504	67,815	27,126	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	116,423	116,423	116,423	116,423	116,423	116,423
Legals	0	0	0	0	0	0	19,404	19,404	19,404	19,404	19,404	19,404
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**785,329**	**256,278**	**1,492,835**	**1,647,315**	**2,470,973**	**2,470,973**	**2,606,800**	**2,606,800**	**2,332,247**	**1,508,590**	**684,932**	**135,827**
For Residual Valuation Land	**1,486,945**											
Interest		42,605	48,209	77,104	109,437	157,819	207,109	187,105	166,726	140,818	98,979	40,913
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-2,272,273	-298,883	-1,541,044	-1,724,419	-2,580,409	-2,628,792	1,066,870	1,086,873	1,381,805	2,231,371	3,096,867	3,704,038
Opening Balance	0											
Closing Balance	-2,272,273	-2,571,156	-4,112,200	-5,836,619	-8,417,028	-11,045,820	-9,978,950	-8,892,077	-7,510,272	-5,278,901	-2,182,034	1,522,004

	Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started												
Market Housing	1,991,250	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	414,564	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	27,989	0	0	0	0	0	0	0	0	0	0	0
First Homes	153,382	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	**2,587,186**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
Agents	77,616	0	0	0	0	0	0	0	0	0	0	0
Legals	12,936	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND PROFIT	**90,551**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												3,484,688
Affordable for Rent												265,532
First Homes												268,419
Cash Flow	2,496,634	0	0	0	0	0	0	0	0	0	0	-4,018,638
Opening Balance												
Closing Balance	4,018,638	4,018,638	4,018,638	4,018,638	4,018,638	4,018,638	4,018,638	4,018,638	4,018,638	4,018,638	4,018,638	0

App12 West
Site 15

Site 15	Houses & Flats 60

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net					
Market Housing	84.0	82.17	60.00%	36	4,029	11,917,500	3,024
Affordable Overall			40%	24			
Affordable Rent	59.7	54.24	28.00%	17	2,685	2,446,446	1,002
Social Rent	59.7	54.24	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	1	2,820	206,441	81
First Homes	61.4	0.00	10.00%	6	2,820	0	369
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.091	ha	55	/ha		**14,570,387**	**4,475**
SITE AREA - Gross	1.558	ha	39	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		439,597	402,964	282,075
Existing Use Value		2,337,662		1,500,000
Uplift	20%	467,532		300,000
Plus /ha	0	0		0
Benchmark Land Value		**2,805,195**		**1,800,000**
			£/m2	
Additional Profit		-1,170,098	-387	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -1,669,763

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				439,597	
	Stamp Duty			11,480		
	Easements etc.			0		
	Legals /Acquisition		1.50%	6,594	18,074	
Fees						
	Planning			24,480		
	Professional		8.00%	789,319	813,799	
CONSTRUCTION						
	Build Cost		1,964	8,789,536		
	s106 / CIL / IT			150,000		
	Contingency		5.00%	439,477		
	Abnormals	%	5.00%	439,477		
		£		48,000	9,866,490	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	437,112		
	Legals	%	0.5%	72,852		
		£/unit	0	0		
	Misc.	%	0.0%	0	509,964	**11,647,924**

Developers Profit				
	Market Housing	% Value	17.50%	**2,085,563**
	Affordable Housing	% Value	6.00%	**159,173**
	First Homes	% Value	17.50%	**0**

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

Stamp duty calc - Residual		
Land payment		439,597
	Total	11,480

Stamp duty calc - Residual		
Land payment		2,805,195
	Total	129,760

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**150,000**

Post CIL s106	2,500	£/ Unit (all)	150,000
CIL	64	£/m2	0
		Total	**150,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,641.99
CO2 Plus	%	3.00%	49.26
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,700.45
Site Costs	Base	15.00%	255.07
	BNG	0.50%	8.50
			1,964.02

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			15	15	15	15						
Market Housing				0	0	0	2,979,375	2,979,375	2,979,375	2,979,375	0	0
Affordable Rent				0	0	0	611,611	611,611	611,611	611,611	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	51,610	51,610	51,610	51,610	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,642,597**	**3,642,597**	**3,642,597**	**3,642,597**	**0**	**0**
EXPENDITURE												
Stamp Duty	11,480											
Easements etc.	0											
Legals Acquisition	6,594											
Planning Fee	24,480											
Professional	394,660		394,660									
Build Cost - BCIS Base		0	732,461	1,464,923	2,197,384	2,197,384	1,464,923	732,461	0	0	0	0
s106/CIL/Tariff		0	12,500	25,000	37,500	37,500	25,000	12,500	0	0	0	0
Contingency		0	36,623	73,246	109,869	109,869	73,246	36,623	0	0	0	0
Abnormals		0	40,623	81,246	121,869	121,869	81,246	40,623	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	109,278	109,278	109,278	109,278	0	0
Legals	0	0	0	0	0	0	18,213	18,213	18,213	18,213	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**437,213**	**0**	**1,216,867**	**1,644,415**	**2,466,623**	**2,466,623**	**1,771,906**	**949,698**	**127,491**	**127,491**	**0**	**0**
For Residual Valuation Land	**439,597**											
Interest		16,440	16,748	39,879	71,459	119,048	167,530	135,595	87,646	23,381	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-876,811	-16,440	-1,233,616	-1,684,294	-2,538,082	-2,585,671	1,703,161	2,557,303	3,427,460	3,491,725	0	0
Opening Balance	0											
Closing Balance	-876,811	-893,251	-2,126,867	-3,811,160	-6,349,242	-8,934,913	-7,231,752	-4,674,449	-1,246,989	2,244,736	2,244,736	2,244,736

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												2,085,563
Affordable for Rent												159,173
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-2,244,736
Opening Balance												
Closing Balance	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	0

App12 West
Site 16

Site 16	Houses & Flats 30

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				30	£/m2	£	m2
	Gross	Net					
Market Housing	84.3	83.33	60.00%	18	3,892	5,837,500	1,517
Affordable Overall			40%	12			
Affordable Rent	61.6	56.00	28.00%	8	2,685	1,263,024	517
Social Rent	61.6	56.00	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	1	2,724	99,705	40
First Homes	63.8	58.00	10.00%	3	2,724	474,005	191
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.500	ha	60	/ha		**7,674,234**	**2,266**
SITE AREA - Gross	0.714	ha	42	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		377,561	755,121	528,585
Existing Use Value		1,071,429		1,500,000
Uplift	20%	214,286		300,000
Plus /ha	0	0		0
Benchmark Land Value		**1,285,714**		**1,800,000**
			£/m2	
Additional Profit		-411,326	-271	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -573,497

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				377,561	
	Stamp Duty			8,378		
	Easements etc.			0		
	Legals /Acquisition		1.50%	5,663	14,041	
Fees						
	Planning			13,860		
	Professional		8.00%	402,797	416,657	
CONSTRUCTION						
	Build Cost		1,946	4,409,583		
	s106 / CIL / IT			160,426		
	Contingency		5.00%	220,479		
	Abnormals	%	5.00%	220,479		
		£		24,000	5,034,967	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	230,227		
	Legals	%	0.5%	38,371		
		£/unit	0	0		
	Misc.	%	0.0%	0	268,598	**6,111,825**

Developers Profit				
	Market Housing	% Value	17.50%	**1,021,563**
	Affordable Housing	% Value	6.00%	**81,764**
	First Homes	% Value	17.50%	**82,951**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	30		
No dwgs under 50	30	462	13,860
No dwgs over 50	0	138	0
		Total	13,860

Stamp duty calc - Residual		
Land payment		377,561
	Total	8,378

Stamp duty calc - Residual		
Land payment		1,285,714
	Total	53,786

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**75,000**

Post CIL s106	2,500	£/ Unit (all)	75,000
CIL	64	£/m2	85,426
		Total	**160,426**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,626.75
CO2 Plus	%	3.00%	48.80
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,684.75
Site Costs	Base	15.00%	252.71
	BNG	0.50%	8.42
			1,945.89

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			10	10	10							
Market Housing				0	0	0	1,945,833	1,945,833	1,945,833	0	0	0
Affordable Rent				0	0	0	421,008	421,008	421,008	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	33,235	33,235	33,235	0	0	0
First Homes				0	0	0	158,002	158,002	158,002	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,558,078**	**2,558,078**	**2,558,078**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	8,378											
Easements etc.	0											
Legals Acquisition	5,663											
Planning Fee	13,860											
Professional	201,399		201,399									
Build Cost - BCIS Base		0	489,954	979,907	1,469,861	979,907	489,954	0	0	0	0	0
s106/CIL/Tariff		85,426	8,333	16,667	25,000	16,667	8,333	0	0	0	0	0
Contingency		0	24,498	48,995	73,493	48,995	24,498	0	0	0	0	0
Abnormals		0	27,164	54,329	81,493	54,329	27,164	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	76,742	76,742	76,742	0	0	0
Legals	0	0	0	0	0	0	12,790	12,790	12,790	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**229,300**	**85,426**	**751,348**	**1,099,898**	**1,649,847**	**1,099,898**	**639,482**	**89,533**	**89,533**	**0**	**0**	**0**
For Residual Valuation Land	**377,561**											
Interest		11,379	13,194	27,529	48,668	80,515	102,648	68,599	23,600	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-606,861	-96,805	-764,541	-1,127,427	-1,698,515	-1,180,413	1,815,948	2,399,946	2,444,945	0	0	0
Opening Balance	0											
Closing Balance	-606,861	-703,665	-1,468,207	-2,595,634	-4,294,149	-5,474,562	-3,658,614	-1,258,668	1,186,277	1,186,277	1,186,277	1,186,277

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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
Developers Return												
Market Housing												1,021,563
Affordable for Rent												81,764
First Homes												82,951
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-1,186,277
Opening Balance												
Closing Balance	1,186,277	1,186,277	1,186,277	1,186,277	1,186,277	1,186,277	1,186,277	1,186,277	1,186,277	1,186,277	1,186,277	0

App12 West
Site 17

Site 17	Houses & Flats 12

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				12	£/m2	£	m2
	Gross	Net					
Market Housing	83.4	81.63	60.00%	7	4,028	2,367,000	601
Affordable Overall			40%	4.8			
Affordable Rent	63.8	58.00	28.00%	3	2,685	523,253	214
Social Rent	63.8	58.00	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	0	2,819	41,274	16
First Homes	67.1	61.00	10.00%	1	2,819	206,372	81
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.240	ha	50	/ha		3,137,900	912
SITE AREA - Gross	0.343	ha	35	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		267,789	1,115,786	781,050
Existing Use Value		514,286		1,500,000
Uplift	20%	102,857		300,000
Plus /ha	0	0		0
Benchmark Land Value		**617,143**		**1,800,000**
			£/m2	
Additional Profit		59,524	99	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -459,832

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				267,789	
	Stamp Duty			2,889		
	Easements etc.			0		
	Legals /Acquisition		1.50%	4,017	6,906	
Fees						
	Planning			5,544		
	Professional		8.00%	155,675	161,219	
CONSTRUCTION						
	Build Cost		1,868	1,703,373		
	s106 / CIL / IT			62,629		
	Contingency		5.00%	85,169		
	Abnormals	%	5.00%	85,169		
		£		9,600	1,945,939	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	94,137		
	Legals	%	0.5%	15,689		
		£/unit	0	0		
	Misc.	%	0.0%	0	109,826	**2,491,680**

Developers Profit				
	Market Housing	% Value	17.50%	**414,225**
	Affordable Housing	% Value	6.00%	**33,872**
	First Homes	% Value	17.50%	**36,115**

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

Stamp duty calc - Residual		
Land payment		267,789
	Total	2,889

Stamp duty calc - Residual		
Land payment		617,143
	Total	20,357

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**30,000**

Post CIL s106	2,500	£/ Unit (all)	30,000
CIL	64	£/m2	32,629
		Total	**62,629**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,632.56
CO2 Plus	%	3.00%	48.98
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,690.74
Site Costs	Base	10.00%	169.07
	BNG	0.50%	8.45
			1,868.26

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			4	4	4							
Market Housing				0	0	0	789,000	789,000	789,000	0	0	0
Affordable Rent				0	0	0	174,418	174,418	174,418	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	13,758	13,758	13,758	0	0	0
First Homes				0	0	0	68,791	68,791	68,791	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,045,967**	**1,045,967**	**1,045,967**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	2,889											
Easements etc.	0											
Legals Acquisition	4,017											
Planning Fee	5,544											
Professional	77,838		77,838									
Build Cost - BCIS Base		0	189,264	378,527	567,791	378,527	189,264	0	0	0	0	0
s106/CIL/Tariff		32,629	3,333	6,667	10,000	6,667	3,333	0	0	0	0	0
Contingency		0	9,463	18,926	28,390	18,926	9,463	0	0	0	0	0
Abnormals		0	10,530	21,060	31,590	21,060	10,530	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	31,379	31,379	31,379	0	0	0
Legals	0	0	0	0	0	0	5,230	5,230	5,230	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**90,288**	**32,629**	**290,428**	**425,180**	**637,770**	**425,180**	**249,199**	**36,609**	**36,609**	**0**	**0**	**0**
For Residual Valuation Land	**267,789**											
Interest		6,714	7,452	13,037	21,253	33,610	42,212	28,065	9,665	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-358,076	-39,343	-297,879	-438,217	-659,024	-458,790	754,555	981,293	999,692	0	0	0
Opening Balance	0											
Closing Balance	-358,076	-397,419	-695,298	-1,133,515	-1,792,539	-2,251,329	-1,496,774	-515,481	484,212	484,212	484,212	484,212

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												414,225
Affordable for Rent												33,872
First Homes												36,115
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-484,212
Opening Balance												
Closing Balance	484,212	484,212	484,212	484,212	484,212	484,212	484,212	484,212	484,212	484,212	484,212	0

App12 West
Site 18

Site 18	Flats 200

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				200	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	120	5,000	43,500,000	9,570
Affordable Overall			40%	80			
Affordable Rent	60.5	55.00	28.00%	56	2,685	8,269,800	3,388
Social Rent	60.5	55.00	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	4	3,500	854,000	268
First Homes	67.1	61.00	10.00%	20	3,500	4,270,000	1,342
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	3.333	ha	60	/ha		**56,893,800**	**14,568**
SITE AREA - Gross	4.167	ha	48	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		10,483,714	3,145,114	2,516,091
Existing Use Value		6,250,000		1,500,000
Uplift	20%	1,250,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**7,500,000**		**1,800,000**
			£/m2	
Additional Profit		-452,141	-47	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 4,486,274

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				10,483,714	
	Stamp Duty			513,686		
	Easements etc.			0		
	Legals /Acquisition		1.50%	157,256	670,941	
Fees						
	Planning			43,800		
	Professional		8.00%	2,306,071	2,349,871	
CONSTRUCTION						
	Build Cost		1,766	25,732,623		
	s106 / CIL / IT			500,000		
	Contingency		5.00%	1,286,631		
	Abnormals	%	5.00%	1,286,631		
		£		20,000	28,825,885	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	1,706,814		
	Legals	%	0.5%	284,469		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,991,283	**44,321,695**

Developers Profit				
	Market Housing	% Value	17.50%	**7,612,500**
	Affordable Housing	% Value	6.00%	**547,428**
	First Homes	% Value	17.50%	**747,250**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	200		
No dwgs under 50	50	462	23,100
No dwgs over 50	150	138	20,700
		Total	43,800

Stamp duty calc - Residual		
Land payment		10,483,714
	Total	513,686

Stamp duty calc - Residual		
Land payment		7,500,000
	Total	364,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**500,000**

Post CIL s106	2,500	£/ Unit (all)	500,000
CIL	64	£/m2	0
		Total	**500,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,543.00
CO2 Plus	%	3.00%	46.29
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,598.49
Site Costs	Base	10.00%	159.85
	BNG	0.50%	7.99
			1,766.33

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			25	25	25	25	25	25	25	25		
Market Housing				0	0	0	5,437,500	5,437,500	5,437,500	5,437,500	5,437,500	5,437,500
Affordable Rent				0	0	0	1,033,725	1,033,725	1,033,725	1,033,725	1,033,725	1,033,725
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	106,750	106,750	106,750	106,750	106,750	106,750
First Homes				0	0	0	533,750	533,750	533,750	533,750	533,750	533,750
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**7,111,725**	**7,111,725**	**7,111,725**	**7,111,725**	**7,111,725**	**7,111,725**
EXPENDITURE												
Stamp Duty	513,686											
Easements etc.	0											
Legals Acquisition	157,256											
Planning Fee	43,800											
Professional	1,153,035		1,153,035									
Build Cost - BCIS Base		0	1,072,193	2,144,385	3,216,578	3,216,578	3,216,578	3,216,578	3,216,578	3,216,578	2,144,385	1,072,193
s106/CIL/Tariff		0	20,833	41,667	62,500	62,500	62,500	62,500	62,500	62,500	41,667	20,833
Contingency		0	53,610	107,219	160,829	160,829	160,829	160,829	160,829	160,829	107,219	53,610
Abnormals		0	54,443	108,886	163,329	163,329	163,329	163,329	163,329	163,329	108,886	54,443
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	213,352	213,352	213,352	213,352	213,352	213,352
Legals	0	0	0	0	0	0	35,559	35,559	35,559	35,559	35,559	35,559
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**1,867,777**	**0**	**2,354,114**	**2,402,157**	**3,603,236**	**3,603,236**	**3,852,146**	**3,852,146**	**3,852,146**	**3,852,146**	**2,651,067**	**1,449,989**
For Residual Valuation Land	**10,483,714**											
Interest		231,590	235,933	284,496	334,871	408,710	483,934	431,891	378,872	324,859	269,833	191,255
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-12,351,491	-231,590	-2,590,047	-2,686,653	-3,938,107	-4,011,946	2,775,645	2,827,688	2,880,707	2,934,720	4,190,825	5,470,481
Opening Balance	0											
Closing Balance	-12,351,491	-12,583,081	-15,173,128	-17,859,781	-21,797,888	-25,809,834	-23,034,190	-20,206,502	-17,325,795	-14,391,074	-10,200,249	-4,729,768

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	5,437,500	5,437,500	0	0	0	0	0	0	0	0	0	0
Affordable Rent	1,033,725	1,033,725	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	106,750	106,750	0	0	0	0	0	0	0	0	0	0
First Homes	533,750	533,750	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	**7,111,725**	**7,111,725**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
Agents	213,352	213,352	0	0	0	0	0	0	0	0	0	0
Legals	35,559	35,559	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND PROFIT	**248,910**	**248,910**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	88,683	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												7,612,500
Affordable for Rent												547,428
First Homes												747,250
Cash Flow	6,774,131	6,862,815	0	0	0	0	0	0	0	0	0	-8,907,178
Opening Balance												
Closing Balance	2,044,363	8,907,178	8,907,178	8,907,178	8,907,178	8,907,178	8,907,178	8,907,178	8,907,178	8,907,178	8,907,178	0

App12 West
Site 19

Site 19	Flats 100

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	60	5,000	21,750,000	4,785
Affordable Overall			40%	40			
Affordable Rent	58.1	52.79	28.00%	28	2,685	3,968,430	1,626
Social Rent	58.1	52.79	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	2	3,500	427,000	134
First Homes	67.1	61.00	10.00%	10	3,500	2,135,000	671
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.250	ha	80	/ha		**28,280,430**	**7,216**
SITE AREA - Gross	1.786	ha	56	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**3,604,540**	**2,883,632**	**2,018,542**
Existing Use Value		2,678,571		1,500,000
Uplift	20%	535,714		300,000
Plus /ha	0	0		0
Benchmark Land Value		**3,214,286**		**1,800,000**
			£/m2	
Additional Profit		**-2,185,506**	**-457**	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 2,924,224

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				3,604,540	
	Stamp Duty			169,727		
	Easements etc.			0		
	Legals /Acquisition		1.50%	54,068	223,795	
Fees						
	Planning			30,000		
	Professional		8.00%	1,292,041	1,322,041	
CONSTRUCTION						
	Build Cost		2,002	14,445,916		
	s106 / CIL / IT			250,000		
	Contingency		5.00%	722,296		
	Abnormals	%	5.00%	722,296		
		£		10,000	16,150,508	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	848,413		
	Legals	%	0.5%	141,402		
		£/unit	0	0		
	Misc.	%	0.0%	0	989,815	**22,290,698**

Developers Profit				
	Market Housing	% Value	17.50%	**3,806,250**
	Affordable Housing	% Value	6.00%	**263,726**
	First Homes	% Value	17.50%	**373,625**

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

Stamp duty calc - Residual		
Land payment		3,604,540
	Total	169,727

Stamp duty calc - Residual		
Land payment		3,214,286
	Total	150,214

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**250,000**

Post CIL s106	2,500	£/ Unit (all)	250,000
CIL	64	£/m2	0
		Total	**250,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	10.00%	181.17
	BNG	0.50%	9.06
			2,001.93

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			25	25	25	25						
Market Housing				0	0	0	5,437,500	5,437,500	5,437,500	5,437,500	0	0
Affordable Rent				0	0	0	992,108	992,108	992,108	992,108	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	106,750	106,750	106,750	106,750	0	0
First Homes				0	0	0	533,750	533,750	533,750	533,750	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**7,070,108**	**7,070,108**	**7,070,108**	**7,070,108**	**0**	**0**
EXPENDITURE												
Stamp Duty	169,727											
Easements etc.	0											
Legals Acquisition	54,068											
Planning Fee	30,000											
Professional	646,020		646,020									
Build Cost - BCIS Base		0	1,203,826	2,407,653	3,611,479	3,611,479	2,407,653	1,203,826	0	0	0	0
s106/CIL/Tariff		0	20,833	41,667	62,500	62,500	41,667	20,833	0	0	0	0
Contingency		0	60,191	120,383	180,574	180,574	120,383	60,191	0	0	0	0
Abnormals		0	61,025	122,049	183,074	183,074	122,049	61,025	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	212,103	212,103	212,103	212,103	0	0
Legals	0	0	0	0	0	0	35,351	35,351	35,351	35,351	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**899,815**	**0**	**1,991,896**	**2,691,751**	**4,037,627**	**4,037,627**	**2,939,205**	**1,593,329**	**247,454**	**247,454**	**0**	**0**
For Residual Valuation Land	**3,604,540**											
Interest		84,457	86,040	125,002	177,816	256,855	337,377	266,248	168,551	43,786	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-4,504,355	-84,457	-2,077,936	-2,816,753	-4,215,443	-4,294,482	3,793,526	5,210,530	6,654,103	6,778,867	0	0
Opening Balance	0											
Closing Balance	-4,504,355	-4,588,812	-6,666,748	-9,483,501	-13,698,943	-17,993,425	-14,199,900	-8,989,370	-2,335,267	4,443,601	4,443,601	4,443,601

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												3,806,250
Affordable for Rent												263,726
First Homes												373,625
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-4,443,601
Opening Balance												
Closing Balance	4,443,601	4,443,601	4,443,601	4,443,601	4,443,601	4,443,601	4,443,601	4,443,601	4,443,601	4,443,601	4,443,601	0

App12 West
Site 20

Site 20	Flats 60

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	36	5,000	13,050,000	2,871
Affordable Overall			40%	24			
Affordable Rent	56.8	51.65	28.00%	17	2,685	2,329,696	954
Social Rent	56.8	51.65	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	1	3,500	256,200	81
First Homes	67.1	61.00	10.00%	6	3,500	1,281,000	403
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.800	ha	75	/ha		16,916,896	4,309
SITE AREA - Gross	1.052	ha	57	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		2,175,075	2,718,843	2,067,326
Existing Use Value		1,578,180		1,500,000
Uplift	20%	315,636		300,000
Plus /ha	0	0		0
Benchmark Land Value		1,893,816		1,800,000
			£/m2	
Additional Profit		-1,516,970	-528	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 1,975,120

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				2,175,075	
	Stamp Duty			98,254		
	Easements etc.			0		
	Legals /Acquisition		1.50%	32,626	130,880	
Fees						
	Planning			24,480		
	Professional		8.00%	771,837	796,317	
CONSTRUCTION						
	Build Cost		2,002	8,625,424		
	s106 / CIL / IT			150,000		
	Contingency		5.00%	431,271		
	Abnormals	%	5.00%	431,271		
		£		10,000	9,647,967	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	507,507		
	Legals	%	0.5%	84,584		
		£/unit	0	0		
	Misc.	%	0.0%	0	592,091	13,342,330

Developers Profit				
	Market Housing	% Value	17.50%	2,283,750
	Affordable Housing	% Value	6.00%	155,154
	First Homes	% Value	17.50%	224,175

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

Stamp duty calc - Residual		
Land payment		2,175,075
	Total	98,254

Stamp duty calc - Residual		
Land payment		1,893,816
	Total	84,191

Pre CIL s106	2,500	£/ Unit (all)	
		Total	150,000

Post CIL s106	2,500	£/ Unit (all)	150,000
CIL	64	£/m2	0
		Total	150,000

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	10.00%	181.17
	BNG	0.50%	9.06
			2,001.93

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			30	30								
Market Housing				0	0	0	6,525,000	6,525,000	0	0	0	0
Affordable Rent				0	0	0	1,164,848	1,164,848	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	128,100	128,100	0	0	0	0
First Homes				0	0	0	640,500	640,500	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**8,458,448**	**8,458,448**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	98,254											
Easements etc.	0											
Legals Acquisition	32,626											
Planning Fee	24,480											
Professional	385,919		385,919									
Build Cost - BCIS Base		0	1,437,571	2,875,141	2,875,141	1,437,571	0	0	0	0	0	0
s106/CIL/Tariff		0	25,000	50,000	50,000	25,000	0	0	0	0	0	0
Contingency		0	71,879	143,757	143,757	71,879	0	0	0	0	0	0
Abnormals		0	73,545	147,090	147,090	73,545	0	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	253,753	253,753	0	0	0	0
Legals	0	0	0	0	0	0	42,292	42,292	0	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**541,279**	**0**	**1,993,913**	**3,215,989**	**3,215,989**	**1,607,994**	**296,046**	**296,046**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**2,175,075**											
Interest		50,932	51,887	90,245	152,237	215,391	249,580	101,215	0	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-2,716,353	-50,932	-2,045,800	-3,306,234	-3,368,226	-1,823,386	7,912,822	8,061,188	0	0	0	0
Opening Balance	0											
Closing Balance	-2,716,353	-2,767,285	-4,813,085	-8,119,319	-11,487,545	-13,310,931	-5,398,109	2,663,079	2,663,079	2,663,079	2,663,079	2,663,079

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												2,283,750
Affordable for Rent												155,154
First Homes												224,175
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-2,663,079
Opening Balance												
Closing Balance	2,663,079	2,663,079	2,663,079	2,663,079	2,663,079	2,663,079	2,663,079	2,663,079	2,663,079	2,663,079	2,663,079	0

App12 West
Site 21

Site 21	Flats 20

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				20	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	12	5,000	4,350,000	957
Affordable Overall			40%	8			
Affordable Rent	57.4	52.17	28.00%	6	2,685	784,378	321
Social Rent	57.4	52.17	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	0	3,500	85,400	27
First Homes	67.1	61.00	10.00%	2	3,500	427,000	134
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.267	ha	75	/ha		**5,646,778**	**1,439**
SITE AREA - Gross	0.410	ha	49	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		728,159	2,730,597	1,774,888
Existing Use Value		615,385		1,500,000
Uplift	20%	123,077		300,000
Plus /ha	0	0		0
Benchmark Land Value		**738,462**		**1,800,000**
			£/m2	
Additional Profit		-337,180	-352	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 350,693

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				728,159	
	Stamp Duty			25,908		
	Easements etc.			0		
	Legals /Acquisition		1.50%	10,922	36,830	
Fees						
	Planning			9,240		
	Professional		8.00%	257,976	267,216	
CONSTRUCTION						
	Build Cost		2,002	2,881,549		
	s106 / CIL / IT			50,000		
	Contingency		5.00%	144,077		
	Abnormals	%	5.00%	144,077		
		£		5,000	3,224,704	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	169,403		
	Legals	%	0.5%	28,234		
		£/unit	0	0		
	Misc.	%	0.0%	0	197,637	**4,454,547**

Developers Profit				
	Market Housing	% Value	17.50%	**761,250**
	Affordable Housing	% Value	6.00%	**52,187**
	First Homes	% Value	17.50%	**74,725**

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

Stamp duty calc - Residual		
Land payment		728,159
	Total	25,908

Stamp duty calc - Residual		
Land payment		738,462
	Total	26,423

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**50,000**

Post CIL s106	2,500	£/ Unit (all)	50,000
CIL	64	£/m2	0
		Total	**50,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	10.00%	181.17
	BNG	0.50%	9.06
			2,001.93

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			10	10								
Market Housing				0	0	0	2,175,000	2,175,000	0	0	0	0
Affordable Rent				0	0	0	392,189	392,189	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	42,700	42,700	0	0	0	0
First Homes				0	0	0	213,500	213,500	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,823,389**	**2,823,389**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	25,908											
Easements etc.	0											
Legals Acquisition	10,922											
Planning Fee	9,240											
Professional	128,988		128,988									
Build Cost - BCIS Base		0	480,258	960,516	960,516	480,258	0	0	0	0	0	0
s106/CIL/Tariff		0	8,333	16,667	16,667	8,333	0	0	0	0	0	0
Contingency		0	24,013	48,026	48,026	24,013	0	0	0	0	0	0
Abnormals		0	24,846	49,692	49,692	24,846	0	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	84,702	84,702	0	0	0	0
Legals	0	0	0	0	0	0	14,117	14,117	0	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**175,059**	**0**	**666,439**	**1,074,901**	**1,074,901**	**537,451**	**98,819**	**98,819**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**728,159**											
Interest		16,935	17,253	30,072	50,790	71,897	83,322	33,799	0	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-903,218	-16,935	-683,692	-1,104,973	-1,125,692	-609,348	2,641,248	2,690,771	0	0	0	0
Opening Balance	0											
Closing Balance	-903,218	-920,153	-1,603,845	-2,708,818	-3,834,510	-4,443,858	-1,802,610	888,162	888,162	888,162	888,162	888,162

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												761,250
Affordable for Rent												52,187
First Homes												74,725
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-888,162
Opening Balance												
Closing Balance	888,162	888,162	888,162	888,162	888,162	888,162	888,162	888,162	888,162	888,162	888,162	0

App12 West
Site 22

Site 22	Flats 12

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				12	£/m2	£	m2
	Gross	Net					
Market Housing	80.9	73.57	60.00%	7	5,000	2,648,571	583
Affordable Overall			40%	4.8			
Affordable Rent	58.6	53.25	28.00%	3	2,685	480,400	197
Social Rent	58.6	53.25	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	0	3,500	51,240	16
First Homes	67.1	61.00	10.00%	1	3,500	256,200	81
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.171	ha	70	/ha		3,436,412	876
SITE AREA - Gross	0.264	ha	46	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		526,772	3,072,834	1,997,342
Existing Use Value		395,604		1,500,000
Uplift	20%	79,121		300,000
Plus /ha	0	0		0
Benchmark Land Value		474,725		1,800,000
			£/m2	
Additional Profit		-2,255,361	-3,871	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 2,463,221

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				526,772	
	Stamp Duty			15,839		
	Easements etc.			0		
	Legals /Acquisition		1.50%	7,902	23,740	
Fees						
	Planning			5,544		
	Professional		8.00%	150,162	155,706	
CONSTRUCTION						
	Build Cost		1,911	1,674,570		
	s106 / CIL / IT			30,000		
	Contingency		5.00%	83,728		
	Abnormals	%	5.00%	83,728		
		£		5,000	1,877,026	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	103,092		
	Legals	%	0.5%	17,182		
		£/unit	0	0		
	Misc.	%	0.0%	0	120,274	2,703,519

Developers Profit				
	Market Housing	% Value	17.50%	463,500
	Affordable Housing	% Value	6.00%	31,898
	First Homes	% Value	17.50%	44,835

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

Stamp duty calc - Residual		
Land payment		526,772
	Total	15,839

Stamp duty calc - Residual		
Land payment		474,725
	Total	13,236

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**30,000**

Post CIL s106	2,500	£/ Unit (all)	30,000
CIL	64	£/m2	0
		Total	**30,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	5.00%	90.59
	BNG	0.50%	9.06
			1,911.34

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			4	4	4							
Market Housing				0	0	0	882,857	882,857	882,857	0	0	0
Affordable Rent				0	0	0	160,133	160,133	160,133	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	17,080	17,080	17,080	0	0	0
First Homes				0	0	0	85,400	85,400	85,400	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,145,471**	**1,145,471**	**1,145,471**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	15,839											
Easements etc.	0											
Legals Acquisition	7,902											
Planning Fee	5,544											
Professional	75,081		75,081									
Build Cost - BCIS Base		0	186,063	372,127	558,190	372,127	186,063	0	0	0	0	0
s106/CIL/Tariff		0	3,333	6,667	10,000	6,667	3,333	0	0	0	0	0
Contingency		0	9,303	18,606	27,909	18,606	9,303	0	0	0	0	0
Abnormals		0	9,859	19,717	29,576	19,717	9,859	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	34,364	34,364	34,364	0	0	0
Legals	0	0	0	0	0	0	5,727	5,727	5,727	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**104,365**	**0**	**283,640**	**417,117**	**625,675**	**417,117**	**248,650**	**40,091**	**40,091**	**0**	**0**	**0**
For Residual Valuation Land	**526,772**											
Interest		11,834	12,056	17,600	25,751	37,965	46,498	30,554	10,401	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-631,137	-11,834	-295,695	-434,717	-651,426	-455,082	850,323	1,074,825	1,094,978	0	0	0
Opening Balance	0											
Closing Balance	-631,137	-642,971	-938,666	-1,373,383	-2,024,809	-2,479,891	-1,629,569	-554,744	540,233	540,233	540,233	540,233

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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
Market Housing												463,500
Affordable for Rent												31,898
First Homes												44,835
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-540,233
Closing Balance	540,233	540,233	540,233	540,233	540,233	540,233	540,233	540,233	540,233	540,233	540,233	0

App12 West
Site 23

Site 23	Flats 6

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				6	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	4	5,000	1,305,000	287
Affordable Overall			40%	2.4			
Affordable Rent	79.8	72.50	28.00%	2	2,685	327,033	134
Social Rent	79.8	72.50	0.00%	0	1,415	0	0
Shared Ownership	79.8	72.50	2.00%	0	3,500	30,450	10
First Homes	79.8	72.50	10.00%	1	0	0	48
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.080	ha	75	/ha		**1,662,483**	**479**
SITE AREA - Gross	0.133	ha	45	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		154,954	1,936,927	1,162,156
Existing Use Value		200,000		1,500,000
Uplift	20%	40,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**240,000**		**1,800,000**
			£/m2	
Additional Profit		-39,218	-137	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -59,091

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				154,954	
	Stamp Duty			99		
	Easements etc.			0		
	Legals /Acquisition		1.50%	2,324	2,423	
Fees						
	Planning			2,772		
	Professional		8.00%	82,083	84,855	
CONSTRUCTION						
	Build Cost		1,911	914,578		
	s106 / CIL / IT			15,000		
	Contingency		5.00%	45,729		
	Abnormals	%	5.00%	45,729		
		£		5,000	1,026,036	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	49,874		
	Legals	%	0.5%	8,312		
		£/unit	0	0		
	Misc.	%	0.0%	0	58,187	**1,326,455**

Developers Profit				
	Market Housing	% Value	17.50%	**228,375**
	Affordable Housing	% Value	6.00%	**21,449**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	6		
No dwgs under 50	6	462	2,772
No dwgs over 50	0	138	0
		Total	2,772

Stamp duty calc - Residual		
Land payment		154,954
	Total	99

Stamp duty calc - Residual		
Land payment		240,000
	Total	1,800

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**15,000**

Post CIL s106	2,500	£/ Unit (all)	15,000
CIL	64	£/m2	0
		Total	**15,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	5.00%	90.59
	BNG	0.50%	9.06
			1,911.34

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			2	2	2							
Market Housing				0	0	0	435,000	435,000	435,000	0	0	0
Affordable Rent				0	0	0	109,011	109,011	109,011	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	10,150	10,150	10,150	0	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**554,161**	**554,161**	**554,161**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	99											
Easements etc.	0											
Legals Acquisition	2,324											
Planning Fee	2,772											
Professional	41,041		41,041									
Build Cost - BCIS Base		0	101,620	203,240	304,859	203,240	101,620	0	0	0	0	0
s106/CIL/Tariff		0	1,667	3,333	5,000	3,333	1,667	0	0	0	0	0
Contingency		0	5,081	10,162	15,243	10,162	5,081	0	0	0	0	0
Abnormals		0	5,637	11,273	16,910	11,273	5,637	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	16,625	16,625	16,625	0	0	0
Legals	0	0	0	0	0	0	2,771	2,771	2,771	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**46,237**	**0**	**155,045**	**228,008**	**342,012**	**228,008**	**133,400**	**19,396**	**19,396**	**0**	**0**	**0**
For Residual Valuation Land	**154,954**											
Interest		3,772	3,843	6,822	11,225	17,848	22,458	14,990	5,244	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-201,191	-3,772	-158,888	-234,830	-353,237	-245,856	398,303	519,775	529,521	0	0	0
Opening Balance	0											
Closing Balance	-201,191	-204,963	-363,852	-598,682	-951,919	-1,197,775	-799,472	-279,697	249,824	249,824	249,824	249,824

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												228,375
Affordable for Rent												21,449
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-249,824
Opening Balance												
Closing Balance	249,824	249,824	249,824	249,824	249,824	249,824	249,824	249,824	249,824	249,824	249,824	0

App12 West
Site 24

Site 24	Flats HD 200

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				200	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	120	5,000	43,500,000	9,570
Affordable Overall			40%	80			
Affordable Rent	57.8	52.55	28.00%	56	2,685	7,901,955	3,237
Social Rent	57.8	52.55	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	4	3,500	854,000	268
First Homes	67.1	61.00	10.00%	20	3,500	4,270,000	1,342
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	2.000	ha	100	/ha		**56,525,955**	**14,418**
SITE AREA - Gross	2.857	ha	70	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		10,721,767	5,360,883	3,752,618
Existing Use Value		4,285,714		1,500,000
Uplift	20%	857,143		300,000
Plus /ha	0	0		0
Benchmark Land Value		**5,142,857**		**1,800,000**
			£/m2	
Additional Profit		553,519	58	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 6,373,563

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				10,721,767	
	Stamp Duty			525,588		
	Easements etc.			0		
	Legals /Acquisition		1.50%	160,826	686,415	
Fees						
	Planning			43,800		
	Professional		8.00%	2,282,646	2,326,446	
CONSTRUCTION						
	Build Cost		1,766	25,466,437		
	s106 / CIL / IT			500,000		
	Contingency		5.00%	1,273,322		
	Abnormals	%	5.00%	1,273,322		
		£		20,000	28,533,081	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	1,695,779		
	Legals	%	0.5%	282,630		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,978,408	**44,246,117**

Developers Profit				
	Market Housing	% Value	17.50%	**7,612,500**
	Affordable Housing	% Value	6.00%	**525,357**
	First Homes	% Value	17.50%	**747,250**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	200		
No dwgs under 50	50	462	23,100
No dwgs over 50	150	138	20,700
		Total	43,800

Stamp duty calc - Residual		
Land payment		10,721,767
	Total	525,588

Stamp duty calc - Residual		
Land payment		5,142,857
	Total	246,643

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**500,000**

Post CIL s106	2,500	£/ Unit (all)	500,000
CIL	64	£/m2	0
		Total	**500,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,543.00
CO2 Plus	%	3.00%	46.29
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,598.49
Site Costs	Base	10.00%	159.85
	BNG	0.50%	7.99
			1,766.33

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			50	50	50	50						
Market Housing				0	0	0	10,875,000	10,875,000	10,875,000	10,875,000	0	0
Affordable Rent				0	0	0	1,975,489	1,975,489	1,975,489	1,975,489	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	213,500	213,500	213,500	213,500	0	0
First Homes				0	0	0	1,067,500	1,067,500	1,067,500	1,067,500	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**14,131,489**	**14,131,489**	**14,131,489**	**14,131,489**	**0**	**0**
EXPENDITURE												
Stamp Duty	525,588											
Easements etc.	0											
Legals Acquisition	160,826											
Planning Fee	43,800											
Professional	1,141,323		1,141,323									
Build Cost - BCIS Base		0	2,122,203	4,244,406	6,366,609	6,366,609	4,244,406	2,122,203	0	0	0	0
s106/CIL/Tariff		0	41,667	83,333	125,000	125,000	83,333	41,667	0	0	0	0
Contingency		0	106,110	212,220	318,330	318,330	212,220	106,110	0	0	0	0
Abnormals		0	107,777	215,554	323,330	323,330	215,554	107,777	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	423,945	423,945	423,945	423,945	0	0
Legals	0	0	0	0	0	0	70,657	70,657	70,657	70,657	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**1,871,538**	**0**	**3,519,080**	**4,755,513**	**7,133,270**	**7,133,270**	**5,250,116**	**2,872,359**	**494,602**	**494,602**	**0**	**0**
For Residual Valuation Land	**10,721,767**											
Interest		236,124	240,552	311,045	406,043	547,405	691,418	537,856	336,832	87,456	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-12,593,305	-236,124	-3,759,632	-5,066,558	-7,539,313	-7,680,675	8,189,956	10,721,274	13,300,055	13,549,431	0	0
Opening Balance	0											
Closing Balance	-12,593,305	-12,829,429	-16,589,061	-21,655,619	-29,194,932	-36,875,607	-28,685,652	-17,964,378	-4,664,323	8,885,107	8,885,107	8,885,107

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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
Developers Return												
Market Housing												7,612,500
Affordable for Rent												525,357
First Homes												747,250
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-8,885,107
Opening Balance												
Closing Balance	8,885,107	8,885,107	8,885,107	8,885,107	8,885,107	8,885,107	8,885,107	8,885,107	8,885,107	8,885,107	8,885,107	0

App12 West
Site 25

Site 25	Flats HD 100

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	60	5,000	21,750,000	4,785
Affordable Overall			40%	40			
Affordable Rent	58.1	52.79	28.00%	28	2,685	3,968,430	1,626
Social Rent	58.1	52.79	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	2	3,500	427,000	134
First Homes	67.1	61.00	10.00%	10	3,500	2,135,000	671
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.000	ha	100	/ha		**28,280,430**	**7,216**
SITE AREA - Gross	1.429	ha	70	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**3,613,806**	**3,613,806**	**2,529,664**
Existing Use Value		2,142,857		1,500,000
Uplift	20%	428,571		300,000
Plus /ha	0	0		0
Benchmark Land Value		**2,571,429**		**1,800,000**
			£/m2	
Additional Profit		**-1,379,025**	**-288**	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 2,801,248

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				3,613,806	
	Stamp Duty			170,190		
	Easements etc.			0		
	Legals /Acquisition		1.50%	54,207	224,397	
Fees						
	Planning			30,000		
	Professional		8.00%	1,292,041	1,322,041	
CONSTRUCTION						
	Build Cost		2,002	14,445,916		
	s106 / CIL / IT			250,000		
	Contingency		5.00%	722,296		
	Abnormals	%	5.00%	722,296		
		£		10,000	16,150,508	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	848,413		
	Legals	%	0.5%	141,402		
		£/unit	0	0		
	Misc.	%	0.0%	0	989,815	**22,300,567**

Developers Profit				
	Market Housing	% Value	17.50%	**3,806,250**
	Affordable Housing	% Value	6.00%	**263,726**
	First Homes	% Value	17.50%	**373,625**

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

Stamp duty calc - Residual		
Land payment		3,613,806
	Total	170,190

Stamp duty calc - Residual		
Land payment		2,571,429
	Total	118,071

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**250,000**

Post CIL s106	2,500	£/ Unit (all)	250,000
CIL	64	£/m2	0
		Total	**250,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	10.00%	181.17
	BNG	0.50%	9.06
			2,001.93

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			33	33	34							
Market Housing				0	0	0	7,177,500	7,177,500	7,395,000	0	0	0
Affordable Rent				0	0	0	1,309,582	1,309,582	1,349,266	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	140,910	140,910	145,180	0	0	0
First Homes				0	0	0	704,550	704,550	725,900	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**9,332,542**	**9,332,542**	**9,615,346**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	170,190											
Easements etc.	0											
Legals Acquisition	54,207											
Planning Fee	30,000											
Professional	646,020		646,020									
Build Cost - BCIS Base		0	1,589,051	3,178,102	4,815,305	3,226,255	1,637,204	0	0	0	0	0
s106/CIL/Tariff		0	27,500	55,000	83,333	55,833	28,333	0	0	0	0	0
Contingency		0	79,453	158,905	240,765	161,313	81,860	0	0	0	0	0
Abnormals		0	80,553	161,105	244,099	163,546	82,994	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	279,976	279,976	288,460	0	0	0
Legals	0	0	0	0	0	0	46,663	46,663	48,077	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**900,418**	**0**	**2,422,576**	**3,553,112**	**5,383,503**	**3,606,947**	**2,157,030**	**326,639**	**336,537**	**0**	**0**	**0**
For Residual Valuation Land	**3,613,806**											
Interest		84,642	86,229	133,269	202,388	307,124	380,513	253,106	88,992	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-4,514,224	-84,642	-2,508,805	-3,686,381	-5,585,891	-3,914,071	6,794,999	8,752,796	9,189,818	0	0	0
Opening Balance	0											
Closing Balance	-4,514,224	-4,598,865	-7,107,670	-10,794,051	-16,379,942	-20,294,012	-13,499,013	-4,746,217	4,443,601	4,443,601	4,443,601	4,443,601

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												3,806,250
Affordable for Rent												263,726
First Homes												373,625
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-4,443,601
Opening Balance												
Closing Balance	4,443,601	4,443,601	4,443,601	4,443,601	4,443,601	4,443,601	4,443,601	4,443,601	4,443,601	4,443,601	4,443,601	0

App12 West
Site 26

Site 26	Flats HD 40

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				40	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	24	5,000	8,700,000	1,914
Affordable Overall			40%	16			
Affordable Rent	56.5	51.36	28.00%	11	2,685	1,544,607	633
Social Rent	56.5	51.36	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	1	3,500	170,800	54
First Homes	67.1	61.00	10.00%	4	3,500	854,000	268
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.400	ha	100	/ha		**11,269,407**	**2,869**
SITE AREA - Gross	0.667	ha	60	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,453,808**	**3,634,520**	**2,180,712**
Existing Use Value		1,000,000		1,500,000
Uplift	20%	200,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**1,200,000**		**1,800,000**
			£/m2	
Additional Profit		**-510,510**	**-267**	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 857,731

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				1,453,808	
	Stamp Duty			62,190		
	Easements etc.			0		
	Legals /Acquisition		1.50%	21,807	83,998	
Fees						
	Planning			18,480		
	Professional		8.00%	513,810	532,290	
CONSTRUCTION						
	Build Cost		2,002	5,743,293		
	s106 / CIL / IT			100,000		
	Contingency		5.00%	287,165		
	Abnormals	%	5.00%	287,165		
		£		5,000	6,422,622	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	338,082		
	Legals	%	0.5%	56,347		
		£/unit	0	0		
	Misc.	%	0.0%	0	394,429	**8,887,147**

Developers Profit				
	Market Housing	% Value	17.50%	**1,522,500**
	Affordable Housing	% Value	6.00%	**102,924**
	First Homes	% Value	17.50%	**149,450**

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

Stamp duty calc - Residual		
Land payment		1,453,808
	Total	62,190

Stamp duty calc - Residual		
Land payment		1,200,000
	Total	49,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**100,000**

Post CIL s106	2,500	£/ Unit (all)	100,000
CIL	64	£/m2	0
		Total	**100,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	10.00%	181.17
	BNG	0.50%	9.06
			2,001.93

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			20	20								
Market Housing				0	0	0	4,350,000	4,350,000	0	0	0	0
Affordable Rent				0	0	0	772,304	772,304	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	85,400	85,400	0	0	0	0
First Homes				0	0	0	427,000	427,000	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**5,634,704**	**5,634,704**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	62,190											
Easements etc.	0											
Legals Acquisition	21,807											
Planning Fee	18,480											
Professional	256,905		256,905									
Build Cost - BCIS Base		0	957,215	1,914,431	1,914,431	957,215	0	0	0	0	0	0
s106/CIL/Tariff		0	16,667	33,333	33,333	16,667	0	0	0	0	0	0
Contingency		0	47,861	95,722	95,722	47,861	0	0	0	0	0	0
Abnormals		0	48,694	97,388	97,388	48,694	0	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	169,041	169,041	0	0	0	0
Legals	0	0	0	0	0	0	28,174	28,174	0	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**359,382**	**0**	**1,327,342**	**2,140,874**	**2,140,874**	**1,070,437**	**197,215**	**197,215**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**1,453,808**											
Interest		33,997	34,635	60,172	101,441	143,485	166,246	67,410	0	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-1,813,191	-33,997	-1,361,977	-2,201,046	-2,242,315	-1,213,922	5,271,243	5,370,079	0	0	0	0
Opening Balance	0											
Closing Balance	-1,813,191	-1,847,188	-3,209,165	-5,410,210	-7,652,526	-8,866,448	-3,595,204	1,774,874	1,774,874	1,774,874	1,774,874	1,774,874

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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
Developers Return												
Market Housing												1,522,500
Affordable for Rent												102,924
First Homes												149,450
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-1,774,874
Opening Balance												
Closing Balance	1,774,874	1,774,874	1,774,874	1,774,874	1,774,874	1,774,874	1,774,874	1,774,874	1,774,874	1,774,874	1,774,874	0

App12 West
Site 27

Site 27	Flats HD 18

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				18	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	11	5,000	3,915,000	861
Affordable Overall			40%	7.2			
Affordable Rent	57.4	52.17	28.00%	5	2,685	705,940	289
Social Rent	57.4	52.17	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	0	3,500	76,860	24
First Homes	67.1	61.00	10.00%	2	3,500	384,300	121
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.150	ha	120	/ha		**5,082,100**	**1,295**
SITE AREA - Gross	0.300	ha	60	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		778,965	5,193,100	2,596,550
Existing Use Value		450,000		1,500,000
Uplift	20%	90,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**540,000**		**1,800,000**
			£/m2	
Additional Profit		-40,137	-47	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 333,072

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				778,965	
	Stamp Duty			28,448		
	Easements etc.			0		
	Legals /Acquisition		1.50%	11,684	40,133	
Fees						
	Planning			8,316		
	Professional		8.00%	221,892	230,208	
CONSTRUCTION						
	Build Cost		1,911	2,476,046		
	s106 / CIL / IT			45,000		
	Contingency		5.00%	123,802		
	Abnormals	%	5.00%	123,802		
		£		5,000	2,773,651	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	152,463		
	Legals	%	0.5%	25,411		
		£/unit	0	0		
	Misc.	%	0.0%	0	177,874	**4,000,830**

Developers Profit				
	Market Housing	% Value	17.50%	**685,125**
	Affordable Housing	% Value	6.00%	**46,968**
	First Homes	% Value	17.50%	**67,253**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	18		
No dwgs under 50	18	462	8,316
No dwgs over 50	0	138	0
		Total	8,316

Stamp duty calc - Residual		
Land payment		778,965
	Total	28,448

Stamp duty calc - Residual		
Land payment		540,000
	Total	16,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**45,000**

Post CIL s106	2,500	£/ Unit (all)	45,000
CIL	64	£/m2	0
		Total	**45,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	5.00%	90.59
	BNG	0.50%	9.06
			1,911.34

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			9	9																				
Market Housing				0	0	0	1,957,500	1,957,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	352,970	352,970	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	38,430	38,430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	192,150	192,150	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
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,541,050**	**2,541,050**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	28,448																							
Easements etc.	0																							
Legals Acquisition	11,684																							
Planning Fee	8,316																							
Professional	110,946		110,946																					
Build Cost - BCIS Base		0	412,674	825,349	825,349	412,674	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	7,500	15,000	15,000	7,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	20,634	41,267	41,267	20,634	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	21,467	42,934	42,934	21,467	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	76,232	76,232	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,705	12,705	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	**159,395**	**0**	**573,221**	**924,550**	**924,550**	**462,275**	**88,937**	**88,937**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**778,965**																							
Interest		17,594	17,924	29,008	46,887	65,102	74,990	30,419	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								685,125
Affordable for Rent																								46,968
First Homes																								67,253
Cash Flow	-938,360	-17,594	-591,145	-953,558	-971,438	-527,377	2,377,123	2,421,694	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-799,346
Opening Balance	0																							
Closing Balance	-938,360	-955,954	-1,547,099	-2,500,658	-3,472,095	-3,999,472	-1,622,349	799,346	799,346	799,346	799,346	799,346	799,346	799,346	799,346	799,346	799,346	799,346	799,346	799,346	799,346	799,346	799,346	0

App12 West
Site 28

Site 28	Flats VHD 200

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				200	£/m2	£	m2
	Gross	Net					
Market Housing	83.4	72.50	60.00%	120	5,000	43,500,000	10,005
Affordable Overall			40%	80			
Affordable Rent	60.4	52.55	28.00%	56	2,685	7,901,955	3,384
Social Rent	60.4	52.55	0.00%	0	1,415	0	0
Shared Ownership	70.2	61.00	2.00%	4	3,500	854,000	281
First Homes	70.2	61.00	10.00%	20	3,500	4,270,000	1,403
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.000	ha		200	/ha	**56,525,955**	**15,073**
SITE AREA - Gross	1.667	ha		120	/ha		

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		6,259,539	6,259,539	3,755,723
Existing Use Value		2,500,000		1,500,000
Uplift	20%	500,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**3,000,000**		**1,800,000**
			£/m2	
Additional Profit		-2,449,654	-245	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 6,803,144

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				6,259,539	
	Stamp Duty			302,477		
	Easements etc.			0		
	Legals /Acquisition		1.50%	93,893	396,370	
Fees						
	Planning			43,800		
	Professional		8.00%	2,663,342	2,707,142	
CONSTRUCTION						
	Build Cost		1,977	29,792,524		
	s106 / CIL / IT			500,000		
	Contingency		5.00%	1,489,626		
	Abnormals	%	5.00%	1,489,626		
		£		20,000	33,291,776	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	1,695,779		
	Legals	%	0.5%	282,630		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,978,408	**44,633,236**

Developers Profit				
	Market Housing	% Value	17.50%	**7,612,500**
	Affordable Housing	% Value	6.00%	**525,357**
	First Homes	% Value	17.50%	**747,250**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	200		
No dwgs under 50	50	462	23,100
No dwgs over 50	150	138	20,700
		Total	43,800

Stamp duty calc - Residual		
Land payment		6,259,539
	Total	302,477

Stamp duty calc - Residual		
Land payment		3,000,000
	Total	139,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**500,000**

Post CIL s106	2,500	£/ Unit (all)	500,000
CIL	64	£/m2	0
		Total	**500,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,810.00
CO2 Plus	%	3.00%	54.30
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,873.50
Site Costs	Base	5.00%	93.68
	BNG	0.50%	9.37
			1,976.54

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			50	50	50	50						
Market Housing				0	0	0	10,875,000	10,875,000	10,875,000	10,875,000	0	0
Affordable Rent				0	0	0	1,975,489	1,975,489	1,975,489	1,975,489	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	213,500	213,500	213,500	213,500	0	0
First Homes				0	0	0	1,067,500	1,067,500	1,067,500	1,067,500	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**14,131,489**	**14,131,489**	**14,131,489**	**14,131,489**	**0**	**0**
EXPENDITURE												
Stamp Duty	302,477											
Easements etc.	0											
Legals Acquisition	93,893											
Planning Fee	43,800											
Professional	1,331,671		1,331,671									
Build Cost - BCIS Base		0	2,482,710	4,965,421	7,448,131	7,448,131	4,965,421	2,482,710	0	0	0	0
s106/CIL/Tariff		0	41,667	83,333	125,000	125,000	83,333	41,667	0	0	0	0
Contingency		0	124,136	248,271	372,407	372,407	248,271	124,136	0	0	0	0
Abnormals		0	125,802	251,604	377,407	377,407	251,604	125,802	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	423,945	423,945	423,945	423,945	0	0
Legals	0	0	0	0	0	0	70,657	70,657	70,657	70,657	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**1,771,841**	**0**	**4,105,986**	**5,548,629**	**8,322,944**	**8,322,944**	**6,043,231**	**3,268,917**	**494,602**	**494,602**	**0**	**0**
For Residual Valuation Land	**6,259,539**											
Interest		150,588	153,412	233,276	341,686	504,148	669,656	530,557	336,832	87,456	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-8,031,380	-150,588	-4,259,398	-5,781,905	-8,664,630	-8,827,092	7,418,601	10,332,015	13,300,055	13,549,431	0	0
Opening Balance	0											
Closing Balance	-8,031,380	-8,181,968	-12,441,366	-18,223,271	-26,887,901	-35,714,994	-28,296,392	-17,964,378	-4,664,323	8,885,107	8,885,107	8,885,107

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												7,612,500
Affordable for Rent												525,357
First Homes												747,250
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-8,885,107
Opening Balance												
Closing Balance	8,885,107	8,885,107	8,885,107	8,885,107	8,885,107	8,885,107	8,885,107	8,885,107	8,885,107	8,885,107	8,885,107	0

App12 West
Site 29

Site 29	Flats VHD 75

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				75	£/m2	£	m2
	Gross	Net					
Market Housing	83.2	72.33	60.00%	45	5,000	16,275,000	3,743
Affordable Overall			40%	30			
Affordable Rent	60.5	52.60	28.00%	21	2,685	2,965,851	1,270
Social Rent	60.5	52.60	0.00%	0	1,415	0	0
Shared Ownership	70.2	61.00	2.00%	2	3,500	320,250	105
First Homes	70.2	61.00	10.00%	8	3,500	1,601,250	526
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.300	ha	250	/ha		**21,162,351**	**5,645**
SITE AREA - Gross	0.600	ha	125	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		584,810	1,949,368	974,684
Existing Use Value		900,000		1,500,000
Uplift	20%	180,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**1,080,000**		**1,800,000**
			£/m2	
Additional Profit		-2,914,917	-779	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 2,586,758

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				584,810	
	Stamp Duty			18,741		
	Easements etc.			0		
	Legals /Acquisition		1.50%	8,772	27,513	
Fees						
	Planning			26,550		
	Professional		8.00%	1,146,091	1,172,641	
CONSTRUCTION						
	Build Cost		2,275	12,844,220		
	s106 / CIL / IT			187,500		
	Contingency		5.00%	642,211		
	Abnormals	%	5.00%	642,211		
		£		10,000	14,326,142	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	634,871		
	Legals	%	0.5%	105,812		
		£/unit	0	0		
	Misc.	%	0.0%	0	740,682	**16,851,789**

Developers Profit				
	Market Housing	% Value	17.50%	**2,848,125**
	Affordable Housing	% Value	6.00%	**197,166**
	First Homes	% Value	17.50%	**280,219**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	75		
No dwgs under 50	50	462	23,100
No dwgs over 50	25	138	3,450
		Total	26,550

Stamp duty calc - Residual		
Land payment		584,810
	Total	18,741

Stamp duty calc - Residual		
Land payment		1,080,000
	Total	43,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**187,500**

Post CIL s106	2,500	£/ Unit (all)	187,500
CIL	64	£/m2	0
		Total	**187,500**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			2,085.00
CO2 Plus	%	3.00%	62.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			2,156.75
Site Costs	Base	5.00%	107.84
	BNG	0.50%	10.78
			2,275.37

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			25	25	25							
Market Housing				0	0	0	5,425,000	5,425,000	5,425,000	0	0	0
Affordable Rent				0	0	0	988,617	988,617	988,617	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	106,750	106,750	106,750	0	0	0
First Homes				0	0	0	533,750	533,750	533,750	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**7,054,117**	**7,054,117**	**7,054,117**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	18,741											
Easements etc.	0											
Legals Acquisition	8,772											
Planning Fee	26,550											
Professional	573,046		573,046									
Build Cost - BCIS Base		0	1,427,136	2,854,271	4,281,407	2,854,271	1,427,136	0	0	0	0	0
s106/CIL/Tariff		0	20,833	41,667	62,500	41,667	20,833	0	0	0	0	0
Contingency		0	71,357	142,714	214,070	142,714	71,357	0	0	0	0	0
Abnormals		0	72,468	144,936	217,404	144,936	72,468	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	211,624	211,624	211,624	0	0	0
Legals	0	0	0	0	0	0	35,271	35,271	35,271	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**627,108**	**0**	**2,164,839**	**3,183,587**	**4,775,381**	**3,183,587**	**1,838,688**	**246,894**	**246,894**	**0**	**0**	**0**
For Residual Valuation Land	**584,810**											
Interest		22,723	23,150	64,174	125,070	216,953	280,713	188,188	64,081	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-1,211,919	-22,723	-2,187,989	-3,247,762	-4,900,451	-3,400,541	4,934,716	6,619,035	6,743,142	0	0	0
Opening Balance	0											
Closing Balance	-1,211,919	-1,234,642	-3,422,631	-6,670,393	-11,570,843	-14,971,384	-10,036,668	-3,417,632	3,325,510	3,325,510	3,325,510	3,325,510

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												2,848,125
Affordable for Rent												197,166
First Homes												280,219
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-3,325,510
Opening Balance												
Closing Balance	3,325,510	3,325,510	3,325,510	3,325,510	3,325,510	3,325,510	3,325,510	3,325,510	3,325,510	3,325,510	3,325,510	0

App12 West
Site 30

Site 30	BTR Flats 60

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net					
Market Housing	77.9	70.83	60.00%	36	3,800	9,690,000	2,805
Affordable Overall			40%	24			
Affordable Rent	73.1	66.42	28.00%	17	2,685	2,995,923	1,227
Social Rent	73.1	66.42	0.00%	0	1,415	0	0
Shared Ownership	73.1	66.42	2.00%	1	2,660	212,002	88
First Homes	73.1	66.42	10.00%	6	0	0	438
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.800	ha	75	/ha		12,897,925	4,558
SITE AREA - Gross	1.143	ha	53	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-1,301,246	-1,626,558	-1,138,590
Existing Use Value		1,714,286		1,500,000
Uplift	20%	342,857		300,000
Plus /ha	0	0		0
Benchmark Land Value		2,057,143		1,800,000
			£/m2	
Additional Profit		-4,591,441	-1,637	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 1,029,575

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-1,301,246	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-19,519	-19,519	
Fees						
	Planning			24,480		
	Professional		8.00%	815,852	840,332	
CONSTRUCTION						
	Build Cost		2,002	9,125,591		
	s106 / CIL / IT			150,000		
	Contingency		5.00%	456,280		
	Abnormals	%	5.00%	456,280		
		£		10,000	10,198,150	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	386,938		
	Legals	%	0.5%	64,490		
		£/unit	0	0		
	Misc.	%	0.0%	0	451,427	10,169,144

Developers Profit				
	Market Housing	% Value	17.50%	1,695,750
	Affordable Housing	% Value	17.50%	561,387
	First Homes	% Value	17.50%	0

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

Stamp duty calc - Residual		
Land payment		-1,301,246
	Total	0

Stamp duty calc - Residual		
Land payment		2,057,143
	Total	92,357

Pre CIL s106	2,500	£/ Unit (all)	
		Total	150,000

Post CIL s106	2,500	£/ Unit (all)	150,000
CIL	64	£/m2	0
		Total	150,000

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	10.00%	181.17
	BNG	0.50%	9.06
			2,001.93

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			15	15	15	15						
Market Housing				0	0	0	2,422,500	2,422,500	2,422,500	2,422,500	0	0
Affordable Rent				0	0	0	748,981	748,981	748,981	748,981	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	53,001	53,001	53,001	53,001	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,224,481**	**3,224,481**	**3,224,481**	**3,224,481**	**0**	**0**
EXPENDITURE												
Stamp Duty	0											
Easements etc.	0											
Legals Acquisition	-19,519											
Planning Fee	24,480											
Professional	407,926		407,926									
Build Cost - BCIS Base		0	760,466	1,520,932	2,281,398	2,281,398	1,520,932	760,466	0	0	0	0
s106/CIL/Tariff		0	12,500	25,000	37,500	37,500	25,000	12,500	0	0	0	0
Contingency		0	38,023	76,047	114,070	114,070	76,047	38,023	0	0	0	0
Abnormals		0	38,857	77,713	116,570	116,570	77,713	38,857	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	96,734	96,734	96,734	96,734	0	0
Legals	0	0	0	0	0	0	16,122	16,122	16,122	16,122	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**412,887**	**0**	**1,257,772**	**1,699,692**	**2,549,537**	**2,549,537**	**1,812,549**	**962,703**	**112,857**	**112,857**	**0**	**0**
For Residual Valuation Land	**-1,301,246**											
Interest		0	0	6,926	38,926	87,459	136,903	112,996	72,706	15,727	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	888,359	0	-1,257,772	-1,706,618	-2,588,463	-2,636,997	1,275,030	2,148,782	3,038,918	3,095,898	0	0
Opening Balance	0											
Closing Balance	888,359	888,359	-369,413	-2,076,031	-4,664,494	-7,301,491	-6,026,461	-3,877,679	-838,761	2,257,137	2,257,137	2,257,137

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												1,695,750
Affordable for Rent												561,387
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-2,257,137
Opening Balance												
Closing Balance	2,257,137	2,257,137	2,257,137	2,257,137	2,257,137	2,257,137	2,257,137	2,257,137	2,257,137	2,257,137	2,257,137	0

App12 East
Cover

Eastbourne BC (October 2022)

09/02/2023
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Large Greenfield 500

1	UNITS	**500**		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics		
	Affordable	40%	200	Shared Ow	5%		140	140	Density	20	units/ha	Total	31.250		Sub Area	East	
							10.00	10	Net:Gross	80%		Gross	31.250	ha	Green Brov	Green	
				First Home	25%	% of Aff	50	50				Net	25.000	ha	Use	Agricultural	
							200	200									

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	300		Rounded	m2	m2	Circulation	140		Rounded	m2	10		Rounded	m2	50		Rounded	m2
Terrace	2	73	0.0%	10%	30.00	30	2,190	70	0.0%	25%	35.00	35	2,450	25%	2.50	3	210	25%	12.50	13	910
Terrace	3	86	0.0%	15%	45.00	45	3,870	84	0.0%	20%	28.00	28	2,352	20%	2.00	2	168	20%	10.00	10	840
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	7.00	7	679	5%	0.50	1	97	5%	2.50	3	291
Semi	2	81	0.0%	25%	75.00	75	6,075	79	0.0%		0.00	0	0	25%	2.50	3	237	25%	12.50	13	1,027
Semi	3	98	0.0%	30%	90.00	90	8,820	93	0.0%		0.00	0	0	10%	1.00	1	93	10%	5.00	5	465
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	30.00	30	3,900	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	5%	15.00	15	2,100	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	15.00	15	660	39	10.0%	40%	56.00	56	2,402	15%	1.50	0	0	15%	7.50	6	257
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	14.00	14	939		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**300.00**	**300**	**27,615**			**100%**	**140.00**	**140**	**8,823**	**100%**	**10.00**	**10**	**805**	**100%**	**50.00**	**50**	**3,790**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,326		1,326	5,760	7,637,760
Terrace	3		1,326		1,326	7,230	9,586,980
Terrace	4		1,326		1,326	1,067	1,414,842
Semi	2		1,354		1,354	7,339	9,937,006
Semi	3		1,354		1,354	9,378	12,697,812
Semi	4		1,354		1,354	0	0
Det	3		1,614		1,614	0	0
Det	4		1,614		1,614	3,900	6,294,600
Det	5		1,614		1,614	2,100	3,389,400
Flat to5	1		1,543		1,543	3,320	5,122,451
Flat to5	2		1,543		1,543	939	1,449,494
Flat to5	3		1,543		1,543	0	0
Flat 6+	1		1,810		1,810	0	0
Flat 6+	2		1,810		1,810	0	0
Flat 6+	3		1,810		1,810	0	0
						41,033	57,530,346
							1,402 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	81	2	162
Terrace	3	85	3	255
Terrace	4	11	4	44
Semi	2	91	2	182
Semi	3	96	3	288
Semi	4	0	4	0
Det	3	0	3	0
Det	4	30	4	120
Det	5	15	5	75
Flat to5	1	77	1	77
Flat to5	2	14	2	28
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**1,231**

ha per 1,000	
	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
	Allotments
	Amenity Open Space (Informal Recreation)
1.910	**ha**

Open Space Required	2.351
Gross - Net	6.250
Shortfall / Surplus	3.899

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	300	27,615	92.05	27,555	91.85
Aff - rented	140	8,823	63.02	8,519	60.85
Shared Ownership	10	805	80.50	805	80.50
First Homes	50	3,790	75.81	3,767	75.34
	500	**41,033**		**40,646**	

Large Green 250

2	UNITS	**250**		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics		
	Affordable	40%	100	Shared Ow	5%		70	70	Density	25	units/ha	Total	11.765		Sub Area	East	
				First Home	25%	% of Aff	5.00	5	Net:Gross	85%		Gross	11.765	ha	Green Brov	Green	
							25	25				Net	10.000	ha	Use	Agricultural	
							100	100									

	Beds	m2	Circulation	Market 150		Rounded	m2	m2	Circulation	Affordable for Rent 70		Rounded	m2	Shared Ownership 5		Rounded	m2	First Homes 25		Rounded	m2
Terrace	2	73	0.0%	10%	15.00	15	1,095	70	0.0%	25%	17.50	18	1,260	25%	1.25	1	70	25%	6.25	6	420
Terrace	3	86	0.0%	15%	22.50	23	1,978	84	0.0%	20%	14.00	14	1,176	20%	1.00	1	84	20%	5.00	5	420
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	3.50	4	388	5%	0.25	0	0	5%	1.25	1	97
Semi	2	81	0.0%	25%	37.50	38	3,078	79	0.0%		0.00	0	0	25%	1.25	1	79	25%	6.25	6	474
Semi	3	98	0.0%	30%	45.00	45	4,410	93	0.0%		0.00	0	0	10%	0.50	1	93	10%	2.50	3	279
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	15.00	15	1,950	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	5%	7.50	8	1,120	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	7.50	6	264	39	10.0%	40%	28.00	27	1,158	15%	0.75	1	43	15%	3.75	4	172
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	7.00	7	470		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**150.00**	**150**	**13,895**			**100%**	**70.00**	**70**	**4,452**	**100%**	**5.00**	**5**	**369**	**100%**	**25.00**	**25**	**1,862**

			BCIS Lower Q	Median	Used	m2	
Terrace	2		1,326		1,326	2,845	3,772,470
Terrace	3		1,326		1,326	3,658	4,850,508
Terrace	4		1,326		1,326	485	643,110
Semi	2		1,354		1,354	3,631	4,916,374
Semi	3		1,354		1,354	4,782	6,474,828
Semi	4		1,354		1,354	0	0
Det	3		1,614		1,614	0	0
Det	4		1,614		1,614	1,950	3,147,300
Det	5		1,614		1,614	1,120	1,807,680
Flat to5	1		1,543		1,543	1,637	2,525,582
Flat to5	2		1,543		1,543	470	724,747
Flat to5	3		1,543		1,543	0	0
Flat 6+	1		1,810		1,810	0	0
Flat 6+	2		1,810		1,810	0	0
Flat 6+	3		1,810		1,810	0	0
						20,578	28,862,600
							1,403 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	40	2	80
Terrace	3	43	3	129
Terrace	4	5	4	20
Semi	2	45	2	90
Semi	3	49	3	147
Semi	4	0	4	0
Det	3	0	3	0
Det	4	15	4	60
Det	5	8	5	40
Flat to5	1	38	1	38
Flat to5	2	7	2	14
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**618**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	1.180
Gross - Net	1.765
Shortfall / Surplus	0.584

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	150	13,895	92.63	13,871	92.47
Aff - rented	70	4,452	63.60	4,304	61.49
Shared Ownership	5	369	73.78	365	73.00
First Homes	25	1,862	74.46	1,846	73.84
	250	**20,578**		**20,386**	

Green 75

3	UNITS	75		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics				
	Affordable	40%	30	Shared Ow	5%		21	21	Density	23	units/ha	Total	3.836		Sub Area	East			
							1.50	2	Net:Gross	85%		Gross	3.836	ha	Green Brov	Green			
				First Home	25%	% of Aff	7.5	8				Net	3.261	ha	Use	Agricultural			
							30	31											

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	45		Rounded	m2	m2	Circulation	21		Rounded	m2	2		Rounded	m2	8		Rounded	m2
Terrace	2	73	0.0%	10%	4.50	5	365	70	0.0%	25%	5.25	5	350	25%	0.50	1	70	25%	2.00	2	140
Terrace	3	86	0.0%	15%	6.75	7	602	84	0.0%	20%	4.20	4	336	20%	0.40	0	0	20%	1.60	2	168
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	1.05	1	97	5%	0.10	0	0	5%	0.40	0	0
Semi	2	81	0.0%	25%	11.25	11	891	79	0.0%		0.00	0	0	25%	0.50	1	79	25%	2.00	2	158
Semi	3	98	0.0%	30%	13.50	14	1,372	93	0.0%		0.00	0	0	10%	0.20	0	0	10%	0.80	1	93
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	4.50	5	650	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	5%	2.25	2	280	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	2.25	1	44	39	10.0%	40%	8.40	8	343	15%	0.30	0	0	15%	1.20	1	43
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	2.10	2	134		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**45.00**	**45**	**4,204**			**100%**	**21.00**	**20**	**1,260**	**100%**	**2.00**	**2**	**149**	**100%**	**8.00**	**8**	**602**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	925	1,410,625
Terrace	3			1,525	1,525	1,106	1,686,650
Terrace	4			1,525	1,525	97	147,925
Semi	2			1,556	1,556	1,128	1,755,168
Semi	3			1,556	1,556	1,465	2,279,540
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	650	1,158,300
Det	5			1,782	1,782	280	498,960
Flat to5	1			1,750	1,750	430	752,675
Flat to5	2			1,750	1,750	134	234,850
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						6,215	9,924,693
							1,597 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	13	2	26
Terrace	3	13	3	39
Terrace	4	1	4	4
Semi	2	14	2	28
Semi	3	15	3	45
Semi	4	0	4	0
Det	3	0	3	0
Det	4	5	4	20
Det	5	2	5	10
Flat to5	1	10	1	10
Flat to5	2	2	2	4
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**186**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.355
Gross - Net	0.575
Shortfall / Surplus	0.220

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	45	4,204	93.42	4,200	93.33
Aff - rented	20	1,260	63.02	1,217	60.85
Shared Ownership	2	149	74.50	149	74.50
First Homes	8	602	75.24	598	74.75
	75	**6,215**		**6,164**	

Green 35

4	UNITS	35		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics		
	Affordable	40%	14	Shared Ow	5%		9.8	10	Density	30	units/ha	Total	1.556		Sub Area	East	
							0.70	1	Net:Gross	75%		Gross	1.556	ha	Green Brov	Green	
				First Home	25%	% of Aff	3.5	4				Net	1.167	ha	Use	Agricultural	
							14	15									

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	21		Rounded	m2	m2	Circulation	10		Rounded	m2	1		Rounded	m2	4		Rounded	m2
Terrace	2	73	0.0%	10%	2.10	3	219	70	0.0%	25%	2.50	3	210	25%	0.25	0	0	25%	1.00	1	70
Terrace	3	86	0.0%	15%	3.15	3	258	84	0.0%	20%	2.00	2	168	20%	0.20	0	0	20%	0.80	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.50	1	97	5%	0.05	0	0	5%	0.20	0	0
Semi	2	81	0.0%	25%	5.25	5	405	79	0.0%		0.00	0	0	25%	0.25	0	0	25%	1.00	1	79
Semi	3	98	0.0%	30%	6.30	6	588	93	0.0%		0.00	0	0	10%	0.10	0	0	10%	0.40	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	2.10	2	260	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	5%	1.05	1	140	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	1.05	1	44	39	10.0%	40%	4.00	4	172	15%	0.15	0	0	15%	0.60	1	43
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	1.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**21.00**	**21**	**1,914**			**100%**	**10.00**	**10**	**647**	**100%**	**1.00**	**0**	**0**	**100%**	**4.00**	**4**	**276**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	499	760,975
Terrace	3			1,525	1,525	510	777,750
Terrace	4			1,525	1,525	97	147,925
Semi	2			1,556	1,556	484	753,104
Semi	3			1,556	1,556	588	914,928
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	260	463,320
Det	5			1,782	1,782	140	249,480
Flat to5	1			1,750	1,750	259	452,375
Flat to5	2			1,750	1,750	0	0
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						2,837	4,519,857
							1,593 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	7	2	14
Terrace	3	6	3	18
Terrace	4	1	4	4
Semi	2	6	2	12
Semi	3	6	3	18
Semi	4	0	4	0
Det	3	0	3	0
Det	4	2	4	8
Det	5	1	5	5
Flat to5	1	6	1	6
Flat to5	2	0	2	0
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**85**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.162
Gross - Net	0.389
Shortfall / Surplus	0.227

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	21	1,914	91.14	1,910	90.95
Aff - rented	10	647	64.66	631	63.10
Shared Ownership	0	0	68.98	0	68.00
First Homes	4	276	68.98	272	68.00
	35	**2,837**		**2,813**	

Green 14

5	UNITS	14		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics		
	Affordable	40%	5.6	Shared Ow	5%		3.92	4	Density	30	units/ha	Total	0.598		Sub Area	East	
							0.28	0	Net:Gross	78%		Gross	0.598	ha	Green Brov	Green	
				First Home	25%	% of Aff	1.4	1				Net	0.467	ha	Use	Agricultural	
							5.6	5									

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	8.4		Rounded	m2	m2	Circulation	4		Rounded	m2	0		Rounded	m2	1		Rounded	m2
Terrace	2	73	0.0%	10%	0.84	2	146	70	0.0%	25%	1.00	1	70	25%	0.00	0	0	25%	0.25	1	70
Terrace	3	86	0.0%	15%	1.26	1	86	84	0.0%	20%	0.80	1	84	20%	0.00	0	0	20%	0.20	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.20	0	0	5%	0.00	0	0	5%	0.05	0	0
Semi	2	81	0.0%	25%	2.10	2	162	79	0.0%		0.00	0	0	25%	0.00	0	0	25%	0.25	0	0
Semi	3	98	0.0%	30%	2.52	3	294	93	0.0%		0.00	0	0	10%	0.00	0	0	10%	0.10	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	0.84	1	130	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	5%	0.42	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	0.42	0	0	39	10.0%	40%	1.60	2	86	15%	0.00	0	0	15%	0.15	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.40	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**8.40**	**9**	**818**			**100%**	**4.00**	**4**	**240**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**70**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	286	436,150
Terrace	3			1,525	1,525	170	259,250
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	162	252,072
Semi	3			1,556	1,556	294	457,464
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	130	231,660
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	86	150,150
Flat to5	2			1,750	1,750	0	0
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						1,128	1,786,746
							1,584 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	4	2	8
Terrace	3	2	3	6
Terrace	4	0	4	0
Semi	2	2	2	4
Semi	3	3	3	9
Semi	4	0	4	0
Det	3	0	3	0
Det	4	1	4	4
Det	5	0	5	0
Flat to5	1	2	1	2
Flat to5	2	0	2	0
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**33**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.063
Gross - Net	0.132
Shortfall / Surplus	0.069

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	9	818	90.89	818	90.89
Aff - rented	4	240	59.95	232	58.00
Shared Ownership	0	0	70.00	0	70.00
First Homes	1	70	70.00	70	70.00
	14	**1,128**		**1,120**	

Green 6

6	UNITS	6	Aff - rentec	70%	% of Aff		0	0	Modelling			Area ha		Characteristics	
	Affordable	0%	0 Shared Ow	5%			0.00	0	Density	30	units/ha	Total	0.250	Sub Area	East
			First Home	25%	% of Aff		0	0	Net:Gross	80%		Gross	0.250 ha	Green Brov	Green
							0	0				Net	0.200 ha	Use	Paddock

	Beds	m2	Circulation	Market 6		Rounded	m2	m2	Circulation	Affordable for Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%	25%	0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%	20%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
Semi	3	98	0.0%	70%	4.20	4	392	93	0.0%		0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	15%	0.90	1	130	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	15%	0.90	1	140	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	40%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**6.00**	**6**	**662**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	392	609,952
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	130	231,660
Det	5			1,782	1,782	140	249,480
Flat to5	1			1,750	1,750	0	0
Flat to5	2			1,750	1,750	0	0
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						662	1,091,092
							1,648 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	4	3	12
Semi	4	0	4	0
Det	3	0	3	0
Det	4	1	4	4
Det	5	1	5	5
Flat to5	1	0	1	0
Flat to5	2	0	2	0
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**21**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.040
Gross - Net	0.050
Shortfall / Surplus	0.010

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	6	662	110.33	662	110.33
Aff - rented	0	0	110.33	0	110.33
Shared Ownership	0	0	110.33	0	110.33
First Homes	0	0	110.33	0	110.33
	6	**662**		**662**	

Green 3

7	UNITS	3	Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics	
	Affordable	0%	0 Shared Ow	5%		0	0	Density	30	units/ha	Total	0.133		Sub Area	East
						0.00	0	Net:Gross	75%		Gross	0.133	ha	Green Brov	Green
			First Home	25%	% of Aff	0	0				Net	0.100	ha	Use	Paddock
						0	0								

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	3		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%	25%	0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%	20%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
Semi	3	98	0.0%	67%	2.01	2	196	93	0.0%		0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	33%	0.99	1	130	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	40%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**3.00**	**3**	**326**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	196	304,976
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	130	231,660
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	0	0
Flat to5	2			1,750	1,750	0	0
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						326	536,636
							1,646 £/m2

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

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.019
Gross - Net	0.033
Shortfall / Surplus	0.014

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	3	326	108.67	326	108.67
Aff - rented	0	0	108.67	0	108.67
Shared Ownership	0	0	108.67	0	108.67
First Homes	0	0	108.67	0	108.67
	3	**326**		**326**	

HD Housing 200

8	UNITS	**200**		Aff - rentec	70%	% of Aff	56	56	Modelling			Area ha			Characteristics		
	Affordable	40%	80	Shared Ow	5%		4.00	4	Density	45	units/ha	Total	5.229		Sub Area	East	
				First Home	25%	% of Aff	20	20	Net:Gross	85%		Gross	5.229	ha	Green Brov	Brown	
							80	80				Net	4.444	ha	Use	PDL	

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	120		Rounded	m2	m2	Circulation	56		Rounded	m2	4		Rounded	m2	20		Rounded	m2
Terrace	2	73	0.0%	10%	12.00	12	876	70	0.0%	25%	14.00	14	980	40%	1.60	2	140	40%	8.00	8	560
Terrace	3	86	0.0%	15%	18.00	18	1,548	84	0.0%	20%	11.20	11	924	30%	1.20	1	84	30%	6.00	6	504
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	2.80	3	291	5%	0.20	0	0	5%	1.00	1	97
Semi	2	81	0.0%	25%	30.00	30	2,430	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	30%	36.00	36	3,528	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	15%	18.00	18	1,908	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	6.00	6	264	39	10.0%	40%	22.40	22	944	15%	0.60	1	43	15%	3.00	3	129
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	5.60	6	403	10%	0.40	0	0	10%	2.00	2	134
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**120.00**	**120**	**10,554**			**100%**	**56.00**	**56**	**3,541**	**100%**	**4.00**	**4**	**267**	**100%**	**20.00**	**20**	**1,424**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,326		1,326	2,556	3,389,256
Terrace	3		1,326		1,326	3,060	4,057,560
Terrace	4		1,326		1,326	388	514,488
Semi	2		1,354		1,354	2,430	3,290,220
Semi	3		1,354		1,354	3,528	4,776,912
Semi	4		1,354		1,354	1,908	2,583,432
Det	3		1,614		1,614	0	0
Det	4		1,614		1,614	0	0
Det	5		1,614		1,614	0	0
Flat to5	1		1,543		1,543	1,379	2,128,414
Flat to5	2		1,543		1,543	537	828,282
Flat to5	3		1,543		1,543	0	0
Flat 6+	1		1,810		1,810	0	0
Flat 6+	2		1,810		1,810	0	0
Flat 6+	3		1,810		1,810	0	0
						15,786	21,568,565
							1,366 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	36	2	72
Terrace	3	36	3	108
Terrace	4	4	4	16
Semi	2	30	2	60
Semi	3	36	3	108
Semi	4	18	4	72
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	32	1	32
Flat to5	2	8	2	16
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**484**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.924
Gross - Net	0.784
Shortfall / Surplus	-0.140

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	120	10,554	87.95	10,530	87.75
Aff - rented	56	3,541	63.24	3,419	61.05
Shared Ownership	4	267	66.73	263	65.75
First Homes	20	1,424	71.20	1,400	70.00
	200	**15,786**		**15,612**	

HD Housing 100

9	UNITS	100		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics		
	Affordable	40%	40	Shared Ow	5%		28	28	Density	30	units/ha	Total	4.167		Sub Area	East	
				First Home	25%	% of Aff	2.00	2	Net:Gross	80%		Gross	4.167	ha	Green Brov	Brown	
							10	10				Net	3.333	ha	Use	PDL	
							40	40									

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	60		Rounded	m2	m2	Circulation	28		Rounded	m2	2		Rounded	m2	10		Rounded	m2
Terrace	2	73	0.0%	10%	6.00	6	438	70	0.0%	25%	7.00	7	490	40%	0.80	1	70	40%	4.00	4	280
Terrace	3	86	0.0%	15%	9.00	9	774	84	0.0%	20%	5.60	6	504	30%	0.60	1	84	30%	3.00	3	252
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	1.40	1	97	5%	0.10	0	0	5%	0.50	1	97
Semi	2	81	0.0%	25%	15.00	15	1,215	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	30%	18.00	18	1,764	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	15%	9.00	9	954	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	3.00	3	132	39	10.0%	40%	11.20	11	472	15%	0.30	0	0	15%	1.50	2	86
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	2.80	3	201	10%	0.20	0	0	10%	1.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**60.00**	**60**	**5,277**			**100%**	**28.00**	**28**	**1,764**	**100%**	**2.00**	**2**	**154**	**100%**	**10.00**	**10**	**715**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	1,278	1,948,950
Terrace	3			1,525	1,525	1,614	2,461,350
Terrace	4			1,525	1,525	194	295,850
Semi	2			1,556	1,556	1,215	1,890,540
Semi	3			1,556	1,556	1,764	2,744,784
Semi	4			1,556	1,556	954	1,484,424
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	690	1,206,975
Flat to5	2			1,750	1,750	201	352,275
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						7,910	12,385,148
							1,566 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	18	2	36
Terrace	3	19	3	57
Terrace	4	2	4	8
Semi	2	15	2	30
Semi	3	18	3	54
Semi	4	9	4	36
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	16	1	16
Flat to5	2	3	2	6
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**243**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.464
Gross - Net	0.833
Shortfall / Surplus	0.369

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	60	5,277	87.95	5,265	87.75
Aff - rented	28	1,764	63.01	1,703	60.82
Shared Ownership	2	154	77.00	154	77.00
First Homes	10	715	71.48	707	70.70
	100	**7,910**		**7,829**	

HD Housing 60

10	UNITS	60		Aff - rentec	70%	% of Aff			Rounded	Modelling			Area ha			Characteristics	
	Affordable	40%	24	Shared Ow	5%			16.8	17	Density	38	units/ha	Total	2.256		Sub Area	East
				First Home	25%	% of Aff		1.20	1	Net:Gross	70%		Gross	2.256	ha	Green Brov	Brown
								6	6				Net	1.579	ha	Use	PDL
								24	24								

	Beds	m2	Circulation	Market 36		Rounded	m2	m2	Circulation	Affordable for Rent 17		Rounded	m2	Shared Ownership 1		Rounded	m2	First Homes 6		Rounded	m2
Terrace	2	73	0.0%	10%	3.60	4	292	70	0.0%	25%	4.25	4	280	40%	0.40	1	70	40%	2.40	2	140
Terrace	3	86	0.0%	15%	5.40	5	430	84	0.0%	20%	3.40	3	252	30%	0.30	0	0	30%	1.80	2	168
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.85	1	97	5%	0.05	0	0	5%	0.30	0	0
Semi	2	81	0.0%	25%	9.00	9	729	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	30%	10.80	11	1,078	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	15%	5.40	5	530	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	1.80	2	88	39	10.0%	40%	6.80	7	300	15%	0.15	0	0	15%	0.90	1	43
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	1.70	2	134	10%	0.10	0	0	10%	0.60	1	67
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**36.00**	**36**	**3,147**			**100%**	**17.00**	**17**	**1,064**	**100%**	**1.00**	**1**	**70**	**100%**	**6.00**	**6**	**418**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	782	1,192,550
Terrace	3			1,525	1,525	850	1,296,250
Terrace	4			1,525	1,525	97	147,925
Semi	2			1,556	1,556	729	1,134,324
Semi	3			1,556	1,556	1,078	1,677,368
Semi	4			1,556	1,556	530	824,680
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	431	754,600
Flat to5	2			1,750	1,750	201	352,275
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						4,699	7,379,972
							1,571 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	11	2	22
Terrace	3	10	3	30
Terrace	4	1	4	4
Semi	2	9	2	18
Semi	3	11	3	33
Semi	4	5	4	20
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	10	1	10
Flat to5	2	3	2	6
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**143**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.273
Gross - Net	0.677
Shortfall / Surplus	0.404

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	36	3,147	87.42	3,139	87.19
Aff - rented	17	1,064	62.56	1,024	60.24
Shared Ownership	1	70	70.00	70	70.00
First Homes	6	418	69.67	408	68.00
	60	**4,699**		**4,641**	

HD Housing 30

11	UNITS	**30**	Aff - rentec	70%	% of Aff			Rounded	Modelling			Area ha			Characteristics		
	Affordable	40%	12 Shared Ow	5%		8.4	8		Density	40	units/ha	Total	1.000		Sub Area	East	
			First Home	25%	% of Aff	0.60	1		Net:Gross	75%		Gross	1.000	ha	Green Brov	Brown	
						3	3					Net	0.750	ha	Use	PDL	
						12	12										

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	18		Rounded	m2	m2	Circulation	8		Rounded	m2	1		Rounded	m2	3		Rounded	m2
Terrace	2	73	0.0%	10%	1.80	2	146	70	0.0%	25%	2.00	2	140	40%	0.40	1	70	40%	1.20	2	140
Terrace	3	86	0.0%	15%	2.70	3	258	84	0.0%	20%	1.60	2	168	30%	0.30	0	0	30%	0.90	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.40	0	0	5%	0.05	0	0	5%	0.15	0	0
Semi	2	81	0.0%	25%	4.50	5	405	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	30%	5.40	5	490	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	15%	2.70	3	318	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	0.90	0	0	39	10.0%	40%	3.20	3	129	15%	0.15	0	0	15%	0.45	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.80	1	67	10%	0.10	0	0	10%	0.30	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**18.00**	**18**	**1,617**			**100%**	**8.00**	**8**	**504**	**100%**	**1.00**	**1**	**70**	**100%**	**3.00**	**3**	**224**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	496	756,400
Terrace	3			1,525	1,525	510	777,750
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	405	630,180
Semi	3			1,556	1,556	490	762,440
Semi	4			1,556	1,556	318	494,808
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	129	225,225
Flat to5	2			1,750	1,750	67	117,425
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						2,415	3,764,228
							1,559 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	7	2	14
Terrace	3	6	3	18
Terrace	4	0	4	0
Semi	2	5	2	10
Semi	3	5	3	15
Semi	4	3	4	12
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	3	1	3
Flat to5	2	1	2	2
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**74**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.141
Gross - Net	0.250
Shortfall / Surplus	0.109

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	18	1,617	89.83	1,617	89.83
Aff - rented	8	504	62.98	486	60.75
Shared Ownership	1	70	70.00	70	70.00
First Homes	3	224	74.67	224	74.67
	30	**2,415**		**2,397**	

HD Housing 15

12	UNITS	15	Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics	
	Affordable	40%	6 Shared Ow	5%		4.2	4	Density	40	units/ha	Total	0.500		Sub Area	East
			First Home	25%	% of Aff	0.30	0	Net:Gross	75%		Gross	0.500	ha	Green Brov	Brown
						1.5	2				Net	0.375	ha	Use	PDL
						6	6								

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	4		Rounded	m2	0		Rounded	m2	2		Rounded	m2
Terrace	2	73	0.0%	10%	0.90	1	73	70	0.0%	25%	1.00	1	70	40%	0.00	0	0	40%	0.80	1	70
Terrace	3	86	0.0%	15%	1.35	2	172	84	0.0%	20%	0.80	1	84	30%	0.00	0	0	30%	0.60	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.20	0	0	5%	0.00	0	0	5%	0.10	0	0
Semi	2	81	0.0%	25%	2.25	2	162	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	30%	2.70	3	294	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	15%	1.35	1	106	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	0.45	0	0	39	10.0%	40%	1.60	2	86	15%	0.00	0	0	15%	0.30	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.40	0	0	10%	0.00	0	0	10%	0.20	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**9.00**	**9**	**807**			**100%**	**4.00**	**4**	**240**	**100%**	**0.00**	**0**	**0**	**100%**	**2.00**	**2**	**154**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	213	324,825
Terrace	3			1,525	1,525	340	518,500
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	162	252,072
Semi	3			1,556	1,556	294	457,464
Semi	4			1,556	1,556	106	164,936
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	86	150,150
Flat to5	2			1,750	1,750	0	0
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						1,201	1,867,947
							1,556 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	3	2	6
Terrace	3	4	3	12
Terrace	4	0	4	0
Semi	2	2	2	4
Semi	3	3	3	9
Semi	4	1	4	4
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	2	1	2
Flat to5	2	0	2	0
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**37**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.071
Gross - Net	0.125
Shortfall / Surplus	0.054

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	9	807	89.67	807	89.67
Aff - rented	4	240	59.95	232	58.00
Shared Ownership	0	0	77.00	0	77.00
First Homes	2	154	77.00	154	77.00
	15	**1,201**		**1,193**	

HD Housing 6

13	UNITS	6		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha		Characteristics	
	Affordable	0%	0	Shared Ow	5%		0	0	Density	45	units/ha	Total	0.190	Sub Area	East
							0.00	0	Net:Gross	70%		Gross	0.190 ha	Green Brov	Brown
				First Home	25%	% of Aff	0	0				Net	0.133 ha	Use	PDL
							0	0							

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	6		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73			0.00	0	0	70	0.0%	25%	0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
Terrace	3	86		100%	6.00	6	516	84	0.0%	20%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	97			0.00	0	0	97	0.0%	5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
Semi	2	81			0.00	0	0	79	0.0%		0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
Semi	3	98			0.00	0	0	93	0.0%		0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Semi	4	106			0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120			0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130			0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140			0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40			0.00	0	0	39	10.0%	40%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**6.00**	**6**	**516**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	516	786,900
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	0	0
Flat to5	2			1,750	1,750	0	0
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						516	786,900
							1,525 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	6	3	18
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	0	1	0
Flat to5	2	0	2	0
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**18**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.034
Gross - Net	0.057
Shortfall / Surplus	0.023

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	6	516	86.00	516	86.00
Aff - rented	0	0	86.00	0	86.00
Shared Ownership	0	0	86.00	0	86.00
First Homes	0	0	86.00	0	86.00
	6	**516**		**516**	

Houses & Flats 100

14	UNITS	**100**	Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics	
	Affordable	40%	40 Shared Ow	5%		28	28	Density	60	units/ha	Total	2.381		Sub Area	East
			First Home	25%	% of Aff	2.00	2	Net:Gross	70%		Gross	2.381	ha	Green Brov	Brown
						10	10				Net	1.667	ha	Use	PDL
						40	40								

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	60		Rounded	m2	m2	Circulation	28		Rounded	m2	2		Rounded	m2	10		Rounded	m2
Terrace	2	73	0.0%	10%	6.00	6	438	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%	15%	9.00	9	774	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%	15%	9.00	9	873	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	15%	9.00	9	729	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	20%	12.00	12	1,176	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	3.00	3	132	39	10.0%	40%	11.20	11	472	40%	0.80	1	43	40%	4.00	4	172
Flat to5	2	65	10.0%	10%	6.00	6	429	61	10.0%	40%	11.20	11	738	40%	0.80	1	67	40%	4.00	4	268
Flat to5	3	80	10.0%	10%	6.00	6	528	74	10.0%	20%	5.60	6	488	20%	0.40	0	0	20%	2.00	2	163
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**60.00**	**60**	**5,079**			**100%**	**28.00**	**28**	**1,698**	**100%**	**2.00**	**2**	**110**	**100%**	**10.00**	**10**	**603**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	438	667,950
Terrace	3			1,525	1,525	774	1,180,350
Terrace	4			1,525	1,525	873	1,331,325
Semi	2			1,556	1,556	729	1,134,324
Semi	3			1,556	1,556	1,176	1,829,856
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	818	1,432,200
Flat to5	2			1,750	1,750	1,503	2,629,550
Flat to5	3			1,750	1,750	1,179	2,063,600
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						7,490	12,269,155
							1,638 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	6	2	12
Terrace	3	9	3	27
Terrace	4	9	4	36
Semi	2	9	2	18
Semi	3	12	3	36
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	19	1	19
Flat to5	2	22	2	44
Flat to5	3	14	3	42
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**234**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.447
Gross - Net	0.714
Shortfall / Surplus	0.267

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	60	5,079	84.65	4,980	83.00
Aff - rented	28	1,698	60.66	1,544	55.14
Shared Ownership	2	110	55.00	100	50.00
First Homes	10	603	60.28	548	54.80
	100	**7,490**		**7,172**	

Houses & Flats 60

15	UNITS	60		Aff - rentec	70%	% of Aff			Rounded	Modelling			Area ha		Characteristics	
	Affordable	40%	24	Shared Ow	5%			16.8	17	Density	55	units/ha	Total	1.558	Sub Area	East
								1.20	1	Net:Gross	70%		Gross	1.558 ha	Green Brov	Brown
				First Home	25%	% of Aff		6	6				Net	1.091 ha	Use	PDL
								24	24							

	Beds	m2	Circulation	Market 36		Rounded	m2	m2	Circulation	Affordable for Rent 17		Rounded	m2	Shared Ownership 1		Rounded	m2	First Homes 6		Rounded	m2
Terrace	2	73	0.0%	10%	3.60	4	292	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%	15%	5.40	5	430	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%	15%	5.40	5	485	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	15%	5.40	5	405	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	20%	7.20	7	686	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	1.80	2	88	39	10.0%	40%	6.80	7	300	40%	0.40	0	0	40%	2.40	2	86
Flat to5	2	65	10.0%	10%	3.60	4	286	61	10.0%	40%	6.80	7	470	40%	0.40	1	67	40%	2.40	3	201
Flat to5	3	80	10.0%	10%	3.60	4	352	74	10.0%	20%	3.40	3	244	20%	0.20	0	0	20%	1.20	1	81
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**36.00**	**36**	**3,024**			**100%**	**17.00**	**17**	**1,014**	**100%**	**1.00**	**1**	**67**	**100%**	**6.00**	**6**	**369**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	292	445,300
Terrace	3			1,525	1,525	430	655,750
Terrace	4			1,525	1,525	485	739,625
Semi	2			1,556	1,556	405	630,180
Semi	3			1,556	1,556	686	1,067,416
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	474	829,675
Flat to5	2			1,750	1,750	1,024	1,792,175
Flat to5	3			1,750	1,750	678	1,185,800
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						4,474	7,345,921
							1,642 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	4	2	8
Terrace	3	5	3	15
Terrace	4	5	4	20
Semi	2	5	2	10
Semi	3	7	3	21
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	11	1	11
Flat to5	2	15	2	30
Flat to5	3	8	3	24
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**139**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.265
Gross - Net	0.468
Shortfall / Surplus	0.202

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	36	3,024	84.00	2,958	82.17
Aff - rented	17	1,014	59.66	922	54.24
Shared Ownership	1	67	67.10	61	61.00
First Homes	6	369	61.42	335	55.83
	60	**4,474**		**4,276**	

Houses & Flats 30

16	UNITS	30		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha		Characteristics	
	Affordable	40%	12	Shared Ow	5%		8.4	8	Density	60	units/ha	Total	0.714	Sub Area	East
				First Home	25%	% of Aff	0.60	1	Net:Gross	70%		Gross	0.714 ha	Green Brov	Brown
							3	3				Net	0.500 ha	Use	PDL
							12	12							

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	18		Rounded	m2	m2	Circulation	8		Rounded	m2	1		Rounded	m2	3		Rounded	m2
Terrace	2	73	0.0%	10%	1.80	2	146	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%	15%	2.70	3	258	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%	15%	2.70	3	291	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	15%	2.70	3	243	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	20%	3.60	4	392	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	0.90	1	44	39	10.0%	40%	3.20	3	129	40%	0.40	0	0	40%	1.20	1	43
Flat to5	2	65	10.0%	10%	1.80	2	143	61	10.0%	40%	3.20	3	201	40%	0.40	1	67	40%	1.20	1	67
Flat to5	3	80	10.0%	10%	1.80	0	0	74	10.0%	20%	1.60	2	163	20%	0.20	0	0	20%	0.60	1	81
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**18.00**	**18**	**1,517**			**100%**	**8.00**	**8**	**493**	**100%**	**1.00**	**1**	**67**	**100%**	**3.00**	**3**	**191**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	146	222,650
Terrace	3			1,525	1,525	258	393,450
Terrace	4			1,525	1,525	291	443,775
Semi	2			1,556	1,556	243	378,108
Semi	3			1,556	1,556	392	609,952
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	216	377,300
Flat to5	2			1,750	1,750	479	837,375
Flat to5	3			1,750	1,750	244	427,350
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						2,268	3,689,960
							1,627 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	2	2	4
Terrace	3	3	3	9
Terrace	4	3	4	12
Semi	2	3	2	6
Semi	3	4	3	12
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	5	1	5
Flat to5	2	7	2	14
Flat to5	3	3	3	9
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**71**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.136
Gross - Net	0.214
Shortfall / Surplus	0.079

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	18	1,517	84.28	1,500	83.33
Aff - rented	8	493	61.60	448	56.00
Shared Ownership	1	67	67.10	61	61.00
First Homes	3	191	63.80	174	58.00
	30	**2,268**		**2,183**	

Houses & Flats 12

17	UNITS	12		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha		Characteristics	
	Affordable	40%	4.8	Shared Ow	5%		3.36	3	Density	50	units/ha	Total	0.343	Sub Area	East
							0.24	0	Net:Gross	70%		Gross	0.343 ha	Green Brov	Brown
				First Home	25%	% of Aff	1.2	1				Net	0.240 ha	Use	PDL
							4.8	4							

	Beds	m2	Circulation	Market 7.2		Rounded	m2	m2	Circulation	Affordable for Rent 3		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 1		Rounded	m2
Terrace	2	73	0.0%	10%	0.72	2	146	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%	15%	1.08	1	86	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%	15%	1.08	1	97	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	15%	1.08	1	81	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	20%	1.44	1	98	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	0.36	0	0	39	10.0%	40%	1.20	1	43		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	10%	0.72	1	72	61	10.0%	40%	1.20	1	67	100%	0.00	0	0	100%	1.00	1	67
Flat to5	3	80	10.0%	10%	0.72	1	88	74	10.0%	20%	0.60	1	81		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**7.20**	**8**	**668**			**100%**	**3.00**	**3**	**191**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**67**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	146	222,650
Terrace	3			1,525	1,525	86	131,150
Terrace	4			1,525	1,525	97	147,925
Semi	2			1,556	1,556	81	126,036
Semi	3			1,556	1,556	98	152,488
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	43	75,075
Flat to5	2			1,750	1,750	206	359,975
Flat to5	3			1,750	1,750	169	296,450
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						926	1,511,749
							1,633 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	2	2	4
Terrace	3	1	3	3
Terrace	4	1	4	4
Semi	2	1	2	2
Semi	3	1	3	3
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	1	1	1
Flat to5	2	3	2	6
Flat to5	3	2	3	6
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**29**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.055
Gross - Net	0.103
Shortfall / Surplus	0.047

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	8	668	83.44	653	81.63
Aff - rented	3	191	63.80	174	58.00
Shared Ownership	0	0	67.10	0	61.00
First Homes	1	67	67.10	61	61.00
	12	**926**		**888**	

Flats 200

18	UNITS	**200**		Aff - rentec	70%	% of Aff		56	56	Modelling			Area ha			Characteristics	
	Affordable	40%	80	Shared Ow	5%			4.00	4	Density	60	units/ha	Total	4.167		Sub Area	East
				First Home	25%	% of Aff		20	20	Net:Gross	80%		Gross	4.167	ha	Green Brov	Brown
								80	80				Net	3.333	ha	Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	120		Rounded	m2	m2	Circulation	56		Rounded	m2	4		Rounded	m2	20		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	35%	19.60	20	858		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	60.00	60	4,290	61	10.0%	50%	28.00	28	1,879	100%	4.00	4	268	100%	20.00	20	1,342
Flat to5	3	80	10.0%	50%	60.00	60	5,280	74	10.0%	15%	8.40	8	651		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**120.00**	**120**	**9,570**			**100%**	**56.00**	**56**	**3,388**	**100%**	**4.00**	**4**	**268**	**100%**	**20.00**	**20**	**1,342**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,326		1,326	0	0
Terrace	3		1,326		1,326	0	0
Terrace	4		1,326		1,326	0	0
Semi	2		1,354		1,354	0	0
Semi	3		1,354		1,354	0	0
Semi	4		1,354		1,354	0	0
Det	3		1,614		1,614	0	0
Det	4		1,614		1,614	0	0
Det	5		1,614		1,614	0	0
Flat to5	1		1,543		1,543	858	1,323,894
Flat to5	2		1,543		1,543	7,779	12,003,306
Flat to5	3		1,543		1,543	5,931	9,151,842
Flat 6+	1		1,810		1,810	0	0
Flat 6+	2		1,810		1,810	0	0
Flat 6+	3		1,810		1,810	0	0
						14,568	22,479,041
							1,543 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	20	1	20
Flat to5	2	112	2	224
Flat to5	3	68	3	204
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**448**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.856
Gross - Net	0.833
Shortfall / Surplus	-0.022

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	120	9,570	79.75	8,700	72.50
Aff - rented	56	3,388	60.50	3,080	55.00
Shared Ownership	4	268	67.10	244	61.00
First Homes	20	1,342	67.10	1,220	61.00
	200	**14,568**		**13,244**	

Flats 100

19	UNITS	100		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics		
	Affordable	40%	40	Shared Ow	5%		28	28	Density	80	units/ha	Total	1.786		Sub Area	East	
				First Home	25%	% of Aff	2.00	2	Net:Gross	70%		Gross	1.786	ha	Green Brov	Brown	
							10	10				Net	1.250	ha	Use	PDL	
							40	40									

	Beds	m2	Circulation	Market 60		Rounded	m2	m2	Circulation	Affordable for Rent 28		Rounded	m2	Shared Ownership 2		Rounded	m2	First Homes 10		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	14.00	14	601		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	30.00	30	2,145	61	10.0%	30%	8.40	8	537	100%	2.00	2	134	100%	10.00	10	671
Flat to5	3	80	10.0%	50%	30.00	30	2,640	74	10.0%	20%	5.60	6	488		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**60.00**	**60**	**4,785**			**100%**	**28.00**	**28**	**1,626**	**100%**	**2.00**	**2**	**134**	**100%**	**10.00**	**10**	**671**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	601	1,051,050
Flat to5	2			1,750	1,750	3,487	6,102,250
Flat to5	3			1,750	1,750	3,128	5,474,700
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						7,216	12,628,000
							1,750 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	14	1	14
Flat to5	2	50	2	100
Flat to5	3	36	3	108
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**222**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.424
Gross - Net	0.536
Shortfall / Surplus	0.112

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	60	4,785	79.75	4,350	72.50
Aff - rented	28	1,626	58.06	1,478	52.79
Shared Ownership	2	134	67.10	122	61.00
First Homes	10	671	67.10	610	61.00
	100	**7,216**		**6,560**	

Flats 60

20	UNITS	60		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics		
	Affordable	40%	24	Shared Ow	5%		16.8	17	Density	75	units/ha	Total	1.052		Sub Area	East	
				First Home	25%	% of Aff	1.20	1	Net:Gross	75%		Gross	1.067	ha	Green Brov	Brown	
							6	6				Net	0.800	ha	Use	PDL	
							24	24									

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	36		Rounded	m2	m2	Circulation	17		Rounded	m2	1		Rounded	m2	6		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	8.50	9	386		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	18.00	18	1,287	61	10.0%	30%	5.10	5	336	100%	1.00	1	67	100%	6.00	6	403
Flat to5	3	80	10.0%	50%	18.00	18	1,584	74	10.0%	20%	3.40	3	244		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**36.00**	**36**	**2,871**			**100%**	**17.00**	**17**	**966**	**100%**	**1.00**	**1**	**67**	**100%**	**6.00**	**6**	**403**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	386	675,675
Flat to5	2			1,750	1,750	2,092	3,661,350
Flat to5	3			1,750	1,750	1,828	3,199,350
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						4,307	7,536,375
							1,750 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	9	1	9
Flat to5	2	30	2	60
Flat to5	3	21	3	63
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**132**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.252
Gross - Net	0.267
Shortfall / Surplus	0.015

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	36	2,871	79.75	2,610	72.50
Aff - rented	17	966	56.81	878	51.65
Shared Ownership	1	67	67.10	61	61.00
First Homes	6	403	67.10	366	61.00
	60	**4,307**		**3,915**	

Flats 20

21	UNITS	20		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics		
	Affordable	40%	8	Shared Ow	5%		5.6	6	Density	75	units/ha	Total	0.410		Sub Area	East	
							0.40	0	Net:Gross	65%		Gross	0.410	ha	Green Brov	Brown	
				First Home	25%	% of Aff	2	2				Net	0.267	ha	Use	PDL	
							8	8									

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	12		Rounded	m2	m2	Circulation	6		Rounded	m2	0		Rounded	m2	2		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	3.00	3	129		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	6.00	6	429	61	10.0%	30%	1.80	2	134	100%	0.00	0	0	100%	2.00	2	134
Flat to5	3	80	10.0%	50%	6.00	6	528	74	10.0%	20%	1.20	1	81		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**12.00**	**12**	**957**			**100%**	**6.00**	**6**	**344**	**100%**	**0.00**	**0**	**0**	**100%**	**2.00**	**2**	**134**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	129	225,225
Flat to5	2			1,750	1,750	697	1,220,450
Flat to5	3			1,750	1,750	609	1,066,450
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						1,436	2,512,125
							1,750 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	3	1	3
Flat to5	2	10	2	20
Flat to5	3	7	3	21
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**44**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.084
Gross - Net	0.144
Shortfall / Surplus	0.060

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	12	957	79.75	870	72.50
Aff - rented	6	344	57.38	313	52.17
Shared Ownership	0	0	67.10	0	61.00
First Homes	2	134	67.10	122	61.00
	20	**1,436**		**1,305**	

Flats 12

22	UNITS	12		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics		
	Affordable	40%	4.8	Shared Ow	5%		3.36	3	Density	70	units/ha	Total	0.264		Sub Area	East	
				First Home	25%	% of Aff	0.24	0	Net:Gross	65%		Gross	0.264	ha	Green Brov	Brown	
							1.2	1				Net	0.171	ha	Use	PDL	
							4.8	4									

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	7.2		Rounded	m2	m2	Circulation	3		Rounded	m2	0		Rounded	m2	1		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	1.50	2	86		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	3.60	3	215	61	10.0%	30%	0.90	1	67	100%	0.00	0	0	100%	1.00	1	67
Flat to5	3	80	10.0%	50%	3.60	4	352	74	10.0%	20%	0.60	1	81		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**7.20**	**7**	**567**			**100%**	**3.00**	**4**	**234**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**67**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	86	150,150
Flat to5	2			1,750	1,750	349	610,225
Flat to5	3			1,750	1,750	433	758,450
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						868	1,518,825
							1,750 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	2	1	2
Flat to5	2	5	2	10
Flat to5	3	5	3	15
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**27**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.052
Gross - Net	0.092
Shortfall / Surplus	0.041

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	7	567	80.93	515	73.57
Aff - rented	4	234	58.58	213	53.25
Shared Ownership	0	0	67.10	0	61.00
First Homes	1	67	67.10	61	61.00
	12	**868**		**789**	

Flats 6

23	UNITS	6		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics		
	Affordable	0%	0	Shared Ow	5%		0	0	Density	75	units/ha	Total	0.133		Sub Area	East	
							0.00	0	Net:Gross	60%		Gross	0.133	ha	Green Brov	Brown	
				First Home	25%	% of Aff	0	0				Net	0.080	ha	Use	PDL	
							0	0									

	Beds	m2	Circulation	Market 6		Rounded	m2	m2	Circulation	Affordable for Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	3.00	3	215	61	10.0%	30%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0
Flat to5	3	80	10.0%	50%	3.00	3	264	74	10.0%	20%	0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**6.00**	6	**479**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	0	0
Flat to5	2			1,750	1,750	215	375,375
Flat to5	3			1,750	1,750	264	462,000
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						479	837,375
							1,750 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	0	1	0
Flat to5	2	3	2	6
Flat to5	3	3	3	9
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**15**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.029
Gross - Net	0.053
Shortfall / Surplus	0.025

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	6	479	79.75	435	72.50
Aff - rented	0	0	79.75	0	72.50
Shared Ownership	0	0	79.75	0	72.50
First Homes	0	0	79.75	0	72.50
	6	**479**		**435**	

Flats HD 200

24	UNITS	**200**		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics		
	Affordable	40%	80	Shared Ow	5%		56	56	Density	100	units/ha	Total	2.857		Sub Area	East	
				First Home	25%	% of Aff	4.00	4	Net:Gross	70%		Gross	2.857	ha	Green Brov	Brown	
							20	20				Net	2.000	ha	Use	PDL	
							80	80									

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	120		Rounded	m2	m2	Circulation	56		Rounded	m2	4		Rounded	m2	20		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	28.00	28	1,201		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	60.00	60	4,290	61	10.0%	30%	16.80	17	1,141	100%	4.00	4	268	100%	20.00	20	1,342
Flat to5	3	80	10.0%	50%	60.00	60	5,280	74	10.0%	20%	11.20	11	895		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**120.00**	**120**	**9,570**			**100%**	**56.00**	**56**	**3,237**	**100%**	**4.00**	**4**	**268**	**100%**	**20.00**	**20**	**1,342**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,326		1,326	0	0
Terrace	3		1,326		1,326	0	0
Terrace	4		1,326		1,326	0	0
Semi	2		1,354		1,354	0	0
Semi	3		1,354		1,354	0	0
Semi	4		1,354		1,354	0	0
Det	3		1,614		1,614	0	0
Det	4		1,614		1,614	0	0
Det	5		1,614		1,614	0	0
Flat to5	1		1,543		1,543	1,201	1,853,452
Flat to5	2		1,543		1,543	7,041	10,864,417
Flat to5	3		1,543		1,543	6,175	9,528,642
Flat 6+	1		1,810		1,810	0	0
Flat 6+	2		1,810		1,810	0	0
Flat 6+	3		1,810		1,810	0	0
						14,418	22,246,511
							1,543 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	28	1	28
Flat to5	2	101	2	202
Flat to5	3	71	3	213
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**443**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.846
Gross - Net	0.857
Shortfall / Surplus	0.011

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	120	9,570	79.75	8,700	72.50
Aff - rented	56	3,237	57.81	2,943	52.55
Shared Ownership	4	268	67.10	244	61.00
First Homes	20	1,342	67.10	1,220	61.00
	200	**14,418**		**13,107**	

Flats HD 100

25	UNITS	**100**	Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics	
	Affordable	40%	40 Shared Ow	5%		28	28	Density	100	units/ha	Total	1.429		Sub Area	East
			First Home	25%	% of Aff	2.00	2	Net:Gross	70%		Gross	1.429	ha	Green Brov	Brown
						10	10				Net	1.000	ha	Use	PDL
						40	40								

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	60		Rounded	m2	m2	Circulation	28		Rounded	m2	2		Rounded	m2	10		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	14.00	14	601		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	30.00	30	2,145	61	10.0%	30%	8.40	8	537	100%	2.00	2	134	100%	10.00	10	671
Flat to5	3	80	10.0%	50%	30.00	30	2,640	74	10.0%	20%	5.60	6	488		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**60.00**	**60**	**4,785**			**100%**	**28.00**	**28**	**1,626**	**100%**	**2.00**	**2**	**134**	**100%**	**10.00**	**10**	**671**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	601	1,051,050
Flat to5	2			1,750	1,750	3,487	6,102,250
Flat to5	3			1,750	1,750	3,128	5,474,700
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						7,216	12,628,000
							1,750 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	14	1	14
Flat to5	2	50	2	100
Flat to5	3	36	3	108
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**222**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.424
Gross - Net	0.429
Shortfall / Surplus	0.005

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	60	4,785	79.75	4,350	72.50
Aff - rented	28	1,626	58.06	1,478	52.79
Shared Ownership	2	134	67.10	122	61.00
First Homes	10	671	67.10	610	61.00
	100	**7,216**		**6,560**	

Flats HD 40

26	UNITS	40		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics		
	Affordable	40%	16	Shared Ow	5%		11.2	11	Density	100	units/ha	Total	0.667		Sub Area	East	
				First Home	25%	% of Aff	0.80	1	Net:Gross	60%		Gross	0.667	ha	Green Brov	Brown	
							4	4		70		Net	0.400	ha	Use	PDL	
							16	16									

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	24		Rounded	m2	m2	Circulation	11		Rounded	m2	1		Rounded	m2	4		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	5.50	6	257		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	12.00	12	858	61	10.0%	30%	3.30	3	201	100%	1.00	1	67	100%	4.00	4	268
Flat to5	3	80	10.0%	50%	12.00	12	1,056	74	10.0%	20%	2.20	2	163		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**24.00**	**24**	**1,914**			**100%**	**11.00**	**11**	**622**	**100%**	**1.00**	**1**	**67**	**100%**	**4.00**	**4**	**268**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	257	450,450
Flat to5	2			1,750	1,750	1,395	2,440,900
Flat to5	3			1,750	1,750	1,219	2,132,900
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						2,871	5,024,250
							1,750 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	6	1	6
Flat to5	2	20	2	40
Flat to5	3	14	3	42
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**88**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.168
Gross - Net	0.267
Shortfall / Surplus	0.099

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	24	1,914	79.75	1,740	72.50
Aff - rented	11	622	56.50	565	51.36
Shared Ownership	1	67	67.10	61	61.00
First Homes	4	268	67.10	244	61.00
	40	**2,871**		**2,610**	

Flats HD 18

27	UNITS	18		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha		Characteristics	
	Affordable	40%	7.2	Shared Ow	5%		5.04	5	Density	120	units/ha	Total	0.300	Sub Area	East
				First Home	25%	% of Aff	0.36	0	Net:Gross	50%		Gross	0.300 ha	Green Brov	Brown
							1.8	2				Net	0.150 ha	Use	PDL
							7.2	7							

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	10.8		Rounded	m2	m2	Circulation	5		Rounded	m2	0		Rounded	m2	2		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	2.50	3	129		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	5.40	5	358	61	10.0%	30%	1.50	2	134	100%	0.00	0	0	100%	2.00	2	134
Flat to5	3	80	10.0%	50%	5.40	5	440	74	10.0%	20%	1.00	1	81		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**10.80**	**10**	**798**			**100%**	**5.00**	**6**	**344**	**100%**	**0.00**	**0**	**0**	**100%**	**2.00**	**2**	**134**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	129	225,225
Flat to5	2			1,750	1,750	626	1,095,325
Flat to5	3			1,750	1,750	521	912,450
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						1,276	2,233,000
							1,750 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	3	1	3
Flat to5	2	9	2	18
Flat to5	3	6	3	18
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**39**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.074
Gross - Net	0.150
Shortfall / Surplus	0.076

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	10	798	79.75	725	72.50
Aff - rented	6	344	57.38	313	52.17
Shared Ownership	0	0	67.10	0	61.00
First Homes	2	134	67.10	122	61.00
	18	**1,276**		**1,160**	

Flats VHD 200

28	UNITS	**200**		Aff - rentec	70%	% of Aff		56	56	Modelling			Area ha			Characteristics	
	Affordable	40%	80	Shared Ow	5%			4.00	4	Density	200	units/ha	Total	1.667		Sub Area	East
				First Home	25%	% of Aff		20	20	Net:Gross	60%		Gross	1.667	ha	Green Brov	Brown
								80	80				Net	1.000	ha	Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	120		Rounded	m2	m2	Circulation	56		Rounded	m2	4		Rounded	m2	20		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%	50%	28.00	28	1,256		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%	50%	60.00	60	4,485	61	15.0%	30%	16.80	17	1,193	100%	4.00	4	281	100%	20.00	20	1,403
Flat 6+	3	80	15.0%	50%	60.00	60	5,520	74	15.0%	20%	11.20	11	936		0.00	0	0		0.00	0	0
				100%	**120.00**	**120**	**10,005**			**100%**	**56.00**	**56**	**3,384**	**100%**	**4.00**	**4**	**281**	**100%**	**20.00**	**20**	**1,403**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,326		1,326	0	0
Terrace	3		1,326		1,326	0	0
Terrace	4		1,326		1,326	0	0
Semi	2		1,354		1,354	0	0
Semi	3		1,354		1,354	0	0
Semi	4		1,354		1,354	0	0
Det	3		1,614		1,614	0	0
Det	4		1,614		1,614	0	0
Det	5		1,614		1,614	0	0
Flat to5	1		1,543		1,543	0	0
Flat to5	2		1,543		1,543	0	0
Flat to5	3		1,543		1,543	0	0
Flat 6+	1		1,810		1,810	1,256	2,272,998
Flat 6+	2		1,810		1,810	7,361	13,323,682
Flat 6+	3		1,810		1,810	6,456	11,685,541
						15,073	27,282,221
							1,810 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	0	1	0
Flat to5	2	0	2	0
Flat to5	3	0	3	0
Flat 6+	1	28	1	28
Flat 6+	2	101	2	202
Flat 6+	3	71	3	213
			Residents	**443**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.846
Gross - Net	0.667
Shortfall / Surplus	-0.179

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	120	10,005	83.38	8,700	72.50
Aff - rented	56	3,384	60.44	2,943	52.55
Shared Ownership	4	281	70.15	244	61.00
First Homes	20	1,403	70.15	1,220	61.00
	200	**15,073**		**13,107**	

Flats VHD 75

29	UNITS	75		Aff - rentec	67%	% of Aff		Rounded	Modelling			Area ha			Characteristics		
	Affordable	40%	30	Shared Ow	8%		19.998	20	Density	250	units/ha	Total	0.600		Sub Area	East	
							2.50	2	Net:Gross	50%		Gross	0.600	ha	Green Brov	Brown	
				First Home	25%	% of Aff	7.5	8				Net	0.300	ha	Use	PDL	
							30	30									

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	45		Rounded	m2	m2	Circulation	20		Rounded	m2	2		Rounded	m2	8		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%	50%	10.00	10	449		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%	50%	22.50	23	1,719	61	15.0%	30%	6.00	6	421	100%	2.00	2	140	100%	8.00	8	561
Flat 6+	3	80	15.0%	50%	22.50	22	2,024	74	15.0%	20%	4.00	4	340		0.00	0	0		0.00	0	0
				100%	**45.00**	**45**	**3,743**			**100%**	**20.00**	**20**	**1,210**	**100%**	**2.00**	**2**	**140**	**100%**	**8.00**	**8**	**561**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	0	0
Flat to5	2			1,750	1,750	0	0
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	449	935,123
Flat 6+	2			2,085	2,085	2,842	5,924,840
Flat 6+	3			2,085	2,085	2,364	4,929,774
						5,655	11,789,737
							2,085 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	0	1	0
Flat to5	2	0	2	0
Flat to5	3	0	3	0
Flat 6+	1	10	1	10
Flat 6+	2	39	2	78
Flat 6+	3	26	3	78
			Residents	**166**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.317
Gross - Net	0.300
Shortfall / Surplus	-0.017

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	45	3,743	83.18	3,255	72.33
Aff - rented	20	1,210	60.49	1,052	52.60
Shared Ownership	2	140	70.15	122	61.00
First Homes	8	561	70.15	488	61.00
	75	**5,655**		**4,917**	

BTR Flats 60

30	UNITS	60		Aff - rentec	100%	% of Aff		Rounded	Modelling			Area ha		Characteristics	
	Affordable	40%	24	Shared Ow	0%		24	24	Density	75	units/ha	Total	1.143	Sub Area	East
				First Home	0%	% of Aff	0.00	0	Net:Gross	70%		Gross	1.143 ha	Green Brov	Brown
							0	0				Net	0.800 ha	Use	PDL
							24	24							

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	36		Rounded	m2	m2	Circulation	24		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	60%	21.60	22	1,573	61	10.0%	60%	14.40	14	939	60%	0.00	0	0	60%	0.00	0	0
Flat to5	3	80	10.0%	40%	14.40	14	1,232	74	10.0%	40%	9.60	10	814	40%	0.00	0	0	40%	0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**36.00**	**36**	**2,805**			**100%**	**24.00**	**24**	**1,753**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	0	0
Flat to5	2			1,750	1,750	2,512	4,396,700
Flat to5	3			1,750	1,750	2,046	3,580,500
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						4,558	7,977,200
							1,750 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	0	1	0
Flat to5	2	36	2	72
Flat to5	3	24	3	72
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**144**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.275
Gross - Net	0.343
Shortfall / Surplus	0.068

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	36	2,805	77.92	2,550	70.83
Aff - rented	24	1,753	73.06	1,594	66.42
Shared Ownership	0	0	73.06	0	66.42
First Homes	0	0	73.06	0	66.42
	60	**4,558**		**4,144**	

FOR APPRAISALS

SITE			Site 1 Large Greenfield 500	Site 2 Large Green 250	Site 3 Green 75	Site 4 Green 35	Site 5 Green 14	Site 6 Green 6	Site 7 Green 3	Site 8 HD Housing 200	Site 9 HD Housing 100	Site 10 HD Housing 60	Site 11 HD Housing 30	Site 12 HD Housing 15	Site 13 HD Housing 6	Site 14 Houses & Flats 100	Site 15 Houses & Flats 60	Site 16 Houses & Flats 30	Site 17 Houses & Flats 12	Site 18 Flats 200	Site 19 Flats 100	Site 20 Flats 60	Site 21 Flats 20	Site 22 Flats 12	Site 23 Flats 6	Site 24 Flats HD 200	Site 25 Flats HD 100	Site 26 Flats HD 40	Site 27 Flats HD 18	Site 28 Flats VHD 200	Site 29 Flats VHD 75	Site 30 BTR Flats 60
	Sub Area		East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East
	Green Brown Use		Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Paddock	Green Paddock	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL
AREA																																	
	Total	ha	31.250	11.765	3.836	1.556	0.598	0.250	0.133	5.229	4.167	2.256	1.000	0.500	0.190	2.381	1.558	0.714	0.343	4.167	1.786	1.052	0.410	0.264	0.133	2.857	1.429	0.667	0.300	1.667	0.600	1.143
	Gross	ha	31.250	11.765	3.836	1.556	0.598	0.250	0.133	5.229	4.167	2.256	1.000	0.500	0.190	2.381	1.558	0.714	0.343	4.167	1.786	1.067	0.410	0.264	0.133	2.857	1.429	0.667	0.300	1.667	0.600	1.143
	Net	ha	25.000	10.000	3.261	1.167	0.467	0.200	0.100	4.444	3.333	1.579	0.750	0.375	0.133	1.667	1.091	0.500	0.240	3.333	1.250	0.800	0.267	0.171	0.080	2.000	1.000	0.400	0.150	1.000	0.300	0.800
UNITS																																	
	Units		500	250	75	35	14	6	3	200	100	60	30	15	6	100	60	30	12	200	100	60	20	12	6	200	100	40	18	200	75	60
UNIT SIZE																																	
	Market Housing	m2	92.05	92.63	93.42	91.14	90.89	110.33	108.67	87.95	87.95	87.42	89.83	89.67	86.00	84.65	84.00	84.28	83.44	79.75	79.75	79.75	79.75	80.93	79.75	79.75	79.75	79.75	79.75	83.38	83.18	77.92
	Aff to rent	m2	63.02	63.60	63.02	64.66	59.95	110.33	108.67	63.24	63.01	62.56	62.98	59.95	86.00	60.66	59.66	61.60	63.80	60.50	58.06	56.81	57.38	58.58	79.75	57.81	58.06	56.50	57.38	60.44	60.49	73.06
	Shared Ownership	m2	80.50	73.78	74.50	68.98	70.00	110.33	108.67	66.73	77.00	70.00	70.00	77.00	86.00	55.00	67.10	67.10	67.10	67.10	67.10	67.10	67.10	67.10	79.75	67.10	67.10	67.10	67.10	70.15	70.15	73.06
	First Homes	m2	75.81	74.46	75.24	68.98	70.00	110.33	108.67	71.20	71.48	69.67	74.67	77.00	86.00	60.28	61.42	63.80	67.10	67.10	67.10	67.10	67.10	67.10	79.75	67.10	67.10	67.10	67.10	70.15	70.15	73.06
BASE CONSTRUCTION																																	
	BCIS	£/m2	1,402	1,403	1,597	1,593	1,584	1,648	1,646	1,366	1,566	1,571	1,559	1,556	1,525	1,638	1,642	1,627	1,633	1,543	1,750	1,750	1,750	1,750	1,750	1,543	1,750	1,750	1,750	1,810	2,085	1,750
	Site Costs	%	15%	15%	15%	15%	10%	10%	10%	15%	15%	15%	15%	10%	10%	15%	15%	15%	10%	10%	10%	10%	10%	5%	5%	10%	10%	10%	5%	5%	5%	10%
	Abnormals	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
		£	557,500	280,500	84,500	38,500	14,700	11,800	5,900	160,000	80,000	48,000	24,000	12,000	4,800	80,000	48,000	24,000	9,600	20,000	10,000	10,000	5,000	5,000	5,000	20,000	10,000	5,000	5,000	20,000	10,000	10,000
	Contingency	%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
	Small Sites	%																															
FEES																																	
	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	Planning >50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
SALES																																	
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Misc.	%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION																																	
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN																																	
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	17.5%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE																																	
	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest		7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND																																	
	EUV		25,000	25,000	25,000	25,000	25,000	50,000	50,000	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	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	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
	Premium	% EUV		0%	0%	0%	0%	0%	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
	Premium	£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000																								
	Easements etc	£																															
VALUES																																	
	Market Housing	£/m2	4,100	4,100	4,100	4,100	4,100	4,100	4,100	3,778	3,778	3,782	3,750	3,750	3,750	3,998	4,029	3,892	4,028	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	3,800
	Aff Rent	£/m2	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685
	Social Rent	£/m2	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415
	Shared Ownership	£/m2	2,870	2,870	2,870	2,870	2,870	2,870	2,870	2,645	2,645	2,647	2,625	2,625	2,625	2,799	2,820	2,724	2,819	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,660
	First Homes	£/m2	2,825	2,827	2,842	2,870	2,870	0	0	2,640	2,636	2,647	2,625	2,625	0	2,799	2,820	2,724	2,819	2,940	2,940	2,940	2,940	2,940	0	2,940	2,940	2,940	2,940	2,940	2,940	0
GRANT																																	
	Intermediate to Buy	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS																																	
	Biodiversity NG	%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
		£/ha		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
		£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13
	Water	£/m2	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07
	Over Extra 1	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Over Extra 2	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CIL	£/m2	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23
	Pre CIL s106	£/unit	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
	Post CIL s106	£/unit	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
	Inf Tariff	% GDV		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Affordable Housing																																
	Overall		40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
	Aff Rent	70.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Shared Ownership	5.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
	First Homes	25%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26	Site 27	Site 28	Site 29	Site 30
			Large Greenfield	Large Green 250	Green 75	Green 35	Green 14	Green 6	Green 3	HD Housing 200	HD Housing 100	HD Housing 60	HD Housing 30	HD Housing 15	HD Housing 6	Houses & Flats 100	Houses & Flats 60	Houses & Flats 30	Houses & Flats 12	Flats 200	Flats 100	Flats 60	Flats 20	Flats 12	Flats 6	Flats HD 200	Flats HD 100	Flats HD 40	Flats HD 18	Flats VHD 200	Flats VHD 75	BTR Flats 60
			East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Paddock	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
Site Area	Gross	ha	31.250	11.765	3.836	1.556	0.598	0.250	0.133	5.229	4.167	2.256	1.000	0.500	0.190	2.381	1.558	0.714	0.343	4.167	1.786	1.067	0.410	0.264	0.133	2.857	1.429	0.667	0.300	1.667	0.600	1.143
	Net	ha	25.000	10.000	3.261	1.167	0.467	0.200	0.100	4.444	3.333	1.579	0.750	0.375	0.133	1.667	1.091	0.500	0.240	3.333	1.250	0.800	0.267	0.171	0.080	2.000	1.000	0.400	0.150	1.000	0.300	0.800
Units			500	250	75	35	14	6	3	200	100	60	30	15	6	100	60	30	12	200	100	60	20	12	6	200	100	40	18	200	75	60
Mix	Market Housing		60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%
	Affordable Overall		40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
	Affordable Rent		28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Shared Ownership		2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
	First Homes		10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Existing Use Value		£/ha	25,000	25,000	25,000	25,000	25,000	50,000	50,000	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	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	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
		£ site	781,250	294,118	95,908	38,889	14,957	12,500	6,667	7,843,137	6,250,000	3,383,459	1,500,000	750,000	285,714	3,571,429	2,337,662	1,071,429	514,286	6,250,000	2,678,571	1,578,180	615,385	395,604	200,000	4,285,714	2,142,857	1,000,000	450,000	2,500,000	900,000	1,714,286
Uplift		£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
		£ site	10,937,500	4,117,647	1,342,711	544,444	209,402	87,500	46,667	1,568,627	1,250,000	676,692	300,000	150,000	57,143	714,286	467,532	214,286	102,857	1,250,000	535,714	315,636	123,077	79,121	40,000	857,143	428,571	200,000	90,000	500,000	180,000	342,857
Benchmark Land Value		£/ha	375,000	375,000	375,000	375,000	375,000	400,000	400,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
		£ site	11,718,750	4,411,765	1,438,619	583,333	224,359	100,000	53,333	9,411,765	7,500,000	4,060,150	1,800,000	900,000	342,857	4,285,714	2,805,195	1,285,714	617,143	7,500,000	3,214,286	1,893,816	738,462	474,725	240,000	5,142,857	2,571,429	1,200,000	540,000	3,000,000	1,080,000	2,057,143
Residual	Gross	£/ha	971,229	1,347,465	803,067	912,679	1,120,787	790,698	737,679	1,355,566	445,834	482,326	577,152	797,441	429,917	624,517	282,075	528,585	781,050	1,336,229	600,399	602,209	519,917	817,811	59,493	1,979,939	744,587	639,233	1,055,071	716,845	-2,384,141	-1,138,590
	Net	£/ha	1,214,036	1,585,253	944,785	1,216,906	1,436,906	988,373	983,572	1,594,783	557,293	689,038	769,536	1,063,254	614,168	892,167	402,964	755,121	1,115,786	1,670,286	857,713	791,995	799,872	1,258,170	99,155	2,828,485	1,063,696	1,065,389	2,110,142	1,194,741	-4,768,282	-1,626,558
		£ site	30,350,905	15,852,534	3,080,820	1,419,723	670,556	197,675	98,357	7,087,925	1,857,642	1,087,954	577,152	398,720	81,889	1,486,945	439,597	377,561	267,789	5,567,620	1,072,141	633,596	213,299	215,686	7,932	5,656,969	1,063,696	426,156	316,521	1,194,741	-1,430,485	-1,301,246

App12 East
Site 1

Site 1	Large Greenfield 500

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				500	£/m2	£	m2
	Gross	Net					
Market Housing	92.1	91.85	60.00%	300	4,100	112,975,500	27,615
Affordable Overall			40%	200			
Affordable Rent	63.0	60.85	28.00%	140	2,685	22,873,515	8,823
Social Rent	63.0	60.85	0.00%	0	1,415	0	0
Shared Ownership	80.5	80.50	2.00%	10	2,870	2,310,350	805
First Homes	75.8	75.34	10.00%	50	2,825	10,641,570	3,790
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	25.000	ha	20	/ha		**148,800,935**	**41,033**
SITE AREA - Gross	31.250	ha	16	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**30,350,905**	**1,214,036**	**971,229**
Existing Use Value		781,250		25,000
Uplift	0%	0		0
Plus /ha	350,000	10,937,500		350,000
Benchmark Land Value		**11,718,750**		**375,000**
			£/m2	
Additional Profit		**42,294,068**	**1,532**	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -20,444,957

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				30,350,905	
	Stamp Duty			1,507,045		
	Easements etc.			0		
	Legals /Acquisition		1.50%	455,264	1,962,309	
Fees						
	Planning			85,200		
	Professional		8.00%	5,911,459	5,996,659	
CONSTRUCTION						
	Build Cost		1,673	68,638,459		
	s106 / CIL / IT			2,981,320		
	Contingency		2.50%	1,715,961		
	Abnormals	%	0.00%	0		
		£		557,500	73,893,241	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	4,464,028		
	Legals	%	0.5%	744,005		
		£/unit	0	500		
	Misc.	%	0.0%	0	5,208,533	**117,411,647**

Developers Profit				
	Market Housing	% Value	17.50%	**19,770,713**
	Affordable Housing	% Value	6.00%	**1,511,032**
	First Homes	% Value	17.50%	**1,862,275**

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

Stamp duty calc - Residual		
Land payment		30,350,905
	Total	1,507,045

Stamp duty calc - Residual		
Land payment		11,718,750
	Total	575,438

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**1,250,000**

Post CIL s106	2,500	£/ Unit (all)	1,250,000
CIL	64	£/m2	1,731,320
		Total	**2,981,320**

Inf Tariff	% GDV	
	0.00%	**0**

spell

Build Cost			/m2
			1,402.04
CO2 Plus	%	3.00%	42.06
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,453.31
Site Costs	Base	15.00%	218.00
	BNG	0.10%	1.45
			1,672.75

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	100	100	50						
Market Housing			11,297,550	22,595,100	22,595,100	22,595,100	22,595,100	11,297,550	0	0	0	0	0
Affordable Rent			2,287,352	4,574,703	4,574,703	4,574,703	4,574,703	2,287,352	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			231,035	462,070	462,070	462,070	462,070	231,035	0	0	0	0	0
First Homes			1,064,157	2,128,314	2,128,314	2,128,314	2,128,314	1,064,157	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**14,880,094**	**29,760,187**	**29,760,187**	**29,760,187**	**29,760,187**	**14,880,094**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE													
Stamp Duty		1,507,045											
Easements etc.		0											
Legals Acquisition		455,264											
Planning Fee		85,200											
Professional		5,911,459											
Build Cost - BCIS Base			6,863,846	13,727,692	13,727,692	13,727,692	13,727,692	6,863,846	0	0	0	0	0
s106/CIL/Tariff			1,856,320	250,000	250,000	250,000	250,000	125,000	0	0	0	0	0
Contingency			171,596	343,192	343,192	343,192	343,192	171,596	0	0	0	0	0
Abnormals			55,750	111,500	111,500	111,500	111,500	55,750	0	0	0	0	0
Finance Fees		0											
Legal and Valuation		0											
Agents		0	446,403	892,806	892,806	892,806	892,806	446,403	0	0	0	0	0
Legals		0	74,400	148,801	148,801	148,801	148,801	74,400	0	0	0	0	0
Misc.				0									
COSTS BEFORE LAND INT AND PROFIT		**7,958,968**	**9,468,315**	**15,473,991**	**15,473,991**	**15,473,991**	**15,473,991**	**7,736,995**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**30,350,905**											
	Interest		2,873,241	2,682,850	1,812,599	877,079	0	0	0	0	0	0	0
Developers Return													
Market Housing													
Affordable for Rent													
First Homes													
	Cash Flow	-38,309,873	2,538,538	11,603,346	12,473,597	13,409,117	14,286,196	7,143,098	0	0	0	0	0
	Opening Balance	0											
	Closing Balance	-38,309,873	-35,771,335	-24,167,989	-11,694,392	1,714,725	16,000,921	23,144,019	23,144,019	23,144,019	23,144,019	23,144,019	23,144,019

		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
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE													
Stamp Duty													
Easements etc.													
Legals Acquisition													
Planning Fee													
Professional													
Build Cost - BCIS Base		0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		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													
Legal and Valuation													
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.													
COSTS BEFORE LAND INT AND PROFIT		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land												
	Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return													
Market Housing													19,770,713
Affordable for Rent													1,511,032
First Homes													1,862,275
	Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-23,144,019
	Opening Balance												
	Closing Balance	23,144,019	23,144,019	23,144,019	23,144,019	23,144,019	23,144,019	23,144,019	23,144,019	23,144,019	23,144,019	23,144,019	0

App12 East
Site 2

Site 2	Large Green 250

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				250	£/m2	£	m2
	Gross	Net					
Market Housing	92.6	92.47	60.00%	150	4,100	56,871,100	13,895
Affordable Overall			40%	100			
Affordable Rent	63.6	61.49	28.00%	70	2,685	11,556,240	4,452
Social Rent	63.6	61.49	0.00%	0	1,415	0	0
Shared Ownership	73.8	73.00	2.00%	5	2,870	1,047,550	369
First Homes	74.5	73.84	10.00%	25	2,827	5,218,900	1,862
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	10.000	ha	25	/ha		**74,693,790**	**20,578**
SITE AREA - Gross	11.765	ha	21	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		15,852,534	1,585,253	1,347,465
Existing Use Value		294,118		25,000
Uplift	0%	0		0
Plus /ha	350,000	4,117,647		350,000
Benchmark Land Value		**4,411,765**		**375,000**
			£/m2	
Additional Profit		21,521,555	1,549	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -7,881,185

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				15,852,534	
	Stamp Duty			782,127		
	Easements etc.			0		
	Legals /Acquisition		1.50%	237,788	1,019,915	
Fees						
	Planning			50,700		
	Professional		8.00%	2,966,182	3,016,882	
CONSTRUCTION						
	Build Cost		1,673	34,435,377		
	s106 / CIL / IT			1,500,519		
	Contingency		2.50%	860,884		
	Abnormals	%	0.00%	0		
		£		280,500	37,077,280	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	2,240,814		
	Legals	%	0.5%	373,469		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,614,283	**59,580,894**

Developers Profit				
	Market Housing	% Value	17.50%	**9,952,443**
	Affordable Housing	% Value	6.00%	**756,227**
	First Homes	% Value	17.50%	**913,308**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	250		
No dwgs under 50	50	462	23,100
No dwgs over 50	200	138	27,600
		Total	50,700

Stamp duty calc - Residual		
Land payment		15,852,534
	Total	782,127

Stamp duty calc - Residual		
Land payment		4,411,765
	Total	210,088

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**625,000**

Post CIL s106	2,500	£/ Unit (all)	625,000
CIL	64	£/m2	875,519
		Total	**1,500,519**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,402.63
CO2 Plus	%	3.00%	42.08
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,453.91
Site Costs	Base	15.00%	218.09
	BNG	0.10%	1.45
			1,673.45

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	50	50	50	50							
Market Housing			11,374,220	11,374,220	11,374,220	11,374,220	11,374,220	0	0	0	0	0	0
Affordable Rent			2,311,248	2,311,248	2,311,248	2,311,248	2,311,248	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			209,510	209,510	209,510	209,510	209,510	0	0	0	0	0	0
First Homes			1,043,780	1,043,780	1,043,780	1,043,780	1,043,780	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**14,938,758**	**14,938,758**	**14,938,758**	**14,938,758**	**14,938,758**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE													
Stamp Duty		782,127											
Easements etc.		0											
Legals Acquisition		237,788											
Planning Fee		50,700											
Professional		2,966,182											
Build Cost - BCIS Base			6,887,075	6,887,075	6,887,075	6,887,075	6,887,075	0	0	0	0	0	0
s106/CIL/Tariff			1,000,519	125,000	125,000	125,000	125,000	0	0	0	0	0	0
Contingency			172,177	172,177	172,177	172,177	172,177	0	0	0	0	0	0
Abnormals			56,100	56,100	56,100	56,100	56,100	0	0	0	0	0	0
Finance Fees		0											
Legal and Valuation		0											
Agents		0	448,163	448,163	448,163	448,163	448,163	0	0	0	0	0	0
Legals		0	74,694	74,694	74,694	74,694	74,694	0	0	0	0	0	0
Misc.				0									
COSTS BEFORE LAND INT AND PROFIT		**4,036,797**	**8,638,728**	**7,763,209**	**7,763,209**	**7,763,209**	**7,763,209**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**15,852,534**											
	Interest		1,491,700	1,131,075	677,740	190,404	0	0	0	0	0	0	0
Developers Return													
Market Housing													
Affordable for Rent													
First Homes													
	Cash Flow	-19,889,331	4,808,330	6,044,474	6,497,810	6,985,145	7,175,549	0	0	0	0	0	0
	Opening Balance	0											
	Closing Balance	-19,889,331	-15,081,001	-9,036,527	-2,538,717	4,446,428	11,621,977	11,621,977	11,621,977	11,621,977	11,621,977	11,621,977	11,621,977

		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
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE													
Stamp Duty													
Easements etc.													
Legals Acquisition													
Planning Fee													
Professional													
Build Cost - BCIS Base		0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		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													
Legal and Valuation													
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.													
COSTS BEFORE LAND INT AND PROFIT		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land												
	Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return													
Market Housing													9,952,443
Affordable for Rent													756,227
First Homes													913,308
	Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-11,621,977
	Opening Balance												
	Closing Balance	11,621,977	11,621,977	11,621,977	11,621,977	11,621,977	11,621,977	11,621,977	11,621,977	11,621,977	11,621,977	11,621,977	0

App12 East
Site 3

Site 3	Green 75

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				75	£/m2	£	m2
	Gross	Net					
Market Housing	93.4	93.33	60.00%	45	4,100	17,220,000	4,204
Affordable Overall			40%	30			
Affordable Rent	63.0	60.85	28.00%	21	2,685	3,431,027	1,323
Social Rent	63.0	60.85	0.00%	0	1,415	0	0
Shared Ownership	74.5	74.50	2.00%	2	2,870	320,723	112
First Homes	75.2	74.75	10.00%	8	2,842	1,593,141	564
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	3.261	ha	23	/ha		**22,564,890**	**6,203**
SITE AREA - Gross	3.836	ha	20	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		3,080,820	944,785	803,067
Existing Use Value		95,908		25,000
Uplift	0%	0		0
Plus /ha	350,000	1,342,711		350,000
Benchmark Land Value		**1,438,619**		**375,000**
			£/m2	
Additional Profit		3,966,026	943	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -2,050,101

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				3,080,820	
	Stamp Duty			143,541		
	Easements etc.			0		
	Legals /Acquisition		1.50%	46,212	189,753	
Fees						
	Planning			26,550		
	Professional		8.00%	1,011,497	1,038,047	
CONSTRUCTION						
	Build Cost		1,904	11,809,280		
	s106 / CIL / IT			454,697		
	Contingency		2.50%	295,232		
	Abnormals	%	0.00%	0		
		£		84,500	12,643,709	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	676,947		
	Legals	%	0.5%	112,824		
		£/unit	0	0		
	Misc.	%	0.0%	0	789,771	**17,742,100**

Developers Profit				
	Market Housing	% Value	17.50%	**3,013,500**
	Affordable Housing	% Value	6.00%	**225,105**
	First Homes	% Value	17.50%	**278,800**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	75		
No dwgs under 50	50	462	23,100
No dwgs over 50	25	138	3,450
		Total	26,550

Stamp duty calc - Residual		
Land payment		3,080,820
	Total	143,541

Stamp duty calc - Residual		
Land payment		1,438,619
	Total	61,431

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**187,500**

Post CIL s106	2,500	£/ Unit (all)	187,500
CIL	64	£/m2	267,197
		Total	**454,697**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,596.82
CO2 Plus	%	3.00%	47.90
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,653.92
Site Costs	Base	15.00%	248.09
	BNG	0.10%	1.65
			1,903.66

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			12	13	12	13	12	13				
Market Housing				0	0	0	2,755,200	2,984,800	2,755,200	2,984,800	2,755,200	2,984,800
Affordable Rent				0	0	0	548,964	594,711	548,964	594,711	548,964	594,711
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	51,316	55,592	51,316	55,592	51,316	55,592
First Homes				0	0	0	254,903	276,144	254,903	276,144	254,903	276,144
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,610,382**	**3,911,248**	**3,610,382**	**3,911,248**	**3,610,382**	**3,911,248**
EXPENDITURE												
Stamp Duty	143,541											
Easements etc.	0											
Legals Acquisition	46,212											
Planning Fee	26,550											
Professional	505,748		505,748									
Build Cost - BCIS Base		0	629,828	1,312,142	1,941,971	1,994,456	1,941,971	1,994,456	1,312,142	682,314	0	0
s106/CIL/Tariff		267,197	10,000	20,833	30,833	31,667	30,833	31,667	20,833	10,833	0	0
Contingency		0	15,746	32,804	48,549	49,861	48,549	49,861	32,804	17,058	0	0
Abnormals		0	4,507	9,389	13,896	14,271	13,896	14,271	9,389	4,882	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	108,311	117,337	108,311	117,337	108,311	117,337
Legals	0	0	0	0	0	0	18,052	19,556	18,052	19,556	18,052	19,556
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**722,052**	**267,197**	**1,165,829**	**1,375,168**	**2,035,249**	**2,090,255**	**2,161,612**	**2,227,149**	**1,501,531**	**851,981**	**126,363**	**136,894**
For Residual Valuation Land	**3,080,820**											
Interest		71,304	77,651	100,966	128,643	169,216	211,582	188,384	160,340	123,805	68,765	4,729
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-3,802,872	-338,501	-1,243,480	-1,476,134	-2,163,892	-2,259,472	1,237,189	1,495,714	1,948,511	2,935,462	3,415,254	3,769,625
Opening Balance	0											
Closing Balance	-3,802,872	-4,141,372	-5,384,852	-6,860,986	-9,024,878	-11,284,350	-10,047,161	-8,551,447	-6,602,936	-3,667,474	-252,220	3,517,405

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												3,013,500
Affordable for Rent												225,105
First Homes												278,800
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-3,517,405
Opening Balance												
Closing Balance	3,517,405	3,517,405	3,517,405	3,517,405	3,517,405	3,517,405	3,517,405	3,517,405	3,517,405	3,517,405	3,517,405	0

App12 East
Site 4

Site 4	Green 35

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				35	£/m2	£	m2
	Gross	Net					
Market Housing	91.1	90.95	60.00%	21	4,100	7,831,000	1,914
Affordable Overall			40%	14			
Affordable Rent	64.7	63.10	28.00%	10	2,685	1,660,350	634
Social Rent	64.7	63.10	0.00%	0	1,415	0	0
Shared Ownership	69.0	68.00	2.00%	1	2,870	136,612	48
First Homes	69.0	68.00	10.00%	4	2,870	683,060	241
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.167	ha	30	/ha		10,311,022	2,837
SITE AREA - Gross	1.556	ha	23	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,419,723	1,216,906	912,679
Existing Use Value		38,889		25,000
Uplift	0%	0		0
Plus /ha	350,000	544,444		350,000
Benchmark Land Value		583,333		375,000
			£/m2	
Additional Profit		1,949,137	1,018	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -982,732

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				1,419,723	
	Stamp Duty			60,486		
	Easements etc.			0		
	Legals /Acquisition		1.50%	21,296	81,782	
Fees						
	Planning			16,170		
	Professional		8.00%	461,677	477,847	
CONSTRUCTION						
	Build Cost		1,900	5,390,102		
	s106 / CIL / IT			207,610		
	Contingency		2.50%	134,753		
	Abnormals	%	0.00%	0		
		£		38,500	5,770,964	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	309,331		
	Legals	%	0.5%	51,555		
		£/unit	0	0		
	Misc.	%	0.0%	0	360,886	8,111,202

Developers Profit				
	Market Housing	% Value	17.50%	1,370,425
	Affordable Housing	% Value	6.00%	107,818
	First Homes	% Value	17.50%	119,536

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	35		
No dwgs under 50	35	462	16,170
No dwgs over 50	0	138	0
		Total	16,170

Stamp duty calc - Residual		
Land payment		1,419,723
	Total	60,486

Stamp duty calc - Residual		
Land payment		583,333
	Total	18,667

Pre CIL s106	2,500	£/ Unit (all)	
		Total	87,500

Post CIL s106	2,500	£/ Unit (all)	87,500
CIL	64	£/m2	120,110
		Total	207,610

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
			1,593.46
CO2 Plus	%	3.00%	47.80
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,650.47
Site Costs	Base	15.00%	247.57
	BNG	0.10%	1.65
			1,899.69

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			5	6	6	6	6	6				
Market Housing				0	0	0	1,118,714	1,342,457	1,342,457	1,342,457	1,342,457	1,342,457
Affordable Rent				0	0	0	237,193	284,631	284,631	284,631	284,631	284,631
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	19,516	23,419	23,419	23,419	23,419	23,419
First Homes				0	0	0	97,580	117,096	117,096	117,096	117,096	117,096
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,473,003**	**1,767,604**	**1,767,604**	**1,767,604**	**1,767,604**	**1,767,604**
EXPENDITURE												
Stamp Duty	60,486											
Easements etc.	0											
Legals Acquisition	21,296											
Planning Fee	16,170											
Professional	230,839		230,839									
Build Cost - BCIS Base		0	256,672	564,677	872,683	924,017	924,017	924,017	616,012	308,006	0	0
s106/CIL/Tariff		120,110	4,167	9,167	14,167	15,000	15,000	15,000	10,000	5,000	0	0
Contingency		0	6,417	14,117	21,817	23,100	23,100	23,100	15,400	7,700	0	0
Abnormals		0	1,833	4,033	6,233	6,600	6,600	6,600	4,400	2,200	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	44,190	53,028	53,028	53,028	53,028	53,028
Legals	0	0	0	0	0	0	7,365	8,838	8,838	8,838	8,838	8,838
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**328,791**	**120,110**	**499,927**	**591,994**	**914,900**	**968,718**	**1,020,273**	**1,030,584**	**707,678**	**384,772**	**61,866**	**61,866**
For Residual Valuation Land	**1,419,723**											
Interest		32,785	35,651	45,694	57,650	75,885	95,472	88,773	76,619	58,182	33,344	1,987
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-1,748,514	-152,895	-535,578	-637,688	-972,550	-1,044,603	357,258	648,247	983,307	1,324,650	1,672,393	1,703,751
Opening Balance	0											
Closing Balance	-1,748,514	-1,901,408	-2,436,987	-3,074,675	-4,047,225	-5,091,828	-4,734,570	-4,086,323	-3,103,016	-1,778,366	-105,972	1,597,778

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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
Market Housing												1,370,425
Affordable for Rent												107,818
First Homes												119,536
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-1,597,778
Closing Balance	1,597,778	1,597,778	1,597,778	1,597,778	1,597,778	1,597,778	1,597,778	1,597,778	1,597,778	1,597,778	1,597,778	0

App12 East
Site 5

Site 5	Green 14

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				14	£/m2	£	m2
	Gross	Net					
Market Housing	90.9	90.89	60.00%	8	4,100	3,130,213	763
Affordable Overall			40%	5.6			
Affordable Rent	60.0	58.00	28.00%	4	2,685	610,462	235
Social Rent	60.0	58.00	0.00%	0	1,415	0	0
Shared Ownership	70.0	70.00	2.00%	0	2,870	56,252	20
First Homes	70.0	70.00	10.00%	1	2,870	281,260	98
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.467	ha	30	/ha		**4,078,187**	**1,116**
SITE AREA - Gross	0.598	ha	23	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		670,556	1,436,906	1,120,787
Existing Use Value		14,957		25,000
Uplift	0%	0		0
Plus /ha	350,000	209,402		350,000
Benchmark Land Value		**224,359**		**375,000**
			£/m2	
Additional Profit		970,458	1,271	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -463,158

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				670,556	
	Stamp Duty			23,028		
	Easements etc.			0		
	Legals /Acquisition		1.50%	10,058	33,086	
Fees						
	Planning			6,468		
	Professional		8.00%	173,529	179,997	
CONSTRUCTION						
	Build Cost		1,807	2,016,455		
	s106 / CIL / IT			87,540		
	Contingency		2.50%	50,411		
	Abnormals	%	0.00%	0		
		£		14,700	2,169,107	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	122,346		
	Legals	%	0.5%	20,391		
		£/unit	0	0		
	Misc.	%	0.0%	0	142,737	**3,195,482**

Developers Profit				
	Market Housing	% Value	17.50%	**547,787**
	Affordable Housing	% Value	6.00%	**40,003**
	First Homes	% Value	17.50%	**49,221**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	14		
No dwgs under 50	14	462	6,468
No dwgs over 50	0	138	0
		Total	6,468

Stamp duty calc - Residual		
Land payment		670,556
	Total	23,028

Stamp duty calc - Residual		
Land payment		224,359
	Total	1,487

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**35,000**

Post CIL s106	2,500	£/ Unit (all)	35,000
CIL	64	£/m2	52,540
		Total	**87,540**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,584.28
CO2 Plus	%	3.00%	47.53
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,641.00
Site Costs	Base	10.00%	164.10
	BNG	0.10%	1.64
			1,806.75

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			2	4	4	4						
Market Housing				0	0	0	447,173	894,347	894,347	894,347	0	0
Affordable Rent				0	0	0	87,209	174,418	174,418	174,418	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	8,036	16,072	16,072	16,072	0	0
First Homes				0	0	0	40,180	80,360	80,360	80,360	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**582,598**	**1,165,196**	**1,165,196**	**1,165,196**	**0**	**0**
EXPENDITURE												
Stamp Duty	23,028											
Easements etc.	0											
Legals Acquisition	10,058											
Planning Fee	6,468											
Professional	86,764		86,764									
Build Cost - BCIS Base		0	96,022	288,065	480,108	576,130	384,087	192,043	0	0	0	0
s106/CIL/Tariff		52,540	1,667	5,000	8,333	10,000	6,667	3,333	0	0	0	0
Contingency		0	2,401	7,202	12,003	14,403	9,602	4,801	0	0	0	0
Abnormals		0	700	2,100	3,500	4,200	2,800	1,400	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	17,478	34,956	34,956	34,956	0	0
Legals	0	0	0	0	0	0	2,913	5,826	5,826	5,826	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**126,318**	**52,540**	**187,553**	**302,367**	**503,944**	**604,733**	**423,547**	**242,360**	**40,782**	**40,782**	**0**	**0**
For Residual Valuation Land	**670,556**											
Interest		14,941	16,207	20,027	26,072	36,010	48,024	45,942	29,500	8,971	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-796,875	-67,482	-203,760	-322,394	-530,017	-640,743	111,028	876,895	1,094,914	1,115,444	0	0
Opening Balance	0											
Closing Balance	-796,875	-864,356	-1,068,116	-1,390,510	-1,920,526	-2,561,270	-2,450,242	-1,573,347	-478,433	637,011	637,011	637,011

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												547,787
Affordable for Rent												40,003
First Homes												49,221
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-637,011
Opening Balance												
Closing Balance	637,011	637,011	637,011	637,011	637,011	637,011	637,011	637,011	637,011	637,011	637,011	0

App12 East
Site 6

Site 6	Green 6

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				6	£/m2	£	m2
	Gross	Net					
Market Housing	110.3	110.33	60.00%	4	4,100	1,628,520	397
Affordable Overall			40%	2.4			
Affordable Rent	110.3	110.33	28.00%	2	2,685	497,692	185
Social Rent	110.3	110.33	0.00%	0	1,415	0	0
Shared Ownership	110.3	110.33	2.00%	0	2,870	37,999	13
First Homes	110.3	110.33	10.00%	1	0	0	66
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.200	ha	30	/ha		**2,164,210**	**662**
SITE AREA - Gross	0.250	ha	24	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		197,675	988,373	790,698
Existing Use Value		12,500		50,000
Uplift	0%	0		0
Plus /ha	350,000	87,500		350,000
Benchmark Land Value		**100,000**		**400,000**
			£/m2	
Additional Profit		322,745	813	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -189,604

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				197,675	
	Stamp Duty			953		
	Easements etc.			0		
	Legals /Acquisition		1.50%	2,965	3,919	
Fees						
	Planning			2,772		
	Professional		8.00%	107,557	110,329	
CONSTRUCTION						
	Build Cost		1,879	1,244,037		
	s106 / CIL / IT			57,520		
	Contingency		2.50%	31,101		
	Abnormals	%	0.00%	0		
		£		11,800	1,344,458	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	64,926		
	Legals	%	0.5%	10,821		
		£/unit	0	0		
	Misc.	%	0.0%	0	75,747	**1,732,127**

Developers Profit				
	Market Housing	% Value	17.50%	**284,991**
	Affordable Housing	% Value	6.00%	**32,141**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	6		
No dwgs under 50	6	462	2,772
No dwgs over 50	0	138	0
		Total	2,772

Stamp duty calc - Residual		
Land payment		197,675
	Total	953

Stamp duty calc - Residual		
Land payment		100,000
	Total	0

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**15,000**

Post CIL s106	2,500	£/ Unit (all)	15,000
CIL	64	£/m2	42,520
		Total	**57,520**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,648.18
CO2 Plus	%	3.00%	49.45
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,706.82
Site Costs	Base	10.00%	170.68
	BNG	0.10%	1.71
			1,879.21

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			2	2	2							
Market Housing				0	0	0	542,840	542,840	542,840	0	0	0
Affordable Rent				0	0	0	165,897	165,897	165,897	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	12,666	12,666	12,666	0	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**721,403**	**721,403**	**721,403**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	953											
Easements etc.	0											
Legals Acquisition	2,965											
Planning Fee	2,772											
Professional	53,778		53,778									
Build Cost - BCIS Base		0	138,226	276,453	414,679	276,453	138,226	0	0	0	0	0
s106/CIL/Tariff		42,520	1,667	3,333	5,000	3,333	1,667	0	0	0	0	0
Contingency		0	3,456	6,911	10,367	6,911	3,456	0	0	0	0	0
Abnormals		0	1,311	2,622	3,933	2,622	1,311	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	21,642	21,642	21,642	0	0	0
Legals	0	0	0	0	0	0	3,607	3,607	3,607	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**60,469**	**42,520**	**198,438**	**289,319**	**433,979**	**289,319**	**169,909**	**25,249**	**25,249**	**0**	**0**	**0**
For Residual Valuation Land	**197,675**											
Interest		4,840	5,728	9,556	15,160	23,582	29,448	19,660	6,976	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-258,144	-47,360	-204,166	-298,876	-449,139	-312,901	522,046	676,494	689,178	0	0	0
Opening Balance	0											
Closing Balance	-258,144	-305,504	-509,670	-808,546	-1,257,685	-1,570,586	-1,048,540	-372,046	317,132	317,132	317,132	317,132

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												284,991
Affordable for Rent												32,141
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-317,132
Opening Balance												
Closing Balance	317,132	317,132	317,132	317,132	317,132	317,132	317,132	317,132	317,132	317,132	317,132	0

App12 East
Site 7

Site 7	Green 3

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				3	£/m2	£	m2
	Gross	Net					
Market Housing	108.7	108.67	60.00%	2	4,100	801,960	196
Affordable Overall			40%	1.2			
Affordable Rent	108.7	108.67	28.00%	1	2,685	245,087	91
Social Rent	108.7	108.67	0.00%	0	1,415	0	0
Shared Ownership	108.7	108.67	2.00%	0	2,870	18,712	7
First Homes	108.7	108.67	10.00%	0	0	0	33
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.100	ha	30	/ha		**1,065,759**	**326**
SITE AREA - Gross	0.133	ha	23	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		98,357	983,572	737,679
Existing Use Value		6,667		50,000
Uplift	0%	0		0
Plus /ha	350,000	46,667		350,000
Benchmark Land Value		**53,333**		**400,000**
			£/m2	
Additional Profit		158,775	812	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -97,361

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				98,357	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,475	1,475	
Fees						
	Planning			1,386		
	Professional		8.00%	52,920	54,306	
CONSTRUCTION						
	Build Cost		1,877	611,863		
	s106 / CIL / IT			28,439		
	Contingency		2.50%	15,297		
	Abnormals	%	0.00%	0		
		£		5,900	661,499	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	31,973		
	Legals	%	0.5%	5,329		
		£/unit	0	0		
	Misc.	%	0.0%	0	37,302	**852,939**

Developers Profit				
	Market Housing	% Value	17.50%	**140,343**
	Affordable Housing	% Value	6.00%	**15,828**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	3		
No dwgs under 50	3	462	1,386
No dwgs over 50	0	138	0
		Total	1,386

Stamp duty calc - Residual		
Land payment		98,357
	Total	0

Stamp duty calc - Residual		
Land payment		53,333
	Total	0

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**7,500**

Post CIL s106	2,500	£/ Unit (all)	7,500
CIL	64	£/m2	20,939
		Total	**28,439**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,646.12
CO2 Plus	%	3.00%	49.38
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,704.71
Site Costs	Base	10.00%	170.47
	BNG	0.10%	1.70
			1,876.88

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			1	1	1																			
Market Housing				0	0	0	267,320	267,320	267,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	81,696	81,696	81,696	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	6,237	6,237	6,237	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**355,253**	**355,253**	**355,253**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	1,475																							
Planning Fee	1,386																							
Professional	26,460		26,460																					
Build Cost - BCIS Base		0	67,985	135,970	203,954	135,970	67,985	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		20,939	833	1,667	2,500	1,667	833	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	1,700	3,399	5,099	3,399	1,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	656	1,311	1,967	1,311	656	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	10,658	10,658	10,658	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,776	1,776	1,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	**29,321**	**20,939**	**97,633**	**142,347**	**213,520**	**142,347**	**83,607**	**12,434**	**12,434**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**98,357**																							
Interest		2,394	2,831	4,715	7,473	11,616	14,503	9,682	3,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								140,343
Affordable for Rent																								15,828
First Homes																								0
Cash Flow	-127,678	-23,333	-100,465	-147,062	-220,993	-153,963	257,143	333,138	339,384	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-156,171
Opening Balance	0																							
Closing Balance	-127,678	-151,011	-251,476	-398,538	-619,531	-773,494	-516,351	-183,213	156,171	156,171	156,171	156,171	156,171	156,171	156,171	156,171	156,171	156,171	156,171	156,171	156,171	156,171	156,171	0

App12 East
Site 8

Site 8	HD Housing 200

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				200	£/m2	£	m2
	Gross	Net					
Market Housing	88.0	87.75	60.00%	120	3,778	39,787,500	10,554
Affordable Overall			40%	80			
Affordable Rent	63.2	61.05	28.00%	56	2,685	9,180,015	3,541
Social Rent	63.2	61.05	0.00%	0	1,415	0	0
Shared Ownership	66.7	65.75	2.00%	4	2,645	695,620	267
First Homes	71.2	70.00	10.00%	20	2,640	3,696,361	1,424
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	4.444	ha	45	/ha		**53,359,496**	**15,786**
SITE AREA - Gross	5.229	ha	38	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		7,087,925	1,594,783	1,355,566
Existing Use Value		7,843,137		1,500,000
Uplift	20%	1,568,627		300,000
Plus /ha	0	0		0
Benchmark Land Value		**9,411,765**		**1,800,000**
			£/m2	
Additional Profit		16,407,215	1,555	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -23,691,514

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				7,087,925	
	Stamp Duty			343,896		
	Easements etc.			0		
	Legals /Acquisition		1.50%	106,319	450,215	
Fees						
	Planning			43,800		
	Professional		8.00%	2,378,431	2,422,231	
CONSTRUCTION						
	Build Cost		1,636	25,826,787		
	s106 / CIL / IT			1,160,927		
	Contingency		5.00%	1,291,339		
	Abnormals	%	5.00%	1,291,339		
		£		160,000	29,730,392	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	1,600,785		
	Legals	%	0.5%	266,797		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,867,582	**41,558,346**

Developers Profit				
	Market Housing	% Value	17.50%	**6,962,813**
	Affordable Housing	% Value	6.00%	**592,538**
	First Homes	% Value	17.50%	**646,863**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	200		
No dwgs under 50	50	462	23,100
No dwgs over 50	150	138	20,700
		Total	43,800

Stamp duty calc - Residual		
Land payment		7,087,925
	Total	343,896

Stamp duty calc - Residual		
Land payment		9,411,765
	Total	460,088

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**500,000**

Post CIL s106	2,500	£/ Unit (all)	500,000
CIL	64	£/m2	660,927
		Total	**1,160,927**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,366.29
CO2 Plus	%	3.00%	40.99
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,416.48
Site Costs	Base	15.00%	212.47
	BNG	0.50%	7.08
			1,636.04

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13	12	13
Market Housing				0	0	0	2,387,250	2,586,188	2,387,250	2,586,188	2,387,250	2,586,188
Affordable Rent				0	0	0	550,801	596,701	550,801	596,701	550,801	596,701
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	41,737	45,215	41,737	45,215	41,737	45,215
First Homes				0	0	0	221,782	240,263	221,782	240,263	221,782	240,263
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,201,570**	**3,468,367**	**3,201,570**	**3,468,367**	**3,201,570**	**3,468,367**
EXPENDITURE												
Stamp Duty	343,896											
Easements etc.	0											
Legals Acquisition	106,319											
Planning Fee	43,800											
Professional	1,189,216		1,189,216									
Build Cost - BCIS Base		0	516,536	1,076,116	1,592,652	1,635,697	1,592,652	1,635,697	1,592,652	1,635,697	1,592,652	1,635,697
s106/CIL/Tariff		660,927	10,000	20,833	30,833	31,667	30,833	31,667	30,833	31,667	30,833	31,667
Contingency		0	25,827	53,806	79,633	81,785	79,633	81,785	79,633	81,785	79,633	81,785
Abnormals		0	29,027	60,472	89,499	91,918	89,499	91,918	89,499	91,918	89,499	91,918
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	96,047	104,051	96,047	104,051	96,047	104,051
Legals	0	0	0	0	0	0	16,008	17,342	16,008	17,342	16,008	17,342
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**1,683,231**	**660,927**	**1,770,605**	**1,211,228**	**1,792,617**	**1,841,066**	**1,904,672**	**1,962,459**	**1,904,672**	**1,962,459**	**1,904,672**	**1,962,459**
For Residual Valuation Land	**7,087,925**											
Interest		164,459	179,935	216,508	243,278	281,451	321,248	302,955	280,399	261,340	238,004	218,150
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-8,771,156	-825,386	-1,950,540	-1,427,736	-2,035,895	-2,122,517	975,650	1,202,954	1,016,499	1,244,568	1,058,894	1,287,758
Opening Balance	0											
Closing Balance	-8,771,156	-9,596,542	-11,547,082	-12,974,817	-15,010,712	-17,133,229	-16,157,580	-14,954,626	-13,938,128	-12,693,559	-11,634,666	-10,346,907

	Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started	12	13	12	13	12	13						
Market Housing	2,387,250	2,586,188	2,387,250	2,586,188	2,387,250	2,586,188	2,387,250	2,586,188	2,387,250	2,586,188	0	0
Affordable Rent	550,801	596,701	550,801	596,701	550,801	596,701	550,801	596,701	550,801	596,701	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	41,737	45,215	41,737	45,215	41,737	45,215	41,737	45,215	41,737	45,215	0	0
First Homes	221,782	240,263	221,782	240,263	221,782	240,263	221,782	240,263	221,782	240,263	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**3,201,570**	**3,468,367**	**3,201,570**	**3,468,367**	**3,201,570**	**3,468,367**	**3,201,570**	**3,468,367**	**3,201,570**	**3,468,367**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	1,592,652	1,635,697	1,592,652	1,635,697	1,592,652	1,635,697	1,076,116	559,580	0	0	0	0
s106/CIL/Tariff	30,833	31,667	30,833	31,667	30,833	31,667	20,833	10,833	0	0	0	0
Contingency	79,633	81,785	79,633	81,785	79,633	81,785	53,806	27,979	0	0	0	0
Abnormals	89,499	91,918	89,499	91,918	89,499	91,918	60,472	31,446	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	96,047	104,051	96,047	104,051	96,047	104,051	96,047	104,051	96,047	104,051	0	0
Legals	16,008	17,342	16,008	17,342	16,008	17,342	16,008	17,342	16,008	17,342	0	0
Misc.												
COSTS BEFORE LAND INT AND PROFIT	**1,904,672**	**1,962,459**	**1,904,672**	**1,962,459**	**1,904,672**	**1,962,459**	**1,323,283**	**751,231**	**112,055**	**121,393**	**0**	**0**
For Residual Valuation Land												
Interest	194,005	173,325	148,339	126,804	100,946	78,522	51,758	17,511	0	0	0	0
Developers Return												
Market Housing												6,962,813
Affordable for Rent												592,538
First Homes												646,863
Cash Flow	1,102,893	1,332,583	1,148,558	1,379,104	1,195,952	1,427,387	1,826,529	2,699,625	3,089,515	3,346,974	0	-8,202,214
Opening Balance												
Closing Balance	-9,244,014	-7,911,431	-6,762,873	-5,383,769	-4,187,816	-2,760,430	-933,901	1,765,725	4,855,239	8,202,214	8,202,214	0

App12 East
Site 9

Site 9	HD Housing 100

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
	Gross	Net					
Market Housing	88.0	87.75	60.00%	60	3,778	19,893,750	5,277
Affordable Overall			40%	40			
Affordable Rent	63.0	60.82	28.00%	28	2,685	4,572,555	1,764
Social Rent	63.0	60.82	0.00%	0	1,415	0	0
Shared Ownership	77.0	77.00	2.00%	2	2,645	407,321	154
First Homes	71.5	70.70	10.00%	10	2,636	1,863,415	715
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	3.333	ha	30	/ha		26,737,041	7,910
SITE AREA - Gross	4.167	ha	24	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,857,642	557,293	445,834
Existing Use Value		6,250,000		1,500,000
Uplift	20%	1,250,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		7,500,000		1,800,000
			£/m2	
Additional Profit		6,155,411	1,166	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -16,462,212

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				1,857,642	
	Stamp Duty			82,382		
	Easements etc.			0		
	Legals /Acquisition		1.50%	27,865	110,247	
Fees						
	Planning			30,000		
	Professional		8.00%	1,356,825	1,386,825	
CONSTRUCTION						
	Build Cost		1,873	14,818,043		
	s106 / CIL / IT			580,463		
	Contingency		5.00%	740,902		
	Abnormals	%	5.00%	740,902		
		£		80,000	16,960,311	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	802,111		
	Legals	%	0.5%	133,685		
		£/unit	0	0		
	Misc.	%	0.0%	0	935,796	21,250,820

Developers Profit				
	Market Housing	% Value	17.50%	3,481,406
	Affordable Housing	% Value	6.00%	298,793
	First Homes	% Value	17.50%	326,098

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

Stamp duty calc - Residual		
Land payment		1,857,642
	Total	82,382

Stamp duty calc - Residual		
Land payment		7,500,000
	Total	364,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**250,000**

Post CIL s106	2,500	£/ Unit (all)	250,000
CIL	64	£/m2	330,463
		Total	**580,463**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,565.76
CO2 Plus	%	3.00%	46.97
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,621.93
Site Costs	Base	15.00%	243.29
	BNG	0.50%	8.11
			1,873.33

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13		
Market Housing				0	0	0	2,387,250	2,586,188	2,387,250	2,586,188	2,387,250	2,586,188
Affordable Rent				0	0	0	548,707	594,432	548,707	594,432	548,707	594,432
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	48,879	52,952	48,879	52,952	48,879	52,952
First Homes				0	0	0	223,610	242,244	223,610	242,244	223,610	242,244
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,208,445**	**3,475,815**	**3,208,445**	**3,475,815**	**3,208,445**	**3,475,815**
EXPENDITURE												
Stamp Duty	82,382											
Easements etc.	0											
Legals Acquisition	27,865											
Planning Fee	30,000											
Professional	678,412		678,412									
Build Cost - BCIS Base		0	592,722	1,234,837	1,827,559	1,876,952	1,827,559	1,876,952	1,827,559	1,876,952	1,234,837	642,115
s106/CIL/Tariff		330,463	10,000	20,833	30,833	31,667	30,833	31,667	30,833	31,667	20,833	10,833
Contingency		0	29,636	61,742	91,378	93,848	91,378	93,848	91,378	93,848	61,742	32,106
Abnormals		0	32,836	68,409	101,245	103,981	101,245	103,981	101,245	103,981	68,409	35,572
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	96,253	104,274	96,253	104,274	96,253	104,274
Legals	0	0	0	0	0	0	16,042	17,379	16,042	17,379	16,042	17,379
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**818,659**	**330,463**	**1,343,606**	**1,385,821**	**2,051,014**	**2,106,447**	**2,163,310**	**2,228,101**	**2,163,310**	**2,228,101**	**1,498,116**	**842,280**
For Residual Valuation Land	**1,857,642**											
Interest		50,181	57,318	83,585	111,136	151,677	194,017	178,058	158,002	141,368	120,624	90,817
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-2,676,301	-380,644	-1,400,924	-1,469,406	-2,162,151	-2,258,124	851,118	1,069,656	887,133	1,106,346	1,589,705	2,542,718
Opening Balance	0											
Closing Balance	-2,676,301	-3,056,945	-4,457,869	-5,927,275	-8,089,426	-10,347,550	-9,496,431	-8,426,775	-7,539,642	-6,433,296	-4,843,591	-2,300,873

	Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started												
Market Housing	2,387,250	2,586,188	0	0	0	0	0	0	0	0	0	0
Affordable Rent	548,707	594,432	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	48,879	52,952	0	0	0	0	0	0	0	0	0	0
First Homes	223,610	242,244	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	**3,208,445**	**3,475,815**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
Agents	96,253	104,274	0	0	0	0	0	0	0	0	0	0
Legals	16,042	17,379	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND PROFIT	**112,296**	**121,654**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	43,141	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												3,481,406
Affordable for Rent												298,793
First Homes												326,098
Cash Flow	3,053,008	3,354,162	0	0	0	0	0	0	0	0	0	-4,106,296
Opening Balance												
Closing Balance	752,135	4,106,296	4,106,296	4,106,296	4,106,296	4,106,296	4,106,296	4,106,296	4,106,296	4,106,296	4,106,296	0

App12 East
Site 10

Site 10	HD Housing 60

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net					
Market Housing	87.4	87.19	60.00%	36	3,782	11,871,250	3,147
Affordable Overall			40%	24			
Affordable Rent	62.6	60.24	28.00%	17	2,685	2,717,094	1,051
Social Rent	62.6	60.24	0.00%	0	1,415	0	0
Shared Ownership	70.0	70.00	2.00%	1	2,647	222,373	84
First Homes	69.7	68.00	10.00%	6	2,647	1,080,098	418
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.579	ha	38	/ha		15,890,815	4,700
SITE AREA - Gross	2.256	ha	27	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,087,954	689,038	482,326
Existing Use Value		3,383,459		1,500,000
Uplift	20%	676,692		300,000
Plus /ha	0	0		0
Benchmark Land Value		4,060,150		1,800,000
			£/m2	
Additional Profit		3,242,552	1,030	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -8,548,023

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				1,087,954	
	Stamp Duty			43,898		
	Easements etc.			0		
	Legals /Acquisition		1.50%	16,319	60,217	
Fees						
	Planning			24,480		
	Professional		8.00%	808,801	833,281	
CONSTRUCTION						
	Build Cost		1,879	8,832,307		
	s106 / CIL / IT			346,480		
	Contingency		5.00%	441,615		
	Abnormals	%	5.00%	441,615		
		£		48,000	10,110,017	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	476,724		
	Legals	%	0.5%	79,454		
		£/unit	0	0		
	Misc.	%	0.0%	0	556,179	12,647,648

Developers Profit				
	Market Housing	% Value	17.50%	2,077,469
	Affordable Housing	% Value	6.00%	176,368
	First Homes	% Value	17.50%	189,017

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

Stamp duty calc - Residual		
Land payment		1,087,954
	Total	43,898

Stamp duty calc - Residual		
Land payment		4,060,150
	Total	192,508

Pre CIL s106	2,500	£/ Unit (all)	
		Total	150,000

Post CIL s106	2,500	£/ Unit (all)	150,000
CIL	64	£/m2	196,480
		Total	346,480

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
			1,570.71
CO2 Plus	%	3.00%	47.12
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,627.03
Site Costs	Base	15.00%	244.05
	BNG	0.50%	8.14
			1,879.22

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			12	13	12	13	10					
Market Housing				0	0	0	2,374,250	2,572,104	2,374,250	2,572,104	1,978,542	0
Affordable Rent				0	0	0	543,419	588,704	543,419	588,704	452,849	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	44,475	48,181	44,475	48,181	37,062	0
First Homes				0	0	0	216,020	234,021	216,020	234,021	180,016	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,178,163**	**3,443,010**	**3,178,163**	**3,443,010**	**2,648,469**	**0**
EXPENDITURE												
Stamp Duty	43,898											
Easements etc.	0											
Legals Acquisition	16,319											
Planning Fee	24,480											
Professional	404,401		404,401									
Build Cost - BCIS Base		0	588,820	1,226,709	1,815,530	1,864,598	1,717,393	1,128,573	490,684	0	0	0
s106/CIL/Tariff		196,480	10,000	20,833	30,833	31,667	29,167	19,167	8,333	0	0	0
Contingency		0	29,441	61,335	90,776	93,230	85,870	56,429	24,534	0	0	0
Abnormals		0	32,641	68,002	100,643	103,363	95,203	62,562	27,201	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	95,345	103,290	95,345	103,290	79,454	0
Legals	0	0	0	0	0	0	15,891	17,215	15,891	17,215	13,242	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**489,098**	**196,480**	**1,065,303**	**1,376,880**	**2,037,783**	**2,092,858**	**2,038,868**	**1,387,235**	**661,988**	**120,505**	**92,696**	**0**
For Residual Valuation Land	**1,087,954**											
Interest		29,570	33,808	54,416	81,253	120,985	162,495	144,180	108,337	63,190	2,078	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-1,577,052	-226,049	-1,099,111	-1,431,297	-2,119,036	-2,213,843	976,800	1,911,595	2,407,838	3,259,314	2,553,695	0
Opening Balance	0											
Closing Balance	-1,577,052	-1,803,101	-2,902,212	-4,333,509	-6,452,545	-8,666,388	-7,689,588	-5,777,993	-3,370,155	-110,841	2,442,854	2,442,854

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												2,077,469
Affordable for Rent												176,368
First Homes												189,017
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-2,442,854
Opening Balance												
Closing Balance	2,442,854	2,442,854	2,442,854	2,442,854	2,442,854	2,442,854	2,442,854	2,442,854	2,442,854	2,442,854	2,442,854	0

App12 East
Site 11

Site 11	HD Housing 30

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				30	£/m2	£	m2
	Gross	Net					
Market Housing	89.8	89.83	60.00%	18	3,750	6,063,750	1,617
Affordable Overall			40%	12			
Affordable Rent	63.0	60.75	28.00%	8	2,685	1,370,156	529
Social Rent	63.0	60.75	0.00%	0	1,415	0	0
Shared Ownership	70.0	70.00	2.00%	1	2,625	110,250	42
First Homes	74.7	74.67	10.00%	3	2,625	588,000	224
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.750	ha	40	/ha		**8,132,156**	**2,412**
SITE AREA - Gross	1.000	ha	30	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		577,152	769,536	577,152
Existing Use Value		1,500,000		1,500,000
Uplift	20%	300,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**1,800,000**		**1,800,000**
			£/m2	
Additional Profit		1,927,318	1,192	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -4,232,157

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				577,152	
	Stamp Duty			18,358		
	Easements etc.			0		
	Legals /Acquisition		1.50%	8,657	27,015	
Fees						
	Planning			13,860		
	Professional		8.00%	412,100	425,960	
CONSTRUCTION						
	Build Cost		1,865	4,498,533		
	s106 / CIL / IT			178,860		
	Contingency		5.00%	224,927		
	Abnormals	%	5.00%	224,927		
		£		24,000	5,151,246	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	243,965		
	Legals	%	0.5%	40,661		
		£/unit	0	0		
	Misc.	%	0.0%	0	284,625	**6,465,998**

Developers Profit				
	Market Housing	% Value	17.50%	**1,061,156**
	Affordable Housing	% Value	6.00%	**88,824**
	First Homes	% Value	17.50%	**102,900**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	30		
No dwgs under 50	30	462	13,860
No dwgs over 50	0	138	0
		Total	13,860

Stamp duty calc - Residual		
Land payment		577,152
	Total	18,358

Stamp duty calc - Residual		
Land payment		1,800,000
	Total	79,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**75,000**

Post CIL s106	2,500	£/ Unit (all)	75,000
CIL	64	£/m2	103,860
		Total	**178,860**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,558.82
CO2 Plus	%	3.00%	46.76
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,614.78
Site Costs	Base	15.00%	242.22
	BNG	0.50%	8.07
			1,865.07

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			10	10	10							
Market Housing				0	0	0	2,021,250	2,021,250	2,021,250	0	0	0
Affordable Rent				0	0	0	456,719	456,719	456,719	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	36,750	36,750	36,750	0	0	0
First Homes				0	0	0	196,000	196,000	196,000	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,710,719**	**2,710,719**	**2,710,719**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	18,358											
Easements etc.	0											
Legals Acquisition	8,657											
Planning Fee	13,860											
Professional	206,050		206,050									
Build Cost - BCIS Base		0	499,837	999,674	1,499,511	999,674	499,837	0	0	0	0	0
s106/CIL/Tariff		103,860	8,333	16,667	25,000	16,667	8,333	0	0	0	0	0
Contingency		0	24,992	49,984	74,976	49,984	24,992	0	0	0	0	0
Abnormals		0	27,659	55,317	82,976	55,317	27,659	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	81,322	81,322	81,322	0	0	0
Legals	0	0	0	0	0	0	13,554	13,554	13,554	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**246,925**	**103,860**	**766,870**	**1,121,641**	**1,682,462**	**1,121,641**	**655,696**	**94,875**	**94,875**	**0**	**0**	**0**
For Residual Valuation Land	**577,152**											
Interest		15,451	17,689	32,399	54,037	86,597	109,251	72,768	25,085	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-824,077	-119,311	-784,559	-1,154,040	-1,736,499	-1,208,238	1,945,772	2,543,075	2,590,758	0	0	0
Opening Balance	0											
Closing Balance	-824,077	-943,388	-1,727,947	-2,881,987	-4,618,487	-5,826,725	-3,880,953	-1,337,878	1,252,881	1,252,881	1,252,881	1,252,881

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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
Market Housing												1,061,156
Affordable for Rent												88,824
First Homes												102,900
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-1,252,881
Closing Balance	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	0

App12 East
Site 12

Site 12	HD Housing 15

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				15	£/m2	£	m2
	Gross	Net					
Market Housing	89.7	89.67	60.00%	9	3,750	3,026,250	807
Affordable Overall			40%	6			
Affordable Rent	60.0	58.00	28.00%	4	2,685	654,066	252
Social Rent	60.0	58.00	0.00%	0	1,415	0	0
Shared Ownership	77.0	77.00	2.00%	0	2,625	60,638	23
First Homes	77.0	77.00	10.00%	2	2,625	303,188	116
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.375	ha	40	/ha		**4,044,141**	**1,197**
SITE AREA - Gross	0.500	ha	30	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		398,720	1,063,254	797,441
Existing Use Value		750,000		1,500,000
Uplift	20%	150,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**900,000**		**1,800,000**
			£/m2	
Additional Profit		957,986	1,187	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -1,928,458

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				398,720	
	Stamp Duty			9,436		
	Easements etc.			0		
	Legals /Acquisition		1.50%	5,981	15,417	
Fees						
	Planning			6,930		
	Professional		8.00%	195,735	202,665	
CONSTRUCTION						
	Build Cost		1,781	2,132,139		
	s106 / CIL / IT			89,334		
	Contingency		5.00%	106,607		
	Abnormals	%	5.00%	106,607		
		£		12,000	2,446,687	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	121,324		
	Legals	%	0.5%	20,221		
		£/unit	0	0		
	Misc.	%	0.0%	0	141,545	**3,205,034**

Developers Profit				
	Market Housing	% Value	17.50%	**529,594**
	Affordable Housing	% Value	6.00%	**42,882**
	First Homes	% Value	17.50%	**53,058**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	15		
No dwgs under 50	15	462	6,930
No dwgs over 50	0	138	0
		Total	6,930

Stamp duty calc - Residual		
Land payment		398,720
	Total	9,436

Stamp duty calc - Residual		
Land payment		900,000
	Total	34,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**37,500**

Post CIL s106	2,500	£/ Unit (all)	37,500
CIL	64	£/m2	51,834
		Total	**89,334**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,555.59
CO2 Plus	%	3.00%	46.67
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,611.45
Site Costs	Base	10.00%	161.15
	BNG	0.50%	8.06
			1,780.66

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			5	5	5							
Market Housing				0	0	0	1,008,750	1,008,750	1,008,750	0	0	0
Affordable Rent				0	0	0	218,022	218,022	218,022	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	20,213	20,213	20,213	0	0	0
First Homes				0	0	0	101,063	101,063	101,063	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,348,047**	**1,348,047**	**1,348,047**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	9,436											
Easements etc.	0											
Legals Acquisition	5,981											
Planning Fee	6,930											
Professional	97,867		97,867									
Build Cost - BCIS Base		0	236,904	473,809	710,713	473,809	236,904	0	0	0	0	0
s106/CIL/Tariff		51,834	4,167	8,333	12,500	8,333	4,167	0	0	0	0	0
Contingency		0	11,845	23,690	35,536	23,690	11,845	0	0	0	0	0
Abnormals		0	13,179	26,357	39,536	26,357	13,179	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	40,441	40,441	40,441	0	0	0
Legals	0	0	0	0	0	0	6,740	6,740	6,740	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**120,214**	**51,834**	**363,962**	**532,190**	**798,284**	**532,190**	**313,276**	**47,182**	**47,182**	**0**	**0**	**0**
For Residual Valuation Land	**398,720**											
Interest		9,730	10,884	17,913	28,227	43,724	54,523	36,143	12,429	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-518,935	-61,564	-374,847	-550,102	-826,511	-575,914	980,248	1,264,722	1,288,436	0	0	0
Opening Balance	0											
Closing Balance	-518,935	-580,498	-955,345	-1,505,447	-2,331,959	-2,907,873	-1,927,625	-662,902	625,534	625,534	625,534	625,534

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												529,594
Affordable for Rent												42,882
First Homes												53,058
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-625,534
Opening Balance												
Closing Balance	625,534	625,534	625,534	625,534	625,534	625,534	625,534	625,534	625,534	625,534	625,534	0

App12 East
Site 13

Site 13	HD Housing 6

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				6	£/m2	£	m2
	Gross	Net					
Market Housing	86.0	86.00	60.00%	4	3,750	1,161,000	310
Affordable Overall			40%	2.4			
Affordable Rent	86.0	86.00	28.00%	2	2,685	387,929	144
Social Rent	86.0	86.00	0.00%	0	1,415	0	0
Shared Ownership	86.0	86.00	2.00%	0	2,625	27,090	10
First Homes	86.0	86.00	10.00%	1	0	0	52
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.133	ha	45	/ha		1,576,019	516
SITE AREA - Gross	0.190	ha	32	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		81,889	614,168	429,917
Existing Use Value		285,714		1,500,000
Uplift	20%	57,143		300,000
Plus /ha	0	0		0
Benchmark Land Value		342,857		1,800,000
			£/m2	
Additional Profit		498,592	1,610	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -1,016,030

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				81,889	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,228	1,228	
Fees						
	Planning			2,772		
	Professional		8.00%	83,511	86,283	
CONSTRUCTION						
	Build Cost		1,746	900,856		
	s106 / CIL / IT			48,143		
	Contingency		5.00%	45,043		
	Abnormals	%	5.00%	45,043		
		£		4,800	1,043,884	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	47,281		
	Legals	%	0.5%	7,880		
		£/unit	0	0		
	Misc.	%	0.0%	0	55,161	1,268,445

Developers Profit				
	Market Housing	% Value	17.50%	203,175
	Affordable Housing	% Value	6.00%	24,901
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	6		
No dwgs under 50	6	462	2,772
No dwgs over 50	0	138	0
		Total	2,772

Stamp duty calc - Residual		
Land payment		81,889
	Total	0

Stamp duty calc - Residual		
Land payment		342,857
	Total	6,643

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**15,000**

Post CIL s106	2,500	£/ Unit (all)	15,000
CIL	64	£/m2	33,143
		Total	**48,143**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,525.00
CO2 Plus	%	3.00%	45.75
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,579.95
Site Costs	Base	10.00%	158.00
	BNG	0.50%	7.90
			1,745.84

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			2	2	2																			
Market Housing				0	0	0	387,000	387,000	387,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	129,310	129,310	129,310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	9,030	9,030	9,030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**525,340**	**525,340**	**525,340**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	1,228																							
Planning Fee	2,772																							
Professional	41,755		41,755																					
Build Cost - BCIS Base		0	100,095	200,190	300,285	200,190	100,095	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		33,143	1,667	3,333	5,000	3,333	1,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,005	10,010	15,014	10,010	5,005	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	5,538	11,076	16,614	11,076	5,538	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	15,760	15,760	15,760	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,627	2,627	2,627	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	**45,756**	**33,143**	**154,060**	**224,609**	**336,914**	**224,609**	**130,691**	**18,387**	**18,387**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**81,889**																							
Interest		2,393	3,060	6,006	10,330	16,840	21,368	14,369	5,133	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								203,175
Affordable for Rent																								24,901
First Homes																								0
Cash Flow	-127,645	-35,536	-157,120	-230,615	-347,243	-241,450	373,280	492,584	501,820	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-228,076
Opening Balance	0																							
Closing Balance	-127,645	-163,181	-320,300	-550,915	-898,159	-1,139,608	-766,328	-273,744	228,076	228,076	228,076	228,076	228,076	228,076	228,076	228,076	228,076	228,076	228,076	228,076	228,076	228,076	228,076	0

App12 East
Site 14

Site 14	Houses & Flats 100

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
	Gross	Net					
Market Housing	84.7	83.00	60.00%	60	3,998	19,912,500	5,079
Affordable Overall			40%	40			
Affordable Rent	60.7	55.14	28.00%	28	2,685	4,145,640	1,698
Social Rent	60.7	55.14	0.00%	0	1,415	0	0
Shared Ownership	55.0	50.00	2.00%	2	2,799	279,895	110
First Homes	60.3	54.80	10.00%	10	2,799	1,533,822	603
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.667	ha	60	/ha		25,871,857	7,490
SITE AREA - Gross	2.381	ha	42	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,486,945	892,167	624,517
Existing Use Value		3,571,429		1,500,000
Uplift	20%	714,286		300,000
Plus /ha	0	0		0
Benchmark Land Value		4,285,714		1,800,000
			£/m2	
Additional Profit		-2,027,708	-399	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -1,059,429

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				1,486,945	
	Stamp Duty			63,847		
	Easements etc.			0		
	Legals /Acquisition		1.50%	22,304	86,151	
Fees						
	Planning			30,000		
	Professional		8.00%	1,338,354	1,368,354	
CONSTRUCTION						
	Build Cost		1,959	14,675,591		
	s106 / CIL / IT			506,278		
	Contingency		5.00%	733,780		
	Abnormals	%	5.00%	733,780		
		£		80,000	16,729,428	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	776,156		
	Legals	%	0.5%	129,359		
		£/unit	0	0		
	Misc.	%	0.0%	0	905,515	20,576,393

Developers Profit				
	Market Housing	% Value	17.50%	3,484,688
	Affordable Housing	% Value	6.00%	265,532
	First Homes	% Value	17.50%	268,419

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

Stamp duty calc - Residual		
Land payment		1,486,945
	Total	63,847

Stamp duty calc - Residual		
Land payment		4,285,714
	Total	203,786

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**250,000**

Post CIL s106	2,500	£/ Unit (all)	250,000
CIL	64	£/m2	256,278
		Total	**506,278**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,638.03
CO2 Plus	%	3.00%	49.14
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,696.37
Site Costs	Base	15.00%	254.46
	BNG	0.50%	8.48
			1,959.31

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			15	15	15	15	15	15	10			
Market Housing				0	0	0	2,986,875	2,986,875	2,986,875	2,986,875	2,986,875	2,986,875
Affordable Rent				0	0	0	621,846	621,846	621,846	621,846	621,846	621,846
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	41,984	41,984	41,984	41,984	41,984	41,984
First Homes				0	0	0	230,073	230,073	230,073	230,073	230,073	230,073
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,880,779**	**3,880,779**	**3,880,779**	**3,880,779**	**3,880,779**	**3,880,779**
EXPENDITURE												
Stamp Duty	63,847											
Easements etc.	0											
Legals Acquisition	22,304											
Planning Fee	30,000											
Professional	669,177		669,177									
Build Cost - BCIS Base		0	733,780	1,467,559	2,201,339	2,201,339	2,201,339	2,201,339	1,956,745	1,222,966	489,186	0
s106/CIL/Tariff		256,278	12,500	25,000	37,500	37,500	37,500	37,500	33,333	20,833	8,333	0
Contingency		0	36,689	73,378	110,067	110,067	110,067	110,067	97,837	61,148	24,459	0
Abnormals		0	40,689	81,378	122,067	122,067	122,067	122,067	108,504	67,815	27,126	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	116,423	116,423	116,423	116,423	116,423	116,423
Legals	0	0	0	0	0	0	19,404	19,404	19,404	19,404	19,404	19,404
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**785,329**	**256,278**	**1,492,835**	**1,647,315**	**2,470,973**	**2,470,973**	**2,606,800**	**2,606,800**	**2,332,247**	**1,508,590**	**684,932**	**135,827**
For Residual Valuation Land	**1,486,945**											
Interest		42,605	48,209	77,104	109,437	157,819	207,109	187,105	166,726	140,818	98,979	40,913
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-2,272,273	-298,883	-1,541,044	-1,724,419	-2,580,409	-2,628,792	1,066,870	1,086,873	1,381,805	2,231,371	3,096,867	3,704,038
Opening Balance	0											
Closing Balance	-2,272,273	-2,571,156	-4,112,200	-5,836,619	-8,417,028	-11,045,820	-9,978,950	-8,892,077	-7,510,272	-5,278,901	-2,182,034	1,522,004

	Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	1,991,250	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	414,564	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	27,989	0	0	0	0	0	0	0	0	0	0	0
First Homes	153,382	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	**2,587,186**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
Agents	77,616	0	0	0	0	0	0	0	0	0	0	0
Legals	12,936	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND PROFIT	**90,551**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												3,484,688
Affordable for Rent												265,532
First Homes												268,419
Cash Flow	2,496,634	0	0	0	0	0	0	0	0	0	0	-4,018,638
Opening Balance												
Closing Balance	4,018,638	4,018,638	4,018,638	4,018,638	4,018,638	4,018,638	4,018,638	4,018,638	4,018,638	4,018,638	4,018,638	0

App12 East
Site 15

Site 15	Houses & Flats 60

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net					
Market Housing	84.0	82.17	60.00%	36	4,029	11,917,500	3,024
Affordable Overall			40%	24			
Affordable Rent	59.7	54.24	28.00%	17	2,685	2,446,446	1,002
Social Rent	59.7	54.24	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	1	2,820	206,441	81
First Homes	61.4	0.00	10.00%	6	2,820	0	369
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.091	ha	55	/ha		**14,570,387**	**4,475**
SITE AREA - Gross	1.558	ha	39	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		439,597	402,964	282,075
Existing Use Value		2,337,662		1,500,000
Uplift	20%	467,532		300,000
Plus /ha	0	0		0
Benchmark Land Value		**2,805,195**		**1,800,000**
			£/m2	
Additional Profit		-1,170,098	-387	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -1,669,763

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				439,597	
	Stamp Duty			11,480		
	Easements etc.			0		
	Legals /Acquisition		1.50%	6,594	18,074	
Fees						
	Planning			24,480		
	Professional		8.00%	789,319	813,799	
CONSTRUCTION						
	Build Cost		1,964	8,789,536		
	s106 / CIL / IT			150,000		
	Contingency		5.00%	439,477		
	Abnormals	%	5.00%	439,477		
		£		48,000	9,866,490	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	437,112		
	Legals	%	0.5%	72,852		
		£/unit	0	0		
	Misc.	%	0.0%	0	509,964	**11,647,924**

Developers Profit				
	Market Housing	% Value	17.50%	**2,085,563**
	Affordable Housing	% Value	6.00%	**159,173**
	First Homes	% Value	17.50%	**0**

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

Stamp duty calc - Residual		
Land payment		439,597
	Total	11,480

Stamp duty calc - Residual		
Land payment		2,805,195
	Total	129,760

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**150,000**

Post CIL s106	2,500	£/ Unit (all)	150,000
CIL	64	£/m2	0
		Total	**150,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,641.99
CO2 Plus	%	3.00%	49.26
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,700.45
Site Costs	Base	15.00%	255.07
	BNG	0.50%	8.50
			1,964.02

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			15	15	15	15						
Market Housing				0	0	0	2,979,375	2,979,375	2,979,375	2,979,375	0	0
Affordable Rent				0	0	0	611,611	611,611	611,611	611,611	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	51,610	51,610	51,610	51,610	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,642,597**	**3,642,597**	**3,642,597**	**3,642,597**	**0**	**0**
EXPENDITURE												
Stamp Duty	11,480											
Easements etc.	0											
Legals Acquisition	6,594											
Planning Fee	24,480											
Professional	394,660		394,660									
Build Cost - BCIS Base		0	732,461	1,464,923	2,197,384	2,197,384	1,464,923	732,461	0	0	0	0
s106/CIL/Tariff		0	12,500	25,000	37,500	37,500	25,000	12,500	0	0	0	0
Contingency		0	36,623	73,246	109,869	109,869	73,246	36,623	0	0	0	0
Abnormals		0	40,623	81,246	121,869	121,869	81,246	40,623	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	109,278	109,278	109,278	109,278	0	0
Legals	0	0	0	0	0	0	18,213	18,213	18,213	18,213	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**437,213**	**0**	**1,216,867**	**1,644,415**	**2,466,623**	**2,466,623**	**1,771,906**	**949,698**	**127,491**	**127,491**	**0**	**0**
For Residual Valuation Land	**439,597**											
Interest		16,440	16,748	39,879	71,459	119,048	167,530	135,595	87,646	23,381	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-876,811	-16,440	-1,233,616	-1,684,294	-2,538,082	-2,585,671	1,703,161	2,557,303	3,427,460	3,491,725	0	0
Opening Balance	0											
Closing Balance	-876,811	-893,251	-2,126,867	-3,811,160	-6,349,242	-8,934,913	-7,231,752	-4,674,449	-1,246,989	2,244,736	2,244,736	2,244,736

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												2,085,563
Affordable for Rent												159,173
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-2,244,736
Opening Balance												
Closing Balance	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	0

App12 East
Site 16

Site 16	Houses & Flats 30

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				30	£/m2	£	m2
	Gross	Net					
Market Housing	84.3	83.33	60.00%	18	3,892	5,837,500	1,517
Affordable Overall			40%	12			
Affordable Rent	61.6	56.00	28.00%	8	2,685	1,263,024	517
Social Rent	61.6	56.00	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	1	2,724	99,705	40
First Homes	63.8	58.00	10.00%	3	2,724	474,005	191
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.500	ha	60	/ha		**7,674,234**	**2,266**
SITE AREA - Gross	0.714	ha	42	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		377,561	755,121	528,585
Existing Use Value		1,071,429		1,500,000
Uplift	20%	214,286		300,000
Plus /ha	0	0		0
Benchmark Land Value		**1,285,714**		**1,800,000**
			£/m2	
Additional Profit		-411,326	-271	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -573,497

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				377,561	
	Stamp Duty			8,378		
	Easements etc.			0		
	Legals /Acquisition		1.50%	5,663	14,041	
Fees						
	Planning			13,860		
	Professional		8.00%	402,797	416,657	
CONSTRUCTION						
	Build Cost		1,946	4,409,583		
	s106 / CIL / IT			160,426		
	Contingency		5.00%	220,479		
	Abnormals	%	5.00%	220,479		
		£		24,000	5,034,967	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	230,227		
	Legals	%	0.5%	38,371		
		£/unit	0	0		
	Misc.	%	0.0%	0	268,598	**6,111,825**

Developers Profit				
	Market Housing	% Value	17.50%	**1,021,563**
	Affordable Housing	% Value	6.00%	**81,764**
	First Homes	% Value	17.50%	**82,951**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	30		
No dwgs under 50	30	462	13,860
No dwgs over 50	0	138	0
		Total	13,860

Stamp duty calc - Residual		
Land payment		377,561
	Total	8,378

Stamp duty calc - Residual		
Land payment		1,285,714
	Total	53,786

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**75,000**

Post CIL s106	2,500	£/ Unit (all)	75,000
CIL	64	£/m2	85,426
		Total	**160,426**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,626.75
CO2 Plus	%	3.00%	48.80
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,684.75
Site Costs	Base	15.00%	252.71
	BNG	0.50%	8.42
			1,945.89

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			10	10	10							
Market Housing				0	0	0	1,945,833	1,945,833	1,945,833	0	0	0
Affordable Rent				0	0	0	421,008	421,008	421,008	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	33,235	33,235	33,235	0	0	0
First Homes				0	0	0	158,002	158,002	158,002	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,558,078**	**2,558,078**	**2,558,078**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	8,378											
Easements etc.	0											
Legals Acquisition	5,663											
Planning Fee	13,860											
Professional	201,399		201,399									
Build Cost - BCIS Base		0	489,954	979,907	1,469,861	979,907	489,954	0	0	0	0	0
s106/CIL/Tariff		85,426	8,333	16,667	25,000	16,667	8,333	0	0	0	0	0
Contingency		0	24,498	48,995	73,493	48,995	24,498	0	0	0	0	0
Abnormals		0	27,164	54,329	81,493	54,329	27,164	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	76,742	76,742	76,742	0	0	0
Legals	0	0	0	0	0	0	12,790	12,790	12,790	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**229,300**	**85,426**	**751,348**	**1,099,898**	**1,649,847**	**1,099,898**	**639,482**	**89,533**	**89,533**	**0**	**0**	**0**
For Residual Valuation Land	**377,561**											
Interest		11,379	13,194	27,529	48,668	80,515	102,648	68,599	23,600	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-606,861	-96,805	-764,541	-1,127,427	-1,698,515	-1,180,413	1,815,948	2,399,946	2,444,945	0	0	0
Opening Balance	0											
Closing Balance	-606,861	-703,665	-1,468,207	-2,595,634	-4,294,149	-5,474,562	-3,658,614	-1,258,668	1,186,277	1,186,277	1,186,277	1,186,277

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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
Developers Return												
Market Housing												1,021,563
Affordable for Rent												81,764
First Homes												82,951
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-1,186,277
Opening Balance												
Closing Balance	1,186,277	1,186,277	1,186,277	1,186,277	1,186,277	1,186,277	1,186,277	1,186,277	1,186,277	1,186,277	1,186,277	0

App12 East
Site 17

Site 17	Houses & Flats 12

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				12	£/m2	£	m2
	Gross	Net					
Market Housing	83.4	81.63	60.00%	7	4,028	2,367,000	601
Affordable Overall			40%	4.8			
Affordable Rent	63.8	58.00	28.00%	3	2,685	523,253	214
Social Rent	63.8	58.00	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	0	2,819	41,274	16
First Homes	67.1	61.00	10.00%	1	2,819	206,372	81
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.240	ha	50	/ha		3,137,900	912
SITE AREA - Gross	0.343	ha	35	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		267,789	1,115,786	781,050
Existing Use Value		514,286		1,500,000
Uplift	20%	102,857		300,000
Plus /ha	0	0		0
Benchmark Land Value		617,143		1,800,000
			£/m2	
Additional Profit		59,524	99	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -459,832

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				267,789	
	Stamp Duty			2,889		
	Easements etc.			0		
	Legals /Acquisition		1.50%	4,017	6,906	
Fees						
	Planning			5,544		
	Professional		8.00%	155,675	161,219	
CONSTRUCTION						
	Build Cost		1,868	1,703,373		
	s106 / CIL / IT			62,629		
	Contingency		5.00%	85,169		
	Abnormals	%	5.00%	85,169		
		£		9,600	1,945,939	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	94,137		
	Legals	%	0.5%	15,689		
		£/unit	0	0		
	Misc.	%	0.0%	0	109,826	2,491,680

Developers Profit				
	Market Housing	% Value	17.50%	414,225
	Affordable Housing	% Value	6.00%	33,872
	First Homes	% Value	17.50%	36,115

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

Stamp duty calc - Residual		
Land payment		267,789
	Total	2,889

Stamp duty calc - Residual		
Land payment		617,143
	Total	20,357

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**30,000**

Post CIL s106	2,500	£/ Unit (all)	30,000
CIL	64	£/m2	32,629
		Total	**62,629**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,632.56
CO2 Plus	%	3.00%	48.98
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,690.74
Site Costs	Base	10.00%	169.07
	BNG	0.50%	8.45
			1,868.26

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			4	4	4							
Market Housing				0	0	0	789,000	789,000	789,000	0	0	0
Affordable Rent				0	0	0	174,418	174,418	174,418	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	13,758	13,758	13,758	0	0	0
First Homes				0	0	0	68,791	68,791	68,791	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,045,967**	**1,045,967**	**1,045,967**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	2,889											
Easements etc.	0											
Legals Acquisition	4,017											
Planning Fee	5,544											
Professional	77,838		77,838									
Build Cost - BCIS Base		0	189,264	378,527	567,791	378,527	189,264	0	0	0	0	0
s106/CIL/Tariff		32,629	3,333	6,667	10,000	6,667	3,333	0	0	0	0	0
Contingency		0	9,463	18,926	28,390	18,926	9,463	0	0	0	0	0
Abnormals		0	10,530	21,060	31,590	21,060	10,530	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	31,379	31,379	31,379	0	0	0
Legals	0	0	0	0	0	0	5,230	5,230	5,230	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**90,288**	**32,629**	**290,428**	**425,180**	**637,770**	**425,180**	**249,199**	**36,609**	**36,609**	**0**	**0**	**0**
For Residual Valuation Land	**267,789**											
Interest		6,714	7,452	13,037	21,253	33,610	42,212	28,065	9,665	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-358,076	-39,343	-297,879	-438,217	-659,024	-458,790	754,555	981,293	999,692	0	0	0
Opening Balance	0											
Closing Balance	-358,076	-397,419	-695,298	-1,133,515	-1,792,539	-2,251,329	-1,496,774	-515,481	484,212	484,212	484,212	484,212

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												414,225
Affordable for Rent												33,872
First Homes												36,115
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-484,212
Opening Balance												
Closing Balance	484,212	484,212	484,212	484,212	484,212	484,212	484,212	484,212	484,212	484,212	484,212	0

App12 East
Site 18

Site 18	Flats 200

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				200	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	120	4,200	36,540,000	9,570
Affordable Overall			40%	80			
Affordable Rent	60.5	55.00	28.00%	56	2,685	8,269,800	3,388
Social Rent	60.5	55.00	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	4	2,940	717,360	268
First Homes	67.1	61.00	10.00%	20	2,940	3,586,800	1,342
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	3.333	ha	60	/ha		49,113,960	14,568
SITE AREA - Gross	4.167	ha	48	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		5,567,620	1,670,286	1,336,229
Existing Use Value		6,250,000		1,500,000
Uplift	20%	1,250,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		7,500,000		1,800,000
			£/m2	
Additional Profit		-452,141	-47	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -2,064,661

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				5,567,620	
	Stamp Duty			267,881		
	Easements etc.			0		
	Legals /Acquisition		1.50%	83,514	351,395	
Fees						
	Planning			43,800		
	Professional		8.00%	2,306,071	2,349,871	
CONSTRUCTION						
	Build Cost		1,766	25,732,623		
	s106 / CIL / IT			500,000		
	Contingency		5.00%	1,286,631		
	Abnormals	%	5.00%	1,286,631		
		£		20,000	28,825,885	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	1,473,419		
	Legals	%	0.5%	245,570		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,718,989	38,813,760

Developers Profit				
	Market Housing	% Value	17.50%	6,394,500
	Affordable Housing	% Value	6.00%	539,230
	First Homes	% Value	17.50%	627,690

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	200		
No dwgs under 50	50	462	23,100
No dwgs over 50	150	138	20,700
		Total	43,800

Stamp duty calc - Residual		
Land payment		5,567,620
	Total	267,881

Stamp duty calc - Residual		
Land payment		7,500,000
	Total	364,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	500,000

Post CIL s106	2,500	£/ Unit (all)	500,000
CIL	64	£/m2	0
		Total	500,000

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
			1,543.00
CO2 Plus	%	3.00%	46.29
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,598.49
Site Costs	Base	10.00%	159.85
	BNG	0.50%	7.99
			1,766.33

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			25	25	25	25	25	25	25	25		
Market Housing				0	0	0	4,567,500	4,567,500	4,567,500	4,567,500	4,567,500	4,567,500
Affordable Rent				0	0	0	1,033,725	1,033,725	1,033,725	1,033,725	1,033,725	1,033,725
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	89,670	89,670	89,670	89,670	89,670	89,670
First Homes				0	0	0	448,350	448,350	448,350	448,350	448,350	448,350
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**6,139,245**	**6,139,245**	**6,139,245**	**6,139,245**	**6,139,245**	**6,139,245**
EXPENDITURE												
Stamp Duty	267,881											
Easements etc.	0											
Legals Acquisition	83,514											
Planning Fee	43,800											
Professional	1,153,035		1,153,035									
Build Cost - BCIS Base		0	1,072,193	2,144,385	3,216,578	3,216,578	3,216,578	3,216,578	3,216,578	3,216,578	2,144,385	1,072,193
s106/CIL/Tariff		0	20,833	41,667	62,500	62,500	62,500	62,500	62,500	62,500	41,667	20,833
Contingency		0	53,610	107,219	160,829	160,829	160,829	160,829	160,829	160,829	107,219	53,610
Abnormals		0	54,443	108,886	163,329	163,329	163,329	163,329	163,329	163,329	108,886	54,443
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	184,177	184,177	184,177	184,177	184,177	184,177
Legals	0	0	0	0	0	0	30,696	30,696	30,696	30,696	30,696	30,696
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**1,548,231**	**0**	**2,354,114**	**2,402,157**	**3,603,236**	**3,603,236**	**3,818,109**	**3,818,109**	**3,818,109**	**3,818,109**	**2,617,031**	**1,415,952**
For Residual Valuation Land	**5,567,620**											
Interest		133,422	135,924	182,612	231,076	302,970	376,211	339,744	302,593	264,745	226,188	164,387
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-7,115,851	-133,422	-2,490,038	-2,584,769	-3,834,312	-3,906,206	1,944,925	1,981,392	2,018,543	2,056,391	3,296,027	4,558,906
Opening Balance	0											
Closing Balance	-7,115,851	-7,249,273	-9,739,311	-12,324,080	-16,158,392	-20,064,598	-18,119,673	-16,138,281	-14,119,738	-12,063,348	-8,767,321	-4,208,415

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	4,567,500	4,567,500	0	0	0	0	0	0	0	0	0	0
Affordable Rent	1,033,725	1,033,725	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	89,670	89,670	0	0	0	0	0	0	0	0	0	0
First Homes	448,350	448,350	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	**6,139,245**	**6,139,245**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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	184,177	184,177	0	0	0	0	0	0	0	0	0	0
Legals	30,696	30,696	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**214,874**	**214,874**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Interest	78,908	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												6,394,500
Affordable for Rent												539,230
First Homes												627,690
Cash Flow	5,845,464	5,924,371	0	0	0	0	0	0	0	0	0	-7,561,420
Opening Balance												
Closing Balance	1,637,048	7,561,420	7,561,420	7,561,420	7,561,420	7,561,420	7,561,420	7,561,420	7,561,420	7,561,420	7,561,420	0

App12 East
Site 19

Site 19	Flats 100

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	60	4,200	18,270,000	4,785
Affordable Overall			40%	40			
Affordable Rent	58.1	52.79	28.00%	28	2,685	3,968,430	1,626
Social Rent	58.1	52.79	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	2	2,940	358,680	134
First Homes	67.1	61.00	10.00%	10	2,940	1,793,400	671
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.250	ha	80	/ha		**24,390,510**	**7,216**
SITE AREA - Gross	1.786	ha	56	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,072,141	857,713	600,399
Existing Use Value		2,678,571		1,500,000
Uplift	20%	535,714		300,000
Plus /ha	0	0		0
Benchmark Land Value		**3,214,286**		**1,800,000**
			£/m2	
Additional Profit		-2,185,506	-457	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -253,349

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				1,072,141	
	Stamp Duty			43,107		
	Easements etc.			0		
	Legals /Acquisition		1.50%	16,082	59,189	
Fees						
	Planning			30,000		
	Professional		8.00%	1,292,041	1,322,041	
CONSTRUCTION						
	Build Cost		2,002	14,445,916		
	s106 / CIL / IT			250,000		
	Contingency		5.00%	722,296		
	Abnormals	%	5.00%	722,296		
		£		10,000	16,150,508	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	731,715		
	Legals	%	0.5%	121,953		
		£/unit	0	0		
	Misc.	%	0.0%	0	853,668	**19,457,546**

Developers Profit				
	Market Housing	% Value	17.50%	**3,197,250**
	Affordable Housing	% Value	6.00%	**259,627**
	First Homes	% Value	17.50%	**313,845**

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

Stamp duty calc - Residual		
Land payment		1,072,141
	Total	43,107

Stamp duty calc - Residual		
Land payment		3,214,286
	Total	150,214

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**250,000**

Post CIL s106	2,500	£/ Unit (all)	250,000
CIL	64	£/m2	0
		Total	**250,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	10.00%	181.17
	BNG	0.50%	9.06
			2,001.93

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			25	25	25	25						
Market Housing				0	0	0	4,567,500	4,567,500	4,567,500	4,567,500	0	0
Affordable Rent				0	0	0	992,108	992,108	992,108	992,108	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	89,670	89,670	89,670	89,670	0	0
First Homes				0	0	0	448,350	448,350	448,350	448,350	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**6,097,628**	**6,097,628**	**6,097,628**	**6,097,628**	**0**	**0**
EXPENDITURE												
Stamp Duty	43,107											
Easements etc.	0											
Legals Acquisition	16,082											
Planning Fee	30,000											
Professional	646,020		646,020									
Build Cost - BCIS Base		0	1,203,826	2,407,653	3,611,479	3,611,479	2,407,653	1,203,826	0	0	0	0
s106/CIL/Tariff		0	20,833	41,667	62,500	62,500	41,667	20,833	0	0	0	0
Contingency		0	60,191	120,383	180,574	180,574	120,383	60,191	0	0	0	0
Abnormals		0	61,025	122,049	183,074	183,074	122,049	61,025	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	182,929	182,929	182,929	182,929	0	0
Legals	0	0	0	0	0	0	30,488	30,488	30,488	30,488	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**735,209**	**0**	**1,991,896**	**2,691,751**	**4,037,627**	**4,037,627**	**2,905,168**	**1,559,293**	**213,417**	**213,417**	**0**	**0**
For Residual Valuation Land	**1,072,141**											
Interest		33,888	34,523	72,519	124,349	202,386	281,886	227,313	146,481	38,899	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-1,807,350	-33,888	-2,026,419	-2,764,270	-4,161,976	-4,240,013	2,910,573	4,311,022	5,737,730	5,845,312	0	0
Opening Balance	0											
Closing Balance	-1,807,350	-1,841,238	-3,867,657	-6,631,927	-10,793,903	-15,033,915	-12,123,342	-7,812,320	-2,074,590	3,770,722	3,770,722	3,770,722

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												3,197,250
Affordable for Rent												259,627
First Homes												313,845
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-3,770,722
Opening Balance												
Closing Balance	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	0

App12 East
Site 20

Site 20	Flats 60

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	36	4,200	10,962,000	2,871
Affordable Overall			40%	24			
Affordable Rent	56.8	51.65	28.00%	17	2,685	2,329,696	954
Social Rent	56.8	51.65	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	1	2,940	215,208	81
First Homes	67.1	61.00	10.00%	6	2,940	1,076,040	403
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.800	ha	75	/ha		14,582,944	4,309
SITE AREA - Gross	1.052	ha	57	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		633,596	791,995	602,209
Existing Use Value		1,578,180		1,500,000
Uplift	20%	315,636		300,000
Plus /ha	0	0		0
Benchmark Land Value		1,893,816		1,800,000
			£/m2	
Additional Profit		-1,516,970	-528	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 105,469

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				633,596	
	Stamp Duty			21,180		
	Easements etc.			0		
	Legals /Acquisition		1.50%	9,504	30,684	
Fees						
	Planning			24,480		
	Professional		8.00%	771,837	796,317	
CONSTRUCTION						
	Build Cost		2,002	8,625,424		
	s106 / CIL / IT			150,000		
	Contingency		5.00%	431,271		
	Abnormals	%	5.00%	431,271		
		£		10,000	9,647,967	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	437,488		
	Legals	%	0.5%	72,915		
		£/unit	0	0		
	Misc.	%	0.0%	0	510,403	**11,618,967**

Developers Profit				
	Market Housing	% Value	17.50%	**1,918,350**
	Affordable Housing	% Value	6.00%	**152,694**
	First Homes	% Value	17.50%	**188,307**

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

Stamp duty calc - Residual		
Land payment		633,596
	Total	21,180

Stamp duty calc - Residual		
Land payment		1,893,816
	Total	84,191

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**150,000**

Post CIL s106	2,500	£/ Unit (all)	150,000
CIL	64	£/m2	0
		Total	**150,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	10.00%	181.17
	BNG	0.50%	9.06
			2,001.93

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			30	30								
Market Housing				0	0	0	5,481,000	5,481,000	0	0	0	0
Affordable Rent				0	0	0	1,164,848	1,164,848	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	107,604	107,604	0	0	0	0
First Homes				0	0	0	538,020	538,020	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**7,291,472**	**7,291,472**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	21,180											
Easements etc.	0											
Legals Acquisition	9,504											
Planning Fee	24,480											
Professional	385,919		385,919									
Build Cost - BCIS Base		0	1,437,571	2,875,141	2,875,141	1,437,571	0	0	0	0	0	0
s106/CIL/Tariff		0	25,000	50,000	50,000	25,000	0	0	0	0	0	0
Contingency		0	71,879	143,757	143,757	71,879	0	0	0	0	0	0
Abnormals		0	73,545	147,090	147,090	73,545	0	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	218,744	218,744	0	0	0	0
Legals	0	0	0	0	0	0	36,457	36,457	0	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**441,082**	**0**	**1,993,913**	**3,215,989**	**3,215,989**	**1,607,994**	**255,202**	**255,202**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**633,596**											
Interest		20,150	20,528	58,299	119,692	182,236	215,803	87,919	0	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-1,074,678	-20,150	-2,014,441	-3,274,288	-3,335,681	-1,790,230	6,820,468	6,948,351	0	0	0	0
Opening Balance	0											
Closing Balance	-1,074,678	-1,094,828	-3,109,269	-6,383,557	-9,719,238	-11,509,468	-4,689,000	2,259,351	2,259,351	2,259,351	2,259,351	2,259,351

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												1,918,350
Affordable for Rent												152,694
First Homes												188,307
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-2,259,351
Opening Balance												
Closing Balance	2,259,351	2,259,351	2,259,351	2,259,351	2,259,351	2,259,351	2,259,351	2,259,351	2,259,351	2,259,351	2,259,351	0

App12 East
Site 21

Site 21	Flats 20

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				20	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	12	4,200	3,654,000	957
Affordable Overall			40%	8			
Affordable Rent	57.4	52.17	28.00%	6	2,685	784,378	321
Social Rent	57.4	52.17	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	0	2,940	71,736	27
First Homes	67.1	61.00	10.00%	2	2,940	358,680	134
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.267	ha	75	/ha		**4,868,794**	**1,439**
SITE AREA - Gross	0.410	ha	49	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		213,299	799,872	519,917
Existing Use Value		615,385		1,500,000
Uplift	20%	123,077		300,000
Plus /ha	0	0		0
Benchmark Land Value		**738,462**		**1,800,000**
			£/m2	
Additional Profit		-337,180	-352	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -272,524

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				213,299	
	Stamp Duty			1,266		
	Easements etc.			0		
	Legals /Acquisition		1.50%	3,199	4,465	
Fees						
	Planning			9,240		
	Professional		8.00%	257,976	267,216	
CONSTRUCTION						
	Build Cost		2,002	2,881,549		
	s106 / CIL / IT			50,000		
	Contingency		5.00%	144,077		
	Abnormals	%	5.00%	144,077		
		£		5,000	3,224,704	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	146,064		
	Legals	%	0.5%	24,344		
		£/unit	0	0		
	Misc.	%	0.0%	0	170,408	**3,880,093**

Developers Profit				
	Market Housing	% Value	17.50%	**639,450**
	Affordable Housing	% Value	6.00%	**51,367**
	First Homes	% Value	17.50%	**62,769**

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

Stamp duty calc - Residual		
Land payment		213,299
	Total	1,266

Stamp duty calc - Residual		
Land payment		738,462
	Total	26,423

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**50,000**

Post CIL s106	2,500	£/ Unit (all)	50,000
CIL	64	£/m2	0
		Total	**50,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	10.00%	181.17
	BNG	0.50%	9.06
			2,001.93

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			10	10								
Market Housing				0	0	0	1,827,000	1,827,000	0	0	0	0
Affordable Rent				0	0	0	392,189	392,189	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	35,868	35,868	0	0	0	0
First Homes				0	0	0	179,340	179,340	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,434,397**	**2,434,397**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	1,266											
Easements etc.	0											
Legals Acquisition	3,199											
Planning Fee	9,240											
Professional	128,988		128,988									
Build Cost - BCIS Base		0	480,258	960,516	960,516	480,258	0	0	0	0	0	0
s106/CIL/Tariff		0	8,333	16,667	16,667	8,333	0	0	0	0	0	0
Contingency		0	24,013	48,026	48,026	24,013	0	0	0	0	0	0
Abnormals		0	24,846	49,692	49,692	24,846	0	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	73,032	73,032	0	0	0	0
Legals	0	0	0	0	0	0	12,172	12,172	0	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**142,694**	**0**	**666,439**	**1,074,901**	**1,074,901**	**537,451**	**85,204**	**85,204**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**213,299**											
Interest		6,675	6,800	19,423	39,942	60,845	72,063	29,367	0	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-355,993	-6,675	-673,239	-1,094,325	-1,114,843	-598,296	2,277,130	2,319,826	0	0	0	0
Opening Balance	0											
Closing Balance	-355,993	-362,668	-1,035,907	-2,130,231	-3,245,074	-3,843,370	-1,566,240	753,586	753,586	753,586	753,586	753,586

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												639,450
Affordable for Rent												51,367
First Homes												62,769
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-753,586
Opening Balance												
Closing Balance	753,586	753,586	753,586	753,586	753,586	753,586	753,586	753,586	753,586	753,586	753,586	0

App12 East
Site 22

Site 22	Flats 12

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				12	£/m2	£	m2
	Gross	Net					
Market Housing	80.9	73.57	60.00%	7	4,200	2,224,800	583
Affordable Overall			40%	4.8			
Affordable Rent	58.6	53.25	28.00%	3	2,685	480,400	197
Social Rent	58.6	53.25	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	0	2,940	43,042	16
First Homes	67.1	61.00	10.00%	1	2,940	215,208	81
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.171	ha	70	/ha		**2,963,450**	**876**
SITE AREA - Gross	0.264	ha	46	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		215,686	1,258,170	817,811
Existing Use Value		395,604		1,500,000
Uplift	20%	79,121		300,000
Plus /ha	0	0		0
Benchmark Land Value		**474,725**		**1,800,000**
			£/m2	
Additional Profit		-2,255,361	-3,871	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 2,088,638

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				215,686	
	Stamp Duty			1,314		
	Easements etc.			0		
	Legals /Acquisition		1.50%	3,235	4,549	
Fees						
	Planning			5,544		
	Professional		8.00%	150,162	155,706	
CONSTRUCTION						
	Build Cost		1,911	1,674,570		
	s106 / CIL / IT			30,000		
	Contingency		5.00%	83,728		
	Abnormals	%	5.00%	83,728		
		£		5,000	1,877,026	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	88,903		
	Legals	%	0.5%	14,817		
		£/unit	0	0		
	Misc.	%	0.0%	0	103,721	**2,356,689**

Developers Profit				
	Market Housing	% Value	17.50%	**389,340**
	Affordable Housing	% Value	6.00%	**31,407**
	First Homes	% Value	17.50%	**37,661**

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

Stamp duty calc - Residual		
Land payment		215,686
	Total	1,314

Stamp duty calc - Residual		
Land payment		474,725
	Total	13,236

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**30,000**

Post CIL s106	2,500	£/ Unit (all)	30,000
CIL	64	£/m2	0
		Total	**30,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	5.00%	90.59
	BNG	0.50%	9.06
			1,911.34

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			4	4	4							
Market Housing				0	0	0	741,600	741,600	741,600	0	0	0
Affordable Rent				0	0	0	160,133	160,133	160,133	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	14,347	14,347	14,347	0	0	0
First Homes				0	0	0	71,736	71,736	71,736	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**987,817**	**987,817**	**987,817**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	1,314											
Easements etc.	0											
Legals Acquisition	3,235											
Planning Fee	5,544											
Professional	75,081		75,081									
Build Cost - BCIS Base		0	186,063	372,127	558,190	372,127	186,063	0	0	0	0	0
s106/CIL/Tariff		0	3,333	6,667	10,000	6,667	3,333	0	0	0	0	0
Contingency		0	9,303	18,606	27,909	18,606	9,303	0	0	0	0	0
Abnormals		0	9,859	19,717	29,576	19,717	9,859	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	29,634	29,634	29,634	0	0	0
Legals	0	0	0	0	0	0	4,939	4,939	4,939	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**85,174**	**0**	**283,640**	**417,117**	**625,675**	**417,117**	**243,132**	**34,574**	**34,574**	**0**	**0**	**0**
For Residual Valuation Land	**215,686**											
Interest		5,641	5,747	11,173	19,203	31,295	39,703	26,484	9,107	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-300,860	-5,641	-289,386	-428,290	-644,879	-448,412	704,982	926,759	944,136	0	0	0
Opening Balance	0											
Closing Balance	-300,860	-306,502	-595,888	-1,024,178	-1,669,057	-2,117,469	-1,412,487	-485,728	458,408	458,408	458,408	458,408

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												389,340
Affordable for Rent												31,407
First Homes												37,661
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-458,408
Opening Balance												
Closing Balance	458,408	458,408	458,408	458,408	458,408	458,408	458,408	458,408	458,408	458,408	458,408	0

App12 East
Site 23

Site 23	Flats 6

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				6	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	4	4,200	1,096,200	287
Affordable Overall			40%	2.4			
Affordable Rent	79.8	72.50	28.00%	2	2,685	327,033	134
Social Rent	79.8	72.50	0.00%	0	1,415	0	0
Shared Ownership	79.8	72.50	2.00%	0	2,940	25,578	10
First Homes	79.8	72.50	10.00%	1	0	0	48
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.080	ha	75	/ha		1,448,811	479
SITE AREA - Gross	0.133	ha	45	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		7,932	99,155	59,493
Existing Use Value		200,000		1,500,000
Uplift	20%	40,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**240,000**		**1,800,000**
			£/m2	
Additional Profit		-39,218	-137	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -238,560

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				7,932	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	119	119	
Fees						
	Planning			2,772		
	Professional		8.00%	82,083	84,855	
CONSTRUCTION						
	Build Cost		1,911	914,578		
	s106 / CIL / IT			15,000		
	Contingency		5.00%	45,729		
	Abnormals	%	5.00%	45,729		
		£		5,000	1,026,036	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	43,464		
	Legals	%	0.5%	7,244		
		£/unit	0	0		
	Misc.	%	0.0%	0	50,708	1,169,650

Developers Profit				
	Market Housing	% Value	17.50%	191,835
	Affordable Housing	% Value	6.00%	21,157
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	6		
No dwgs under 50	6	462	2,772
No dwgs over 50	0	138	0
		Total	2,772

Stamp duty calc - Residual		
Land payment		7,932
	Total	0

Stamp duty calc - Residual		
Land payment		240,000
	Total	1,800

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**15,000**

Post CIL s106	2,500	£/ Unit (all)	15,000
CIL	64	£/m2	0
		Total	**15,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	5.00%	90.59
	BNG	0.50%	9.06
			1,911.34

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			2	2	2																			
Market Housing				0	0	0	365,400	365,400	365,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	109,011	109,011	109,011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	8,526	8,526	8,526	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**482,937**	**482,937**	**482,937**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	119																							
Planning Fee	2,772																							
Professional	41,041		41,041																					
Build Cost - BCIS Base		0	101,620	203,240	304,859	203,240	101,620	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	1,667	3,333	5,000	3,333	1,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,081	10,162	15,243	10,162	5,081	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	5,637	11,273	16,910	11,273	5,637	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	14,488	14,488	14,488	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,415	2,415	2,415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	**43,932**	**0**	**155,045**	**228,008**	**342,012**	**228,008**	**130,907**	**16,903**	**16,903**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**7,932**																							
Interest		972	991	3,916	8,265	14,833	19,386	13,149	4,657	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								191,835
Affordable for Rent																								21,157
First Homes																								0
Cash Flow	-51,865	-972	-156,036	-231,924	-350,277	-242,841	332,644	452,885	461,377	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-212,992
Opening Balance	0																							
Closing Balance	-51,865	-52,837	-208,873	-440,798	-791,074	-1,033,915	-701,271	-248,385	212,992	212,992	212,992	212,992	212,992	212,992	212,992	212,992	212,992	212,992	212,992	212,992	212,992	212,992	212,992	0

App12 East
Site 24

Site 24	Flats HD 200

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				200	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	120	4,200	36,540,000	9,570
Affordable Overall			40%	80			
Affordable Rent	57.8	52.55	28.00%	56	2,685	7,901,955	3,237
Social Rent	57.8	52.55	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	4	2,940	717,360	268
First Homes	67.1	61.00	10.00%	20	2,940	3,586,800	1,342
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	2.000	ha	100	/ha		**48,746,115**	**14,418**
SITE AREA - Gross	2.857	ha	70	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		5,656,969	2,828,485	1,979,939
Existing Use Value		4,285,714		1,500,000
Uplift	20%	857,143		300,000
Plus /ha	0	0		0
Benchmark Land Value		**5,142,857**		**1,800,000**
			£/m2	
Additional Profit		553,519	58	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 28,383

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				5,656,969	
	Stamp Duty			272,348		
	Easements etc.			0		
	Legals /Acquisition		1.50%	84,855	357,203	
Fees						
	Planning			43,800		
	Professional		8.00%	2,282,646	2,326,446	
CONSTRUCTION						
	Build Cost		1,766	25,466,437		
	s106 / CIL / IT			500,000		
	Contingency		5.00%	1,273,322		
	Abnormals	%	5.00%	1,273,322		
		£		20,000	28,533,081	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	1,462,383		
	Legals	%	0.5%	243,731		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,706,114	**38,579,813**

Developers Profit				
	Market Housing	% Value	17.50%	**6,394,500**
	Affordable Housing	% Value	6.00%	**517,159**
	First Homes	% Value	17.50%	**627,690**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	200		
No dwgs under 50	50	462	23,100
No dwgs over 50	150	138	20,700
		Total	43,800

Stamp duty calc - Residual		
Land payment		5,656,969
	Total	272,348

Stamp duty calc - Residual		
Land payment		5,142,857
	Total	246,643

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**500,000**

Post CIL s106	2,500	£/ Unit (all)	500,000
CIL	64	£/m2	0
		Total	**500,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,543.00
CO2 Plus	%	3.00%	46.29
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,598.49
Site Costs	Base	10.00%	159.85
	BNG	0.50%	7.99
			1,766.33

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			50	50	50	50																		
Market Housing				0	0	0	9,135,000	9,135,000	9,135,000	9,135,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	1,975,489	1,975,489	1,975,489	1,975,489	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	179,340	179,340	179,340	179,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	896,700	896,700	896,700	896,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**12,186,529**	**12,186,529**	**12,186,529**	**12,186,529**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	272,348																							
Easements etc.	0																							
Legals Acquisition	84,855																							
Planning Fee	43,800																							
Professional	1,141,323		1,141,323																					
Build Cost - BCIS Base		0	2,122,203	4,244,406	6,366,609	6,366,609	4,244,406	2,122,203	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	41,667	83,333	125,000	125,000	83,333	41,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	106,110	212,220	318,330	318,330	212,220	106,110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	107,777	215,554	323,330	323,330	215,554	107,777	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	365,596	365,596	365,596	365,596	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	60,933	60,933	60,933	60,933	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	**1,542,326**	**0**	**3,519,080**	**4,755,513**	**7,133,270**	**7,133,270**	**5,182,042**	**2,804,285**	**426,529**	**426,529**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**5,656,969**																							
Interest		134,987	137,518	206,079	299,109	438,466	580,436	459,985	292,693	77,681	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								6,394,500
Affordable for Rent																								517,159
First Homes																								627,690
Cash Flow	-7,199,295	-134,987	-3,656,598	-4,961,592	-7,432,379	-7,571,736	6,424,051	8,922,258	11,467,308	11,682,320	0	0	0	0	0	0	0	0	0	0	0	0	0	-7,539,349
Opening Balance	0																							
Closing Balance	-7,199,295	-7,334,282	-10,990,880	-15,952,472	-23,384,851	-30,956,587	-24,532,537	-15,610,278	-4,142,971	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	0

App12 East
Site 25

Site 25	Flats HD 100

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	60	4,200	18,270,000	4,785
Affordable Overall			40%	40			
Affordable Rent	58.1	52.79	28.00%	28	2,685	3,968,430	1,626
Social Rent	58.1	52.79	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	2	2,940	358,680	134
First Homes	67.1	61.00	10.00%	10	2,940	1,793,400	671
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.000	ha	100	/ha		**24,390,510**	**7,216**
SITE AREA - Gross	1.429	ha	70	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,063,696	1,063,696	744,587
Existing Use Value		2,142,857		1,500,000
Uplift	20%	428,571		300,000
Plus /ha	0	0		0
Benchmark Land Value		**2,571,429**		**1,800,000**
			£/m2	
Additional Profit		-1,379,025	-288	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -349,760

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				1,063,696	
	Stamp Duty			42,685		
	Easements etc.			0		
	Legals /Acquisition		1.50%	15,955	58,640	
Fees						
	Planning			30,000		
	Professional		8.00%	1,292,041	1,322,041	
CONSTRUCTION						
	Build Cost		2,002	14,445,916		
	s106 / CIL / IT			250,000		
	Contingency		5.00%	722,296		
	Abnormals	%	5.00%	722,296		
		£		10,000	16,150,508	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	731,715		
	Legals	%	0.5%	121,953		
		£/unit	0	0		
	Misc.	%	0.0%	0	853,668	**19,448,552**

Developers Profit				
	Market Housing	% Value	17.50%	**3,197,250**
	Affordable Housing	% Value	6.00%	**259,627**
	First Homes	% Value	17.50%	**313,845**

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

Stamp duty calc - Residual		
Land payment		1,063,696
	Total	42,685

Stamp duty calc - Residual		
Land payment		2,571,429
	Total	118,071

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**250,000**

Post CIL s106	2,500	£/ Unit (all)	250,000
CIL	64	£/m2	0
		Total	**250,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	10.00%	181.17
	BNG	0.50%	9.06
			2,001.93

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			33	33	34							
Market Housing				0	0	0	6,029,100	6,029,100	6,211,800	0	0	0
Affordable Rent				0	0	0	1,309,582	1,309,582	1,349,266	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	118,364	118,364	121,951	0	0	0
First Homes				0	0	0	591,822	591,822	609,756	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**8,048,868**	**8,048,868**	**8,292,773**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	42,685											
Easements etc.	0											
Legals Acquisition	15,955											
Planning Fee	30,000											
Professional	646,020		646,020									
Build Cost - BCIS Base		0	1,589,051	3,178,102	4,815,305	3,226,255	1,637,204	0	0	0	0	0
s106/CIL/Tariff		0	27,500	55,000	83,333	55,833	28,333	0	0	0	0	0
Contingency		0	79,453	158,905	240,765	161,313	81,860	0	0	0	0	0
Abnormals		0	80,553	161,105	244,099	163,546	82,994	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	241,466	241,466	248,783	0	0	0
Legals	0	0	0	0	0	0	40,244	40,244	41,464	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**734,661**	**0**	**2,422,576**	**3,553,112**	**5,383,503**	**3,606,947**	**2,112,101**	**281,710**	**290,247**	**0**	**0**	**0**
For Residual Valuation Land	**1,063,696**											
Interest		33,719	34,351	80,419	148,548	252,273	324,634	219,406	77,886	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-1,798,356	-33,719	-2,456,928	-3,633,530	-5,532,050	-3,859,220	5,612,133	7,547,752	7,924,640	0	0	0
Opening Balance	0											
Closing Balance	-1,798,356	-1,832,075	-4,289,003	-7,922,533	-13,454,583	-17,313,804	-11,701,670	-4,153,919	3,770,722	3,770,722	3,770,722	3,770,722

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												3,197,250
Affordable for Rent												259,627
First Homes												313,845
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-3,770,722
Opening Balance												
Closing Balance	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	0

App12 East
Site 26

Site 26	Flats HD 40

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				40	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	24	4,200	7,308,000	1,914
Affordable Overall			40%	16			
Affordable Rent	56.5	51.36	28.00%	11	2,685	1,544,607	633
Social Rent	56.5	51.36	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	1	2,940	143,472	54
First Homes	67.1	61.00	10.00%	4	2,940	717,360	268
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.400	ha	100	/ha		**9,713,439**	**2,869**
SITE AREA - Gross	0.667	ha	60	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		426,156	1,065,389	639,233
Existing Use Value		1,000,000		1,500,000
Uplift	20%	200,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**1,200,000**		**1,800,000**
			£/m2	
Additional Profit		-510,510	-267	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -388,703

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				426,156	
	Stamp Duty			10,808		
	Easements etc.			0		
	Legals /Acquisition		1.50%	6,392	17,200	
Fees						
	Planning			18,480		
	Professional		8.00%	513,810	532,290	
CONSTRUCTION						
	Build Cost		2,002	5,743,293		
	s106 / CIL / IT			100,000		
	Contingency		5.00%	287,165		
	Abnormals	%	5.00%	287,165		
		£		5,000	6,422,622	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	291,403		
	Legals	%	0.5%	48,567		
		£/unit	0	0		
	Misc.	%	0.0%	0	339,970	**7,738,238**

Developers Profit				
	Market Housing	% Value	17.50%	**1,278,900**
	Affordable Housing	% Value	6.00%	**101,285**
	First Homes	% Value	17.50%	**125,538**

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

Stamp duty calc - Residual		
Land payment		426,156
	Total	10,808

Stamp duty calc - Residual		
Land payment		1,200,000
	Total	49,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**100,000**

Post CIL s106	2,500	£/ Unit (all)	100,000
CIL	64	£/m2	0
		Total	**100,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	10.00%	181.17
	BNG	0.50%	9.06
			2,001.93

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			20	20								
Market Housing				0	0	0	3,654,000	3,654,000	0	0	0	0
Affordable Rent				0	0	0	772,304	772,304	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	71,736	71,736	0	0	0	0
First Homes				0	0	0	358,680	358,680	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,856,720**	**4,856,720**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	10,808											
Easements etc.	0											
Legals Acquisition	6,392											
Planning Fee	18,480											
Professional	256,905		256,905									
Build Cost - BCIS Base		0	957,215	1,914,431	1,914,431	957,215	0	0	0	0	0	0
s106/CIL/Tariff		0	16,667	33,333	33,333	16,667	0	0	0	0	0	0
Contingency		0	47,861	95,722	95,722	47,861	0	0	0	0	0	0
Abnormals		0	48,694	97,388	97,388	48,694	0	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	145,702	145,702	0	0	0	0
Legals	0	0	0	0	0	0	24,284	24,284	0	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**292,585**	**0**	**1,327,342**	**2,140,874**	**2,140,874**	**1,070,437**	**169,985**	**169,985**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**426,156**											
Interest		13,476	13,729	38,874	79,744	121,381	143,728	58,546	0	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-718,740	-13,476	-1,341,071	-2,179,748	-2,220,618	-1,191,818	4,543,007	4,628,188	0	0	0	0
Opening Balance	0											
Closing Balance	-718,740	-732,217	-2,073,288	-4,253,036	-6,473,654	-7,665,472	-3,122,465	1,505,723	1,505,723	1,505,723	1,505,723	1,505,723

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												1,278,900
Affordable for Rent												101,285
First Homes												125,538
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-1,505,723
Opening Balance												
Closing Balance	1,505,723	1,505,723	1,505,723	1,505,723	1,505,723	1,505,723	1,505,723	1,505,723	1,505,723	1,505,723	1,505,723	0

App12 East
Site 27

Site 27	Flats HD 18

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				18	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	11	4,200	3,288,600	861
Affordable Overall			40%	7.2			
Affordable Rent	57.4	52.17	28.00%	5	2,685	705,940	289
Social Rent	57.4	52.17	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	0	2,940	64,562	24
First Homes	67.1	61.00	10.00%	2	2,940	322,812	121
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.150	ha	120	/ha		**4,381,915**	**1,295**
SITE AREA - Gross	0.300	ha	60	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		316,521	2,110,142	1,055,071
Existing Use Value		450,000		1,500,000
Uplift	20%	90,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**540,000**		**1,800,000**
			£/m2	
Additional Profit		-40,137	-47	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -227,823

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				316,521	
	Stamp Duty			5,326		
	Easements etc.			0		
	Legals /Acquisition		1.50%	4,748	10,074	
Fees						
	Planning			8,316		
	Professional		8.00%	221,892	230,208	
CONSTRUCTION						
	Build Cost		1,911	2,476,046		
	s106 / CIL / IT			45,000		
	Contingency		5.00%	123,802		
	Abnormals	%	5.00%	123,802		
		£		5,000	2,773,651	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	131,457		
	Legals	%	0.5%	21,910		
		£/unit	0	0		
	Misc.	%	0.0%	0	153,367	**3,483,821**

Developers Profit				
	Market Housing	% Value	17.50%	**575,505**
	Affordable Housing	% Value	6.00%	**46,230**
	First Homes	% Value	17.50%	**56,492**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	18		
No dwgs under 50	18	462	8,316
No dwgs over 50	0	138	0
		Total	8,316

Stamp duty calc - Residual		
Land payment		316,521
	Total	5,326

Stamp duty calc - Residual		
Land payment		540,000
	Total	16,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**45,000**

Post CIL s106	2,500	£/ Unit (all)	45,000
CIL	64	£/m2	0
		Total	**45,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	5.00%	90.59
	BNG	0.50%	9.06
			1,911.34

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			9	9								
Market Housing				0	0	0	1,644,300	1,644,300	0	0	0	0
Affordable Rent				0	0	0	352,970	352,970	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	32,281	32,281	0	0	0	0
First Homes				0	0	0	161,406	161,406	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,190,957**	**2,190,957**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	5,326											
Easements etc.	0											
Legals Acquisition	4,748											
Planning Fee	8,316											
Professional	110,946		110,946									
Build Cost - BCIS Base		0	412,674	825,349	825,349	412,674	0	0	0	0	0	0
s106/CIL/Tariff		0	7,500	15,000	15,000	7,500	0	0	0	0	0	0
Contingency		0	20,634	41,267	41,267	20,634	0	0	0	0	0	0
Abnormals		0	21,467	42,934	42,934	21,467	0	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	65,729	65,729	0	0	0	0
Legals	0	0	0	0	0	0	10,955	10,955	0	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**129,336**	**0**	**573,221**	**924,550**	**924,550**	**462,275**	**76,684**	**76,684**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**316,521**											
Interest		8,360	8,517	19,424	37,124	55,155	64,857	26,430	0	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-445,857	-8,360	-581,738	-943,974	-961,674	-517,430	2,049,417	2,087,843	0	0	0	0
Opening Balance	0											
Closing Balance	-445,857	-454,217	-1,035,955	-1,979,929	-2,941,603	-3,459,033	-1,409,616	678,227	678,227	678,227	678,227	678,227

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												575,505
Affordable for Rent												46,230
First Homes												56,492
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-678,227
Opening Balance												
Closing Balance	678,227	678,227	678,227	678,227	678,227	678,227	678,227	678,227	678,227	678,227	678,227	0

App12 East
Site 28

Site 28	Flats VHD 200

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				200	£/m2	£	m2
	Gross	Net					
Market Housing	83.4	72.50	60.00%	120	4,200	36,540,000	10,005
Affordable Overall			40%	80			
Affordable Rent	60.4	52.55	28.00%	56	2,685	7,901,955	3,384
Social Rent	60.4	52.55	0.00%	0	1,415	0	0
Shared Ownership	70.2	61.00	2.00%	4	2,940	717,360	281
First Homes	70.2	61.00	10.00%	20	2,940	3,586,800	1,403
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.000	ha		200	/ha	**48,746,115**	**15,073**
SITE AREA - Gross	1.667	ha		120	/ha		

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,194,741	1,194,741	716,845
Existing Use Value		2,500,000		1,500,000
Uplift	20%	500,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**3,000,000**		**1,800,000**
			£/m2	
Additional Profit		-2,449,654	-245	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 466,018

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				1,194,741	
	Stamp Duty			49,237		
	Easements etc.			0		
	Legals /Acquisition		1.50%	17,921	67,158	
Fees						
	Planning			43,800		
	Professional		8.00%	2,663,342	2,707,142	
CONSTRUCTION						
	Build Cost		1,977	29,792,524		
	s106 / CIL / IT			500,000		
	Contingency		5.00%	1,489,626		
	Abnormals	%	5.00%	1,489,626		
		£		20,000	33,291,776	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	1,462,383		
	Legals	%	0.5%	243,731		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,706,114	**38,966,932**

Developers Profit				
	Market Housing	% Value	17.50%	**6,394,500**
	Affordable Housing	% Value	6.00%	**517,159**
	First Homes	% Value	17.50%	**627,690**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	200		
No dwgs under 50	50	462	23,100
No dwgs over 50	150	138	20,700
		Total	43,800

Stamp duty calc - Residual		
Land payment		1,194,741
	Total	49,237

Stamp duty calc - Residual		
Land payment		3,000,000
	Total	139,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**500,000**

Post CIL s106	2,500	£/ Unit (all)	500,000
CIL	64	£/m2	0
		Total	**500,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,810.00
CO2 Plus	%	3.00%	54.30
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,873.50
Site Costs	Base	5.00%	93.68
	BNG	0.50%	9.37
			1,976.54

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			50	50	50	50						
Market Housing				0	0	0	9,135,000	9,135,000	9,135,000	9,135,000	0	0
Affordable Rent				0	0	0	1,975,489	1,975,489	1,975,489	1,975,489	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	179,340	179,340	179,340	179,340	0	0
First Homes				0	0	0	896,700	896,700	896,700	896,700	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**12,186,529**	**12,186,529**	**12,186,529**	**12,186,529**	**0**	**0**
EXPENDITURE												
Stamp Duty	49,237											
Easements etc.	0											
Legals Acquisition	17,921											
Planning Fee	43,800											
Professional	1,331,671		1,331,671									
Build Cost - BCIS Base		0	2,482,710	4,965,421	7,448,131	7,448,131	4,965,421	2,482,710	0	0	0	0
s106/CIL/Tariff		0	41,667	83,333	125,000	125,000	83,333	41,667	0	0	0	0
Contingency		0	124,136	248,271	372,407	372,407	248,271	124,136	0	0	0	0
Abnormals		0	125,802	251,604	377,407	377,407	251,604	125,802	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	365,596	365,596	365,596	365,596	0	0
Legals	0	0	0	0	0	0	60,933	60,933	60,933	60,933	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**1,442,629**	**0**	**4,105,986**	**5,548,629**	**8,322,944**	**8,322,944**	**5,975,158**	**3,200,843**	**426,529**	**426,529**	**0**	**0**
For Residual Valuation Land	**1,194,741**											
Interest		49,451	50,378	128,310	234,752	395,209	558,675	452,686	292,693	77,681	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-2,637,371	-49,451	-4,156,364	-5,676,939	-8,557,696	-8,718,153	5,652,696	8,532,999	11,467,308	11,682,320	0	0
Opening Balance	0											
Closing Balance	-2,637,371	-2,686,821	-6,843,185	-12,520,124	-21,077,820	-29,795,974	-24,143,277	-15,610,278	-4,142,971	7,539,349	7,539,349	7,539,349

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												6,394,500
Affordable for Rent												517,159
First Homes												627,690
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-7,539,349
Opening Balance												
Closing Balance	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	0

App12 East
Site 29

Site 29	Flats VHD 75

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				75	£/m2	£	m2
	Gross	Net					
Market Housing	83.2	72.33	60.00%	45	4,200	13,671,000	3,743
Affordable Overall			40%	30			
Affordable Rent	60.5	52.60	28.00%	21	2,685	2,965,851	1,270
Social Rent	60.5	52.60	0.00%	0	1,415	0	0
Shared Ownership	70.2	61.00	2.00%	2	2,940	269,010	105
First Homes	70.2	61.00	10.00%	8	2,940	1,345,050	526
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.300	ha	250	/ha		18,250,911	5,645
SITE AREA - Gross	0.600	ha	125	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-1,430,485	-4,768,282	-2,384,141
Existing Use Value		900,000		1,500,000
Uplift	20%	180,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		1,080,000		1,800,000
			£/m2	
Additional Profit		-2,914,917	-779	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 227,819

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-1,430,485	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-21,457	-21,457	
Fees						
	Planning			26,550		
	Professional		8.00%	1,146,091	1,172,641	
CONSTRUCTION						
	Build Cost		2,275	12,844,220		
	s106 / CIL / IT			187,500		
	Contingency		5.00%	642,211		
	Abnormals	%	5.00%	642,211		
		£		10,000	14,326,142	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	547,527		
	Legals	%	0.5%	91,255		
		£/unit	0	0		
	Misc.	%	0.0%	0	638,782	14,685,624

Developers Profit				
	Market Housing	% Value	17.50%	2,392,425
	Affordable Housing	% Value	6.00%	194,092
	First Homes	% Value	17.50%	235,384

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	75		
No dwgs under 50	50	462	23,100
No dwgs over 50	25	138	3,450
		Total	26,550

Stamp duty calc - Residual		
Land payment		-1,430,485
	Total	0

Stamp duty calc - Residual		
Land payment		1,080,000
	Total	43,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	187,500

Post CIL s106	2,500	£/ Unit (all)	187,500
CIL	64	£/m2	0
		Total	187,500

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
			2,085.00
CO2 Plus	%	3.00%	62.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			2,156.75
Site Costs	Base	5.00%	107.84
	BNG	0.50%	10.78
			2,275.37

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			25	25	25							
Market Housing				0	0	0	4,557,000	4,557,000	4,557,000	0	0	0
Affordable Rent				0	0	0	988,617	988,617	988,617	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	89,670	89,670	89,670	0	0	0
First Homes				0	0	0	448,350	448,350	448,350	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**6,083,637**	**6,083,637**	**6,083,637**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	0											
Easements etc.	0											
Legals Acquisition	-21,457											
Planning Fee	26,550											
Professional	573,046		573,046									
Build Cost - BCIS Base		0	1,427,136	2,854,271	4,281,407	2,854,271	1,427,136	0	0	0	0	0
s106/CIL/Tariff		0	20,833	41,667	62,500	41,667	20,833	0	0	0	0	0
Contingency		0	71,357	142,714	214,070	142,714	71,357	0	0	0	0	0
Abnormals		0	72,468	144,936	217,404	144,936	72,468	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	182,509	182,509	182,509	0	0	0
Legals	0	0	0	0	0	0	30,418	30,418	30,418	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**578,138**	**0**	**2,164,839**	**3,183,587**	**4,775,381**	**3,183,587**	**1,804,721**	**212,927**	**212,927**	**0**	**0**	**0**
For Residual Valuation Land	**-1,430,485**											
Interest		0	0	24,609	84,763	175,891	238,881	163,130	56,113	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	852,346	0	-2,164,839	-3,208,196	-4,860,144	-3,359,478	4,040,035	5,707,580	5,814,597	0	0	0
Opening Balance	0											
Closing Balance	852,346	852,346	-1,312,493	-4,520,689	-9,380,833	-12,740,311	-8,700,276	-2,992,696	2,821,900	2,821,900	2,821,900	2,821,900

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												2,392,425
Affordable for Rent												194,092
First Homes												235,384
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-2,821,900
Opening Balance												
Closing Balance	2,821,900	2,821,900	2,821,900	2,821,900	2,821,900	2,821,900	2,821,900	2,821,900	2,821,900	2,821,900	2,821,900	0

App12 East
Site 30

Site 30	BTR Flats 60

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net					
Market Housing	77.9	70.83	60.00%	36	3,800	9,690,000	2,805
Affordable Overall			40%	24			
Affordable Rent	73.1	66.42	28.00%	17	2,685	2,995,923	1,227
Social Rent	73.1	66.42	0.00%	0	1,415	0	0
Shared Ownership	73.1	66.42	2.00%	1	2,660	212,002	88
First Homes	73.1	66.42	10.00%	6	0	0	438
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.800	ha	75	/ha		12,897,925	4,558
SITE AREA - Gross	1.143	ha	53	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-1,301,246	-1,626,558	-1,138,590
Existing Use Value		1,714,286		1,500,000
Uplift	20%	342,857		300,000
Plus /ha	0	0		0
Benchmark Land Value		2,057,143		1,800,000
			£/m2	
Additional Profit		-4,591,441	-1,637	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 1,029,575

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-1,301,246	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-19,519	-19,519	
Fees						
	Planning			24,480		
	Professional		8.00%	815,852	840,332	
CONSTRUCTION						
	Build Cost		2,002	9,125,591		
	s106 / CIL / IT			150,000		
	Contingency		5.00%	456,280		
	Abnormals	%	5.00%	456,280		
		£		10,000	10,198,150	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	386,938		
	Legals	%	0.5%	64,490		
		£/unit	0	0		
	Misc.	%	0.0%	0	451,427	10,169,144

Developers Profit				
	Market Housing	% Value	17.50%	1,695,750
	Affordable Housing	% Value	17.50%	561,387
	First Homes	% Value	17.50%	0

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

Stamp duty calc - Residual		
Land payment		-1,301,246
	Total	0

Stamp duty calc - Residual		
Land payment		2,057,143
	Total	92,357

Pre CIL s106	2,500	£/ Unit (all)	
		Total	150,000

Post CIL s106	2,500	£/ Unit (all)	150,000
CIL	64	£/m2	0
		Total	150,000

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	10.00%	181.17
	BNG	0.50%	9.06
			2,001.93

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			15	15	15	15						
Market Housing				0	0	0	2,422,500	2,422,500	2,422,500	2,422,500	0	0
Affordable Rent				0	0	0	748,981	748,981	748,981	748,981	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	53,001	53,001	53,001	53,001	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,224,481**	**3,224,481**	**3,224,481**	**3,224,481**	**0**	**0**
EXPENDITURE												
Stamp Duty	0											
Easements etc.	0											
Legals Acquisition	-19,519											
Planning Fee	24,480											
Professional	407,926		407,926									
Build Cost - BCIS Base		0	760,466	1,520,932	2,281,398	2,281,398	1,520,932	760,466	0	0	0	0
s106/CIL/Tariff		0	12,500	25,000	37,500	37,500	25,000	12,500	0	0	0	0
Contingency		0	38,023	76,047	114,070	114,070	76,047	38,023	0	0	0	0
Abnormals		0	38,857	77,713	116,570	116,570	77,713	38,857	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	96,734	96,734	96,734	96,734	0	0
Legals	0	0	0	0	0	0	16,122	16,122	16,122	16,122	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**412,887**	**0**	**1,257,772**	**1,699,692**	**2,549,537**	**2,549,537**	**1,812,549**	**962,703**	**112,857**	**112,857**	**0**	**0**
For Residual Valuation Land	**-1,301,246**											
Interest		0	0	6,926	38,926	87,459	136,903	112,996	72,706	15,727	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	888,359	0	-1,257,772	-1,706,618	-2,588,463	-2,636,997	1,275,030	2,148,782	3,038,918	3,095,898	0	0
Opening Balance	0											
Closing Balance	888,359	888,359	-369,413	-2,076,031	-4,664,494	-7,301,491	-6,026,461	-3,877,679	-838,761	2,257,137	2,257,137	2,257,137

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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
Market Housing												1,695,750
Affordable for Rent												561,387
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-2,257,137
Closing Balance	2,257,137	2,257,137	2,257,137	2,257,137	2,257,137	2,257,137	2,257,137	2,257,137	2,257,137	2,257,137	2,257,137	0

App12 Sov
Cover

Eastbourne BC (October 2022)

09/02/2023
18:37

HD Housing 200

8	UNITS	**200**		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha		Characteristics	
	Affordable	40%	80	Shared Ow	5%		56	56	Density	45	units/ha	Total	5.229	Sub Area	Sovereign
				First Home	25%	% of Aff	4.00	4	Net:Gross	85%		Gross	5.229 ha	Green Brov	Brown
							20	20				Net	4.444 ha	Use	PDL
							80	80							

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	120		Rounded	m2	m2	Circulation	56		Rounded	m2	4		Rounded	m2	20		Rounded	m2
Terrace	2	73	0.0%	10%	12.00	12	876	70	0.0%	25%	14.00	14	980	40%	1.60	2	140	40%	8.00	8	560
Terrace	3	86	0.0%	15%	18.00	18	1,548	84	0.0%	20%	11.20	11	924	30%	1.20	1	84	30%	6.00	6	504
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	2.80	3	291	5%	0.20	0	0	5%	1.00	1	97
Semi	2	81	0.0%	25%	30.00	30	2,430	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	30%	36.00	36	3,528	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	15%	18.00	18	1,908	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	6.00	6	264	39	10.0%	40%	22.40	22	944	15%	0.60	1	43	15%	3.00	3	129
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	5.60	6	403	10%	0.40	0	0	10%	2.00	2	134
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**120.00**	**120**	**10,554**			**100%**	**56.00**	**56**	**3,541**	**100%**	**4.00**	**4**	**267**	**100%**	**20.00**	**20**	**1,424**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,326		1,326	2,556	3,389,256
Terrace	3		1,326		1,326	3,060	4,057,560
Terrace	4		1,326		1,326	388	514,488
Semi	2		1,354		1,354	2,430	3,290,220
Semi	3		1,354		1,354	3,528	4,776,912
Semi	4		1,354		1,354	1,908	2,583,432
Det	3		1,614		1,614	0	0
Det	4		1,614		1,614	0	0
Det	5		1,614		1,614	0	0
Flat to5	1		1,543		1,543	1,379	2,128,414
Flat to5	2		1,543		1,543	537	828,282
Flat to5	3		1,543		1,543	0	0
Flat 6+	1		1,810		1,810	0	0
Flat 6+	2		1,810		1,810	0	0
Flat 6+	3		1,810		1,810	0	0
						15,786	21,568,565
							1,366 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	36	2	72
Terrace	3	36	3	108
Terrace	4	4	4	16
Semi	2	30	2	60
Semi	3	36	3	108
Semi	4	18	4	72
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	32	1	32
Flat to5	2	8	2	16
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**484**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.924
Gross - Net	0.784
Shortfall / Surplus	-0.140

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	120	10,554	87.95	10,530	87.75
Aff - rented	56	3,541	63.24	3,419	61.05
Shared Ownership	4	267	66.73	263	65.75
First Homes	20	1,424	71.20	1,400	70.00
	200	**15,786**		**15,612**	

HD Housing 100

9	UNITS	**100**		Aff - rentec	70%	% of Aff			Rounded	Modelling			Area ha			Characteristics	
	Affordable	40%	40	Shared Ow	5%			28	28	Density	30	units/ha	Total	4.167		Sub Area	Sovereign
				First Home	25%	% of Aff		2.00	2	Net:Gross	80%		Gross	4.167	ha	Green Brov	Brown
								10	10				Net	3.333	ha	Use	PDL
								40	40								

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	60		Rounded	m2	m2	Circulation	28		Rounded	m2	2		Rounded	m2	10		Rounded	m2
Terrace	2	73	0.0%	10%	6.00	6	438	70	0.0%	25%	7.00	7	490	40%	0.80	1	70	40%	4.00	4	280
Terrace	3	86	0.0%	15%	9.00	9	774	84	0.0%	20%	5.60	6	504	30%	0.60	1	84	30%	3.00	3	252
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	1.40	1	97	5%	0.10	0	0	5%	0.50	1	97
Semi	2	81	0.0%	25%	15.00	15	1,215	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	30%	18.00	18	1,764	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	15%	9.00	9	954	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	3.00	3	132	39	10.0%	40%	11.20	11	472	15%	0.30	0	0	15%	1.50	2	86
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	2.80	3	201	10%	0.20	0	0	10%	1.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**60.00**	**60**	**5,277**			**100%**	**28.00**	**28**	**1,764**	**100%**	**2.00**	**2**	**154**	**100%**	**10.00**	**10**	**715**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	1,278	1,948,950
Terrace	3			1,525	1,525	1,614	2,461,350
Terrace	4			1,525	1,525	194	295,850
Semi	2			1,556	1,556	1,215	1,890,540
Semi	3			1,556	1,556	1,764	2,744,784
Semi	4			1,556	1,556	954	1,484,424
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	690	1,206,975
Flat to5	2			1,750	1,750	201	352,275
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						7,910	12,385,148
							1,566 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	18	2	36
Terrace	3	19	3	57
Terrace	4	2	4	8
Semi	2	15	2	30
Semi	3	18	3	54
Semi	4	9	4	36
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	16	1	16
Flat to5	2	3	2	6
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**243**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.464
Gross - Net	0.833
Shortfall / Surplus	0.369

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	60	5,277	87.95	5,265	87.75
Aff - rented	28	1,764	63.01	1,703	60.82
Shared Ownership	2	154	77.00	154	77.00
First Homes	10	715	71.48	707	70.70
	100	**7,910**		**7,829**	

HD Housing 60

10	UNITS	60		Aff - rentec	70%	% of Aff			Rounded	Modelling			Area ha			Characteristics	
	Affordable	40%	24	Shared Ow	5%			16.8	17	Density	38	units/ha	Total	2.256		Sub Area	Sovereign
								1.20	1	Net:Gross	70%		Gross	2.256	ha	Green Brov	Brown
				First Home	25%	% of Aff		6	6				Net	1.579	ha	Use	PDL
								24	24								

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	36		Rounded	m2	m2	Circulation	17		Rounded	m2	1		Rounded	m2	6		Rounded	m2
Terrace	2	73	0.0%	10%	3.60	4	292	70	0.0%	25%	4.25	4	280	40%	0.40	1	70	40%	2.40	2	140
Terrace	3	86	0.0%	15%	5.40	5	430	84	0.0%	20%	3.40	3	252	30%	0.30	0	0	30%	1.80	2	168
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.85	1	97	5%	0.05	0	0	5%	0.30	0	0
Semi	2	81	0.0%	25%	9.00	9	729	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	30%	10.80	11	1,078	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	15%	5.40	5	530	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	1.80	2	88	39	10.0%	40%	6.80	7	300	15%	0.15	0	0	15%	0.90	1	43
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	1.70	2	134	10%	0.10	0	0	10%	0.60	1	67
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**36.00**	**36**	**3,147**			**100%**	**17.00**	**17**	**1,064**	**100%**	**1.00**	**1**	**70**	**100%**	**6.00**	**6**	**418**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	782	1,192,550
Terrace	3			1,525	1,525	850	1,296,250
Terrace	4			1,525	1,525	97	147,925
Semi	2			1,556	1,556	729	1,134,324
Semi	3			1,556	1,556	1,078	1,677,368
Semi	4			1,556	1,556	530	824,680
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	431	754,600
Flat to5	2			1,750	1,750	201	352,275
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						4,699	7,379,972
							1,571 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	11	2	22
Terrace	3	10	3	30
Terrace	4	1	4	4
Semi	2	9	2	18
Semi	3	11	3	33
Semi	4	5	4	20
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	10	1	10
Flat to5	2	3	2	6
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**143**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.273
Gross - Net	0.677
Shortfall / Surplus	0.404

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	36	3,147	87.42	3,139	87.19
Aff - rented	17	1,064	62.56	1,024	60.24
Shared Ownership	1	70	70.00	70	70.00
First Homes	6	418	69.67	408	68.00
	60	**4,699**		**4,641**	

HD Housing 30

11	UNITS	**30**		Aff - rentec	70%	% of Aff			Rounded	Modelling			Area ha			Characteristics	
	Affordable	40%	12	Shared Ow	5%			8.4	8	Density	40	units/ha	Total	1.000		Sub Area	Sovereign
				First Home	25%	% of Aff		0.60	1	Net:Gross	75%		Gross	1.000	ha	Green Brov	Brown
								3	3				Net	0.750	ha	Use	PDL
								12	12								

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	18		Rounded	m2	m2	Circulation	8		Rounded	m2	1		Rounded	m2	3		Rounded	m2
Terrace	2	73	0.0%	10%	1.80	2	146	70	0.0%	25%	2.00	2	140	40%	0.40	1	70	40%	1.20	2	140
Terrace	3	86	0.0%	15%	2.70	3	258	84	0.0%	20%	1.60	2	168	30%	0.30	0	0	30%	0.90	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.40	0	0	5%	0.05	0	0	5%	0.15	0	0
Semi	2	81	0.0%	25%	4.50	5	405	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	30%	5.40	5	490	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	15%	2.70	3	318	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	0.90	0	0	39	10.0%	40%	3.20	3	129	15%	0.15	0	0	15%	0.45	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.80	1	67	10%	0.10	0	0	10%	0.30	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**18.00**	**18**	**1,617**			**100%**	**8.00**	**8**	**504**	**100%**	**1.00**	**1**	**70**	**100%**	**3.00**	**3**	**224**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	496	756,400
Terrace	3			1,525	1,525	510	777,750
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	405	630,180
Semi	3			1,556	1,556	490	762,440
Semi	4			1,556	1,556	318	494,808
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	129	225,225
Flat to5	2			1,750	1,750	67	117,425
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						2,415	3,764,228
							1,559 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	7	2	14
Terrace	3	6	3	18
Terrace	4	0	4	0
Semi	2	5	2	10
Semi	3	5	3	15
Semi	4	3	4	12
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	3	1	3
Flat to5	2	1	2	2
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**74**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.141
Gross - Net	0.250
Shortfall / Surplus	0.109

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	18	1,617	89.83	1,617	89.83
Aff - rented	8	504	62.98	486	60.75
Shared Ownership	1	70	70.00	70	70.00
First Homes	3	224	74.67	224	74.67
	30	**2,415**		**2,397**	

HD Housing 15

12	UNITS	15	Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics	
	Affordable	40%	6 Shared Ow	5%		4.2	4	Density	40	units/ha	Total	0.500		Sub Area	Sovereign
			First Home	25%	% of Aff	0.30	0	Net:Gross	75%		Gross	0.500	ha	Green Brov	Brown
						1.5	2				Net	0.375	ha	Use	PDL
						6	6								

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	4		Rounded	m2	0		Rounded	m2	2		Rounded	m2
Terrace	2	73	0.0%	10%	0.90	1	73	70	0.0%	25%	1.00	1	70	40%	0.00	0	0	40%	0.80	1	70
Terrace	3	86	0.0%	15%	1.35	2	172	84	0.0%	20%	0.80	1	84	30%	0.00	0	0	30%	0.60	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.20	0	0	5%	0.00	0	0	5%	0.10	0	0
Semi	2	81	0.0%	25%	2.25	2	162	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	30%	2.70	3	294	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	15%	1.35	1	106	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	0.45	0	0	39	10.0%	40%	1.60	2	86	15%	0.00	0	0	15%	0.30	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.40	0	0	10%	0.00	0	0	10%	0.20	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**9.00**	**9**	**807**			**100%**	**4.00**	**4**	**240**	**100%**	**0.00**	**0**	**0**	**100%**	**2.00**	**2**	**154**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	213	324,825
Terrace	3			1,525	1,525	340	518,500
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	162	252,072
Semi	3			1,556	1,556	294	457,464
Semi	4			1,556	1,556	106	164,936
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	86	150,150
Flat to5	2			1,750	1,750	0	0
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						1,201	1,867,947
							1,556 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	3	2	6
Terrace	3	4	3	12
Terrace	4	0	4	0
Semi	2	2	2	4
Semi	3	3	3	9
Semi	4	1	4	4
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	2	1	2
Flat to5	2	0	2	0
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**37**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.071
Gross - Net	0.125
Shortfall / Surplus	0.054

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	9	807	89.67	807	89.67
Aff - rented	4	240	59.95	232	58.00
Shared Ownership	0	0	77.00	0	77.00
First Homes	2	154	77.00	154	77.00
	15	**1,201**		**1,193**	

HD Housing 6

13	UNITS	6	Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics	
	Affordable	0%	0 Shared Ow	5%		0	0	Density	45	units/ha	Total	0.190		Sub Area	Sovereign
						0.00	0	Net:Gross	70%		Gross	0.190	ha	Green Brov	Brown
			First Home	25%	% of Aff	0	0				Net	0.133	ha	Use	PDL
						0	0								

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	6		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73			0.00	0	0	70	0.0%	25%	0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
Terrace	3	86		100%	6.00	6	516	84	0.0%	20%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	97			0.00	0	0	97	0.0%	5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
Semi	2	81			0.00	0	0	79	0.0%		0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
Semi	3	98			0.00	0	0	93	0.0%		0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Semi	4	106			0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120			0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130			0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140			0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40			0.00	0	0	39	10.0%	40%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**6.00**	**6**	**516**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	516	786,900
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	0	0
Flat to5	2			1,750	1,750	0	0
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						516	786,900
							1,525 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	6	3	18
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	0	1	0
Flat to5	2	0	2	0
Flat to5	3	0	3	0
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**18**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.034
Gross - Net	0.057
Shortfall / Surplus	0.023

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	6	516	86.00	516	86.00
Aff - rented	0	0	86.00	0	86.00
Shared Ownership	0	0	86.00	0	86.00
First Homes	0	0	86.00	0	86.00
	6	**516**		**516**	

Houses & Flats 100

14	UNITS	**100**		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha		Characteristics	
	Affordable	40%	40	Shared Ow	5%		28	28	Density	60	units/ha	Total	2.381	Sub Area	Sovereign
				First Home	25%	% of Aff	2.00	2	Net:Gross	70%		Gross	2.381 ha	Green Brov	Brown
							10	10				Net	1.667 ha	Use	PDL
							40	40							

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	60		Rounded	m2	m2	Circulation	28		Rounded	m2	2		Rounded	m2	10		Rounded	m2
Terrace	2	73	0.0%	10%	6.00	6	438	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%	15%	9.00	9	774	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%	15%	9.00	9	873	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	15%	9.00	9	729	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	20%	12.00	12	1,176	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	3.00	3	132	39	10.0%	40%	11.20	11	472	40%	0.80	1	43	40%	4.00	4	172
Flat to5	2	65	10.0%	10%	6.00	6	429	61	10.0%	40%	11.20	11	738	40%	0.80	1	67	40%	4.00	4	268
Flat to5	3	80	10.0%	10%	6.00	6	528	74	10.0%	20%	5.60	6	488	20%	0.40	0	0	20%	2.00	2	163
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**60.00**	**60**	**5,079**			**100%**	**28.00**	**28**	**1,698**	**100%**	**2.00**	**2**	**110**	**100%**	**10.00**	**10**	**603**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	438	667,950
Terrace	3			1,525	1,525	774	1,180,350
Terrace	4			1,525	1,525	873	1,331,325
Semi	2			1,556	1,556	729	1,134,324
Semi	3			1,556	1,556	1,176	1,829,856
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	818	1,432,200
Flat to5	2			1,750	1,750	1,503	2,629,550
Flat to5	3			1,750	1,750	1,179	2,063,600
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						7,490	12,269,155
							1,638 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	6	2	12
Terrace	3	9	3	27
Terrace	4	9	4	36
Semi	2	9	2	18
Semi	3	12	3	36
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	19	1	19
Flat to5	2	22	2	44
Flat to5	3	14	3	42
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**234**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.447
Gross - Net	0.714
Shortfall / Surplus	0.267

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	60	5,079	84.65	4,980	83.00
Aff - rented	28	1,698	60.66	1,544	55.14
Shared Ownership	2	110	55.00	100	50.00
First Homes	10	603	60.28	548	54.80
	100	**7,490**		**7,172**	

Houses & Flats 60

15	UNITS	60		Aff - rentec	70%	% of Aff			Rounded	Modelling			Area ha		Characteristics	
	Affordable	40%	24	Shared Ow	5%			16.8	17	Density	55	units/ha	Total	1.558	Sub Area	Sovereign
				First Home	25%	% of Aff		1.20	1	Net:Gross	70%		Gross	1.558 ha	Green Brov	Brown
								6	6				Net	1.091 ha	Use	PDL
								24	24							

	Beds	m2	Circulation	Market 36		Rounded	m2	m2	Circulation	Affordable for Rent 17		Rounded	m2	Shared Ownership 1		Rounded	m2	First Homes 6		Rounded	m2
Terrace	2	73	0.0%	10%	3.60	4	292	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%	15%	5.40	5	430	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%	15%	5.40	5	485	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	15%	5.40	5	405	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	20%	7.20	7	686	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	1.80	2	88	39	10.0%	40%	6.80	7	300	40%	0.40	0	0	40%	2.40	2	86
Flat to5	2	65	10.0%	10%	3.60	4	286	61	10.0%	40%	6.80	7	470	40%	0.40	1	67	40%	2.40	3	201
Flat to5	3	80	10.0%	10%	3.60	4	352	74	10.0%	20%	3.40	3	244	20%	0.20	0	0	20%	1.20	1	81
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**36.00**	**36**	**3,024**			**100%**	**17.00**	**17**	**1,014**	**100%**	**1.00**	**1**	**67**	**100%**	**6.00**	**6**	**369**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	292	445,300
Terrace	3			1,525	1,525	430	655,750
Terrace	4			1,525	1,525	485	739,625
Semi	2			1,556	1,556	405	630,180
Semi	3			1,556	1,556	686	1,067,416
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	474	829,675
Flat to5	2			1,750	1,750	1,024	1,792,175
Flat to5	3			1,750	1,750	678	1,185,800
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						4,474	7,345,921
							1,642 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	4	2	8
Terrace	3	5	3	15
Terrace	4	5	4	20
Semi	2	5	2	10
Semi	3	7	3	21
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	11	1	11
Flat to5	2	15	2	30
Flat to5	3	8	3	24
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**139**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.265
Gross - Net	0.468
Shortfall / Surplus	0.202

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	36	3,024	84.00	2,958	82.17
Aff - rented	17	1,014	59.66	922	54.24
Shared Ownership	1	67	67.10	61	61.00
First Homes	6	369	61.42	335	55.83
	60	**4,474**		**4,276**	

Houses & Flats 30

16	UNITS	30		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha		Characteristics	
	Affordable	40%	12	Shared Ow	5%		8.4	8	Density	60	units/ha	Total	0.714	Sub Area	Sovereign
							0.60	1	Net:Gross	70%		Gross	0.714 ha	Green Brov	Brown
				First Home	25%	% of Aff	3	3				Net	0.500 ha	Use	PDL
							12	12							

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	18		Rounded	m2	m2	Circulation	8		Rounded	m2	1		Rounded	m2	3		Rounded	m2
Terrace	2	73	0.0%	10%	1.80	2	146	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%	15%	2.70	3	258	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%	15%	2.70	3	291	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	15%	2.70	3	243	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	20%	3.60	4	392	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	0.90	1	44	39	10.0%	40%	3.20	3	129	40%	0.40	0	0	40%	1.20	1	43
Flat to5	2	65	10.0%	10%	1.80	2	143	61	10.0%	40%	3.20	3	201	40%	0.40	1	67	40%	1.20	1	67
Flat to5	3	80	10.0%	10%	1.80	0	0	74	10.0%	20%	1.60	2	163	20%	0.20	0	0	20%	0.60	1	81
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**18.00**	**18**	**1,517**			**100%**	**8.00**	**8**	**493**	**100%**	**1.00**	**1**	**67**	**100%**	**3.00**	**3**	**191**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	146	222,650
Terrace	3			1,525	1,525	258	393,450
Terrace	4			1,525	1,525	291	443,775
Semi	2			1,556	1,556	243	378,108
Semi	3			1,556	1,556	392	609,952
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	216	377,300
Flat to5	2			1,750	1,750	479	837,375
Flat to5	3			1,750	1,750	244	427,350
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						2,268	3,689,960
							1,627 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	2	2	4
Terrace	3	3	3	9
Terrace	4	3	4	12
Semi	2	3	2	6
Semi	3	4	3	12
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	5	1	5
Flat to5	2	7	2	14
Flat to5	3	3	3	9
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**71**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.136
Gross - Net	0.214
Shortfall / Surplus	0.079

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	18	1,517	84.28	1,500	83.33
Aff - rented	8	493	61.60	448	56.00
Shared Ownership	1	67	67.10	61	61.00
First Homes	3	191	63.80	174	58.00
	30	**2,268**		**2,183**	

Houses & Flats 12

17	UNITS	12		Aff - rentec	70%	% of Aff		3.36	3	Modelling			Area ha		Characteristics	
	Affordable	40%	4.8	Shared Ow	5%			0.24	0	Density	50	units/ha	Total	0.343	Sub Area	Sovereign
				First Home	25%	% of Aff		1.2	1	Net:Gross	70%		Gross	0.343 ha	Green Brov	Brown
								4.8	4				Net	0.240 ha	Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	7.2		Rounded	m2	m2	Circulation	3		Rounded	m2	0		Rounded	m2	1		Rounded	m2
Terrace	2	73	0.0%	10%	0.72	2	146	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%	15%	1.08	1	86	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%	15%	1.08	1	97	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	15%	1.08	1	81	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	20%	1.44	1	98	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	0.36	0	0	39	10.0%	40%	1.20	1	43		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	10%	0.72	1	72	61	10.0%	40%	1.20	1	67	100%	0.00	0	0	100%	1.00	1	67
Flat to5	3	80	10.0%	10%	0.72	1	88	74	10.0%	20%	0.60	1	81		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**7.20**	**8**	**668**			**100%**	**3.00**	**3**	**191**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**67**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	146	222,650
Terrace	3			1,525	1,525	86	131,150
Terrace	4			1,525	1,525	97	147,925
Semi	2			1,556	1,556	81	126,036
Semi	3			1,556	1,556	98	152,488
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	43	75,075
Flat to5	2			1,750	1,750	206	359,975
Flat to5	3			1,750	1,750	169	296,450
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						926	1,511,749
							1,633 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	2	2	4
Terrace	3	1	3	3
Terrace	4	1	4	4
Semi	2	1	2	2
Semi	3	1	3	3
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	1	1	1
Flat to5	2	3	2	6
Flat to5	3	2	3	6
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**29**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.055
Gross - Net	0.103
Shortfall / Surplus	0.047

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	8	668	83.44	653	81.63
Aff - rented	3	191	63.80	174	58.00
Shared Ownership	0	0	67.10	0	61.00
First Homes	1	67	67.10	61	61.00
	12	**926**		**888**	

Flats 200

18	UNITS	200	Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics	
	Affordable	40%	80 Shared Ow	5%		56	56	Density	60	units/ha	Total	4.167		Sub Area	Sovereign
			First Home	25%	% of Aff	4.00	4	Net:Gross	80%		Gross	4.167	ha	Green Brov	Brown
						20	20				Net	3.333	ha	Use	PDL
						80	80								

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	120		Rounded	m2	m2	Circulation	56		Rounded	m2	4		Rounded	m2	20		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	35%	19.60	20	858		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	60.00	60	4,290	61	10.0%	50%	28.00	28	1,879	100%	4.00	4	268	100%	20.00	20	1,342
Flat to5	3	80	10.0%	50%	60.00	60	5,280	74	10.0%	15%	8.40	8	651		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**120.00**	**120**	**9,570**			**100%**	**56.00**	**56**	**3,388**	**100%**	**4.00**	**4**	**268**	**100%**	**20.00**	**20**	**1,342**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,326		1,326	0	0
Terrace	3		1,326		1,326	0	0
Terrace	4		1,326		1,326	0	0
Semi	2		1,354		1,354	0	0
Semi	3		1,354		1,354	0	0
Semi	4		1,354		1,354	0	0
Det	3		1,614		1,614	0	0
Det	4		1,614		1,614	0	0
Det	5		1,614		1,614	0	0
Flat to5	1		1,543		1,543	858	1,323,894
Flat to5	2		1,543		1,543	7,779	12,003,306
Flat to5	3		1,543		1,543	5,931	9,151,842
Flat 6+	1		1,810		1,810	0	0
Flat 6+	2		1,810		1,810	0	0
Flat 6+	3		1,810		1,810	0	0
						14,568	22,479,041
							1,543 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	20	1	20
Flat to5	2	112	2	224
Flat to5	3	68	3	204
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**448**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.856
Gross - Net	0.833
Shortfall / Surplus	-0.022

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	120	9,570	79.75	8,700	72.50
Aff - rented	56	3,388	60.50	3,080	55.00
Shared Ownership	4	268	67.10	244	61.00
First Homes	20	1,342	67.10	1,220	61.00
	200	**14,568**		**13,244**	

Flats 100

19	UNITS	100		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha		Characteristics	
	Affordable	40%	40	Shared Ow	5%		28	28	Density	80	units/ha	Total	1.786	Sub Area	Sovereign
				First Home	25%	% of Aff	2.00	2	Net:Gross	70%		Gross	1.786 ha	Green Brov	Brown
							10	10				Net	1.250 ha	Use	PDL
							40	40							

	Beds	m2	Circulation	Market 60		Rounded	m2	m2	Circulation	Affordable for Rent 28		Rounded	m2	Shared Ownership 2		Rounded	m2	First Homes 10		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	14.00	14	601		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	30.00	30	2,145	61	10.0%	30%	8.40	8	537	100%	2.00	2	134	100%	10.00	10	671
Flat to5	3	80	10.0%	50%	30.00	30	2,640	74	10.0%	20%	5.60	6	488		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**60.00**	**60**	**4,785**			**100%**	**28.00**	**28**	**1,626**	**100%**	**2.00**	**2**	**134**	**100%**	**10.00**	**10**	**671**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	601	1,051,050
Flat to5	2			1,750	1,750	3,487	6,102,250
Flat to5	3			1,750	1,750	3,128	5,474,700
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						7,216	12,628,000
							1,750 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	14	1	14
Flat to5	2	50	2	100
Flat to5	3	36	3	108
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**222**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.424
Gross - Net	0.536
Shortfall / Surplus	0.112

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	60	4,785	79.75	4,350	72.50
Aff - rented	28	1,626	58.06	1,478	52.79
Shared Ownership	2	134	67.10	122	61.00
First Homes	10	671	67.10	610	61.00
	100	**7,216**		**6,560**	

Flats 60

20	UNITS	60		Aff - rentec	70%	% of Aff			Rounded	Modelling			Area ha			Characteristics	
	Affordable	40%	24	Shared Ow	5%			16.8	17	Density	75	units/ha	Total	1.052		Sub Area	Sovereign
				First Home	25%	% of Aff		1.20	1	Net:Gross	75%		Gross	1.067	ha	Green Brov	Brown
								6	6				Net	0.800	ha	Use	PDL
								24	24								

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	36		Rounded	m2	m2	Circulation	17		Rounded	m2	1		Rounded	m2	6		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	8.50	9	386		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	18.00	18	1,287	61	10.0%	30%	5.10	5	336	100%	1.00	1	67	100%	6.00	6	403
Flat to5	3	80	10.0%	50%	18.00	18	1,584	74	10.0%	20%	3.40	3	244		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**36.00**	**36**	**2,871**			**100%**	**17.00**	**17**	**966**	**100%**	**1.00**	**1**	**67**	**100%**	**6.00**	**6**	**403**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	386	675,675
Flat to5	2			1,750	1,750	2,092	3,661,350
Flat to5	3			1,750	1,750	1,828	3,199,350
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						4,307	7,536,375
							1,750 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	9	1	9
Flat to5	2	30	2	60
Flat to5	3	21	3	63
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**132**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.252
Gross - Net	0.267
Shortfall / Surplus	0.015

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	36	2,871	79.75	2,610	72.50
Aff - rented	17	966	56.81	878	51.65
Shared Ownership	1	67	67.10	61	61.00
First Homes	6	403	67.10	366	61.00
	60	**4,307**		**3,915**	

Flats 20

21	UNITS	20		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics		
	Affordable	40%	8	Shared Ow	5%		5.6	6	Density	75	units/ha	Total	0.410		Sub Area	Sovereign	
				First Home	25%	% of Aff	0.40	0	Net:Gross	65%		Gross	0.410	ha	Green Brov	Brown	
							2	2				Net	0.267	ha	Use	PDL	
							8	8									

	Beds	m2	Circulation	Market 12		Rounded	m2	m2	Circulation	Affordable for Rent 6		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 2		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	3.00	3	129		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	6.00	6	429	61	10.0%	30%	1.80	2	134	100%	0.00	0	0	100%	2.00	2	134
Flat to5	3	80	10.0%	50%	6.00	6	528	74	10.0%	20%	1.20	1	81		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**12.00**	**12**	**957**			**100%**	**6.00**	**6**	**344**	**100%**	**0.00**	**0**	**0**	**100%**	**2.00**	**2**	**134**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	129	225,225
Flat to5	2			1,750	1,750	697	1,220,450
Flat to5	3			1,750	1,750	609	1,066,450
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						1,436	2,512,125
							1,750 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	3	1	3
Flat to5	2	10	2	20
Flat to5	3	7	3	21
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**44**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.084
Gross - Net	0.144
Shortfall / Surplus	0.060

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	12	957	79.75	870	72.50
Aff - rented	6	344	57.38	313	52.17
Shared Ownership	0	0	67.10	0	61.00
First Homes	2	134	67.10	122	61.00
	20	**1,436**		**1,305**	

Flats 12

22	UNITS	12		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha		Characteristics	
	Affordable	40%	4.8	Shared Ow	5%		3.36	3	Density	70	units/ha	Total	0.264	Sub Area	Sovereign
				First Home	25%	% of Aff	0.24	0	Net:Gross	65%		Gross	0.264 ha	Green Brov	Brown
							1.2	1				Net	0.171 ha	Use	PDL
							4.8	4							

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	7.2		Rounded	m2	m2	Circulation	3		Rounded	m2	0		Rounded	m2	1		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	1.50	2	86		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	3.60	3	215	61	10.0%	30%	0.90	1	67	100%	0.00	0	0	100%	1.00	1	67
Flat to5	3	80	10.0%	50%	3.60	4	352	74	10.0%	20%	0.60	1	81		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**7.20**	**7**	**567**			**100%**	**3.00**	**4**	**234**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**67**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	86	150,150
Flat to5	2			1,750	1,750	349	610,225
Flat to5	3			1,750	1,750	433	758,450
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						868	1,518,825
							1,750 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	2	1	2
Flat to5	2	5	2	10
Flat to5	3	5	3	15
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**27**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.052
Gross - Net	0.092
Shortfall / Surplus	0.041

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	7	567	80.93	515	73.57
Aff - rented	4	234	58.58	213	53.25
Shared Ownership	0	0	67.10	0	61.00
First Homes	1	67	67.10	61	61.00
	12	**868**		**789**	

Flats 6

23	UNITS	6	Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics	
	Affordable	0%	0 Shared Ow	5%		0	0	Density	75	units/ha	Total	0.133		Sub Area	Sovereign
						0.00	0	Net:Gross	60%		Gross	0.133	ha	Green Brov	Brown
			First Home	25%	% of Aff	0	0				Net	0.080	ha	Use	PDL
						0	0								

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	6		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	3.00	3	215	61	10.0%	30%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0
Flat to5	3	80	10.0%	50%	3.00	3	264	74	10.0%	20%	0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**6.00**	**6**	**479**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	0	0
Flat to5	2			1,750	1,750	215	375,375
Flat to5	3			1,750	1,750	264	462,000
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						479	837,375
							1,750 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	0	1	0
Flat to5	2	3	2	6
Flat to5	3	3	3	9
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**15**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.029
Gross - Net	0.053
Shortfall / Surplus	0.025

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	6	479	79.75	435	72.50
Aff - rented	0	0	79.75	0	72.50
Shared Ownership	0	0	79.75	0	72.50
First Homes	0	0	79.75	0	72.50
	6	**479**		**435**	

Flats HD 200

24	UNITS	**200**	Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics	
	Affordable	40%	80 Shared Ow	5%		56	56	Density	100	units/ha	Total	2.857		Sub Area	Sovereign
			First Home	25%	% of Aff	4.00	4	Net:Gross	70%		Gross	2.857	ha	Green Brov	Brown
						20	20				Net	2.000	ha	Use	PDL
						80	80								

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	120		Rounded	m2	m2	Circulation	56		Rounded	m2	4		Rounded	m2	20		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	28.00	28	1,201		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	60.00	60	4,290	61	10.0%	30%	16.80	17	1,141	100%	4.00	4	268	100%	20.00	20	1,342
Flat to5	3	80	10.0%	50%	60.00	60	5,280	74	10.0%	20%	11.20	11	895		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**120.00**	**120**	**9,570**			**100%**	**56.00**	**56**	**3,237**	**100%**	**4.00**	**4**	**268**	**100%**	**20.00**	**20**	**1,342**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,326		1,326	0	0
Terrace	3		1,326		1,326	0	0
Terrace	4		1,326		1,326	0	0
Semi	2		1,354		1,354	0	0
Semi	3		1,354		1,354	0	0
Semi	4		1,354		1,354	0	0
Det	3		1,614		1,614	0	0
Det	4		1,614		1,614	0	0
Det	5		1,614		1,614	0	0
Flat to5	1		1,543		1,543	1,201	1,853,452
Flat to5	2		1,543		1,543	7,041	10,864,417
Flat to5	3		1,543		1,543	6,175	9,528,642
Flat 6+	1		1,810		1,810	0	0
Flat 6+	2		1,810		1,810	0	0
Flat 6+	3		1,810		1,810	0	0
						14,418	22,246,511
							1,543 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	28	1	28
Flat to5	2	101	2	202
Flat to5	3	71	3	213
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**443**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.846
Gross - Net	0.857
Shortfall / Surplus	0.011

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	120	9,570	79.75	8,700	72.50
Aff - rented	56	3,237	57.81	2,943	52.55
Shared Ownership	4	268	67.10	244	61.00
First Homes	20	1,342	67.10	1,220	61.00
	200	**14,418**		**13,107**	

Flats HD 100

25	UNITS	**100**		Aff - rentec	70%	% of Aff		Rounded	Modelling			Area ha			Characteristics		
	Affordable	40%	40	Shared Ow	5%		28	28	Density	100	units/ha	Total	1.429		Sub Area	Sovereign	
				First Home	25%	% of Aff	2.00	2	Net:Gross	70%		Gross	1.429	ha	Green Brov	Brown	
							10	10				Net	1.000	ha	Use	PDL	
							40	40									

	Beds	m2	Circulation	Market 60		Rounded	m2	m2	Circulation	Affordable for Rent 28		Rounded	m2	Shared Ownership 2		Rounded	m2	First Homes 10		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	14.00	14	601		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	30.00	30	2,145	61	10.0%	30%	8.40	8	537	100%	2.00	2	134	100%	10.00	10	671
Flat to5	3	80	10.0%	50%	30.00	30	2,640	74	10.0%	20%	5.60	6	488		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**60.00**	**60**	**4,785**			**100%**	**28.00**	**28**	**1,626**	**100%**	**2.00**	**2**	**134**	**100%**	**10.00**	**10**	**671**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	601	1,051,050
Flat to5	2			1,750	1,750	3,487	6,102,250
Flat to5	3			1,750	1,750	3,128	5,474,700
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						7,216	12,628,000
							1,750 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	14	1	14
Flat to5	2	50	2	100
Flat to5	3	36	3	108
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**222**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.424
Gross - Net	0.429
Shortfall / Surplus	0.005

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	60	4,785	79.75	4,350	72.50
Aff - rented	28	1,626	58.06	1,478	52.79
Shared Ownership	2	134	67.10	122	61.00
First Homes	10	671	67.10	610	61.00
	100	**7,216**		**6,560**	

Flats HD 40

26	UNITS	40	Aff - rentec	70%	% of Aff			Rounded	Modelling			Area ha			Characteristics		
	Affordable	40%	16 Shared Ow	5%			11.2	11	Density	100	units/ha	Total	0.667		Sub Area	Sovereign	
			First Home	25%	% of Aff		0.80	1	Net:Gross	60%		Gross	0.667	ha	Green Brov	Brown	
							4	4		70		Net	0.400	ha	Use	PDL	
							16	16									

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	24		Rounded	m2	m2	Circulation	11		Rounded	m2	1		Rounded	m2	4		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	5.50	6	257		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	12.00	12	858	61	10.0%	30%	3.30	3	201	100%	1.00	1	67	100%	4.00	4	268
Flat to5	3	80	10.0%	50%	12.00	12	1,056	74	10.0%	20%	2.20	2	163		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**24.00**	**24**	**1,914**			**100%**	**11.00**	**11**	**622**	**100%**	**1.00**	**1**	**67**	**100%**	**4.00**	**4**	**268**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	257	450,450
Flat to5	2			1,750	1,750	1,395	2,440,900
Flat to5	3			1,750	1,750	1,219	2,132,900
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						2,871	5,024,250
							1,750 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	6	1	6
Flat to5	2	20	2	40
Flat to5	3	14	3	42
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**88**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.168
Gross - Net	0.267
Shortfall / Surplus	0.099

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	24	1,914	79.75	1,740	72.50
Aff - rented	11	622	56.50	565	51.36
Shared Ownership	1	67	67.10	61	61.00
First Homes	4	268	67.10	244	61.00
	40	**2,871**		**2,610**	

Flats HD 18

27	UNITS	18		Aff - rentec	70%	% of Aff		5.04	5	Modelling			Area ha		Characteristics	
	Affordable	40%	7.2	Shared Ow	5%			0.36	0	Density	120	units/ha	Total	0.300	Sub Area	Sovereign
				First Home	25%	% of Aff		1.8	2	Net:Gross	50%		Gross	0.300 ha	Green Brov	Brown
								7.2	7				Net	0.150 ha	Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	10.8		Rounded	m2	m2	Circulation	5		Rounded	m2	0		Rounded	m2	2		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	2.50	3	129		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	50%	5.40	5	358	61	10.0%	30%	1.50	2	134	100%	0.00	0	0	100%	2.00	2	134
Flat to5	3	80	10.0%	50%	5.40	5	440	74	10.0%	20%	1.00	1	81		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**10.80**	**10**	**798**			**100%**	**5.00**	**6**	**344**	**100%**	**0.00**	**0**	**0**	**100%**	**2.00**	**2**	**134**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	129	225,225
Flat to5	2			1,750	1,750	626	1,095,325
Flat to5	3			1,750	1,750	521	912,450
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						1,276	2,233,000
							1,750 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	3	1	3
Flat to5	2	9	2	18
Flat to5	3	6	3	18
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**39**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.074
Gross - Net	0.150
Shortfall / Surplus	0.076

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	10	798	79.75	725	72.50
Aff - rented	6	344	57.38	313	52.17
Shared Ownership	0	0	67.10	0	61.00
First Homes	2	134	67.10	122	61.00
	18	**1,276**		**1,160**	

Flats VHD 200

28	UNITS	**200**	Aff - rentec	70%	% of Aff		56	56	Modelling			Area ha			Characteristics		
	Affordable	40%	80 Shared Ow	5%			4.00	4	Density	200	units/ha	Total	1.667		Sub Area	Sovereign	
			First Home	25%	% of Aff		20	20	Net:Gross	60%		Gross	1.667	ha	Green Brov	Brown	
							80	80				Net	1.000	ha	Use	PDL	

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	120		Rounded	m2	m2	Circulation	56		Rounded	m2	4		Rounded	m2	20		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%	50%	28.00	28	1,256		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%	50%	60.00	60	4,485	61	15.0%	30%	16.80	17	1,193	100%	4.00	4	281	100%	20.00	20	1,403
Flat 6+	3	80	15.0%	50%	60.00	60	5,520	74	15.0%	20%	11.20	11	936		0.00	0	0		0.00	0	0
				100%	**120.00**	**120**	**10,005**			**100%**	**56.00**	**56**	**3,384**	**100%**	**4.00**	**4**	**281**	**100%**	**20.00**	**20**	**1,403**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,326		1,326	0	0
Terrace	3		1,326		1,326	0	0
Terrace	4		1,326		1,326	0	0
Semi	2		1,354		1,354	0	0
Semi	3		1,354		1,354	0	0
Semi	4		1,354		1,354	0	0
Det	3		1,614		1,614	0	0
Det	4		1,614		1,614	0	0
Det	5		1,614		1,614	0	0
Flat to5	1		1,543		1,543	0	0
Flat to5	2		1,543		1,543	0	0
Flat to5	3		1,543		1,543	0	0
Flat 6+	1		1,810		1,810	1,256	2,272,998
Flat 6+	2		1,810		1,810	7,361	13,323,682
Flat 6+	3		1,810		1,810	6,456	11,685,541
						15,073	27,282,221
							1,810 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	0	1	0
Flat to5	2	0	2	0
Flat to5	3	0	3	0
Flat 6+	1	28	1	28
Flat 6+	2	101	2	202
Flat 6+	3	71	3	213
			Residents	**443**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.846
Gross - Net	0.667
Shortfall / Surplus	-0.179

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	120	10,005	83.38	8,700	72.50
Aff - rented	56	3,384	60.44	2,943	52.55
Shared Ownership	4	281	70.15	244	61.00
First Homes	20	1,403	70.15	1,220	61.00
	200	**15,073**		**13,107**	

Flats VHD 75

29	UNITS	75	Aff - rentec	67%	% of Aff		Rounded	Modelling			Area ha			Characteristics	
	Affordable	40%	30 Shared Ow	8%		19.998	20	Density	250	units/ha	Total	0.600		Sub Area	Sovereign
			First Home	25%	% of Aff	2.50	2	Net:Gross	50%		Gross	0.600	ha	Green Brov	Brown
						7.5	8				Net	0.300	ha	Use	PDL
						30	30								

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	45		Rounded	m2	m2	Circulation	20		Rounded	m2	2		Rounded	m2	8		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%	50%	10.00	10	449		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%	50%	22.50	23	1,719	61	15.0%	30%	6.00	6	421	100%	2.00	2	140	100%	8.00	8	561
Flat 6+	3	80	15.0%	50%	22.50	22	2,024	74	15.0%	20%	4.00	4	340		0.00	0	0		0.00	0	0
				100%	**45.00**	**45**	**3,743**			**100%**	**20.00**	**20**	**1,210**	**100%**	**2.00**	**2**	**140**	**100%**	**8.00**	**8**	**561**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	0	0
Flat to5	2			1,750	1,750	0	0
Flat to5	3			1,750	1,750	0	0
Flat 6+	1			2,085	2,085	449	935,123
Flat 6+	2			2,085	2,085	2,842	5,924,840
Flat 6+	3			2,085	2,085	2,364	4,929,774
						5,655	11,789,737
							2,085 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	0	1	0
Flat to5	2	0	2	0
Flat to5	3	0	3	0
Flat 6+	1	10	1	10
Flat 6+	2	39	2	78
Flat 6+	3	26	3	78
			Residents	**166**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.317
Gross - Net	0.300
Shortfall / Surplus	-0.017

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	45	3,743	83.18	3,255	72.33
Aff - rented	20	1,210	60.49	1,052	52.60
Shared Ownership	2	140	70.15	122	61.00
First Homes	8	561	70.15	488	61.00
	75	**5,655**		**4,917**	

BTR Flats 60

30	UNITS	60	Aff - rentec	100%	% of Aff	24	24
	Affordable	40%	24 Shared Ow	0%		0.00	0
			First Home	0%	% of Aff	0	0
						24	24

Modelling			Area ha			Characteristics	
Density	75	units/ha	Total	1.143		Sub Area	Sovereign
Net:Gross	70%		Gross	1.143	ha	Green Brov	Brown
			Net	0.800	ha	Use	PDL

	Beds	m2	Circulation	Market 36		Rounded	m2	m2	Circulation	Affordable for Rent 24		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	60%	21.60	22	1,573	61	10.0%	60%	14.40	14	939	60%	0.00	0	0	60%	0.00	0	0
Flat to5	3	80	10.0%	40%	14.40	14	1,232	74	10.0%	40%	9.60	10	814	40%	0.00	0	0	40%	0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**36.00**	**36**	**2,805**			**100%**	**24.00**	**24**	**1,753**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,525	1,525	0	0
Terrace	3			1,525	1,525	0	0
Terrace	4			1,525	1,525	0	0
Semi	2			1,556	1,556	0	0
Semi	3			1,556	1,556	0	0
Semi	4			1,556	1,556	0	0
Det	3			1,782	1,782	0	0
Det	4			1,782	1,782	0	0
Det	5			1,782	1,782	0	0
Flat to5	1			1,750	1,750	0	0
Flat to5	2			1,750	1,750	2,512	4,396,700
Flat to5	3			1,750	1,750	2,046	3,580,500
Flat 6+	1			2,085	2,085	0	0
Flat 6+	2			2,085	2,085	0	0
Flat 6+	3			2,085	2,085	0	0
						4,558	7,977,200
							1,750 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	0	2	0
Terrace	3	0	3	0
Terrace	4	0	4	0
Semi	2	0	2	0
Semi	3	0	3	0
Semi	4	0	4	0
Det	3	0	3	0
Det	4	0	4	0
Det	5	0	5	0
Flat to5	1	0	1	0
Flat to5	2	36	2	72
Flat to5	3	24	3	72
Flat 6+	1	0	1	0
Flat 6+	2	0	2	0
Flat 6+	3	0	3	0
			Residents	**144**

ha per 1,000	
0.000	Urban parks and gardens
0.700	Playgrounds
1.210	Outdoor sport facilities
0.000	Allotments
0.000	Amenity Open Space (Informal Recreation)
0.000	
0.000	
0.000	
1.910	**ha**

Open Space Required	0.275
Gross - Net	0.343
Shortfall / Surplus	0.068

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	36	2,805	77.92	2,550	70.83
Aff - rented	24	1,753	73.06	1,594	66.42
Shared Ownership	0	0	73.06	0	66.42
First Homes	0	0	73.06	0	66.42
	60	**4,558**		**4,144**	

SITE			Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26	Site 27	Site 28	Site 29	Site 30
			HD Housing 200	HD Housing 100	HD Housing 60	HD Housing 30	HD Housing 15	HD Housing 6	Houses & Flats 100	Houses & Flats 60	Houses & Flats 30	Houses & Flats 12	Flats 200	Flats 100	Flats 60	Flats 20	Flats 12	Flats 6	Flats HD 200	Flats HD 100	Flats HD 40	Flats HD 18	Flats VHD 200	Flats VHD 75	BTR Flats 60
	Sub Area		Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign
	Green Brown		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
	Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
AREA																									
	Total	ha	5.229	4.167	2.256	1.000	0.500	0.190	2.381	1.558	0.714	0.343	4.167	1.786	1.052	0.410	0.264	0.133	2.857	1.429	0.667	0.300	1.667	0.600	1.143
	Gross	ha	5.229	4.167	2.256	1.000	0.500	0.190	2.381	1.558	0.714	0.343	4.167	1.786	1.067	0.410	0.264	0.133	2.857	1.429	0.667	0.300	1.667	0.600	1.143
	Net	ha	4.444	3.333	1.579	0.750	0.375	0.133	1.667	1.091	0.500	0.240	3.333	1.250	0.800	0.267	0.171	0.080	2.000	1.000	0.400	0.150	1.000	0.300	0.800
UNITS																									
	Units		200	100	60	30	15	6	100	60	30	12	200	100	60	20	12	6	200	100	40	18	200	75	60
UNIT SIZE																									
	Market Housing	m2	87.95	87.95	87.42	89.83	89.67	86.00	84.65	84.00	84.28	83.44	79.75	79.75	79.75	79.75	80.93	79.75	79.75	79.75	79.75	79.75	83.38	83.18	77.92
	Aff to rent	m2	63.24	63.01	62.56	62.98	59.95	86.00	60.66	59.66	61.60	63.80	60.50	58.06	56.81	57.38	58.58	79.75	57.81	58.06	56.50	57.38	60.44	60.49	73.06
	Shared Ownership	m2	66.73	77.00	70.00	70.00	77.00	86.00	55.00	67.10	67.10	67.10	67.10	67.10	67.10	67.10	67.10	79.75	67.10	67.10	67.10	67.10	70.15	70.15	73.06
	First Homes	m2	71.20	71.48	69.67	74.67	77.00	86.00	60.28	61.42	63.80	67.10	67.10	67.10	67.10	67.10	67.10	79.75	67.10	67.10	67.10	67.10	70.15	70.15	73.06
BASE CONSTRUCTION																									
	BCIS	£/m2	1,366	1,566	1,571	1,559	1,556	1,525	1,638	1,642	1,627	1,633	1,543	1,750	1,750	1,750	1,750	1,750	1,543	1,750	1,750	1,750	1,810	2,085	1,750
	Site Costs	%	15%	15%	15%	15%	10%	10%	15%	15%	15%	10%	10%	10%	10%	10%	5%	5%	10%	10%	10%	5%	5%	5%	10%
	Abnormals	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
		£	160,000	80,000	48,000	24,000	12,000	4,800	80,000	48,000	24,000	9,600	20,000	10,000	10,000	5,000	5,000	5,000	20,000	10,000	5,000	5,000	20,000	10,000	10,000
	Contingency	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
	Small Sites	%																							
FEES																									
	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	Planning >50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
SALES																									
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Misc.	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION																									
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN																									
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	17.5%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE																									
	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest		7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND																									
	EUV		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	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	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
	Premium	% EUV	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
	Premium	£/ha																							
	Easements etc	£																							
VALUES																									
	Market Housing	£/m2	3,778	3,778	3,782	3,750	3,750	3,750	3,998	4,029	3,892	4,028	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	3,800
	Aff Rent	£/m2	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685
	Social Rent	£/m2	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415
	Shared Ownership	£/m2	2,645	2,645	2,647	2,625	2,625	2,625	2,799	2,820	2,724	2,819	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,660
	First Homes	£/m2	2,640	2,636	2,647	2,625	2,625	0	2,799	2,820	2,724	2,819	2,940	2,940	2,940	2,940	2,940	0	2,940	2,940	2,940	2,940	2,940	2,940	0
GRANT																									
	Intermediate to Buy	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS																									
	Biodiversity NG	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
		£/ha	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
		£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13
	Water	£/m2	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07
	Over Extra 1	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Over Extra 2	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CIL	£/m2	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23	64.23
	Pre CIL s106	£/unit	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
	Post CIL s106	£/unit	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
	Inf Tariff	% GDV	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Affordable Housing																								
	Overall		40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
	Aff Rent	70.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Shared Ownership	5.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
	First Homes	25%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%

			Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26	Site 27	Site 28	Site 29	Site 30
			HD Housing 200	HD Housing 100	HD Housing 60	HD Housing 30	HD Housing 15	HD Housing 6	Houses & Flats 100	Houses & Flats 60	Houses & Flats 30	Houses & Flats 12	Flats 200	Flats 100	Flats 60	Flats 20	Flats 12	Flats 6	Flats HD 200	Flats HD 100	Flats HD 40	Flats HD 18	Flats VHD 200	Flats VHD 75	BTR Flats 60
			Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign	Sovereign
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
	Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
Site Area	Gross	ha	5.229	4.167	2.256	1.000	0.500	0.190	2.381	1.558	0.714	0.343	4.167	1.786	1.067	0.410	0.264	0.133	2.857	1.429	0.667	0.300	1.667	0.600	1.143
	Net	ha	4.444	3.333	1.579	0.750	0.375	0.133	1.667	1.091	0.500	0.240	3.333	1.250	0.800	0.267	0.171	0.080	2.000	1.000	0.400	0.150	1.000	0.300	0.800
Units			200	100	60	30	15	6	100	60	30	12	200	100	60	20	12	6	200	100	40	18	200	75	60
Mix	Market Housing		60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%
	Affordable Overall		40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
	Affordable Rent		28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Shared Ownership		2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
	First Homes		10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Existing Use Value		£/ha	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	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	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
		£ site	7,843,137	6,250,000	3,383,459	1,500,000	750,000	285,714	3,571,429	2,337,662	1,071,429	514,286	6,250,000	2,678,571	1,578,180	615,385	395,604	200,000	4,285,714	2,142,857	1,000,000	450,000	2,500,000	900,000	1,714,286
Uplift		£/ha	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
		£ site	1,568,627	1,250,000	676,692	300,000	150,000	57,143	714,286	467,532	214,286	102,857	1,250,000	535,714	315,636	123,077	79,121	40,000	857,143	428,571	200,000	90,000	500,000	180,000	342,857
Benchmark Land Value		£/ha	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
		£ site	9,411,765	7,500,000	4,060,150	1,800,000	900,000	342,857	4,285,714	2,805,195	1,285,714	617,143	7,500,000	3,214,286	1,893,816	738,462	474,725	240,000	5,142,857	2,571,429	1,200,000	540,000	3,000,000	1,080,000	2,057,143
Residual	Gross	£/ha	1,355,566	445,834	482,326	577,152	797,441	429,917	624,517	282,075	528,585	781,050	1,336,229	600,399	602,209	519,917	817,811	59,493	1,979,939	744,587	639,233	1,055,071	716,845	-2,384,141	-1,138,590
	Net	£/ha	1,594,783	557,293	689,038	769,536	1,063,254	614,168	892,167	402,964	755,121	1,115,786	1,670,286	857,713	791,995	799,872	1,258,170	99,155	2,828,485	1,063,696	1,065,389	2,110,142	1,194,741	-4,768,282	-1,626,558
		£ site	7,087,925	1,857,642	1,087,954	577,152	398,720	81,889	1,486,945	439,597	377,561	267,789	5,567,620	1,072,141	633,596	213,299	215,686	7,932	5,656,969	1,063,696	426,156	316,521	1,194,741	-1,430,485	-1,301,246

App12 Sov
Site 8

Site 8	HD Housing 200

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				200	£/m2	£	m2
	Gross	Net					
Market Housing	88.0	87.75	60.00%	120	3,778	39,787,500	10,554
Affordable Overall			40%	80			
Affordable Rent	63.2	61.05	28.00%	56	2,685	9,180,015	3,541
Social Rent	63.2	61.05	0.00%	0	1,415	0	0
Shared Ownership	66.7	65.75	2.00%	4	2,645	695,620	267
First Homes	71.2	70.00	10.00%	20	2,640	3,696,361	1,424
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	4.444	ha	45	/ha		**53,359,496**	**15,786**
SITE AREA - Gross	5.229	ha	38	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		7,087,925	1,594,783	1,355,566
Existing Use Value		7,843,137		1,500,000
Uplift	20%	1,568,627		300,000
Plus /ha	0	0		0
Benchmark Land Value		**9,411,765**		**1,800,000**
			£/m2	
Additional Profit		16,407,215	1,555	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -23,691,514

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				7,087,925	
	Stamp Duty			343,896		
	Easements etc.			0		
	Legals /Acquisition		1.50%	106,319	450,215	
Fees						
	Planning			43,800		
	Professional		8.00%	2,378,431	2,422,231	
CONSTRUCTION						
	Build Cost		1,636	25,826,787		
	s106 / CIL / IT			1,160,927		
	Contingency		5.00%	1,291,339		
	Abnormals	%	5.00%	1,291,339		
		£		160,000	29,730,392	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	1,600,785		
	Legals	%	0.5%	266,797		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,867,582	**41,558,346**

Developers Profit				
	Market Housing	% Value	17.50%	**6,962,813**
	Affordable Housing	% Value	6.00%	**592,538**
	First Homes	% Value	17.50%	**646,863**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	200		
No dwgs under 50	50	462	23,100
No dwgs over 50	150	138	20,700
		Total	43,800

Stamp duty calc - Residual		
Land payment		7,087,925
	Total	343,896

Stamp duty calc - Residual		
Land payment		9,411,765
	Total	460,088

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**500,000**

Post CIL s106	2,500	£/ Unit (all)	500,000
CIL	64	£/m2	660,927
		Total	**1,160,927**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,366.29
CO2 Plus	%	3.00%	40.99
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,416.48
Site Costs	Base	15.00%	212.47
	BNG	0.50%	7.08
			1,636.04

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			12	13	12	13	12	13	12	13	12	13
Market Housing				0	0	0	2,387,250	2,586,188	2,387,250	2,586,188	2,387,250	2,586,188
Affordable Rent				0	0	0	550,801	596,701	550,801	596,701	550,801	596,701
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	41,737	45,215	41,737	45,215	41,737	45,215
First Homes				0	0	0	221,782	240,263	221,782	240,263	221,782	240,263
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,201,570**	**3,468,367**	**3,201,570**	**3,468,367**	**3,201,570**	**3,468,367**
EXPENDITURE												
Stamp Duty	343,896											
Easements etc.	0											
Legals Acquisition	106,319											
Planning Fee	43,800											
Professional	1,189,216		1,189,216									
Build Cost - BCIS Base		0	516,536	1,076,116	1,592,652	1,635,697	1,592,652	1,635,697	1,592,652	1,635,697	1,592,652	1,635,697
s106/CIL/Tariff		660,927	10,000	20,833	30,833	31,667	30,833	31,667	30,833	31,667	30,833	31,667
Contingency		0	25,827	53,806	79,633	81,785	79,633	81,785	79,633	81,785	79,633	81,785
Abnormals		0	29,027	60,472	89,499	91,918	89,499	91,918	89,499	91,918	89,499	91,918
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	96,047	104,051	96,047	104,051	96,047	104,051
Legals	0	0	0	0	0	0	16,008	17,342	16,008	17,342	16,008	17,342
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**1,683,231**	**660,927**	**1,770,605**	**1,211,228**	**1,792,617**	**1,841,066**	**1,904,672**	**1,962,459**	**1,904,672**	**1,962,459**	**1,904,672**	**1,962,459**
For Residual Valuation Land	**7,087,925**											
Interest		164,459	179,935	216,508	243,278	281,451	321,248	302,955	280,399	261,340	238,004	218,150
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-8,771,156	-825,386	-1,950,540	-1,427,736	-2,035,895	-2,122,517	975,650	1,202,954	1,016,499	1,244,568	1,058,894	1,287,758
Opening Balance	0											
Closing Balance	-8,771,156	-9,596,542	-11,547,082	-12,974,817	-15,010,712	-17,133,229	-16,157,580	-14,954,626	-13,938,128	-12,693,559	-11,634,666	-10,346,907

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started	12	13	12	13	12	13						
Market Housing	2,387,250	2,586,188	2,387,250	2,586,188	2,387,250	2,586,188	2,387,250	2,586,188	2,387,250	2,586,188	0	0
Affordable Rent	550,801	596,701	550,801	596,701	550,801	596,701	550,801	596,701	550,801	596,701	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	41,737	45,215	41,737	45,215	41,737	45,215	41,737	45,215	41,737	45,215	0	0
First Homes	221,782	240,263	221,782	240,263	221,782	240,263	221,782	240,263	221,782	240,263	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**3,201,570**	**3,468,367**	**3,201,570**	**3,468,367**	**3,201,570**	**3,468,367**	**3,201,570**	**3,468,367**	**3,201,570**	**3,468,367**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	1,592,652	1,635,697	1,592,652	1,635,697	1,592,652	1,635,697	1,076,116	559,580	0	0	0	0
s106/CIL/Tariff	30,833	31,667	30,833	31,667	30,833	31,667	20,833	10,833	0	0	0	0
Contingency	79,633	81,785	79,633	81,785	79,633	81,785	53,806	27,979	0	0	0	0
Abnormals	89,499	91,918	89,499	91,918	89,499	91,918	60,472	31,446	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	96,047	104,051	96,047	104,051	96,047	104,051	96,047	104,051	96,047	104,051	0	0
Legals	16,008	17,342	16,008	17,342	16,008	17,342	16,008	17,342	16,008	17,342	0	0
Misc.												
COSTS BEFORE LAND INT AND PROFIT	**1,904,672**	**1,962,459**	**1,904,672**	**1,962,459**	**1,904,672**	**1,962,459**	**1,323,283**	**751,231**	**112,055**	**121,393**	**0**	**0**
For Residual Valuation Land												
Interest	194,005	173,325	148,339	126,804	100,946	78,522	51,758	17,511	0	0	0	0
Developers Return												
Market Housing												6,962,813
Affordable for Rent												592,538
First Homes												646,863
Cash Flow	1,102,893	1,332,583	1,148,558	1,379,104	1,195,952	1,427,387	1,826,529	2,699,625	3,089,515	3,346,974	0	-8,202,214
Opening Balance												
Closing Balance	-9,244,014	-7,911,431	-6,762,873	-5,383,769	-4,187,816	-2,760,430	-933,901	1,765,725	4,855,239	8,202,214	8,202,214	0

App12 Sov
Site 9

Site 9	HD Housing 100

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
	Gross	Net					
Market Housing	88.0	87.75	60.00%	60	3,778	19,893,750	5,277
Affordable Overall			40%	40			
Affordable Rent	63.0	60.82	28.00%	28	2,685	4,572,555	1,764
Social Rent	63.0	60.82	0.00%	0	1,415	0	0
Shared Ownership	77.0	77.00	2.00%	2	2,645	407,321	154
First Homes	71.5	70.70	10.00%	10	2,636	1,863,415	715
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	3.333	ha	30	/ha		26,737,041	7,910
SITE AREA - Gross	4.167	ha	24	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,857,642	557,293	445,834
Existing Use Value		6,250,000		1,500,000
Uplift	20%	1,250,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		7,500,000		1,800,000
			£/m2	
Additional Profit		6,155,411	1,166	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -16,462,212

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				1,857,642	
	Stamp Duty			82,382		
	Easements etc.			0		
	Legals /Acquisition		1.50%	27,865	110,247	
Fees						
	Planning			30,000		
	Professional		8.00%	1,356,825	1,386,825	
CONSTRUCTION						
	Build Cost		1,873	14,818,043		
	s106 / CIL / IT			580,463		
	Contingency		5.00%	740,902		
	Abnormals	%	5.00%	740,902		
		£		80,000	16,960,311	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	802,111		
	Legals	%	0.5%	133,685		
		£/unit	0	0		
	Misc.	%	0.0%	0	935,796	21,250,820

Developers Profit				
	Market Housing	% Value	17.50%	3,481,406
	Affordable Housing	% Value	6.00%	298,793
	First Homes	% Value	17.50%	326,098

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

Stamp duty calc - Residual		
Land payment		1,857,642
	Total	82,382

Stamp duty calc - Residual		
Land payment		7,500,000
	Total	364,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**250,000**

Post CIL s106	2,500	£/ Unit (all)	250,000
CIL	64	£/m2	330,463
		Total	**580,463**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,565.76
CO2 Plus	%	3.00%	46.97
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,621.93
Site Costs	Base	15.00%	243.29
	BNG	0.50%	8.11
			1,873.33

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			12	13	12	13	12	13	12	13		
Market Housing				0	0	0	2,387,250	2,586,188	2,387,250	2,586,188	2,387,250	2,586,188
Affordable Rent				0	0	0	548,707	594,432	548,707	594,432	548,707	594,432
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	48,879	52,952	48,879	52,952	48,879	52,952
First Homes				0	0	0	223,610	242,244	223,610	242,244	223,610	242,244
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,208,445**	**3,475,815**	**3,208,445**	**3,475,815**	**3,208,445**	**3,475,815**
EXPENDITURE												
Stamp Duty	82,382											
Easements etc.	0											
Legals Acquisition	27,865											
Planning Fee	30,000											
Professional	678,412		678,412									
Build Cost - BCIS Base		0	592,722	1,234,837	1,827,559	1,876,952	1,827,559	1,876,952	1,827,559	1,876,952	1,234,837	642,115
s106/CIL/Tariff		330,463	10,000	20,833	30,833	31,667	30,833	31,667	30,833	31,667	20,833	10,833
Contingency		0	29,636	61,742	91,378	93,848	91,378	93,848	91,378	93,848	61,742	32,106
Abnormals		0	32,836	68,409	101,245	103,981	101,245	103,981	101,245	103,981	68,409	35,572
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	96,253	104,274	96,253	104,274	96,253	104,274
Legals	0	0	0	0	0	0	16,042	17,379	16,042	17,379	16,042	17,379
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**818,659**	**330,463**	**1,343,606**	**1,385,821**	**2,051,014**	**2,106,447**	**2,163,310**	**2,228,101**	**2,163,310**	**2,228,101**	**1,498,116**	**842,280**
For Residual Valuation Land	**1,857,642**											
Interest		50,181	57,318	83,585	111,136	151,677	194,017	178,058	158,002	141,368	120,624	90,817
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-2,676,301	-380,644	-1,400,924	-1,469,406	-2,162,151	-2,258,124	851,118	1,069,656	887,133	1,106,346	1,589,705	2,542,718
Opening Balance	0											
Closing Balance	-2,676,301	-3,056,945	-4,457,869	-5,927,275	-8,089,426	-10,347,550	-9,496,431	-8,426,775	-7,539,642	-6,433,296	-4,843,591	-2,300,873

	Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	2,387,250	2,586,188	0	0	0	0	0	0	0	0	0	0
Affordable Rent	548,707	594,432	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	48,879	52,952	0	0	0	0	0	0	0	0	0	0
First Homes	223,610	242,244	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	**3,208,445**	**3,475,815**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
Agents	96,253	104,274	0	0	0	0	0	0	0	0	0	0
Legals	16,042	17,379	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND PROFIT	**112,296**	**121,654**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	43,141	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												3,481,406
Affordable for Rent												298,793
First Homes												326,098
Cash Flow	3,053,008	3,354,162	0	0	0	0	0	0	0	0	0	-4,106,296
Opening Balance												
Closing Balance	752,135	4,106,296	4,106,296	4,106,296	4,106,296	4,106,296	4,106,296	4,106,296	4,106,296	4,106,296	4,106,296	0

App12 Sov
Site 10

Site 10	HD Housing 60

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net					
Market Housing	87.4	87.19	60.00%	36	3,782	11,871,250	3,147
Affordable Overall			40%	24			
Affordable Rent	62.6	60.24	28.00%	17	2,685	2,717,094	1,051
Social Rent	62.6	60.24	0.00%	0	1,415	0	0
Shared Ownership	70.0	70.00	2.00%	1	2,647	222,373	84
First Homes	69.7	68.00	10.00%	6	2,647	1,080,098	418
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.579	ha	38	/ha		15,890,815	4,700
SITE AREA - Gross	2.256	ha	27	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,087,954	689,038	482,326
Existing Use Value		3,383,459		1,500,000
Uplift	20%	676,692		300,000
Plus /ha	0	0		0
Benchmark Land Value		4,060,150		1,800,000
			£/m2	
Additional Profit		3,242,552	1,030	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -8,548,023

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				1,087,954	
	Stamp Duty			43,898		
	Easements etc.			0		
	Legals /Acquisition		1.50%	16,319	60,217	
Fees						
	Planning			24,480		
	Professional		8.00%	808,801	833,281	
CONSTRUCTION						
	Build Cost		1,879	8,832,307		
	s106 / CIL / IT			346,480		
	Contingency		5.00%	441,615		
	Abnormals	%	5.00%	441,615		
		£		48,000	10,110,017	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	476,724		
	Legals	%	0.5%	79,454		
		£/unit	0	0		
	Misc.	%	0.0%	0	556,179	12,647,648

Developers Profit				
	Market Housing	% Value	17.50%	2,077,469
	Affordable Housing	% Value	6.00%	176,368
	First Homes	% Value	17.50%	189,017

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

Stamp duty calc - Residual		
Land payment		1,087,954
	Total	43,898

Stamp duty calc - Residual		
Land payment		4,060,150
	Total	192,508

Pre CIL s106	2,500	£/ Unit (all)	
		Total	150,000

Post CIL s106	2,500	£/ Unit (all)	150,000
CIL	64	£/m2	196,480
		Total	346,480

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
			1,570.71
CO2 Plus	%	3.00%	47.12
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,627.03
Site Costs	Base	15.00%	244.05
	BNG	0.50%	8.14
			1,879.22

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			12	13	12	13	10					
Market Housing				0	0	0	2,374,250	2,572,104	2,374,250	2,572,104	1,978,542	0
Affordable Rent				0	0	0	543,419	588,704	543,419	588,704	452,849	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	44,475	48,181	44,475	48,181	37,062	0
First Homes				0	0	0	216,020	234,021	216,020	234,021	180,016	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,178,163**	**3,443,010**	**3,178,163**	**3,443,010**	**2,648,469**	**0**
EXPENDITURE												
Stamp Duty	43,898											
Easements etc.	0											
Legals Acquisition	16,319											
Planning Fee	24,480											
Professional	404,401		404,401									
Build Cost - BCIS Base		0	588,820	1,226,709	1,815,530	1,864,598	1,717,393	1,128,573	490,684	0	0	0
s106/CIL/Tariff		196,480	10,000	20,833	30,833	31,667	29,167	19,167	8,333	0	0	0
Contingency		0	29,441	61,335	90,776	93,230	85,870	56,429	24,534	0	0	0
Abnormals		0	32,641	68,002	100,643	103,363	95,203	62,562	27,201	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	95,345	103,290	95,345	103,290	79,454	0
Legals	0	0	0	0	0	0	15,891	17,215	15,891	17,215	13,242	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**489,098**	**196,480**	**1,065,303**	**1,376,880**	**2,037,783**	**2,092,858**	**2,038,868**	**1,387,235**	**661,988**	**120,505**	**92,696**	**0**
For Residual Valuation Land	**1,087,954**											
Interest		29,570	33,808	54,416	81,253	120,985	162,495	144,180	108,337	63,190	2,078	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-1,577,052	-226,049	-1,099,111	-1,431,297	-2,119,036	-2,213,843	976,800	1,911,595	2,407,838	3,259,314	2,553,695	0
Opening Balance	0											
Closing Balance	-1,577,052	-1,803,101	-2,902,212	-4,333,509	-6,452,545	-8,666,388	-7,689,588	-5,777,993	-3,370,155	-110,841	2,442,854	2,442,854

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												2,077,469
Affordable for Rent												176,368
First Homes												189,017
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-2,442,854
Opening Balance												
Closing Balance	2,442,854	2,442,854	2,442,854	2,442,854	2,442,854	2,442,854	2,442,854	2,442,854	2,442,854	2,442,854	2,442,854	0

App12 Sov
Site 11

Site 11	HD Housing 30

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				30	£/m2	£	m2
	Gross	Net					
Market Housing	89.8	89.83	60.00%	18	3,750	6,063,750	1,617
Affordable Overall			40%	12			
Affordable Rent	63.0	60.75	28.00%	8	2,685	1,370,156	529
Social Rent	63.0	60.75	0.00%	0	1,415	0	0
Shared Ownership	70.0	70.00	2.00%	1	2,625	110,250	42
First Homes	74.7	74.67	10.00%	3	2,625	588,000	224
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.750	ha	40	/ha		**8,132,156**	**2,412**
SITE AREA - Gross	1.000	ha	30	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		577,152	769,536	577,152
Existing Use Value		1,500,000		1,500,000
Uplift	20%	300,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**1,800,000**		**1,800,000**
			£/m2	
Additional Profit		1,927,318	1,192	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -4,232,157

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				577,152	
	Stamp Duty			18,358		
	Easements etc.			0		
	Legals /Acquisition		1.50%	8,657	27,015	
Fees						
	Planning			13,860		
	Professional		8.00%	412,100	425,960	
CONSTRUCTION						
	Build Cost		1,865	4,498,533		
	s106 / CIL / IT			178,860		
	Contingency		5.00%	224,927		
	Abnormals	%	5.00%	224,927		
		£		24,000	5,151,246	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	243,965		
	Legals	%	0.5%	40,661		
		£/unit	0	0		
	Misc.	%	0.0%	0	284,625	**6,465,998**

Developers Profit				
	Market Housing	% Value	17.50%	**1,061,156**
	Affordable Housing	% Value	6.00%	**88,824**
	First Homes	% Value	17.50%	**102,900**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	30		
No dwgs under 50	30	462	13,860
No dwgs over 50	0	138	0
		Total	13,860

Stamp duty calc - Residual		
Land payment		577,152
	Total	18,358

Stamp duty calc - Residual		
Land payment		1,800,000
	Total	79,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**75,000**

Post CIL s106	2,500	£/ Unit (all)	75,000
CIL	64	£/m2	103,860
		Total	**178,860**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,558.82
CO2 Plus	%	3.00%	46.76
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,614.78
Site Costs	Base	15.00%	242.22
	BNG	0.50%	8.07
			1,865.07

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			10	10	10																			
Market Housing				0	0	0	2,021,250	2,021,250	2,021,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	456,719	456,719	456,719	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	36,750	36,750	36,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	196,000	196,000	196,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,710,719**	**2,710,719**	**2,710,719**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	18,358																							
Easements etc.	0																							
Legals Acquisition	8,657																							
Planning Fee	13,860																							
Professional	206,050		206,050																					
Build Cost - BCIS Base		0	499,837	999,674	1,499,511	999,674	499,837	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		103,860	8,333	16,667	25,000	16,667	8,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	24,992	49,984	74,976	49,984	24,992	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	27,659	55,317	82,976	55,317	27,659	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	81,322	81,322	81,322	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	13,554	13,554	13,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	**246,925**	**103,860**	**766,870**	**1,121,641**	**1,682,462**	**1,121,641**	**655,696**	**94,875**	**94,875**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**577,152**																							
Interest		15,451	17,689	32,399	54,037	86,597	109,251	72,768	25,085	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,061,156
Affordable for Rent																								88,824
First Homes																								102,900
Cash Flow	-824,077	-119,311	-784,559	-1,154,040	-1,736,499	-1,208,238	1,945,772	2,543,075	2,590,758	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,252,881
Opening Balance	0																							
Closing Balance	-824,077	-943,388	-1,727,947	-2,881,987	-4,618,487	-5,826,725	-3,880,953	-1,337,878	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	1,252,881	0

App12 Sov
Site 12

Site 12	HD Housing 15

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				15	£/m2	£	m2
	Gross	Net					
Market Housing	89.7	89.67	60.00%	9	3,750	3,026,250	807
Affordable Overall			40%	6			
Affordable Rent	60.0	58.00	28.00%	4	2,685	654,066	252
Social Rent	60.0	58.00	0.00%	0	1,415	0	0
Shared Ownership	77.0	77.00	2.00%	0	2,625	60,638	23
First Homes	77.0	77.00	10.00%	2	2,625	303,188	116
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.375	ha	40	/ha		**4,044,141**	**1,197**
SITE AREA - Gross	0.500	ha	30	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		398,720	1,063,254	797,441
Existing Use Value		750,000		1,500,000
Uplift	20%	150,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**900,000**		**1,800,000**
			£/m2	
Additional Profit		957,986	1,187	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -1,928,458

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				398,720	
	Stamp Duty			9,436		
	Easements etc.			0		
	Legals /Acquisition		1.50%	5,981	15,417	
Fees						
	Planning			6,930		
	Professional		8.00%	195,735	202,665	
CONSTRUCTION						
	Build Cost		1,781	2,132,139		
	s106 / CIL / IT			89,334		
	Contingency		5.00%	106,607		
	Abnormals	%	5.00%	106,607		
		£		12,000	2,446,687	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	121,324		
	Legals	%	0.5%	20,221		
		£/unit	0	0		
	Misc.	%	0.0%	0	141,545	**3,205,034**

Developers Profit				
	Market Housing	% Value	17.50%	**529,594**
	Affordable Housing	% Value	6.00%	**42,882**
	First Homes	% Value	17.50%	**53,058**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	15		
No dwgs under 50	15	462	6,930
No dwgs over 50	0	138	0
		Total	6,930

Stamp duty calc - Residual		
Land payment		398,720
	Total	9,436

Stamp duty calc - Residual		
Land payment		900,000
	Total	34,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**37,500**

Post CIL s106	2,500	£/ Unit (all)	37,500
CIL	64	£/m2	51,834
		Total	**89,334**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,555.59
CO2 Plus	%	3.00%	46.67
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,611.45
Site Costs	Base	10.00%	161.15
	BNG	0.50%	8.06
			1,780.66

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			5	5	5							
Market Housing				0	0	0	1,008,750	1,008,750	1,008,750	0	0	0
Affordable Rent				0	0	0	218,022	218,022	218,022	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	20,213	20,213	20,213	0	0	0
First Homes				0	0	0	101,063	101,063	101,063	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,348,047**	**1,348,047**	**1,348,047**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	9,436											
Easements etc.	0											
Legals Acquisition	5,981											
Planning Fee	6,930											
Professional	97,867		97,867									
Build Cost - BCIS Base		0	236,904	473,809	710,713	473,809	236,904	0	0	0	0	0
s106/CIL/Tariff		51,834	4,167	8,333	12,500	8,333	4,167	0	0	0	0	0
Contingency		0	11,845	23,690	35,536	23,690	11,845	0	0	0	0	0
Abnormals		0	13,179	26,357	39,536	26,357	13,179	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	40,441	40,441	40,441	0	0	0
Legals	0	0	0	0	0	0	6,740	6,740	6,740	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**120,214**	**51,834**	**363,962**	**532,190**	**798,284**	**532,190**	**313,276**	**47,182**	**47,182**	**0**	**0**	**0**
For Residual Valuation Land	**398,720**											
Interest		9,730	10,884	17,913	28,227	43,724	54,523	36,143	12,429	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-518,935	-61,564	-374,847	-550,102	-826,511	-575,914	980,248	1,264,722	1,288,436	0	0	0
Opening Balance	0											
Closing Balance	-518,935	-580,498	-955,345	-1,505,447	-2,331,959	-2,907,873	-1,927,625	-662,902	625,534	625,534	625,534	625,534

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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
Market Housing												529,594
Affordable for Rent												42,882
First Homes												53,058
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-625,534
Closing Balance	625,534	625,534	625,534	625,534	625,534	625,534	625,534	625,534	625,534	625,534	625,534	0

App12 Sov
Site 13

Site 13	HD Housing 6

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				6	£/m2	£	m2
	Gross	Net					
Market Housing	86.0	86.00	60.00%	4	3,750	1,161,000	310
Affordable Overall			40%	2.4			
Affordable Rent	86.0	86.00	28.00%	2	2,685	387,929	144
Social Rent	86.0	86.00	0.00%	0	1,415	0	0
Shared Ownership	86.0	86.00	2.00%	0	2,625	27,090	10
First Homes	86.0	86.00	10.00%	1	0	0	52
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.133	ha	45	/ha		1,576,019	516
SITE AREA - Gross	0.190	ha	32	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		81,889	614,168	429,917
Existing Use Value		285,714		1,500,000
Uplift	20%	57,143		300,000
Plus /ha	0	0		0
Benchmark Land Value		**342,857**		**1,800,000**
			£/m2	
Additional Profit		498,592	1,610	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -1,016,030

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				81,889	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,228	1,228	
Fees						
	Planning			2,772		
	Professional		8.00%	83,511	86,283	
CONSTRUCTION						
	Build Cost		1,746	900,856		
	s106 / CIL / IT			48,143		
	Contingency		5.00%	45,043		
	Abnormals	%	5.00%	45,043		
		£		4,800	1,043,884	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	47,281		
	Legals	%	0.5%	7,880		
		£/unit	0	0		
	Misc.	%	0.0%	0	55,161	**1,268,445**

Developers Profit				
	Market Housing	% Value	17.50%	**203,175**
	Affordable Housing	% Value	6.00%	**24,901**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	6		
No dwgs under 50	6	462	2,772
No dwgs over 50	0	138	0
		Total	2,772

Stamp duty calc - Residual		
Land payment		81,889
	Total	0

Stamp duty calc - Residual		
Land payment		342,857
	Total	6,643

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**15,000**

Post CIL s106	2,500	£/ Unit (all)	15,000
CIL	64	£/m2	33,143
		Total	**48,143**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,525.00
CO2 Plus	%	3.00%	45.75
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,579.95
Site Costs	Base	10.00%	158.00
	BNG	0.50%	7.90
			1,745.84

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			2	2	2							
Market Housing				0	0	0	387,000	387,000	387,000	0	0	0
Affordable Rent				0	0	0	129,310	129,310	129,310	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	9,030	9,030	9,030	0	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**525,340**	**525,340**	**525,340**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	0											
Easements etc.	0											
Legals Acquisition	1,228											
Planning Fee	2,772											
Professional	41,755		41,755									
Build Cost - BCIS Base		0	100,095	200,190	300,285	200,190	100,095	0	0	0	0	0
s106/CIL/Tariff		33,143	1,667	3,333	5,000	3,333	1,667	0	0	0	0	0
Contingency		0	5,005	10,010	15,014	10,010	5,005	0	0	0	0	0
Abnormals		0	5,538	11,076	16,614	11,076	5,538	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	15,760	15,760	15,760	0	0	0
Legals	0	0	0	0	0	0	2,627	2,627	2,627	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**45,756**	**33,143**	**154,060**	**224,609**	**336,914**	**224,609**	**130,691**	**18,387**	**18,387**	**0**	**0**	**0**
For Residual Valuation Land	**81,889**											
Interest		2,393	3,060	6,006	10,330	16,840	21,368	14,369	5,133	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-127,645	-35,536	-157,120	-230,615	-347,243	-241,450	373,280	492,584	501,820	0	0	0
Opening Balance	0											
Closing Balance	-127,645	-163,181	-320,300	-550,915	-898,159	-1,139,608	-766,328	-273,744	228,076	228,076	228,076	228,076

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												203,175
Affordable for Rent												24,901
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-228,076
Opening Balance												
Closing Balance	228,076	228,076	228,076	228,076	228,076	228,076	228,076	228,076	228,076	228,076	228,076	0

App12 Sov
Site 14

Site 14	Houses & Flats 100

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
	Gross	Net					
Market Housing	84.7	83.00	60.00%	60	3,998	19,912,500	5,079
Affordable Overall			40%	40			
Affordable Rent	60.7	55.14	28.00%	28	2,685	4,145,640	1,698
Social Rent	60.7	55.14	0.00%	0	1,415	0	0
Shared Ownership	55.0	50.00	2.00%	2	2,799	279,895	110
First Homes	60.3	54.80	10.00%	10	2,799	1,533,822	603
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.667	ha	60	/ha		25,871,857	7,490
SITE AREA - Gross	2.381	ha	42	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,486,945	892,167	624,517
Existing Use Value		3,571,429		1,500,000
Uplift	20%	714,286		300,000
Plus /ha	0	0		0
Benchmark Land Value		4,285,714		1,800,000
			£/m2	
Additional Profit		-2,027,708	-399	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -1,059,429

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				1,486,945	
	Stamp Duty			63,847		
	Easements etc.			0		
	Legals /Acquisition		1.50%	22,304	86,151	
Fees						
	Planning			30,000		
	Professional		8.00%	1,338,354	1,368,354	
CONSTRUCTION						
	Build Cost		1,959	14,675,591		
	s106 / CIL / IT			506,278		
	Contingency		5.00%	733,780		
	Abnormals	%	5.00%	733,780		
		£		80,000	16,729,428	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	776,156		
	Legals	%	0.5%	129,359		
		£/unit	0	0		
	Misc.	%	0.0%	0	905,515	20,576,393

Developers Profit				
	Market Housing	% Value	17.50%	3,484,688
	Affordable Housing	% Value	6.00%	265,532
	First Homes	% Value	17.50%	268,419

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

Stamp duty calc - Residual		
Land payment		1,486,945
	Total	63,847

Stamp duty calc - Residual		
Land payment		4,285,714
	Total	203,786

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**250,000**

Post CIL s106	2,500	£/ Unit (all)	250,000
CIL	64	£/m2	256,278
		Total	**506,278**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,638.03
CO2 Plus	%	3.00%	49.14
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,696.37
Site Costs	Base	15.00%	254.46
	BNG	0.50%	8.48
			1,959.31

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			15	15	15	15	15	15	10			
Market Housing				0	0	0	2,986,875	2,986,875	2,986,875	2,986,875	2,986,875	2,986,875
Affordable Rent				0	0	0	621,846	621,846	621,846	621,846	621,846	621,846
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	41,984	41,984	41,984	41,984	41,984	41,984
First Homes				0	0	0	230,073	230,073	230,073	230,073	230,073	230,073
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,880,779**	**3,880,779**	**3,880,779**	**3,880,779**	**3,880,779**	**3,880,779**
EXPENDITURE												
Stamp Duty	63,847											
Easements etc.	0											
Legals Acquisition	22,304											
Planning Fee	30,000											
Professional	669,177		669,177									
Build Cost - BCIS Base		0	733,780	1,467,559	2,201,339	2,201,339	2,201,339	2,201,339	1,956,745	1,222,966	489,186	0
s106/CIL/Tariff		256,278	12,500	25,000	37,500	37,500	37,500	37,500	33,333	20,833	8,333	0
Contingency		0	36,689	73,378	110,067	110,067	110,067	110,067	97,837	61,148	24,459	0
Abnormals		0	40,689	81,378	122,067	122,067	122,067	122,067	108,504	67,815	27,126	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	116,423	116,423	116,423	116,423	116,423	116,423
Legals	0	0	0	0	0	0	19,404	19,404	19,404	19,404	19,404	19,404
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**785,329**	**256,278**	**1,492,835**	**1,647,315**	**2,470,973**	**2,470,973**	**2,606,800**	**2,606,800**	**2,332,247**	**1,508,590**	**684,932**	**135,827**
For Residual Valuation Land	**1,486,945**											
Interest		42,605	48,209	77,104	109,437	157,819	207,109	187,105	166,726	140,818	98,979	40,913
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-2,272,273	-298,883	-1,541,044	-1,724,419	-2,580,409	-2,628,792	1,066,870	1,086,873	1,381,805	2,231,371	3,096,867	3,704,038
Opening Balance	0											
Closing Balance	-2,272,273	-2,571,156	-4,112,200	-5,836,619	-8,417,028	-11,045,820	-9,978,950	-8,892,077	-7,510,272	-5,278,901	-2,182,034	1,522,004

	Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	1,991,250	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	414,564	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	27,989	0	0	0	0	0	0	0	0	0	0	0
First Homes	153,382	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	**2,587,186**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
Agents	77,616	0	0	0	0	0	0	0	0	0	0	0
Legals	12,936	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND PROFIT	**90,551**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												3,484,688
Affordable for Rent												265,532
First Homes												268,419
Cash Flow	2,496,634	0	0	0	0	0	0	0	0	0	0	-4,018,638
Opening Balance												
Closing Balance	4,018,638	4,018,638	4,018,638	4,018,638	4,018,638	4,018,638	4,018,638	4,018,638	4,018,638	4,018,638	4,018,638	0

App12 Sov
Site 15

Site 15	Houses & Flats 60

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net					
Market Housing	84.0	82.17	60.00%	36	4,029	11,917,500	3,024
Affordable Overall			40%	24			
Affordable Rent	59.7	54.24	28.00%	17	2,685	2,446,446	1,002
Social Rent	59.7	54.24	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	1	2,820	206,441	81
First Homes	61.4	0.00	10.00%	6	2,820	0	369
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.091	ha	55	/ha		**14,570,387**	**4,475**
SITE AREA - Gross	1.558	ha	39	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		439,597	402,964	282,075
Existing Use Value		2,337,662		1,500,000
Uplift	20%	467,532		300,000
Plus /ha	0	0		0
Benchmark Land Value		**2,805,195**		**1,800,000**
			£/m2	
Additional Profit		-1,170,098	-387	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -1,669,763

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				439,597	
	Stamp Duty			11,480		
	Easements etc.			0		
	Legals /Acquisition		1.50%	6,594	18,074	
Fees						
	Planning			24,480		
	Professional		8.00%	789,319	813,799	
CONSTRUCTION						
	Build Cost		1,964	8,789,536		
	s106 / CIL / IT			150,000		
	Contingency		5.00%	439,477		
	Abnormals	%	5.00%	439,477		
		£		48,000	9,866,490	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	437,112		
	Legals	%	0.5%	72,852		
		£/unit	0	0		
	Misc.	%	0.0%	0	509,964	**11,647,924**

Developers Profit				
	Market Housing	% Value	17.50%	**2,085,563**
	Affordable Housing	% Value	6.00%	**159,173**
	First Homes	% Value	17.50%	**0**

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

Stamp duty calc - Residual		
Land payment		439,597
	Total	11,480

Stamp duty calc - Residual		
Land payment		2,805,195
	Total	129,760

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**150,000**

Post CIL s106	2,500	£/ Unit (all)	150,000
CIL	64	£/m2	0
		Total	**150,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,641.99
CO2 Plus	%	3.00%	49.26
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,700.45
Site Costs	Base	15.00%	255.07
	BNG	0.50%	8.50
			1,964.02

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			15	15	15	15																		
Market Housing				0	0	0	2,979,375	2,979,375	2,979,375	2,979,375	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	611,611	611,611	611,611	611,611	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	51,610	51,610	51,610	51,610	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,642,597**	**3,642,597**	**3,642,597**	**3,642,597**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	11,480																							
Easements etc.	0																							
Legals Acquisition	6,594																							
Planning Fee	24,480																							
Professional	394,660		394,660																					
Build Cost - BCIS Base		0	732,461	1,464,923	2,197,384	2,197,384	1,464,923	732,461	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	12,500	25,000	37,500	37,500	25,000	12,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	36,623	73,246	109,869	109,869	73,246	36,623	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	40,623	81,246	121,869	121,869	81,246	40,623	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	109,278	109,278	109,278	109,278	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	18,213	18,213	18,213	18,213	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	**437,213**	**0**	**1,216,867**	**1,644,415**	**2,466,623**	**2,466,623**	**1,771,906**	**949,698**	**127,491**	**127,491**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**439,597**																							
Interest		16,440	16,748	39,879	71,459	119,048	167,530	135,595	87,646	23,381	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,085,563
Affordable for Rent																								159,173
First Homes																								0
Cash Flow	-876,811	-16,440	-1,233,616	-1,684,294	-2,538,082	-2,585,671	1,703,161	2,557,303	3,427,460	3,491,725	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,244,736
Opening Balance	0																							
Closing Balance	-876,811	-893,251	-2,126,867	-3,811,160	-6,349,242	-8,934,913	-7,231,752	-4,674,449	-1,246,989	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	2,244,736	0

App12 Sov
Site 16

Site 16	Houses & Flats 30

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				30	£/m2	£	m2
	Gross	Net					
Market Housing	84.3	83.33	60.00%	18	3,892	5,837,500	1,517
Affordable Overall			40%	12			
Affordable Rent	61.6	56.00	28.00%	8	2,685	1,263,024	517
Social Rent	61.6	56.00	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	1	2,724	99,705	40
First Homes	63.8	58.00	10.00%	3	2,724	474,005	191
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.500	ha	60	/ha		**7,674,234**	**2,266**
SITE AREA - Gross	0.714	ha	42	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		377,561	755,121	528,585
Existing Use Value		1,071,429		1,500,000
Uplift	20%	214,286		300,000
Plus /ha	0	0		0
Benchmark Land Value		**1,285,714**		**1,800,000**
			£/m2	
Additional Profit		-411,326	-271	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -573,497

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				377,561	
	Stamp Duty			8,378		
	Easements etc.			0		
	Legals /Acquisition		1.50%	5,663	14,041	
Fees						
	Planning			13,860		
	Professional		8.00%	402,797	416,657	
CONSTRUCTION						
	Build Cost		1,946	4,409,583		
	s106 / CIL / IT			160,426		
	Contingency		5.00%	220,479		
	Abnormals	%	5.00%	220,479		
		£		24,000	5,034,967	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	230,227		
	Legals	%	0.5%	38,371		
		£/unit	0	0		
	Misc.	%	0.0%	0	268,598	**6,111,825**

Developers Profit				
	Market Housing	% Value	17.50%	**1,021,563**
	Affordable Housing	% Value	6.00%	**81,764**
	First Homes	% Value	17.50%	**82,951**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	30		
No dwgs under 50	30	462	13,860
No dwgs over 50	0	138	0
		Total	13,860

Stamp duty calc - Residual		
Land payment		377,561
	Total	8,378

Stamp duty calc - Residual		
Land payment		1,285,714
	Total	53,786

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**75,000**

Post CIL s106	2,500	£/ Unit (all)	75,000
CIL	64	£/m2	85,426
		Total	**160,426**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,626.75
CO2 Plus	%	3.00%	48.80
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,684.75
Site Costs	Base	15.00%	252.71
	BNG	0.50%	8.42
			1,945.89

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			10	10	10							
Market Housing				0	0	0	1,945,833	1,945,833	1,945,833	0	0	0
Affordable Rent				0	0	0	421,008	421,008	421,008	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	33,235	33,235	33,235	0	0	0
First Homes				0	0	0	158,002	158,002	158,002	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,558,078**	**2,558,078**	**2,558,078**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	8,378											
Easements etc.	0											
Legals Acquisition	5,663											
Planning Fee	13,860											
Professional	201,399		201,399									
Build Cost - BCIS Base		0	489,954	979,907	1,469,861	979,907	489,954	0	0	0	0	0
s106/CIL/Tariff		85,426	8,333	16,667	25,000	16,667	8,333	0	0	0	0	0
Contingency		0	24,498	48,995	73,493	48,995	24,498	0	0	0	0	0
Abnormals		0	27,164	54,329	81,493	54,329	27,164	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	76,742	76,742	76,742	0	0	0
Legals	0	0	0	0	0	0	12,790	12,790	12,790	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**229,300**	**85,426**	**751,348**	**1,099,898**	**1,649,847**	**1,099,898**	**639,482**	**89,533**	**89,533**	**0**	**0**	**0**
For Residual Valuation Land	**377,561**											
Interest		11,379	13,194	27,529	48,668	80,515	102,648	68,599	23,600	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-606,861	-96,805	-764,541	-1,127,427	-1,698,515	-1,180,413	1,815,948	2,399,946	2,444,945	0	0	0
Opening Balance	0											
Closing Balance	-606,861	-703,665	-1,468,207	-2,595,634	-4,294,149	-5,474,562	-3,658,614	-1,258,668	1,186,277	1,186,277	1,186,277	1,186,277

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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
Market Housing												1,021,563
Affordable for Rent												81,764
First Homes												82,951
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-1,186,277
Closing Balance	1,186,277	1,186,277	1,186,277	1,186,277	1,186,277	1,186,277	1,186,277	1,186,277	1,186,277	1,186,277	1,186,277	0

App12 Sov
Site 17

Site 17	Houses & Flats 12

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				12	£/m2	£	m2
	Gross	Net					
Market Housing	83.4	81.63	60.00%	7	4,028	2,367,000	601
Affordable Overall			40%	4.8			
Affordable Rent	63.8	58.00	28.00%	3	2,685	523,253	214
Social Rent	63.8	58.00	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	0	2,819	41,274	16
First Homes	67.1	61.00	10.00%	1	2,819	206,372	81
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.240	ha	50	/ha		3,137,900	912
SITE AREA - Gross	0.343	ha	35	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		267,789	1,115,786	781,050
Existing Use Value		514,286		1,500,000
Uplift	20%	102,857		300,000
Plus /ha	0	0		0
Benchmark Land Value		617,143		1,800,000
			£/m2	
Additional Profit		59,524	99	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -459,832

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				267,789	
	Stamp Duty			2,889		
	Easements etc.			0		
	Legals /Acquisition		1.50%	4,017	6,906	
Fees						
	Planning			5,544		
	Professional		8.00%	155,675	161,219	
CONSTRUCTION						
	Build Cost		1,868	1,703,373		
	s106 / CIL / IT			62,629		
	Contingency		5.00%	85,169		
	Abnormals	%	5.00%	85,169		
		£		9,600	1,945,939	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	94,137		
	Legals	%	0.5%	15,689		
		£/unit	0	0		
	Misc.	%	0.0%	0	109,826	2,491,680

Developers Profit				
	Market Housing	% Value	17.50%	414,225
	Affordable Housing	% Value	6.00%	33,872
	First Homes	% Value	17.50%	36,115

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

Stamp duty calc - Residual		
Land payment		267,789
	Total	2,889

Stamp duty calc - Residual		
Land payment		617,143
	Total	20,357

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**30,000**

Post CIL s106	2,500	£/ Unit (all)	30,000
CIL	64	£/m2	32,629
		Total	**62,629**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,632.56
CO2 Plus	%	3.00%	48.98
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,690.74
Site Costs	Base	10.00%	169.07
	BNG	0.50%	8.45
			1,868.26

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			4	4	4							
Market Housing				0	0	0	789,000	789,000	789,000	0	0	0
Affordable Rent				0	0	0	174,418	174,418	174,418	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	13,758	13,758	13,758	0	0	0
First Homes				0	0	0	68,791	68,791	68,791	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,045,967**	**1,045,967**	**1,045,967**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	2,889											
Easements etc.	0											
Legals Acquisition	4,017											
Planning Fee	5,544											
Professional	77,838		77,838									
Build Cost - BCIS Base		0	189,264	378,527	567,791	378,527	189,264	0	0	0	0	0
s106/CIL/Tariff		32,629	3,333	6,667	10,000	6,667	3,333	0	0	0	0	0
Contingency		0	9,463	18,926	28,390	18,926	9,463	0	0	0	0	0
Abnormals		0	10,530	21,060	31,590	21,060	10,530	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	31,379	31,379	31,379	0	0	0
Legals	0	0	0	0	0	0	5,230	5,230	5,230	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**90,288**	**32,629**	**290,428**	**425,180**	**637,770**	**425,180**	**249,199**	**36,609**	**36,609**	**0**	**0**	**0**
For Residual Valuation Land	**267,789**											
Interest		6,714	7,452	13,037	21,253	33,610	42,212	28,065	9,665	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-358,076	-39,343	-297,879	-438,217	-659,024	-458,790	754,555	981,293	999,692	0	0	0
Opening Balance	0											
Closing Balance	-358,076	-397,419	-695,298	-1,133,515	-1,792,539	-2,251,329	-1,496,774	-515,481	484,212	484,212	484,212	484,212

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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
Developers Return												
Market Housing												414,225
Affordable for Rent												33,872
First Homes												36,115
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-484,212
Opening Balance												
Closing Balance	484,212	484,212	484,212	484,212	484,212	484,212	484,212	484,212	484,212	484,212	484,212	0

App12 Sov
Site 18

Site 18	Flats 200

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				200	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	120	4,200	36,540,000	9,570
Affordable Overall			40%	80			
Affordable Rent	60.5	55.00	28.00%	56	2,685	8,269,800	3,388
Social Rent	60.5	55.00	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	4	2,940	717,360	268
First Homes	67.1	61.00	10.00%	20	2,940	3,586,800	1,342
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	3.333	ha	60	/ha		49,113,960	14,568
SITE AREA - Gross	4.167	ha	48	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		5,567,620	1,670,286	1,336,229
Existing Use Value		6,250,000		1,500,000
Uplift	20%	1,250,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		7,500,000		1,800,000
			£/m2	
Additional Profit		-452,141	-47	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -2,064,661

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				5,567,620	
	Stamp Duty			267,881		
	Easements etc.			0		
	Legals /Acquisition		1.50%	83,514	351,395	
Fees						
	Planning			43,800		
	Professional		8.00%	2,306,071	2,349,871	
CONSTRUCTION						
	Build Cost		1,766	25,732,623		
	s106 / CIL / IT			500,000		
	Contingency		5.00%	1,286,631		
	Abnormals	%	5.00%	1,286,631		
		£		20,000	28,825,885	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	1,473,419		
	Legals	%	0.5%	245,570		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,718,989	38,813,760

Developers Profit				
	Market Housing	% Value	17.50%	6,394,500
	Affordable Housing	% Value	6.00%	539,230
	First Homes	% Value	17.50%	627,690

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	200		
No dwgs under 50	50	462	23,100
No dwgs over 50	150	138	20,700
		Total	43,800

Stamp duty calc - Residual		
Land payment		5,567,620
	Total	267,881

Stamp duty calc - Residual		
Land payment		7,500,000
	Total	364,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	500,000

Post CIL s106	2,500	£/ Unit (all)	500,000
CIL	64	£/m2	0
		Total	500,000

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
			1,543.00
CO2 Plus	%	3.00%	46.29
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,598.49
Site Costs	Base	10.00%	159.85
	BNG	0.50%	7.99
			1,766.33

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			25	25	25	25	25	25	25	25		
Market Housing				0	0	0	4,567,500	4,567,500	4,567,500	4,567,500	4,567,500	4,567,500
Affordable Rent				0	0	0	1,033,725	1,033,725	1,033,725	1,033,725	1,033,725	1,033,725
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	89,670	89,670	89,670	89,670	89,670	89,670
First Homes				0	0	0	448,350	448,350	448,350	448,350	448,350	448,350
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**6,139,245**	**6,139,245**	**6,139,245**	**6,139,245**	**6,139,245**	**6,139,245**
EXPENDITURE												
Stamp Duty	267,881											
Easements etc.	0											
Legals Acquisition	83,514											
Planning Fee	43,800											
Professional	1,153,035		1,153,035									
Build Cost - BCIS Base		0	1,072,193	2,144,385	3,216,578	3,216,578	3,216,578	3,216,578	3,216,578	3,216,578	2,144,385	1,072,193
s106/CIL/Tariff		0	20,833	41,667	62,500	62,500	62,500	62,500	62,500	62,500	41,667	20,833
Contingency		0	53,610	107,219	160,829	160,829	160,829	160,829	160,829	160,829	107,219	53,610
Abnormals		0	54,443	108,886	163,329	163,329	163,329	163,329	163,329	163,329	108,886	54,443
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	184,177	184,177	184,177	184,177	184,177	184,177
Legals	0	0	0	0	0	0	30,696	30,696	30,696	30,696	30,696	30,696
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**1,548,231**	**0**	**2,354,114**	**2,402,157**	**3,603,236**	**3,603,236**	**3,818,109**	**3,818,109**	**3,818,109**	**3,818,109**	**2,617,031**	**1,415,952**
For Residual Valuation Land	**5,567,620**											
Interest		133,422	135,924	182,612	231,076	302,970	376,211	339,744	302,593	264,745	226,188	164,387
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-7,115,851	-133,422	-2,490,038	-2,584,769	-3,834,312	-3,906,206	1,944,925	1,981,392	2,018,543	2,056,391	3,296,027	4,558,906
Opening Balance	0											
Closing Balance	-7,115,851	-7,249,273	-9,739,311	-12,324,080	-16,158,392	-20,064,598	-18,119,673	-16,138,281	-14,119,738	-12,063,348	-8,767,321	-4,208,415

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	4,567,500	4,567,500	0	0	0	0	0	0	0	0	0	0
Affordable Rent	1,033,725	1,033,725	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	89,670	89,670	0	0	0	0	0	0	0	0	0	0
First Homes	448,350	448,350	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	**6,139,245**	**6,139,245**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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	184,177	184,177	0	0	0	0	0	0	0	0	0	0
Legals	30,696	30,696	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	**214,874**	**214,874**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Interest	78,908	0	0	0	0	0	0	0	0	0	0	0
Market Housing												6,394,500
Affordable for Rent												539,230
First Homes												627,690
Cash Flow	5,845,464	5,924,371	0	0	0	0	0	0	0	0	0	-7,561,420
Opening Balance												
Closing Balance	1,637,048	7,561,420	7,561,420	7,561,420	7,561,420	7,561,420	7,561,420	7,561,420	7,561,420	7,561,420	7,561,420	0

App12 Sov
Site 19

Site 19	Flats 100

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	60	4,200	18,270,000	4,785
Affordable Overall			40%	40			
Affordable Rent	58.1	52.79	28.00%	28	2,685	3,968,430	1,626
Social Rent	58.1	52.79	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	2	2,940	358,680	134
First Homes	67.1	61.00	10.00%	10	2,940	1,793,400	671
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.250	ha	80	/ha		**24,390,510**	**7,216**
SITE AREA - Gross	1.786	ha	56	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,072,141	857,713	600,399
Existing Use Value		2,678,571		1,500,000
Uplift	20%	535,714		300,000
Plus /ha	0	0		0
Benchmark Land Value		**3,214,286**		**1,800,000**
			£/m2	
Additional Profit		-2,185,506	-457	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -253,349

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				1,072,141	
	Stamp Duty			43,107		
	Easements etc.			0		
	Legals /Acquisition		1.50%	16,082	59,189	
Fees						
	Planning			30,000		
	Professional		8.00%	1,292,041	1,322,041	
CONSTRUCTION						
	Build Cost		2,002	14,445,916		
	s106 / CIL / IT			250,000		
	Contingency		5.00%	722,296		
	Abnormals	%	5.00%	722,296		
		£		10,000	16,150,508	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	731,715		
	Legals	%	0.5%	121,953		
		£/unit	0	0		
	Misc.	%	0.0%	0	853,668	**19,457,546**

Developers Profit				
	Market Housing	% Value	17.50%	**3,197,250**
	Affordable Housing	% Value	6.00%	**259,627**
	First Homes	% Value	17.50%	**313,845**

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

Stamp duty calc - Residual		
Land payment		1,072,141
	Total	43,107

Stamp duty calc - Residual		
Land payment		3,214,286
	Total	150,214

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**250,000**

Post CIL s106	2,500	£/ Unit (all)	250,000
CIL	64	£/m2	0
		Total	**250,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	10.00%	181.17
	BNG	0.50%	9.06
			2,001.93

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			25	25	25	25						
Market Housing				0	0	0	4,567,500	4,567,500	4,567,500	4,567,500	0	0
Affordable Rent				0	0	0	992,108	992,108	992,108	992,108	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	89,670	89,670	89,670	89,670	0	0
First Homes				0	0	0	448,350	448,350	448,350	448,350	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**6,097,628**	**6,097,628**	**6,097,628**	**6,097,628**	**0**	**0**
EXPENDITURE												
Stamp Duty	43,107											
Easements etc.	0											
Legals Acquisition	16,082											
Planning Fee	30,000											
Professional	646,020		646,020									
Build Cost - BCIS Base		0	1,203,826	2,407,653	3,611,479	3,611,479	2,407,653	1,203,826	0	0	0	0
s106/CIL/Tariff		0	20,833	41,667	62,500	62,500	41,667	20,833	0	0	0	0
Contingency		0	60,191	120,383	180,574	180,574	120,383	60,191	0	0	0	0
Abnormals		0	61,025	122,049	183,074	183,074	122,049	61,025	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	182,929	182,929	182,929	182,929	0	0
Legals	0	0	0	0	0	0	30,488	30,488	30,488	30,488	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**735,209**	**0**	**1,991,896**	**2,691,751**	**4,037,627**	**4,037,627**	**2,905,168**	**1,559,293**	**213,417**	**213,417**	**0**	**0**
For Residual Valuation Land	**1,072,141**											
Interest		33,888	34,523	72,519	124,349	202,386	281,886	227,313	146,481	38,899	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-1,807,350	-33,888	-2,026,419	-2,764,270	-4,161,976	-4,240,013	2,910,573	4,311,022	5,737,730	5,845,312	0	0
Opening Balance	0											
Closing Balance	-1,807,350	-1,841,238	-3,867,657	-6,631,927	-10,793,903	-15,033,915	-12,123,342	-7,812,320	-2,074,590	3,770,722	3,770,722	3,770,722

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												3,197,250
Affordable for Rent												259,627
First Homes												313,845
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-3,770,722
Opening Balance												
Closing Balance	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	0

App12 Sov
Site 20

Site 20	Flats 60

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	36	4,200	10,962,000	2,871
Affordable Overall			40%	24			
Affordable Rent	56.8	51.65	28.00%	17	2,685	2,329,696	954
Social Rent	56.8	51.65	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	1	2,940	215,208	81
First Homes	67.1	61.00	10.00%	6	2,940	1,076,040	403
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.800	ha	75	/ha		**14,582,944**	**4,309**
SITE AREA - Gross	1.052	ha	57	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		633,596	791,995	602,209
Existing Use Value		1,578,180		1,500,000
Uplift	20%	315,636		300,000
Plus /ha	0	0		0
Benchmark Land Value		**1,893,816**		**1,800,000**
			£/m2	
Additional Profit		-1,516,970	-528	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 105,469

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				633,596	
	Stamp Duty			21,180		
	Easements etc.			0		
	Legals /Acquisition		1.50%	9,504	30,684	
Fees						
	Planning			24,480		
	Professional		8.00%	771,837	796,317	
CONSTRUCTION						
	Build Cost		2,002	8,625,424		
	s106 / CIL / IT			150,000		
	Contingency		5.00%	431,271		
	Abnormals	%	5.00%	431,271		
		£		10,000	9,647,967	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	437,488		
	Legals	%	0.5%	72,915		
		£/unit	0	0		
	Misc.	%	0.0%	0	510,403	**11,618,967**

Developers Profit				
	Market Housing	% Value	17.50%	**1,918,350**
	Affordable Housing	% Value	6.00%	**152,694**
	First Homes	% Value	17.50%	**188,307**

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

Stamp duty calc - Residual		
Land payment		633,596
	Total	21,180

Stamp duty calc - Residual		
Land payment		1,893,816
	Total	84,191

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**150,000**

Post CIL s106	2,500	£/ Unit (all)	150,000
CIL	64	£/m2	0
		Total	**150,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	10.00%	181.17
	BNG	0.50%	9.06
			2,001.93

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			30	30								
Market Housing				0	0	0	5,481,000	5,481,000	0	0	0	0
Affordable Rent				0	0	0	1,164,848	1,164,848	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	107,604	107,604	0	0	0	0
First Homes				0	0	0	538,020	538,020	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**7,291,472**	**7,291,472**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	21,180											
Easements etc.	0											
Legals Acquisition	9,504											
Planning Fee	24,480											
Professional	385,919		385,919									
Build Cost - BCIS Base		0	1,437,571	2,875,141	2,875,141	1,437,571	0	0	0	0	0	0
s106/CIL/Tariff		0	25,000	50,000	50,000	25,000	0	0	0	0	0	0
Contingency		0	71,879	143,757	143,757	71,879	0	0	0	0	0	0
Abnormals		0	73,545	147,090	147,090	73,545	0	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	218,744	218,744	0	0	0	0
Legals	0	0	0	0	0	0	36,457	36,457	0	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**441,082**	**0**	**1,993,913**	**3,215,989**	**3,215,989**	**1,607,994**	**255,202**	**255,202**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**633,596**											
Interest		20,150	20,528	58,299	119,692	182,236	215,803	87,919	0	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-1,074,678	-20,150	-2,014,441	-3,274,288	-3,335,681	-1,790,230	6,820,468	6,948,351	0	0	0	0
Opening Balance	0											
Closing Balance	-1,074,678	-1,094,828	-3,109,269	-6,383,557	-9,719,238	-11,509,468	-4,689,000	2,259,351	2,259,351	2,259,351	2,259,351	2,259,351

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												1,918,350
Affordable for Rent												152,694
First Homes												188,307
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-2,259,351
Opening Balance												
Closing Balance	2,259,351	2,259,351	2,259,351	2,259,351	2,259,351	2,259,351	2,259,351	2,259,351	2,259,351	2,259,351	2,259,351	0

App12 Sov
Site 21

Site 21	Flats 20

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				20	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	12	4,200	3,654,000	957
Affordable Overall			40%	8			
Affordable Rent	57.4	52.17	28.00%	6	2,685	784,378	321
Social Rent	57.4	52.17	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	0	2,940	71,736	27
First Homes	67.1	61.00	10.00%	2	2,940	358,680	134
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.267	ha	75	/ha		**4,868,794**	**1,439**
SITE AREA - Gross	0.410	ha	49	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		213,299	799,872	519,917
Existing Use Value		615,385		1,500,000
Uplift	20%	123,077		300,000
Plus /ha	0	0		0
Benchmark Land Value		**738,462**		**1,800,000**
			£/m2	
Additional Profit		-337,180	-352	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -272,524

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				213,299	
	Stamp Duty			1,266		
	Easements etc.			0		
	Legals /Acquisition		1.50%	3,199	4,465	
Fees						
	Planning			9,240		
	Professional		8.00%	257,976	267,216	
CONSTRUCTION						
	Build Cost		2,002	2,881,549		
	s106 / CIL / IT			50,000		
	Contingency		5.00%	144,077		
	Abnormals	%	5.00%	144,077		
		£		5,000	3,224,704	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	146,064		
	Legals	%	0.5%	24,344		
		£/unit	0	0		
	Misc.	%	0.0%	0	170,408	**3,880,093**

Developers Profit				
	Market Housing	% Value	17.50%	**639,450**
	Affordable Housing	% Value	6.00%	**51,367**
	First Homes	% Value	17.50%	**62,769**

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

Stamp duty calc - Residual		
Land payment		213,299
	Total	1,266

Stamp duty calc - Residual		
Land payment		738,462
	Total	26,423

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**50,000**

Post CIL s106	2,500	£/ Unit (all)	50,000
CIL	64	£/m2	0
		Total	**50,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	10.00%	181.17
	BNG	0.50%	9.06
			2,001.93

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			10	10								
Market Housing				0	0	0	1,827,000	1,827,000	0	0	0	0
Affordable Rent				0	0	0	392,189	392,189	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	35,868	35,868	0	0	0	0
First Homes				0	0	0	179,340	179,340	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,434,397**	**2,434,397**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	1,266											
Easements etc.	0											
Legals Acquisition	3,199											
Planning Fee	9,240											
Professional	128,988		128,988									
Build Cost - BCIS Base		0	480,258	960,516	960,516	480,258	0	0	0	0	0	0
s106/CIL/Tariff		0	8,333	16,667	16,667	8,333	0	0	0	0	0	0
Contingency		0	24,013	48,026	48,026	24,013	0	0	0	0	0	0
Abnormals		0	24,846	49,692	49,692	24,846	0	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	73,032	73,032	0	0	0	0
Legals	0	0	0	0	0	0	12,172	12,172	0	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**142,694**	**0**	**666,439**	**1,074,901**	**1,074,901**	**537,451**	**85,204**	**85,204**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**213,299**											
Interest		6,675	6,800	19,423	39,942	60,845	72,063	29,367	0	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-355,993	-6,675	-673,239	-1,094,325	-1,114,843	-598,296	2,277,130	2,319,826	0	0	0	0
Opening Balance	0											
Closing Balance	-355,993	-362,668	-1,035,907	-2,130,231	-3,245,074	-3,843,370	-1,566,240	753,586	753,586	753,586	753,586	753,586

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												639,450
Affordable for Rent												51,367
First Homes												62,769
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-753,586
Opening Balance												
Closing Balance	753,586	753,586	753,586	753,586	753,586	753,586	753,586	753,586	753,586	753,586	753,586	0

App12 Sov
Site 22

Site 22	Flats 12

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				12	£/m2	£	m2
	Gross	Net					
Market Housing	80.9	73.57	60.00%	7	4,200	2,224,800	583
Affordable Overall			40%	4.8			
Affordable Rent	58.6	53.25	28.00%	3	2,685	480,400	197
Social Rent	58.6	53.25	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	0	2,940	43,042	16
First Homes	67.1	61.00	10.00%	1	2,940	215,208	81
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.171	ha	70	/ha		**2,963,450**	**876**
SITE AREA - Gross	0.264	ha	46	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		215,686	1,258,170	817,811
Existing Use Value		395,604		1,500,000
Uplift	20%	79,121		300,000
Plus /ha	0	0		0
Benchmark Land Value		**474,725**		**1,800,000**
			£/m2	
Additional Profit		-2,255,361	-3,871	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 2,088,638

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				215,686	
	Stamp Duty			1,314		
	Easements etc.			0		
	Legals /Acquisition		1.50%	3,235	4,549	
Fees						
	Planning			5,544		
	Professional		8.00%	150,162	155,706	
CONSTRUCTION						
	Build Cost		1,911	1,674,570		
	s106 / CIL / IT			30,000		
	Contingency		5.00%	83,728		
	Abnormals	%	5.00%	83,728		
		£		5,000	1,877,026	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	88,903		
	Legals	%	0.5%	14,817		
		£/unit	0	0		
	Misc.	%	0.0%	0	103,721	**2,356,689**

Developers Profit				
	Market Housing	% Value	17.50%	**389,340**
	Affordable Housing	% Value	6.00%	**31,407**
	First Homes	% Value	17.50%	**37,661**

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

Stamp duty calc - Residual		
Land payment		215,686
	Total	1,314

Stamp duty calc - Residual		
Land payment		474,725
	Total	13,236

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**30,000**

Post CIL s106	2,500	£/ Unit (all)	30,000
CIL	64	£/m2	0
		Total	**30,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	5.00%	90.59
	BNG	0.50%	9.06
			1,911.34

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			4	4	4							
Market Housing				0	0	0	741,600	741,600	741,600	0	0	0
Affordable Rent				0	0	0	160,133	160,133	160,133	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	14,347	14,347	14,347	0	0	0
First Homes				0	0	0	71,736	71,736	71,736	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**987,817**	**987,817**	**987,817**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	1,314											
Easements etc.	0											
Legals Acquisition	3,235											
Planning Fee	5,544											
Professional	75,081		75,081									
Build Cost - BCIS Base		0	186,063	372,127	558,190	372,127	186,063	0	0	0	0	0
s106/CIL/Tariff		0	3,333	6,667	10,000	6,667	3,333	0	0	0	0	0
Contingency		0	9,303	18,606	27,909	18,606	9,303	0	0	0	0	0
Abnormals		0	9,859	19,717	29,576	19,717	9,859	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	29,634	29,634	29,634	0	0	0
Legals	0	0	0	0	0	0	4,939	4,939	4,939	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**85,174**	**0**	**283,640**	**417,117**	**625,675**	**417,117**	**243,132**	**34,574**	**34,574**	**0**	**0**	**0**
For Residual Valuation Land	**215,686**											
Interest		5,641	5,747	11,173	19,203	31,295	39,703	26,484	9,107	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-300,860	-5,641	-289,386	-428,290	-644,879	-448,412	704,982	926,759	944,136	0	0	0
Opening Balance	0											
Closing Balance	-300,860	-306,502	-595,888	-1,024,178	-1,669,057	-2,117,469	-1,412,487	-485,728	458,408	458,408	458,408	458,408

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												389,340
Affordable for Rent												31,407
First Homes												37,661
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-458,408
Opening Balance												
Closing Balance	458,408	458,408	458,408	458,408	458,408	458,408	458,408	458,408	458,408	458,408	458,408	0

App12 Sov
Site 23

Site 23	Flats 6

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				6	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	4	4,200	1,096,200	287
Affordable Overall			40%	2.4			
Affordable Rent	79.8	72.50	28.00%	2	2,685	327,033	134
Social Rent	79.8	72.50	0.00%	0	1,415	0	0
Shared Ownership	79.8	72.50	2.00%	0	2,940	25,578	10
First Homes	79.8	72.50	10.00%	1	0	0	48
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.080	ha	75	/ha		1,448,811	479
SITE AREA - Gross	0.133	ha	45	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		7,932	99,155	59,493
Existing Use Value		200,000		1,500,000
Uplift	20%	40,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**240,000**		**1,800,000**
			£/m2	
Additional Profit		-39,218	-137	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -238,560

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				7,932	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	119	119	
Fees						
	Planning			2,772		
	Professional		8.00%	82,083	84,855	
CONSTRUCTION						
	Build Cost		1,911	914,578		
	s106 / CIL / IT			15,000		
	Contingency		5.00%	45,729		
	Abnormals	%	5.00%	45,729		
		£		5,000	1,026,036	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	43,464		
	Legals	%	0.5%	7,244		
		£/unit	0	0		
	Misc.	%	0.0%	0	50,708	1,169,650

Developers Profit				
	Market Housing	% Value	17.50%	191,835
	Affordable Housing	% Value	6.00%	21,157
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	6		
No dwgs under 50	6	462	2,772
No dwgs over 50	0	138	0
		Total	2,772

Stamp duty calc - Residual		
Land payment		7,932
	Total	0

Stamp duty calc - Residual		
Land payment		240,000
	Total	1,800

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**15,000**

Post CIL s106	2,500	£/ Unit (all)	15,000
CIL	64	£/m2	0
		Total	**15,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	5.00%	90.59
	BNG	0.50%	9.06
			1,911.34

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			2	2	2							
Market Housing				0	0	0	365,400	365,400	365,400	0	0	0
Affordable Rent				0	0	0	109,011	109,011	109,011	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	8,526	8,526	8,526	0	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**482,937**	**482,937**	**482,937**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	0											
Easements etc.	0											
Legals Acquisition	119											
Planning Fee	2,772											
Professional	41,041		41,041									
Build Cost - BCIS Base		0	101,620	203,240	304,859	203,240	101,620	0	0	0	0	0
s106/CIL/Tariff		0	1,667	3,333	5,000	3,333	1,667	0	0	0	0	0
Contingency		0	5,081	10,162	15,243	10,162	5,081	0	0	0	0	0
Abnormals		0	5,637	11,273	16,910	11,273	5,637	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	14,488	14,488	14,488	0	0	0
Legals	0	0	0	0	0	0	2,415	2,415	2,415	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**43,932**	**0**	**155,045**	**228,008**	**342,012**	**228,008**	**130,907**	**16,903**	**16,903**	**0**	**0**	**0**
For Residual Valuation Land	**7,932**											
Interest		972	991	3,916	8,265	14,833	19,386	13,149	4,657	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-51,865	-972	-156,036	-231,924	-350,277	-242,841	332,644	452,885	461,377	0	0	0
Opening Balance	0											
Closing Balance	-51,865	-52,837	-208,873	-440,798	-791,074	-1,033,915	-701,271	-248,385	212,992	212,992	212,992	212,992

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												191,835
Affordable for Rent												21,157
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-212,992
Opening Balance												
Closing Balance	212,992	212,992	212,992	212,992	212,992	212,992	212,992	212,992	212,992	212,992	212,992	0

App12 Sov
Site 24

Site 24	Flats HD 200

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				200	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	120	4,200	36,540,000	9,570
Affordable Overall			40%	80			
Affordable Rent	57.8	52.55	28.00%	56	2,685	7,901,955	3,237
Social Rent	57.8	52.55	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	4	2,940	717,360	268
First Homes	67.1	61.00	10.00%	20	2,940	3,586,800	1,342
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	2.000	ha	100	/ha		**48,746,115**	**14,418**
SITE AREA - Gross	2.857	ha	70	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		5,656,969	2,828,485	1,979,939
Existing Use Value		4,285,714		1,500,000
Uplift	20%	857,143		300,000
Plus /ha	0	0		0
Benchmark Land Value		**5,142,857**		**1,800,000**
			£/m2	
Additional Profit		553,519	58	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 28,383

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				5,656,969	
	Stamp Duty			272,348		
	Easements etc.			0		
	Legals /Acquisition		1.50%	84,855	357,203	
Fees						
	Planning			43,800		
	Professional		8.00%	2,282,646	2,326,446	
CONSTRUCTION						
	Build Cost		1,766	25,466,437		
	s106 / CIL / IT			500,000		
	Contingency		5.00%	1,273,322		
	Abnormals	%	5.00%	1,273,322		
		£		20,000	28,533,081	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	1,462,383		
	Legals	%	0.5%	243,731		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,706,114	**38,579,813**

Developers Profit				
	Market Housing	% Value	17.50%	**6,394,500**
	Affordable Housing	% Value	6.00%	**517,159**
	First Homes	% Value	17.50%	**627,690**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	200		
No dwgs under 50	50	462	23,100
No dwgs over 50	150	138	20,700
		Total	43,800

Stamp duty calc - Residual		
Land payment		5,656,969
	Total	272,348

Stamp duty calc - Residual		
Land payment		5,142,857
	Total	246,643

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**500,000**

Post CIL s106	2,500	£/ Unit (all)	500,000
CIL	64	£/m2	0
		Total	**500,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,543.00
CO2 Plus	%	3.00%	46.29
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,598.49
Site Costs	Base	10.00%	159.85
	BNG	0.50%	7.99
			1,766.33

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			50	50	50	50						
Market Housing				0	0	0	9,135,000	9,135,000	9,135,000	9,135,000	0	0
Affordable Rent				0	0	0	1,975,489	1,975,489	1,975,489	1,975,489	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	179,340	179,340	179,340	179,340	0	0
First Homes				0	0	0	896,700	896,700	896,700	896,700	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**12,186,529**	**12,186,529**	**12,186,529**	**12,186,529**	**0**	**0**
EXPENDITURE												
Stamp Duty	272,348											
Easements etc.	0											
Legals Acquisition	84,855											
Planning Fee	43,800											
Professional	1,141,323		1,141,323									
Build Cost - BCIS Base		0	2,122,203	4,244,406	6,366,609	6,366,609	4,244,406	2,122,203	0	0	0	0
s106/CIL/Tariff		0	41,667	83,333	125,000	125,000	83,333	41,667	0	0	0	0
Contingency		0	106,110	212,220	318,330	318,330	212,220	106,110	0	0	0	0
Abnormals		0	107,777	215,554	323,330	323,330	215,554	107,777	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	365,596	365,596	365,596	365,596	0	0
Legals	0	0	0	0	0	0	60,933	60,933	60,933	60,933	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**1,542,326**	**0**	**3,519,080**	**4,755,513**	**7,133,270**	**7,133,270**	**5,182,042**	**2,804,285**	**426,529**	**426,529**	**0**	**0**
For Residual Valuation Land	**5,656,969**											
Interest		134,987	137,518	206,079	299,109	438,466	580,436	459,985	292,693	77,681	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-7,199,295	-134,987	-3,656,598	-4,961,592	-7,432,379	-7,571,736	6,424,051	8,922,258	11,467,308	11,682,320	0	0
Opening Balance	0											
Closing Balance	-7,199,295	-7,334,282	-10,990,880	-15,952,472	-23,384,851	-30,956,587	-24,532,537	-15,610,278	-4,142,971	7,539,349	7,539,349	7,539,349

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												6,394,500
Affordable for Rent												517,159
First Homes												627,690
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-7,539,349
Opening Balance												
Closing Balance	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	0

App12 Sov
Site 25

Site 25	Flats HD 100

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	60	4,200	18,270,000	4,785
Affordable Overall			40%	40			
Affordable Rent	58.1	52.79	28.00%	28	2,685	3,968,430	1,626
Social Rent	58.1	52.79	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	2	2,940	358,680	134
First Homes	67.1	61.00	10.00%	10	2,940	1,793,400	671
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.000	ha	100	/ha		**24,390,510**	**7,216**
SITE AREA - Gross	1.429	ha	70	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,063,696	1,063,696	744,587
Existing Use Value		2,142,857		1,500,000
Uplift	20%	428,571		300,000
Plus /ha	0	0		0
Benchmark Land Value		**2,571,429**		**1,800,000**
			£/m2	
Additional Profit		-1,379,025	-288	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -349,760

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				1,063,696	
	Stamp Duty			42,685		
	Easements etc.			0		
	Legals /Acquisition		1.50%	15,955	58,640	
Fees						
	Planning			30,000		
	Professional		8.00%	1,292,041	1,322,041	
CONSTRUCTION						
	Build Cost		2,002	14,445,916		
	s106 / CIL / IT			250,000		
	Contingency		5.00%	722,296		
	Abnormals	%	5.00%	722,296		
		£		10,000	16,150,508	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	731,715		
	Legals	%	0.5%	121,953		
		£/unit	0	0		
	Misc.	%	0.0%	0	853,668	**19,448,552**

Developers Profit				
	Market Housing	% Value	17.50%	**3,197,250**
	Affordable Housing	% Value	6.00%	**259,627**
	First Homes	% Value	17.50%	**313,845**

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

Stamp duty calc - Residual		
Land payment		1,063,696
	Total	42,685

Stamp duty calc - Residual		
Land payment		2,571,429
	Total	118,071

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**250,000**

Post CIL s106	2,500	£/ Unit (all)	250,000
CIL	64	£/m2	0
		Total	**250,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	10.00%	181.17
	BNG	0.50%	9.06
			2,001.93

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			33	33	34							
Market Housing				0	0	0	6,029,100	6,029,100	6,211,800	0	0	0
Affordable Rent				0	0	0	1,309,582	1,309,582	1,349,266	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	118,364	118,364	121,951	0	0	0
First Homes				0	0	0	591,822	591,822	609,756	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**8,048,868**	**8,048,868**	**8,292,773**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	42,685											
Easements etc.	0											
Legals Acquisition	15,955											
Planning Fee	30,000											
Professional	646,020		646,020									
Build Cost - BCIS Base		0	1,589,051	3,178,102	4,815,305	3,226,255	1,637,204	0	0	0	0	0
s106/CIL/Tariff		0	27,500	55,000	83,333	55,833	28,333	0	0	0	0	0
Contingency		0	79,453	158,905	240,765	161,313	81,860	0	0	0	0	0
Abnormals		0	80,553	161,105	244,099	163,546	82,994	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	241,466	241,466	248,783	0	0	0
Legals	0	0	0	0	0	0	40,244	40,244	41,464	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**734,661**	**0**	**2,422,576**	**3,553,112**	**5,383,503**	**3,606,947**	**2,112,101**	**281,710**	**290,247**	**0**	**0**	**0**
For Residual Valuation Land	**1,063,696**											
Interest		33,719	34,351	80,419	148,548	252,273	324,634	219,406	77,886	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-1,798,356	-33,719	-2,456,928	-3,633,530	-5,532,050	-3,859,220	5,612,133	7,547,752	7,924,640	0	0	0
Opening Balance	0											
Closing Balance	-1,798,356	-1,832,075	-4,289,003	-7,922,533	-13,454,583	-17,313,804	-11,701,670	-4,153,919	3,770,722	3,770,722	3,770,722	3,770,722

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												3,197,250
Affordable for Rent												259,627
First Homes												313,845
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-3,770,722
Opening Balance												
Closing Balance	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	3,770,722	0

App12 Sov
Site 26

Site 26	Flats HD 40

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				40	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	24	4,200	7,308,000	1,914
Affordable Overall			40%	16			
Affordable Rent	56.5	51.36	28.00%	11	2,685	1,544,607	633
Social Rent	56.5	51.36	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	1	2,940	143,472	54
First Homes	67.1	61.00	10.00%	4	2,940	717,360	268
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.400	ha	100	/ha		**9,713,439**	**2,869**
SITE AREA - Gross	0.667	ha	60	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		426,156	1,065,389	639,233
Existing Use Value		1,000,000		1,500,000
Uplift	20%	200,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**1,200,000**		**1,800,000**
			£/m2	
Additional Profit		-510,510	-267	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -388,703

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				426,156	
	Stamp Duty			10,808		
	Easements etc.			0		
	Legals /Acquisition		1.50%	6,392	17,200	
Fees						
	Planning			18,480		
	Professional		8.00%	513,810	532,290	
CONSTRUCTION						
	Build Cost		2,002	5,743,293		
	s106 / CIL / IT			100,000		
	Contingency		5.00%	287,165		
	Abnormals	%	5.00%	287,165		
		£		5,000	6,422,622	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	291,403		
	Legals	%	0.5%	48,567		
		£/unit	0	0		
	Misc.	%	0.0%	0	339,970	**7,738,238**

Developers Profit				
	Market Housing	% Value	17.50%	**1,278,900**
	Affordable Housing	% Value	6.00%	**101,285**
	First Homes	% Value	17.50%	**125,538**

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

Stamp duty calc - Residual		
Land payment		426,156
	Total	10,808

Stamp duty calc - Residual		
Land payment		1,200,000
	Total	49,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**100,000**

Post CIL s106	2,500	£/ Unit (all)	100,000
CIL	64	£/m2	0
		Total	**100,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	10.00%	181.17
	BNG	0.50%	9.06
			2,001.93

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			20	20								
Market Housing				0	0	0	3,654,000	3,654,000	0	0	0	0
Affordable Rent				0	0	0	772,304	772,304	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	71,736	71,736	0	0	0	0
First Homes				0	0	0	358,680	358,680	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,856,720**	**4,856,720**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	10,808											
Easements etc.	0											
Legals Acquisition	6,392											
Planning Fee	18,480											
Professional	256,905		256,905									
Build Cost - BCIS Base		0	957,215	1,914,431	1,914,431	957,215	0	0	0	0	0	0
s106/CIL/Tariff		0	16,667	33,333	33,333	16,667	0	0	0	0	0	0
Contingency		0	47,861	95,722	95,722	47,861	0	0	0	0	0	0
Abnormals		0	48,694	97,388	97,388	48,694	0	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	145,702	145,702	0	0	0	0
Legals	0	0	0	0	0	0	24,284	24,284	0	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**292,585**	**0**	**1,327,342**	**2,140,874**	**2,140,874**	**1,070,437**	**169,985**	**169,985**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**426,156**											
Interest		13,476	13,729	38,874	79,744	121,381	143,728	58,546	0	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-718,740	-13,476	-1,341,071	-2,179,748	-2,220,618	-1,191,818	4,543,007	4,628,188	0	0	0	0
Opening Balance	0											
Closing Balance	-718,740	-732,217	-2,073,288	-4,253,036	-6,473,654	-7,665,472	-3,122,465	1,505,723	1,505,723	1,505,723	1,505,723	1,505,723

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												1,278,900
Affordable for Rent												101,285
First Homes												125,538
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-1,505,723
Opening Balance												
Closing Balance	1,505,723	1,505,723	1,505,723	1,505,723	1,505,723	1,505,723	1,505,723	1,505,723	1,505,723	1,505,723	1,505,723	0

App12 Sov
Site 27

Site 27	Flats HD 18

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				18	£/m2	£	m2
	Gross	Net					
Market Housing	79.8	72.50	60.00%	11	4,200	3,288,600	861
Affordable Overall			40%	7.2			
Affordable Rent	57.4	52.17	28.00%	5	2,685	705,940	289
Social Rent	57.4	52.17	0.00%	0	1,415	0	0
Shared Ownership	67.1	61.00	2.00%	0	2,940	64,562	24
First Homes	67.1	61.00	10.00%	2	2,940	322,812	121
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.150	ha	120	/ha		**4,381,915**	**1,295**
SITE AREA - Gross	0.300	ha	60	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		316,521	2,110,142	1,055,071
Existing Use Value		450,000		1,500,000
Uplift	20%	90,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**540,000**		**1,800,000**
			£/m2	
Additional Profit		-40,137	-47	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -227,823

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				316,521	
	Stamp Duty			5,326		
	Easements etc.			0		
	Legals /Acquisition		1.50%	4,748	10,074	
Fees						
	Planning			8,316		
	Professional		8.00%	221,892	230,208	
CONSTRUCTION						
	Build Cost		1,911	2,476,046		
	s106 / CIL / IT			45,000		
	Contingency		5.00%	123,802		
	Abnormals	%	5.00%	123,802		
		£		5,000	2,773,651	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	131,457		
	Legals	%	0.5%	21,910		
		£/unit	0	0		
	Misc.	%	0.0%	0	153,367	**3,483,821**

Developers Profit				
	Market Housing	% Value	17.50%	**575,505**
	Affordable Housing	% Value	6.00%	**46,230**
	First Homes	% Value	17.50%	**56,492**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	18		
No dwgs under 50	18	462	8,316
No dwgs over 50	0	138	0
		Total	8,316

Stamp duty calc - Residual		
Land payment		316,521
	Total	5,326

Stamp duty calc - Residual		
Land payment		540,000
	Total	16,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**45,000**

Post CIL s106	2,500	£/ Unit (all)	45,000
CIL	64	£/m2	0
		Total	**45,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	5.00%	90.59
	BNG	0.50%	9.06
			1,911.34

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			9	9								
Market Housing				0	0	0	1,644,300	1,644,300	0	0	0	0
Affordable Rent				0	0	0	352,970	352,970	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	32,281	32,281	0	0	0	0
First Homes				0	0	0	161,406	161,406	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,190,957**	**2,190,957**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	5,326											
Easements etc.	0											
Legals Acquisition	4,748											
Planning Fee	8,316											
Professional	110,946		110,946									
Build Cost - BCIS Base		0	412,674	825,349	825,349	412,674	0	0	0	0	0	0
s106/CIL/Tariff		0	7,500	15,000	15,000	7,500	0	0	0	0	0	0
Contingency		0	20,634	41,267	41,267	20,634	0	0	0	0	0	0
Abnormals		0	21,467	42,934	42,934	21,467	0	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	65,729	65,729	0	0	0	0
Legals	0	0	0	0	0	0	10,955	10,955	0	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**129,336**	**0**	**573,221**	**924,550**	**924,550**	**462,275**	**76,684**	**76,684**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**316,521**											
Interest		8,360	8,517	19,424	37,124	55,155	64,857	26,430	0	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-445,857	-8,360	-581,738	-943,974	-961,674	-517,430	2,049,417	2,087,843	0	0	0	0
Opening Balance	0											
Closing Balance	-445,857	-454,217	-1,035,955	-1,979,929	-2,941,603	-3,459,033	-1,409,616	678,227	678,227	678,227	678,227	678,227

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												575,505
Affordable for Rent												46,230
First Homes												56,492
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-678,227
Opening Balance												
Closing Balance	678,227	678,227	678,227	678,227	678,227	678,227	678,227	678,227	678,227	678,227	678,227	0

App12 Sov
Site 28

Site 28	Flats VHD 200

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				200	£/m2	£	m2
	Gross	Net					
Market Housing	83.4	72.50	60.00%	120	4,200	36,540,000	10,005
Affordable Overall			40%	80			
Affordable Rent	60.4	52.55	28.00%	56	2,685	7,901,955	3,384
Social Rent	60.4	52.55	0.00%	0	1,415	0	0
Shared Ownership	70.2	61.00	2.00%	4	2,940	717,360	281
First Homes	70.2	61.00	10.00%	20	2,940	3,586,800	1,403
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.000	ha		200	/ha	**48,746,115**	**15,073**
SITE AREA - Gross	1.667	ha		120	/ha		

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,194,741	1,194,741	716,845
Existing Use Value		2,500,000		1,500,000
Uplift	20%	500,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**3,000,000**		**1,800,000**
			£/m2	
Additional Profit		-2,449,654	-245	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 466,018

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				1,194,741	
	Stamp Duty			49,237		
	Easements etc.			0		
	Legals /Acquisition		1.50%	17,921	67,158	
Fees						
	Planning			43,800		
	Professional		8.00%	2,663,342	2,707,142	
CONSTRUCTION						
	Build Cost		1,977	29,792,524		
	s106 / CIL / IT			500,000		
	Contingency		5.00%	1,489,626		
	Abnormals	%	5.00%	1,489,626		
		£		20,000	33,291,776	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	1,462,383		
	Legals	%	0.5%	243,731		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,706,114	**38,966,932**

Developers Profit				
	Market Housing	% Value	17.50%	**6,394,500**
	Affordable Housing	% Value	6.00%	**517,159**
	First Homes	% Value	17.50%	**627,690**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	200		
No dwgs under 50	50	462	23,100
No dwgs over 50	150	138	20,700
		Total	43,800

Stamp duty calc - Residual		
Land payment		1,194,741
	Total	49,237

Stamp duty calc - Residual		
Land payment		3,000,000
	Total	139,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	**500,000**

Post CIL s106	2,500	£/ Unit (all)	500,000
CIL	64	£/m2	0
		Total	**500,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,810.00
CO2 Plus	%	3.00%	54.30
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,873.50
Site Costs	Base	5.00%	93.68
	BNG	0.50%	9.37
			1,976.54

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			50	50	50	50						
Market Housing				0	0	0	9,135,000	9,135,000	9,135,000	9,135,000	0	0
Affordable Rent				0	0	0	1,975,489	1,975,489	1,975,489	1,975,489	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	179,340	179,340	179,340	179,340	0	0
First Homes				0	0	0	896,700	896,700	896,700	896,700	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**12,186,529**	**12,186,529**	**12,186,529**	**12,186,529**	**0**	**0**
EXPENDITURE												
Stamp Duty	49,237											
Easements etc.	0											
Legals Acquisition	17,921											
Planning Fee	43,800											
Professional	1,331,671		1,331,671									
Build Cost - BCIS Base		0	2,482,710	4,965,421	7,448,131	7,448,131	4,965,421	2,482,710	0	0	0	0
s106/CIL/Tariff		0	41,667	83,333	125,000	125,000	83,333	41,667	0	0	0	0
Contingency		0	124,136	248,271	372,407	372,407	248,271	124,136	0	0	0	0
Abnormals		0	125,802	251,604	377,407	377,407	251,604	125,802	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	365,596	365,596	365,596	365,596	0	0
Legals	0	0	0	0	0	0	60,933	60,933	60,933	60,933	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**1,442,629**	**0**	**4,105,986**	**5,548,629**	**8,322,944**	**8,322,944**	**5,975,158**	**3,200,843**	**426,529**	**426,529**	**0**	**0**
For Residual Valuation Land	**1,194,741**											
Interest		49,451	50,378	128,310	234,752	395,209	558,675	452,686	292,693	77,681	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	-2,637,371	-49,451	-4,156,364	-5,676,939	-8,557,696	-8,718,153	5,652,696	8,532,999	11,467,308	11,682,320	0	0
Opening Balance	0											
Closing Balance	-2,637,371	-2,686,821	-6,843,185	-12,520,124	-21,077,820	-29,795,974	-24,143,277	-15,610,278	-4,142,971	7,539,349	7,539,349	7,539,349

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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
Market Housing												6,394,500
Affordable for Rent												517,159
First Homes												627,690
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-7,539,349
Closing Balance	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	7,539,349	0

App12 Sov
Site 29

Site 29	Flats VHD 75

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				75	£/m2	£	m2
	Gross	Net					
Market Housing	83.2	72.33	60.00%	45	4,200	13,671,000	3,743
Affordable Overall			40%	30			
Affordable Rent	60.5	52.60	28.00%	21	2,685	2,965,851	1,270
Social Rent	60.5	52.60	0.00%	0	1,415	0	0
Shared Ownership	70.2	61.00	2.00%	2	2,940	269,010	105
First Homes	70.2	61.00	10.00%	8	2,940	1,345,050	526
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.300	ha	250	/ha		18,250,911	5,645
SITE AREA - Gross	0.600	ha	125	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-1,430,485	-4,768,282	-2,384,141
Existing Use Value		900,000		1,500,000
Uplift	20%	180,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		1,080,000		1,800,000
			£/m2	
Additional Profit		-2,914,917	-779	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 227,819

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-1,430,485	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-21,457	-21,457	
Fees						
	Planning			26,550		
	Professional		8.00%	1,146,091	1,172,641	
CONSTRUCTION						
	Build Cost		2,275	12,844,220		
	s106 / CIL / IT			187,500		
	Contingency		5.00%	642,211		
	Abnormals	%	5.00%	642,211		
		£		10,000	14,326,142	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	547,527		
	Legals	%	0.5%	91,255		
		£/unit	0	0		
	Misc.	%	0.0%	0	638,782	14,685,624

Developers Profit				
	Market Housing	% Value	17.50%	2,392,425
	Affordable Housing	% Value	6.00%	194,092
	First Homes	% Value	17.50%	235,384

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	75		
No dwgs under 50	50	462	23,100
No dwgs over 50	25	138	3,450
		Total	26,550

Stamp duty calc - Residual		
Land payment		-1,430,485
	Total	0

Stamp duty calc - Residual		
Land payment		1,080,000
	Total	43,500

Pre CIL s106	2,500	£/ Unit (all)	
		Total	187,500

Post CIL s106	2,500	£/ Unit (all)	187,500
CIL	64	£/m2	0
		Total	187,500

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
			2,085.00
CO2 Plus	%	3.00%	62.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			2,156.75
Site Costs	Base	5.00%	107.84
	BNG	0.50%	10.78
			2,275.37

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			25	25	25							
Market Housing				0	0	0	4,557,000	4,557,000	4,557,000	0	0	0
Affordable Rent				0	0	0	988,617	988,617	988,617	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	89,670	89,670	89,670	0	0	0
First Homes				0	0	0	448,350	448,350	448,350	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**6,083,637**	**6,083,637**	**6,083,637**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	0											
Easements etc.	0											
Legals Acquisition	-21,457											
Planning Fee	26,550											
Professional	573,046		573,046									
Build Cost - BCIS Base		0	1,427,136	2,854,271	4,281,407	2,854,271	1,427,136	0	0	0	0	0
s106/CIL/Tariff		0	20,833	41,667	62,500	41,667	20,833	0	0	0	0	0
Contingency		0	71,357	142,714	214,070	142,714	71,357	0	0	0	0	0
Abnormals		0	72,468	144,936	217,404	144,936	72,468	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	182,509	182,509	182,509	0	0	0
Legals	0	0	0	0	0	0	30,418	30,418	30,418	0	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**578,138**	**0**	**2,164,839**	**3,183,587**	**4,775,381**	**3,183,587**	**1,804,721**	**212,927**	**212,927**	**0**	**0**	**0**
For Residual Valuation Land	**-1,430,485**											
Interest		0	0	24,609	84,763	175,891	238,881	163,130	56,113	0	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	852,346	0	-2,164,839	-3,208,196	-4,860,144	-3,359,478	4,040,035	5,707,580	5,814,597	0	0	0
Opening Balance	0											
Closing Balance	852,346	852,346	-1,312,493	-4,520,689	-9,380,833	-12,740,311	-8,700,276	-2,992,696	2,821,900	2,821,900	2,821,900	2,821,900

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												2,392,425
Affordable for Rent												194,092
First Homes												235,384
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-2,821,900
Opening Balance												
Closing Balance	2,821,900	2,821,900	2,821,900	2,821,900	2,821,900	2,821,900	2,821,900	2,821,900	2,821,900	2,821,900	2,821,900	0

App12 Sov
Site 30

Site 30	BTR Flats 60

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net					
Market Housing	77.9	70.83	60.00%	36	3,800	9,690,000	2,805
Affordable Overall			40%	24			
Affordable Rent	73.1	66.42	28.00%	17	2,685	2,995,923	1,227
Social Rent	73.1	66.42	0.00%	0	1,415	0	0
Shared Ownership	73.1	66.42	2.00%	1	2,660	212,002	88
First Homes	73.1	66.42	10.00%	6	0	0	438
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.800	ha	75	/ha		12,897,925	4,558
SITE AREA - Gross	1.143	ha	53	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-1,301,246	-1,626,558	-1,138,590
Existing Use Value		1,714,286		1,500,000
Uplift	20%	342,857		300,000
Plus /ha	0	0		0
Benchmark Land Value		2,057,143		1,800,000
			£/m2	
Additional Profit		-4,591,441	-1,637	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 1,029,575

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-1,301,246	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-19,519	-19,519	
Fees						
	Planning			24,480		
	Professional		8.00%	815,852	840,332	
CONSTRUCTION						
	Build Cost		2,002	9,125,591		
	s106 / CIL / IT			150,000		
	Contingency		5.00%	456,280		
	Abnormals	%	5.00%	456,280		
		£		10,000	10,198,150	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	386,938		
	Legals	%	0.5%	64,490		
		£/unit	0	0		
	Misc.	%	0.0%	0	451,427	10,169,144

Developers Profit				
	Market Housing	% Value	17.50%	1,695,750
	Affordable Housing	% Value	17.50%	561,387
	First Homes	% Value	17.50%	0

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

Stamp duty calc - Residual		
Land payment		-1,301,246
	Total	0

Stamp duty calc - Residual		
Land payment		2,057,143
	Total	92,357

Pre CIL s106	2,500	£/ Unit (all)	
		Total	150,000

Post CIL s106	2,500	£/ Unit (all)	150,000
CIL	64	£/m2	0
		Total	150,000

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
			1,750.00
CO2 Plus	%	3.00%	52.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.13
Water	£/m2		0.07
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,811.70
Site Costs	Base	10.00%	181.17
	BNG	0.50%	9.06
			2,001.93

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
UNITS Started			15	15	15	15						
Market Housing				0	0	0	2,422,500	2,422,500	2,422,500	2,422,500	0	0
Affordable Rent				0	0	0	748,981	748,981	748,981	748,981	0	0
Social Rent				0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	53,001	53,001	53,001	53,001	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,224,481**	**3,224,481**	**3,224,481**	**3,224,481**	**0**	**0**
EXPENDITURE												
Stamp Duty	0											
Easements etc.	0											
Legals Acquisition	-19,519											
Planning Fee	24,480											
Professional	407,926		407,926									
Build Cost - BCIS Base		0	760,466	1,520,932	2,281,398	2,281,398	1,520,932	760,466	0	0	0	0
s106/CIL/Tariff		0	12,500	25,000	37,500	37,500	25,000	12,500	0	0	0	0
Contingency		0	38,023	76,047	114,070	114,070	76,047	38,023	0	0	0	0
Abnormals		0	38,857	77,713	116,570	116,570	77,713	38,857	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	96,734	96,734	96,734	96,734	0	0
Legals	0	0	0	0	0	0	16,122	16,122	16,122	16,122	0	0
Misc.			0									
COSTS BEFORE LAND INT AND PROFIT	**412,887**	**0**	**1,257,772**	**1,699,692**	**2,549,537**	**2,549,537**	**1,812,549**	**962,703**	**112,857**	**112,857**	**0**	**0**
For Residual Valuation Land	**-1,301,246**											
Interest		0	0	6,926	38,926	87,459	136,903	112,996	72,706	15,727	0	0
Developers Return												
Market Housing												
Affordable for Rent												
First Homes												
Cash Flow	888,359	0	-1,257,772	-1,706,618	-2,588,463	-2,636,997	1,275,030	2,148,782	3,038,918	3,095,898	0	0
Opening Balance	0											
Closing Balance	888,359	888,359	-369,413	-2,076,031	-4,664,494	-7,301,491	-6,026,461	-3,877,679	-838,761	2,257,137	2,257,137	2,257,137

INCOME	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff	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												
Legal and Valuation												
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.												
COSTS BEFORE LAND INT AND PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												1,695,750
Affordable for Rent												561,387
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-2,257,137
Opening Balance												
Closing Balance	2,257,137	2,257,137	2,257,137	2,257,137	2,257,137	2,257,137	2,257,137	2,257,137	2,257,137	2,257,137	2,257,137	0

Appendix 13 – Appraisals, Environmental Standards v Affordable Housing

a. Current National Requirements (EV, BNG, 2021 PtL), adopted CIL, Developer Contributions £2,500 (Table 2)

West

Table	2												
National Requirements (CIL, EV, BNG, 2021 PtL), Developer Contributions £2500 - Varied Affordable Housing													
			EUV	BLV	Residual Value								
		Affordable %			0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 1	Large Greenfield 500	West	25,000	375,000	1,720,804	1,668,892	1,616,979	1,538,516	1,460,048	1,381,582	1,303,127	1,224,518	1,146,185
Site 2	Large Green 250	West	25,000	375,000	2,384,487	2,306,803	2,229,120	2,122,542	2,015,959	1,909,378	1,802,809	1,696,072	1,589,636
Site 3	Green 75	West	25,000	375,000	1,731,437	1,665,022	1,598,607	1,505,148	1,411,584	1,317,924	1,224,275	1,130,470	1,036,945
Site 4	Green 35	West	25,000	375,000	1,942,235	1,865,031	1,787,827	1,686,477	1,585,123	1,483,605	1,382,010	1,280,274	1,178,789
Site 5	Green 14	West	25,000	375,000	2,229,879	2,149,849	2,069,819	1,958,354	1,846,883	1,735,415	1,623,960	1,512,322	1,401,011
Site 6	Green 6	West	50,000	400,000	2,581,722	2,429,192	2,276,662	2,085,061	1,893,453	1,701,848	1,510,259	1,318,444	1,127,034
Site 7	Green 3	West	50,000	400,000	2,425,267	2,284,430	2,143,593	1,966,681	1,787,291	1,605,247	1,423,218	1,240,973	1,057,817
Site 8	HD Housing 200	West	1,500,000	1,800,000	3,067,450	2,950,164	2,832,694	2,686,625	2,540,549	2,394,477	2,248,416	2,102,189	1,956,260
Site 9	HD Housing 100	West	1,500,000	1,800,000	1,522,631	1,455,611	1,388,591	1,297,678	1,206,761	1,115,846	1,024,940	933,896	843,100
Site 10	HD Housing 60	West	1,500,000	1,800,000	1,695,520	1,619,236	1,542,952	1,441,437	1,339,918	1,238,401	1,136,894	1,034,969	933,275
Site 11	HD Housing 30	West	1,500,000	1,800,000	2,004,543	1,915,207	1,825,872	1,709,027	1,592,177	1,475,330	1,358,494	1,241,498	1,124,788
Site 12	HD Housing 15	West	1,500,000	1,800,000	2,245,432	2,156,743	2,068,055	1,947,292	1,826,524	1,705,758	1,585,006	1,464,067	1,343,462
Site 13	HD Housing 6	West	1,500,000	1,800,000	2,317,432	2,168,481	2,019,530	1,844,775	1,670,015	1,495,258	1,320,511	1,140,777	961,087
Site 14	Houses & Flats 100	West	1,500,000	1,800,000	2,446,438	2,309,648	2,172,859	2,005,869	1,838,874	1,671,881	1,504,901	1,337,745	1,170,903
Site 15	Houses & Flats 60	West	1,500,000	1,800,000	2,351,381	2,172,643	1,993,905	1,785,081	1,576,251	1,367,424	1,158,609	949,620	740,944
Site 16	Houses & Flats 30	West	1,500,000	1,800,000	2,442,171	2,302,568	2,162,964	1,995,070	1,827,171	1,659,275	1,491,390	1,323,340	1,155,586
Site 17	Houses & Flats 12	West	1,500,000	1,800,000	2,345,224	2,228,273	2,111,322	1,964,748	1,818,167	1,671,590	1,525,025	1,378,288	1,231,858
Site 18	Flats 200	West	1,500,000	1,800,000	4,142,614	4,003,574	3,864,535	3,640,012	3,415,473	3,190,942	2,966,445	2,741,452	2,517,348
Site 19	Flats 100	West	1,500,000	1,800,000	3,861,122	3,703,915	3,546,709	3,292,628	3,038,527	2,784,435	2,530,383	2,275,768	2,022,161
Site 20	Flats 60	West	1,500,000	1,800,000	3,957,999	3,796,768	3,635,538	3,374,826	3,114,094	2,853,372	2,592,689	2,331,430	2,071,205
Site 21	Flats 20	West	1,500,000	1,800,000	3,393,160	3,255,333	3,117,505	2,894,288	2,671,053	2,447,827	2,224,635	2,000,948	1,778,148
Site 22	Flats 12	West	1,500,000	1,800,000	3,555,750	3,422,198	3,288,646	3,073,593	2,858,523	2,643,462	2,428,434	2,212,933	1,998,279
Site 23	Flats 6	West	1,500,000	1,800,000	3,483,149	3,269,596	3,056,043	2,743,169	2,430,275	2,117,390	1,802,504	1,479,998	1,158,556
Site 24	Flats HD 200	West	1,500,000	1,800,000	6,184,886	5,977,618	5,770,351	5,434,308	5,098,240	4,762,184	4,426,180	4,089,429	3,754,017
Site 25	Flats HD 100	West	1,500,000	1,800,000	4,844,198	4,647,050	4,449,901	4,130,633	3,811,340	3,492,060	3,172,829	2,852,889	2,534,219
Site 26	Flats HD 40	West	1,500,000	1,800,000	4,168,562	3,998,928	3,829,294	3,555,227	3,281,140	3,007,063	2,733,027	2,458,386	2,184,831
Site 27	Flats HD 18	West	1,500,000	1,800,000	4,630,326	4,457,104	4,283,882	4,002,808	3,721,713	3,440,629	3,159,588	2,877,921	2,597,376
Site 28	Flats VHD 200	West	1,500,000	1,800,000	7,640,594	7,308,771	6,976,948	6,441,619	5,906,250	5,370,901	4,835,634	4,299,186	3,764,855
Site 29	Flats VHD 75	West	1,500,000	1,800,000	4,727,326	4,406,745	4,086,165	3,570,424	3,054,644	2,538,883	2,023,201	1,506,387	991,602
Site 30	BTR Flats 60	West	1,500,000	1,800,000	630,272	423,499	216,666	4,360	-209,630	-425,485	-647,618	-869,732	-1,091,878

East

Table	2												
National Requirements (CIL, EV, BNG, 2021 PtL), Developer Contributions £2500 - Varied Affordable Housing													
			EUV	BLV	Residual Value								
		Affordable %			0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 1	Large Greenfield 500	East	25,000	375,000	1,720,804	1,668,892	1,616,979	1,538,516	1,460,048	1,381,582	1,303,127	1,224,518	1,146,185
Site 2	Large Green 250	East	25,000	375,000	2,384,487	2,306,803	2,229,120	2,122,542	2,015,959	1,909,378	1,802,809	1,696,072	1,589,636
Site 3	Green 75	East	25,000	375,000	1,731,437	1,665,022	1,598,607	1,505,148	1,411,584	1,317,924	1,224,275	1,130,470	1,036,945
Site 4	Green 35	East	25,000	375,000	1,942,235	1,865,031	1,787,827	1,686,477	1,585,123	1,483,605	1,382,010	1,280,274	1,178,789
Site 5	Green 14	East	25,000	375,000	2,229,879	2,149,849	2,069,819	1,958,354	1,846,883	1,735,415	1,623,960	1,512,322	1,401,011
Site 6	Green 6	East	50,000	400,000	2,581,722	2,429,192	2,276,662	2,085,061	1,893,453	1,701,848	1,510,259	1,318,444	1,127,034
Site 7	Green 3	East	50,000	400,000	2,425,267	2,284,430	2,143,593	1,966,681	1,787,291	1,605,247	1,423,218	1,240,973	1,057,817
Site 8	HD Housing 200	East	1,500,000	1,800,000	3,067,450	2,950,164	2,832,694	2,686,625	2,540,549	2,394,477	2,248,416	2,102,189	1,956,260
Site 9	HD Housing 100	East	1,500,000	1,800,000	1,522,631	1,455,611	1,388,591	1,297,678	1,206,761	1,115,846	1,024,940	933,896	843,100
Site 10	HD Housing 60	East	1,500,000	1,800,000	1,695,520	1,619,236	1,542,952	1,441,437	1,339,918	1,238,401	1,136,894	1,034,969	933,275
Site 11	HD Housing 30	East	1,500,000	1,800,000	2,004,543	1,915,207	1,825,872	1,709,027	1,592,177	1,475,330	1,358,494	1,241,498	1,124,788
Site 12	HD Housing 15	East	1,500,000	1,800,000	2,245,432	2,156,743	2,068,055	1,947,292	1,826,524	1,705,758	1,585,006	1,464,067	1,343,462
Site 13	HD Housing 6	East	1,500,000	1,800,000	2,317,432	2,168,481	2,019,530	1,844,775	1,670,015	1,495,258	1,320,511	1,140,777	961,087
Site 14	Houses & Flats 100	East	1,500,000	1,800,000	2,446,438	2,309,648	2,172,859	2,005,869	1,838,874	1,671,881	1,504,901	1,337,745	1,170,903
Site 15	Houses & Flats 60	East	1,500,000	1,800,000	2,351,381	2,172,643	1,993,905	1,785,081	1,576,251	1,367,424	1,158,609	949,620	740,944
Site 16	Houses & Flats 30	East	1,500,000	1,800,000	2,442,171	2,302,568	2,162,964	1,995,070	1,827,171	1,659,275	1,491,390	1,323,340	1,155,586
Site 17	Houses & Flats 12	East	1,500,000	1,800,000	2,345,224	2,228,273	2,111,322	1,964,748	1,818,167	1,671,590	1,525,025	1,378,288	1,231,858
Site 18	Flats 200	East	1,500,000	1,800,000	2,387,624	2,279,340	2,171,056	2,036,048	1,901,035	1,766,024	1,631,024	1,495,869	1,360,992
Site 19	Flats 100	East	1,500,000	1,800,000	1,751,834	1,631,424	1,511,014	1,364,574	1,218,129	1,071,687	925,255	778,672	632,359
Site 20	Flats 60	East	1,500,000	1,800,000	1,778,969	1,655,595	1,532,221	1,382,761	1,233,297	1,083,835	934,384	784,781	635,449
Site 21	Flats 20	East	1,500,000	1,800,000	1,530,422	1,424,956	1,319,490	1,191,376	1,063,258	935,143	807,036	678,799	549,098
Site 22	Flats 12	East	1,500,000	1,800,000	1,804,119	1,701,893	1,599,666	1,473,997	1,348,324	1,222,652	1,096,990	971,192	842,674
Site 23	Flats 6	East	1,500,000	1,800,000	1,773,126	1,588,542	1,403,958	1,187,398	967,793	746,961	526,143	305,136	84,468
Site 24	Flats HD 200	East	1,500,000	1,800,000	3,548,276	3,387,004	3,225,732	3,024,241	2,822,743	2,621,248	2,419,770	2,218,058	2,016,764
Site 25	Flats HD 100	East	1,500,000	1,800,000	2,189,225	2,038,295	1,887,365	1,703,619	1,519,866	1,336,116	1,152,379	968,452	784,867
Site 26	Flats HD 40	East	1,500,000	1,800,000	1,875,960	1,746,156	1,616,352	1,459,336	1,302,316	1,145,298	988,291	831,126	674,244
Site 27	Flats HD 18	East	1,500,000	1,800,000	2,337,724	2,204,332	2,070,939	1,906,917	1,742,889	1,578,864	1,414,851	1,250,661	1,086,789
Site 28	Flats VHD 200	East	1,500,000	1,800,000	3,120,692	2,867,718	2,614,743	2,310,076	2,005,398	1,700,725	1,396,073	1,091,121	786,707
Site 29	Flats VHD 75	East	1,500,000	1,800,000	-21,296	-271,618	-521,941	-809,680	-1,099,828	-1,398,990	-1,698,135	-1,997,507	-2,296,473
Site 30	BTR Flats 60	East	1,500,000	1,800,000	630,272	423,499	216,666	4,360	-209,630	-425,485	-647,618	-869,732	-1,091,878

Sovereign

Table	2												
National Requirements (CIL, EV, BNG, 2021 PtL), Developer Contributions £2500 - Varied Affordable Housing													
			EUV	BLV	Residual Value								
		Affordable %			0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 8	HD Housing 200	Sovereign	1,500,000	1,800,000	3,067,450	2,950,164	2,832,694	2,686,625	2,540,549	2,394,477	2,248,416	2,102,189	1,956,260
Site 9	HD Housing 100	Sovereign	1,500,000	1,800,000	1,522,631	1,455,611	1,388,591	1,297,678	1,206,761	1,115,846	1,024,940	933,896	843,100
Site 10	HD Housing 60	Sovereign	1,500,000	1,800,000	1,695,520	1,619,236	1,542,952	1,441,437	1,339,918	1,238,401	1,136,894	1,034,969	933,275
Site 11	HD Housing 30	Sovereign	1,500,000	1,800,000	2,004,543	1,915,207	1,825,872	1,709,027	1,592,177	1,475,330	1,358,494	1,241,498	1,124,788
Site 12	HD Housing 15	Sovereign	1,500,000	1,800,000	2,245,432	2,156,743	2,068,055	1,947,292	1,826,524	1,705,758	1,585,006	1,464,067	1,343,462
Site 13	HD Housing 6	Sovereign	1,500,000	1,800,000	2,317,432	2,168,481	2,019,530	1,844,775	1,670,015	1,495,258	1,320,511	1,140,777	961,087
Site 14	Houses & Flats 100	Sovereign	1,500,000	1,800,000	2,446,438	2,309,648	2,172,859	2,005,869	1,838,874	1,671,881	1,504,901	1,337,745	1,170,903
Site 15	Houses & Flats 60	Sovereign	1,500,000	1,800,000	2,351,381	2,172,643	1,993,905	1,785,081	1,576,251	1,367,424	1,158,609	949,620	740,944
Site 16	Houses & Flats 30	Sovereign	1,500,000	1,800,000	2,442,171	2,302,568	2,162,964	1,995,070	1,827,171	1,659,275	1,491,390	1,323,340	1,155,586
Site 17	Houses & Flats 12	Sovereign	1,500,000	1,800,000	2,345,224	2,228,273	2,111,322	1,964,748	1,818,167	1,671,590	1,525,025	1,378,288	1,231,858
Site 18	Flats 200	Sovereign	1,500,000	1,800,000	4,142,614	4,003,574	3,864,535	3,640,012	3,415,473	3,190,942	2,966,445	2,741,452	2,517,348
Site 19	Flats 100	Sovereign	1,500,000	1,800,000	3,861,122	3,703,915	3,546,709	3,292,628	3,038,527	2,784,435	2,530,383	2,275,768	2,022,161
Site 20	Flats 60	Sovereign	1,500,000	1,800,000	3,957,999	3,796,768	3,635,538	3,374,826	3,114,094	2,853,372	2,592,689	2,331,430	2,071,205
Site 21	Flats 20	Sovereign	1,500,000	1,800,000	3,393,160	3,255,333	3,117,505	2,894,288	2,671,053	2,447,827	2,224,635	2,000,948	1,778,148
Site 22	Flats 12	Sovereign	1,500,000	1,800,000	3,555,750	3,422,198	3,288,646	3,073,593	2,858,523	2,643,462	2,428,434	2,212,933	1,998,279
Site 23	Flats 6	Sovereign	1,500,000	1,800,000	3,483,149	3,269,596	3,056,043	2,743,169	2,430,275	2,117,390	1,802,504	1,479,998	1,158,556
Site 24	Flats HD 200	Sovereign	1,500,000	1,800,000	6,184,886	5,977,618	5,770,351	5,434,308	5,098,240	4,762,184	4,426,180	4,089,429	3,754,017
Site 25	Flats HD 100	Sovereign	1,500,000	1,800,000	4,844,198	4,647,050	4,449,901	4,130,633	3,811,340	3,492,060	3,172,829	2,852,889	2,534,219
Site 26	Flats HD 40	Sovereign	1,500,000	1,800,000	4,168,562	3,998,928	3,829,294	3,555,227	3,281,140	3,007,063	2,733,027	2,458,386	2,184,831
Site 27	Flats HD 18	Sovereign	1,500,000	1,800,000	4,630,326	4,457,104	4,283,882	4,002,808	3,721,713	3,440,629	3,159,588	2,877,921	2,597,376
Site 28	Flats VHD 200	Sovereign	1,500,000	1,800,000	7,640,594	7,308,771	6,976,948	6,441,619	5,906,250	5,370,901	4,835,634	4,299,186	3,764,855
Site 29	Flats VHD 75	Sovereign	1,500,000	1,800,000	4,727,326	4,406,745	4,086,165	3,570,424	3,054,644	2,538,883	2,023,201	1,506,387	991,602
Site 30	BTR Flats 60	Sovereign	1,500,000	1,800,000	630,272	423,499	216,666	4,360	-209,630	-425,485	-647,618	-869,732	-1,091,878

b. Anticipated National Requirements (EV, BNG, 2025 PtL, 100% Part M4-2), adopted CIL, Developer Contributions £2,500 (Table 3)

West

Table	3												
Coming Requirements (CIL, EV, BNG, 2025 PtL. 100% M4-2), Water, Developer Contributions £2500 - Varied Affordable Housing													
			EUV	BLV	Residual Value								
		Affordable %			0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 1	Large Greenfield 500	West	25,000	375,000	1,697,491	1,645,740	1,593,989	1,515,908	1,437,822	1,359,739	1,281,666	1,203,440	1,125,489
Site 2	Large Green 250	West	25,000	375,000	2,352,681	2,275,318	2,197,956	2,091,873	1,985,785	1,879,700	1,773,627	1,667,386	1,561,445
Site 3	Green 75	West	25,000	375,000	1,697,307	1,631,235	1,565,163	1,472,256	1,379,243	1,286,136	1,193,039	1,099,787	1,006,813
Site 4	Green 35	West	25,000	375,000	1,903,986	1,827,247	1,750,508	1,649,714	1,548,915	1,447,954	1,346,914	1,245,734	1,144,805
Site 5	Green 14	West	25,000	375,000	2,191,487	2,111,899	2,032,310	1,921,499	1,810,681	1,699,866	1,589,064	1,478,081	1,367,423
Site 6	Green 6	West	50,000	400,000	2,532,435	2,379,904	2,227,374	2,035,774	1,844,165	1,652,561	1,460,972	1,269,156	1,077,747
Site 7	Green 3	West	50,000	400,000	2,379,784	2,238,948	2,098,111	1,921,198	1,740,490	1,558,446	1,376,417	1,194,173	1,010,094
Site 8	HD Housing 200	West	1,500,000	1,800,000	3,009,261	2,892,658	2,775,854	2,630,564	2,485,269	2,339,977	2,194,696	2,049,250	1,904,101
Site 9	HD Housing 100	West	1,500,000	1,800,000	1,481,236	1,414,506	1,347,776	1,257,483	1,167,185	1,076,889	986,603	896,180	806,002
Site 10	HD Housing 60	West	1,500,000	1,800,000	1,648,623	1,572,808	1,496,993	1,396,147	1,295,297	1,194,449	1,093,611	992,356	891,330
Site 11	HD Housing 30	West	1,500,000	1,800,000	1,949,516	1,860,753	1,771,989	1,655,931	1,539,868	1,423,807	1,307,758	1,191,550	1,075,626
Site 12	HD Housing 15	West	1,500,000	1,800,000	2,192,935	2,104,617	2,016,299	1,896,407	1,776,508	1,656,613	1,536,730	1,416,664	1,296,926
Site 13	HD Housing 6	West	1,500,000	1,800,000	2,265,040	2,116,089	1,967,138	1,792,384	1,617,624	1,442,866	1,266,833	1,086,867	907,177
Site 14	Houses & Flats 100	West	1,500,000	1,800,000	2,374,433	2,238,848	2,103,263	1,937,238	1,771,207	1,605,179	1,439,163	1,272,970	1,107,094
Site 15	Houses & Flats 60	West	1,500,000	1,800,000	2,284,304	2,106,297	1,928,291	1,720,495	1,512,694	1,304,896	1,097,109	889,150	681,501
Site 16	Houses & Flats 30	West	1,500,000	1,800,000	2,368,454	2,229,637	2,090,821	1,923,955	1,757,084	1,590,216	1,423,358	1,256,338	1,089,610
Site 17	Houses & Flats 12	West	1,500,000	1,800,000	2,286,941	2,170,560	2,054,180	1,908,291	1,762,397	1,616,505	1,470,626	1,324,575	1,178,831
Site 18	Flats 200	West	1,500,000	1,800,000	4,071,247	3,932,774	3,794,301	3,570,639	3,346,961	3,123,291	2,899,656	2,675,526	2,452,282
Site 19	Flats 100	West	1,500,000	1,800,000	3,769,752	3,613,270	3,456,789	3,203,949	2,951,091	2,698,242	2,445,431	2,192,062	1,939,695
Site 20	Flats 60	West	1,500,000	1,800,000	3,863,360	3,702,880	3,542,400	3,283,049	3,023,678	2,764,317	2,504,995	2,245,100	1,986,234
Site 21	Flats 20	West	1,500,000	1,800,000	3,312,258	3,175,073	3,037,887	2,815,804	2,593,703	2,371,612	2,149,554	1,927,004	1,705,337
Site 22	Flats 12	West	1,500,000	1,800,000	3,483,212	3,350,280	3,217,347	3,003,296	2,789,229	2,575,169	2,361,143	2,146,645	1,932,992
Site 23	Flats 6	West	1,500,000	1,800,000	3,412,453	3,198,900	2,985,347	2,672,473	2,359,579	2,046,695	1,729,759	1,407,253	1,085,039
Site 24	Flats HD 200	West	1,500,000	1,800,000	6,077,259	5,870,845	5,664,432	5,329,869	4,995,281	4,660,706	4,326,182	3,990,915	3,656,981
Site 25	Flats HD 100	West	1,500,000	1,800,000	4,729,035	4,532,799	4,336,564	4,018,862	3,701,135	3,383,421	3,065,755	2,747,384	2,430,277
Site 26	Flats HD 40	West	1,500,000	1,800,000	4,068,990	3,900,146	3,731,302	3,458,687	3,186,051	2,913,425	2,640,841	2,367,655	2,095,548
Site 27	Flats HD 18	West	1,500,000	1,800,000	4,535,260	4,362,792	4,190,324	3,910,583	3,630,821	3,351,070	3,071,362	2,791,031	2,511,816
Site 28	Flats VHD 200	West	1,500,000	1,800,000	7,441,898	7,111,651	6,781,404	6,248,808	5,716,173	5,183,557	4,651,022	4,117,314	3,585,710
Site 29	Flats VHD 75	West	1,500,000	1,800,000	4,503,380	4,184,554	3,865,728	3,353,042	2,840,317	2,327,611	1,814,983	1,301,230	789,494
Site 30	BTR Flats 60	West	1,500,000	1,800,000	546,582	340,070	131,084	-82,632	-296,347	-515,070	-736,919	-958,749	-1,180,612

East

Table	3												
Coming Requirements (CIL, EV, BNG, 2025 PtL. 100% M4-2), Water, Developer Contributions £2500 - Varied Affordable Housing													
			EUV	BLV	Residual Value								
		Affordable %			0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 1	Large Greenfield 500	East	25,000	375,000	1,697,491	1,645,740	1,593,989	1,515,908	1,437,822	1,359,739	1,281,666	1,203,440	1,125,489
Site 2	Large Green 250	East	25,000	375,000	2,352,681	2,275,318	2,197,956	2,091,873	1,985,785	1,879,700	1,773,627	1,667,386	1,561,445
Site 3	Green 75	East	25,000	375,000	1,697,307	1,631,235	1,565,163	1,472,256	1,379,243	1,286,136	1,193,039	1,099,787	1,006,813
Site 4	Green 35	East	25,000	375,000	1,903,986	1,827,247	1,750,508	1,649,714	1,548,915	1,447,954	1,346,914	1,245,734	1,144,805
Site 5	Green 14	East	25,000	375,000	2,191,487	2,111,899	2,032,310	1,921,499	1,810,681	1,699,866	1,589,064	1,478,081	1,367,423
Site 6	Green 6	East	50,000	400,000	2,532,435	2,379,904	2,227,374	2,035,774	1,844,165	1,652,561	1,460,972	1,269,156	1,077,747
Site 7	Green 3	East	50,000	400,000	2,379,784	2,238,948	2,098,111	1,921,198	1,740,490	1,558,446	1,376,417	1,194,173	1,010,094
Site 8	HD Housing 200	East	1,500,000	1,800,000	3,009,261	2,892,658	2,775,854	2,630,564	2,485,269	2,339,977	2,194,696	2,049,250	1,904,101
Site 9	HD Housing 100	East	1,500,000	1,800,000	1,481,236	1,414,506	1,347,776	1,257,483	1,167,185	1,076,889	986,603	896,180	806,002
Site 10	HD Housing 60	East	1,500,000	1,800,000	1,648,623	1,572,808	1,496,993	1,396,147	1,295,297	1,194,449	1,093,611	992,356	891,330
Site 11	HD Housing 30	East	1,500,000	1,800,000	1,949,516	1,860,753	1,771,989	1,655,931	1,539,868	1,423,807	1,307,758	1,191,550	1,075,626
Site 12	HD Housing 15	East	1,500,000	1,800,000	2,192,935	2,104,617	2,016,299	1,896,407	1,776,508	1,656,613	1,536,730	1,416,664	1,296,926
Site 13	HD Housing 6	East	1,500,000	1,800,000	2,265,040	2,116,089	1,967,138	1,792,384	1,617,624	1,442,866	1,266,833	1,086,867	907,177
Site 14	Houses & Flats 100	East	1,500,000	1,800,000	2,374,433	2,238,848	2,103,263	1,937,238	1,771,207	1,605,179	1,439,163	1,272,970	1,107,094
Site 15	Houses & Flats 60	East	1,500,000	1,800,000	2,284,304	2,106,297	1,928,291	1,720,495	1,512,694	1,304,896	1,097,109	889,150	681,501
Site 16	Houses & Flats 30	East	1,500,000	1,800,000	2,368,454	2,229,637	2,090,821	1,923,955	1,757,084	1,590,216	1,423,358	1,256,338	1,089,610
Site 17	Houses & Flats 12	East	1,500,000	1,800,000	2,286,941	2,170,560	2,054,180	1,908,291	1,762,397	1,616,505	1,470,626	1,324,575	1,178,831
Site 18	Flats 200	East	1,500,000	1,800,000	2,316,258	2,208,540	2,100,822	1,966,675	1,832,523	1,698,373	1,564,235	1,429,943	1,295,925
Site 19	Flats 100	East	1,500,000	1,800,000	1,660,465	1,540,779	1,421,093	1,275,896	1,130,693	985,493	840,303	694,965	549,893
Site 20	Flats 60	East	1,500,000	1,800,000	1,684,330	1,561,706	1,439,083	1,290,985	1,142,881	994,780	846,690	698,451	550,478
Site 21	Flats 20	East	1,500,000	1,800,000	1,449,520	1,344,695	1,239,871	1,112,892	985,909	858,928	731,956	604,724	474,176
Site 22	Flats 12	East	1,500,000	1,800,000	1,731,582	1,629,975	1,528,368	1,403,701	1,279,029	1,154,359	1,029,699	903,658	775,494
Site 23	Flats 6	East	1,500,000	1,800,000	1,700,381	1,515,797	1,331,213	1,114,449	893,614	672,783	451,965	230,957	10,289
Site 24	Flats HD 200	East	1,500,000	1,800,000	3,440,650	3,280,231	3,119,813	2,919,802	2,719,784	2,519,770	2,319,772	2,119,544	1,919,728
Site 25	Flats HD 100	East	1,500,000	1,800,000	2,074,062	1,924,045	1,774,028	1,591,848	1,409,660	1,227,476	1,045,305	862,948	680,925
Site 26	Flats HD 40	East	1,500,000	1,800,000	1,776,389	1,647,374	1,518,360	1,362,796	1,207,227	1,051,660	896,104	740,395	584,961
Site 27	Flats HD 18	East	1,500,000	1,800,000	2,242,658	2,110,020	1,977,381	1,814,692	1,651,997	1,489,305	1,326,625	1,163,771	1,001,229
Site 28	Flats VHD 200	East	1,500,000	1,800,000	2,921,996	2,670,598	2,419,199	2,117,265	1,815,320	1,513,381	1,211,462	909,250	607,563
Site 29	Flats VHD 75	East	1,500,000	1,800,000	-256,274	-504,755	-753,237	-1,037,770	-1,332,888	-1,628,727	-1,924,552	-2,220,595	-2,516,246
Site 30	BTR Flats 60	East	1,500,000	1,800,000	546,582	340,070	131,084	-82,632	-296,347	-515,070	-736,919	-958,749	-1,180,612

Sovereign

Table	3												
Coming Requirements (CIL, EV, BNG, 2025 PtL. 100% M4-2), Water, Developer Contributions £2500 - Varied Affordable Housing													
			EUV	BLV	Residual Value								
		Affordable %			0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 8	HD Housing 200	Sovereign	1,500,000	1,800,000	3,009,261	2,892,658	2,775,854	2,630,564	2,485,269	2,339,977	2,194,696	2,049,250	1,904,101
Site 9	HD Housing 100	Sovereign	1,500,000	1,800,000	1,481,236	1,414,506	1,347,776	1,257,483	1,167,185	1,076,889	986,603	896,180	806,002
Site 10	HD Housing 60	Sovereign	1,500,000	1,800,000	1,648,623	1,572,808	1,496,993	1,396,147	1,295,297	1,194,449	1,093,611	992,356	891,330
Site 11	HD Housing 30	Sovereign	1,500,000	1,800,000	1,949,516	1,860,753	1,771,989	1,655,931	1,539,868	1,423,807	1,307,758	1,191,550	1,075,626
Site 12	HD Housing 15	Sovereign	1,500,000	1,800,000	2,192,935	2,104,617	2,016,299	1,896,407	1,776,508	1,656,613	1,536,730	1,416,664	1,296,926
Site 13	HD Housing 6	Sovereign	1,500,000	1,800,000	2,265,040	2,116,089	1,967,138	1,792,384	1,617,624	1,442,866	1,266,833	1,086,867	907,177
Site 14	Houses & Flats 100	Sovereign	1,500,000	1,800,000	2,374,433	2,238,848	2,103,263	1,937,238	1,771,207	1,605,179	1,439,163	1,272,970	1,107,094
Site 15	Houses & Flats 60	Sovereign	1,500,000	1,800,000	2,284,304	2,106,297	1,928,291	1,720,495	1,512,694	1,304,896	1,097,109	889,150	681,501
Site 16	Houses & Flats 30	Sovereign	1,500,000	1,800,000	2,368,454	2,229,637	2,090,821	1,923,955	1,757,084	1,590,216	1,423,358	1,256,338	1,089,610
Site 17	Houses & Flats 12	Sovereign	1,500,000	1,800,000	2,286,941	2,170,560	2,054,180	1,908,291	1,762,397	1,616,505	1,470,626	1,324,575	1,178,831
Site 18	Flats 200	Sovereign	1,500,000	1,800,000	4,071,247	3,932,774	3,794,301	3,570,639	3,346,961	3,123,291	2,899,656	2,675,526	2,452,282
Site 19	Flats 100	Sovereign	1,500,000	1,800,000	3,769,752	3,613,270	3,456,789	3,203,949	2,951,091	2,698,242	2,445,431	2,192,062	1,939,695
Site 20	Flats 60	Sovereign	1,500,000	1,800,000	3,863,360	3,702,880	3,542,400	3,283,049	3,023,678	2,764,317	2,504,995	2,245,100	1,986,234
Site 21	Flats 20	Sovereign	1,500,000	1,800,000	3,312,258	3,175,073	3,037,887	2,815,804	2,593,703	2,371,612	2,149,554	1,927,004	1,705,337
Site 22	Flats 12	Sovereign	1,500,000	1,800,000	3,483,212	3,350,280	3,217,347	3,003,296	2,789,229	2,575,169	2,361,143	2,146,645	1,932,992
Site 23	Flats 6	Sovereign	1,500,000	1,800,000	3,412,453	3,198,900	2,985,347	2,672,473	2,359,579	2,046,695	1,729,759	1,407,253	1,085,039
Site 24	Flats HD 200	Sovereign	1,500,000	1,800,000	6,077,259	5,870,845	5,664,432	5,329,869	4,995,281	4,660,706	4,326,182	3,990,915	3,656,981
Site 25	Flats HD 100	Sovereign	1,500,000	1,800,000	4,729,035	4,532,799	4,336,564	4,018,862	3,701,135	3,383,421	3,065,755	2,747,384	2,430,277
Site 26	Flats HD 40	Sovereign	1,500,000	1,800,000	4,068,990	3,900,146	3,731,302	3,458,687	3,186,051	2,913,425	2,640,841	2,367,655	2,095,548
Site 27	Flats HD 18	Sovereign	1,500,000	1,800,000	4,535,260	4,362,792	4,190,324	3,910,583	3,630,821	3,351,070	3,071,362	2,791,031	2,511,816
Site 28	Flats VHD 200	Sovereign	1,500,000	1,800,000	7,441,898	7,111,651	6,781,404	6,248,808	5,716,173	5,183,557	4,651,022	4,117,314	3,585,710
Site 29	Flats VHD 75	Sovereign	1,500,000	1,800,000	4,503,380	4,184,554	3,865,728	3,353,042	2,840,317	2,327,611	1,814,983	1,301,230	789,494
Site 30	BTR Flats 60	Sovereign	1,500,000	1,800,000	546,582	340,070	131,084	-82,632	-296,347	-515,070	-736,919	-958,749	-1,180,612

c. Anticipated National Requirements (EV, BNG, 2025 PtL, 100% Part M4-2), adopted CIL, Developer Contributions £2,500 – with Space Heating target (Table 4)

West

Table	4												
Coming Requirements (CIL, EV, BNG, 2025 PtL. 100% M4-2), Water, Developer Contributions £2500, with Space Heating Target - Varied Affordable Housing													
			EUV	BLV	Residual Value								
		Affordable %			0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 1	Large Greenfield 500	West	25,000	375,000	1,657,164	1,605,691	1,554,219	1,476,800	1,399,375	1,321,954	1,244,542	1,166,980	1,089,688
Site 2	Large Green 250	West	25,000	375,000	2,297,649	2,220,842	2,144,034	2,038,809	1,933,579	1,828,351	1,723,134	1,617,753	1,512,667
Site 3	Green 75	West	25,000	375,000	1,633,879	1,568,443	1,503,006	1,411,125	1,319,139	1,227,057	1,134,986	1,042,761	950,811
Site 4	Green 35	West	25,000	375,000	1,832,981	1,757,105	1,681,230	1,581,468	1,481,700	1,381,770	1,281,762	1,181,615	1,081,716
Site 5	Green 14	West	25,000	375,000	2,120,438	2,041,666	1,962,894	1,853,292	1,743,684	1,634,078	1,524,485	1,414,714	1,305,262
Site 6	Green 6	West	50,000	400,000	2,439,280	2,286,750	2,134,220	1,942,619	1,751,011	1,559,406	1,367,817	1,176,001	984,146
Site 7	Green 3	West	50,000	400,000	2,293,878	2,153,042	2,012,205	1,834,141	1,652,094	1,470,050	1,288,021	1,105,398	919,956
Site 8	HD Housing 200	West	1,500,000	1,800,000	2,910,078	2,794,640	2,678,968	2,535,009	2,391,044	2,247,082	2,103,131	1,959,016	1,815,195
Site 9	HD Housing 100	West	1,500,000	1,800,000	1,405,111	1,338,915	1,272,719	1,183,565	1,094,406	1,005,250	916,102	826,822	737,780
Site 10	HD Housing 60	West	1,500,000	1,800,000	1,562,232	1,487,282	1,412,332	1,312,719	1,213,101	1,113,486	1,013,880	913,860	814,064
Site 11	HD Housing 30	West	1,500,000	1,800,000	1,848,568	1,760,853	1,673,138	1,558,524	1,443,904	1,329,287	1,214,681	1,099,919	985,436
Site 12	HD Housing 15	West	1,500,000	1,800,000	2,096,735	2,009,097	1,921,459	1,803,161	1,684,856	1,566,555	1,448,265	1,329,798	1,211,650
Site 13	HD Housing 6	West	1,500,000	1,800,000	2,170,066	2,021,115	1,872,164	1,697,409	1,522,650	1,347,892	1,169,106	989,140	809,450
Site 14	Houses & Flats 100	West	1,500,000	1,800,000	2,238,785	2,105,470	1,972,156	1,807,947	1,643,732	1,479,521	1,315,321	1,150,943	986,886
Site 15	Houses & Flats 60	West	1,500,000	1,800,000	2,157,779	1,981,152	1,804,525	1,598,670	1,392,809	1,186,951	981,104	775,088	569,376
Site 16	Houses & Flats 30	West	1,500,000	1,800,000	2,230,088	2,092,749	1,955,411	1,790,474	1,625,532	1,460,593	1,295,665	1,130,577	965,776
Site 17	Houses & Flats 12	West	1,500,000	1,800,000	2,177,337	2,062,030	1,946,722	1,802,124	1,657,519	1,512,917	1,368,328	1,223,568	1,079,113
Site 18	Flats 200	West	1,500,000	1,800,000	3,941,045	3,803,605	3,666,164	3,444,074	3,221,967	2,999,869	2,777,804	2,555,249	2,333,574
Site 19	Flats 100	West	1,500,000	1,800,000	3,591,594	3,436,525	3,281,457	3,031,040	2,780,603	2,530,176	2,279,788	2,028,846	1,778,896
Site 20	Flats 60	West	1,500,000	1,800,000	3,678,828	3,519,811	3,360,795	3,104,097	2,847,380	2,590,673	2,334,005	2,076,770	1,820,551
Site 21	Flats 20	West	1,500,000	1,800,000	3,154,511	3,018,577	2,882,642	2,662,771	2,442,883	2,223,003	2,003,157	1,782,824	1,563,364
Site 22	Flats 12	West	1,500,000	1,800,000	3,341,774	3,210,050	3,078,325	2,866,228	2,654,114	2,442,008	2,229,934	2,017,394	1,805,690
Site 23	Flats 6	West	1,500,000	1,800,000	3,274,606	3,061,053	2,847,500	2,534,626	2,221,732	1,908,847	1,587,916	1,265,411	940,401
Site 24	Flats HD 200	West	1,500,000	1,800,000	5,880,903	5,676,047	5,471,191	5,139,329	4,807,443	4,475,569	4,143,745	3,811,185	3,479,946
Site 25	Flats HD 100	West	1,500,000	1,800,000	4,504,482	4,310,027	4,115,573	3,800,923	3,486,250	3,171,588	2,856,975	2,541,665	2,227,604
Site 26	Flats HD 40	West	1,500,000	1,800,000	3,874,840	3,707,536	3,540,231	3,270,446	3,000,640	2,730,845	2,461,090	2,190,741	1,921,458
Site 27	Flats HD 18	West	1,500,000	1,800,000	4,349,895	4,178,897	4,007,899	3,730,757	3,453,595	3,176,443	2,899,334	2,621,609	2,344,988
Site 28	Flats VHD 200	West	1,500,000	1,800,000	7,047,772	6,720,651	6,393,530	5,866,356	5,339,142	4,811,948	4,284,834	3,756,560	3,230,366
Site 29	Flats VHD 75	West	1,500,000	1,800,000	4,027,532	3,712,433	3,397,335	2,891,139	2,384,905	1,878,690	1,372,552	865,305	358,404
Site 30	BTR Flats 60	West	1,500,000	1,800,000	383,399	176,196	-39,070	-252,252	-468,454	-689,748	-911,043	-1,132,320	-1,353,630

East

Table	4												
Coming Requirements (CIL, EV, BNG, 2025 PtL. 100% M4-2), Water, Developer Contributions £2500, with Space Heating Target - Varied Affordable Housing													
			EUV	BLV	Residual Value								
		Affordable %			0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 1	Large Greenfield 500	East	25,000	375,000	1,657,164	1,605,691	1,554,219	1,476,800	1,399,375	1,321,954	1,244,542	1,166,980	1,089,688
Site 2	Large Green 250	East	25,000	375,000	2,297,649	2,220,842	2,144,034	2,038,809	1,933,579	1,828,351	1,723,134	1,617,753	1,512,667
Site 3	Green 75	East	25,000	375,000	1,633,879	1,568,443	1,503,006	1,411,125	1,319,139	1,227,057	1,134,986	1,042,761	950,811
Site 4	Green 35	East	25,000	375,000	1,832,981	1,757,105	1,681,230	1,581,468	1,481,700	1,381,770	1,281,762	1,181,615	1,081,716
Site 5	Green 14	East	25,000	375,000	2,120,438	2,041,666	1,962,894	1,853,292	1,743,684	1,634,078	1,524,485	1,414,714	1,305,262
Site 6	Green 6	East	50,000	400,000	2,439,280	2,286,750	2,134,220	1,942,619	1,751,011	1,559,406	1,367,817	1,176,001	984,146
Site 7	Green 3	East	50,000	400,000	2,293,878	2,153,042	2,012,205	1,834,141	1,652,094	1,470,050	1,288,021	1,105,398	919,956
Site 8	HD Housing 200	East	1,500,000	1,800,000	2,910,078	2,794,640	2,678,968	2,535,009	2,391,044	2,247,082	2,103,131	1,959,016	1,815,195
Site 9	HD Housing 100	East	1,500,000	1,800,000	1,405,111	1,338,915	1,272,719	1,183,565	1,094,406	1,005,250	916,102	826,822	737,780
Site 10	HD Housing 60	East	1,500,000	1,800,000	1,562,232	1,487,282	1,412,332	1,312,719	1,213,101	1,113,486	1,013,880	913,860	814,064
Site 11	HD Housing 30	East	1,500,000	1,800,000	1,848,568	1,760,853	1,673,138	1,558,524	1,443,904	1,329,287	1,214,681	1,099,919	985,436
Site 12	HD Housing 15	East	1,500,000	1,800,000	2,096,735	2,009,097	1,921,459	1,803,161	1,684,856	1,566,555	1,448,265	1,329,798	1,211,650
Site 13	HD Housing 6	East	1,500,000	1,800,000	2,170,066	2,021,115	1,872,164	1,697,409	1,522,650	1,347,892	1,169,106	989,140	809,450
Site 14	Houses & Flats 100	East	1,500,000	1,800,000	2,238,785	2,105,470	1,972,156	1,807,947	1,643,732	1,479,521	1,315,321	1,150,943	986,886
Site 15	Houses & Flats 60	East	1,500,000	1,800,000	2,157,779	1,981,152	1,804,525	1,598,670	1,392,809	1,186,951	981,104	775,088	569,376
Site 16	Houses & Flats 30	East	1,500,000	1,800,000	2,230,088	2,092,749	1,955,411	1,790,474	1,625,532	1,460,593	1,295,665	1,130,577	965,776
Site 17	Houses & Flats 12	East	1,500,000	1,800,000	2,177,337	2,062,030	1,946,722	1,802,124	1,657,519	1,512,917	1,368,328	1,223,568	1,079,113
Site 18	Flats 200	East	1,500,000	1,800,000	2,186,056	2,079,370	1,972,685	1,840,109	1,707,529	1,574,951	1,442,383	1,309,666	1,177,217
Site 19	Flats 100	East	1,500,000	1,800,000	1,482,307	1,364,034	1,245,761	1,102,986	960,206	817,428	674,660	531,749	389,094
Site 20	Flats 60	East	1,500,000	1,800,000	1,499,797	1,378,637	1,257,477	1,112,033	966,583	821,136	675,699	530,121	384,796
Site 21	Flats 20	East	1,500,000	1,800,000	1,291,773	1,188,199	1,084,626	959,859	835,088	710,319	584,868	456,365	327,349
Site 22	Flats 12	East	1,500,000	1,800,000	1,590,143	1,489,745	1,389,346	1,266,632	1,143,914	1,021,198	897,058	770,661	644,502
Site 23	Flats 6	East	1,500,000	1,800,000	1,558,539	1,373,955	1,189,371	969,811	748,977	528,145	307,327	86,320	-134,348
Site 24	Flats HD 200	East	1,500,000	1,800,000	3,244,294	3,085,433	2,926,572	2,729,262	2,531,946	2,334,633	2,137,335	1,939,814	1,742,694
Site 25	Flats HD 100	East	1,500,000	1,800,000	1,849,509	1,701,273	1,553,037	1,373,909	1,194,775	1,015,644	836,526	657,228	478,252
Site 26	Flats HD 40	East	1,500,000	1,800,000	1,582,238	1,454,764	1,327,289	1,174,555	1,021,816	869,080	716,354	563,481	410,871
Site 27	Flats HD 18	East	1,500,000	1,800,000	2,057,293	1,926,125	1,794,956	1,634,867	1,474,771	1,314,678	1,154,597	994,349	834,401
Site 28	Flats VHD 200	East	1,500,000	1,800,000	2,527,871	2,279,598	2,031,325	1,734,812	1,438,290	1,141,772	845,274	548,495	252,219
Site 29	Flats VHD 75	East	1,500,000	1,800,000	-755,563	-1,000,133	-1,250,540	-1,539,317	-1,828,102	-2,116,884	-2,405,651	-2,694,619	-2,983,228
Site 30	BTR Flats 60	East	1,500,000	1,800,000	383,399	176,196	-39,070	-252,252	-468,454	-689,748	-911,043	-1,132,320	-1,353,630

Sovereign

Table	4												
Coming Requirements (CIL, EV, BNG, 2025 PtL. 100% M4-2), Water, Developer Contributions £2500, with Space Heating Target - Varied Affordable Housing													
			EUV	BLV	Residual Value								
		Affordable %			0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 8	HD Housing 200	Sovereign	1,500,000	1,800,000	2,910,078	2,794,640	2,678,968	2,535,009	2,391,044	2,247,082	2,103,131	1,959,016	1,815,195
Site 9	HD Housing 100	Sovereign	1,500,000	1,800,000	1,405,111	1,338,915	1,272,719	1,183,565	1,094,406	1,005,250	916,102	826,822	737,780
Site 10	HD Housing 60	Sovereign	1,500,000	1,800,000	1,562,232	1,487,282	1,412,332	1,312,719	1,213,101	1,113,486	1,013,880	913,860	814,064
Site 11	HD Housing 30	Sovereign	1,500,000	1,800,000	1,848,568	1,760,853	1,673,138	1,558,524	1,443,904	1,329,287	1,214,681	1,099,919	985,436
Site 12	HD Housing 15	Sovereign	1,500,000	1,800,000	2,096,735	2,009,097	1,921,459	1,803,161	1,684,856	1,566,555	1,448,265	1,329,798	1,211,650
Site 13	HD Housing 6	Sovereign	1,500,000	1,800,000	2,170,066	2,021,115	1,872,164	1,697,409	1,522,650	1,347,892	1,169,106	989,140	809,450
Site 14	Houses & Flats 100	Sovereign	1,500,000	1,800,000	2,238,785	2,105,470	1,972,156	1,807,947	1,643,732	1,479,521	1,315,321	1,150,943	986,886
Site 15	Houses & Flats 60	Sovereign	1,500,000	1,800,000	2,157,779	1,981,152	1,804,525	1,598,670	1,392,809	1,186,951	981,104	775,088	569,376
Site 16	Houses & Flats 30	Sovereign	1,500,000	1,800,000	2,230,088	2,092,749	1,955,411	1,790,474	1,625,532	1,460,593	1,295,665	1,130,577	965,776
Site 17	Houses & Flats 12	Sovereign	1,500,000	1,800,000	2,177,337	2,062,030	1,946,722	1,802,124	1,657,519	1,512,917	1,368,328	1,223,568	1,079,113
Site 18	Flats 200	Sovereign	1,500,000	1,800,000	3,941,045	3,803,605	3,666,164	3,444,074	3,221,967	2,999,869	2,777,804	2,555,249	2,333,574
Site 19	Flats 100	Sovereign	1,500,000	1,800,000	3,591,594	3,436,525	3,281,457	3,031,040	2,780,603	2,530,176	2,279,788	2,028,846	1,778,896
Site 20	Flats 60	Sovereign	1,500,000	1,800,000	3,678,828	3,519,811	3,360,795	3,104,097	2,847,380	2,590,673	2,334,005	2,076,770	1,820,551
Site 21	Flats 20	Sovereign	1,500,000	1,800,000	3,154,511	3,018,577	2,882,642	2,662,771	2,442,883	2,223,003	2,003,157	1,782,824	1,563,364
Site 22	Flats 12	Sovereign	1,500,000	1,800,000	3,341,774	3,210,050	3,078,325	2,866,228	2,654,114	2,442,008	2,229,934	2,017,394	1,805,690
Site 23	Flats 6	Sovereign	1,500,000	1,800,000	3,274,606	3,061,053	2,847,500	2,534,626	2,221,732	1,908,847	1,587,916	1,265,411	940,401
Site 24	Flats HD 200	Sovereign	1,500,000	1,800,000	5,880,903	5,676,047	5,471,191	5,139,329	4,807,443	4,475,569	4,143,745	3,811,185	3,479,946
Site 25	Flats HD 100	Sovereign	1,500,000	1,800,000	4,504,482	4,310,027	4,115,573	3,800,923	3,486,250	3,171,588	2,856,975	2,541,665	2,227,604
Site 26	Flats HD 40	Sovereign	1,500,000	1,800,000	3,874,840	3,707,536	3,540,231	3,270,446	3,000,640	2,730,845	2,461,090	2,190,741	1,921,458
Site 27	Flats HD 18	Sovereign	1,500,000	1,800,000	4,349,895	4,178,897	4,007,899	3,730,757	3,453,595	3,176,443	2,899,334	2,621,609	2,344,988
Site 28	Flats VHD 200	Sovereign	1,500,000	1,800,000	7,047,772	6,720,651	6,393,530	5,866,356	5,339,142	4,811,948	4,284,834	3,756,560	3,230,366
Site 29	Flats VHD 75	Sovereign	1,500,000	1,800,000	4,027,532	3,712,433	3,397,335	2,891,139	2,384,905	1,878,690	1,372,552	865,305	358,404
Site 30	BTR Flats 60	Sovereign	1,500,000	1,800,000	383,399	176,196	-39,070	-252,252	-468,454	-689,748	-911,043	-1,132,320	-1,353,630

d. Anticipated National Requirements (EV, BNG, 2025 PtL, 100% Part M4-2), adopted CIL, Developer Contributions £2,500 – with Photo Voltaic (Table 5)

West

Table	5												
Coming Requirements (CIL, EV, BNG, 2025 PtL. 100% M4-2), Water, Developer Contributions £2500, with Photo Voltaic - Varied Affordable Housing													
			EUV	BLV	Residual Value								
		Affordable %			0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 1	Large Greenfield 500	West	25,000	375,000	1,640,025	1,588,671	1,537,317	1,460,179	1,383,036	1,305,895	1,228,765	1,151,485	1,074,473
Site 2	Large Green 250	West	25,000	375,000	2,274,261	2,197,689	2,121,118	2,016,257	1,911,391	1,806,527	1,701,675	1,596,659	1,491,937
Site 3	Green 75	West	25,000	375,000	1,606,922	1,541,756	1,476,590	1,385,145	1,293,594	1,201,948	1,110,313	1,018,526	927,011
Site 4	Green 35	West	25,000	375,000	1,802,803	1,727,295	1,651,787	1,552,463	1,453,134	1,353,642	1,254,072	1,154,364	1,054,903
Site 5	Green 14	West	25,000	375,000	2,090,243	2,011,818	1,933,393	1,824,304	1,715,210	1,606,118	1,497,039	1,387,782	1,278,844
Site 6	Green 6	West	50,000	400,000	2,392,703	2,240,173	2,087,643	1,896,042	1,704,433	1,512,829	1,321,240	1,129,424	936,218
Site 7	Green 3	West	50,000	400,000	2,250,925	2,110,088	1,969,252	1,789,943	1,607,896	1,425,852	1,243,823	1,060,329	874,887
Site 8	HD Housing 200	West	1,500,000	1,800,000	2,867,925	2,752,982	2,637,792	2,494,398	2,350,998	2,207,601	2,064,215	1,920,666	1,777,410
Site 9	HD Housing 100	West	1,500,000	1,800,000	1,372,759	1,306,789	1,240,820	1,152,150	1,063,475	974,803	886,139	797,345	708,786
Site 10	HD Housing 60	West	1,500,000	1,800,000	1,525,517	1,450,934	1,376,351	1,277,262	1,178,168	1,079,076	979,994	880,498	781,226
Site 11	HD Housing 30	West	1,500,000	1,800,000	1,805,665	1,718,396	1,631,127	1,517,126	1,403,120	1,289,116	1,175,123	1,060,975	947,105
Site 12	HD Housing 15	West	1,500,000	1,800,000	2,055,851	1,968,501	1,881,152	1,763,531	1,645,904	1,528,280	1,410,668	1,292,881	1,175,408
Site 13	HD Housing 6	West	1,500,000	1,800,000	2,129,702	1,980,751	1,831,800	1,657,045	1,482,286	1,307,384	1,127,572	947,606	767,530
Site 14	Houses & Flats 100	West	1,500,000	1,800,000	2,181,135	2,048,785	1,916,435	1,752,998	1,589,556	1,426,116	1,262,689	1,099,081	935,797
Site 15	Houses & Flats 60	West	1,500,000	1,800,000	2,104,005	1,927,965	1,751,924	1,546,894	1,341,857	1,136,824	931,802	726,612	521,723
Site 16	Houses & Flats 30	West	1,500,000	1,800,000	2,171,282	2,034,572	1,897,861	1,733,745	1,569,623	1,405,504	1,241,395	1,077,128	913,146
Site 17	Houses & Flats 12	West	1,500,000	1,800,000	2,130,756	2,015,904	1,901,053	1,757,002	1,612,946	1,468,893	1,324,851	1,180,640	1,036,732
Site 18	Flats 200	West	1,500,000	1,800,000	3,973,596	3,835,897	3,698,198	3,475,715	3,253,216	3,030,724	2,808,267	2,585,318	2,363,251
Site 19	Flats 100	West	1,500,000	1,800,000	3,636,133	3,480,712	3,325,290	3,074,267	2,823,225	2,572,193	2,321,199	2,069,650	1,819,096
Site 20	Flats 60	West	1,500,000	1,800,000	3,724,961	3,565,579	3,406,196	3,148,835	2,891,455	2,634,084	2,376,752	2,118,853	1,861,972
Site 21	Flats 20	West	1,500,000	1,800,000	3,193,948	3,057,701	2,921,453	2,701,029	2,480,588	2,260,155	2,039,756	1,818,869	1,598,857
Site 22	Flats 12	West	1,500,000	1,800,000	3,377,133	3,245,107	3,113,081	2,900,495	2,687,892	2,475,298	2,262,736	2,049,707	1,837,516
Site 23	Flats 6	West	1,500,000	1,800,000	3,309,068	3,095,515	2,881,962	2,569,088	2,256,193	1,943,309	1,623,377	1,300,871	976,561
Site 24	Flats HD 200	West	1,500,000	1,800,000	5,929,992	5,724,747	5,519,501	5,186,964	4,854,402	4,521,853	4,189,354	3,856,118	3,524,205
Site 25	Flats HD 100	West	1,500,000	1,800,000	4,560,620	4,365,720	4,170,821	3,855,408	3,539,971	3,224,546	2,909,170	2,593,095	2,278,272
Site 26	Flats HD 40	West	1,500,000	1,800,000	3,923,377	3,755,688	3,587,999	3,317,506	3,046,993	2,776,490	2,506,028	2,234,969	1,964,980
Site 27	Flats HD 18	West	1,500,000	1,800,000	4,396,236	4,224,870	4,053,505	3,775,714	3,497,902	3,220,100	2,942,341	2,663,964	2,386,695
Site 28	Flats VHD 200	West	1,500,000	1,800,000	7,146,304	6,818,401	6,490,498	5,961,969	5,433,400	4,904,850	4,376,381	3,846,748	3,319,202
Site 29	Flats VHD 75	West	1,500,000	1,800,000	4,146,494	3,830,464	3,514,433	3,006,615	2,498,758	1,990,920	1,483,160	974,286	467,408
Site 30	BTR Flats 60	West	1,500,000	1,800,000	424,195	218,044	3,468	-209,847	-424,646	-646,078	-867,512	-1,088,928	-1,310,375

East

Table	5												
Coming Requirements (CIL, EV, BNG, 2025 PtL. 100% M4-2), Water, Developer Contributions £2500, with Photo Voltaic - Varied Affordable Housing													
			EUV	BLV	Residual Value								
		Affordable %			0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 1	Large Greenfield 500	East	25,000	375,000	1,640,025	1,588,671	1,537,317	1,460,179	1,383,036	1,305,895	1,228,765	1,151,485	1,074,473
Site 2	Large Green 250	East	25,000	375,000	2,274,261	2,197,689	2,121,118	2,016,257	1,911,391	1,806,527	1,701,675	1,596,659	1,491,937
Site 3	Green 75	East	25,000	375,000	1,606,922	1,541,756	1,476,590	1,385,145	1,293,594	1,201,948	1,110,313	1,018,526	927,011
Site 4	Green 35	East	25,000	375,000	1,802,803	1,727,295	1,651,787	1,552,463	1,453,134	1,353,642	1,254,072	1,154,364	1,054,903
Site 5	Green 14	East	25,000	375,000	2,090,243	2,011,818	1,933,393	1,824,304	1,715,210	1,606,118	1,497,039	1,387,782	1,278,844
Site 6	Green 6	East	50,000	400,000	2,392,703	2,240,173	2,087,643	1,896,042	1,704,433	1,512,829	1,321,240	1,129,424	936,218
Site 7	Green 3	East	50,000	400,000	2,250,925	2,110,088	1,969,252	1,789,943	1,607,896	1,425,852	1,243,823	1,060,329	874,887
Site 8	HD Housing 200	East	1,500,000	1,800,000	2,867,925	2,752,982	2,637,792	2,494,398	2,350,998	2,207,601	2,064,215	1,920,666	1,777,410
Site 9	HD Housing 100	East	1,500,000	1,800,000	1,372,759	1,306,789	1,240,820	1,152,150	1,063,475	974,803	886,139	797,345	708,786
Site 10	HD Housing 60	East	1,500,000	1,800,000	1,525,517	1,450,934	1,376,351	1,277,262	1,178,168	1,079,076	979,994	880,498	781,226
Site 11	HD Housing 30	East	1,500,000	1,800,000	1,805,665	1,718,396	1,631,127	1,517,126	1,403,120	1,289,116	1,175,123	1,060,975	947,105
Site 12	HD Housing 15	East	1,500,000	1,800,000	2,055,851	1,968,501	1,881,152	1,763,531	1,645,904	1,528,280	1,410,668	1,292,881	1,175,408
Site 13	HD Housing 6	East	1,500,000	1,800,000	2,129,702	1,980,751	1,831,800	1,657,045	1,482,286	1,307,384	1,127,572	947,606	767,530
Site 14	Houses & Flats 100	East	1,500,000	1,800,000	2,181,135	2,048,785	1,916,435	1,752,998	1,589,556	1,426,116	1,262,689	1,099,081	935,797
Site 15	Houses & Flats 60	East	1,500,000	1,800,000	2,104,005	1,927,965	1,751,924	1,546,894	1,341,857	1,136,824	931,802	726,612	521,723
Site 16	Houses & Flats 30	East	1,500,000	1,800,000	2,171,282	2,034,572	1,897,861	1,733,745	1,569,623	1,405,504	1,241,395	1,077,128	913,146
Site 17	Houses & Flats 12	East	1,500,000	1,800,000	2,130,756	2,015,904	1,901,053	1,757,002	1,612,946	1,468,893	1,324,851	1,180,640	1,036,732
Site 18	Flats 200	East	1,500,000	1,800,000	2,218,606	2,111,663	2,004,719	1,871,751	1,738,777	1,605,807	1,472,846	1,339,735	1,206,894
Site 19	Flats 100	East	1,500,000	1,800,000	1,526,846	1,408,220	1,289,594	1,146,213	1,002,827	859,444	716,070	572,553	429,294
Site 20	Flats 60	East	1,500,000	1,800,000	1,545,930	1,424,405	1,302,879	1,156,771	1,010,658	864,547	718,447	572,204	426,216
Site 21	Flats 20	East	1,500,000	1,800,000	1,331,209	1,227,323	1,123,437	998,118	872,793	747,471	622,158	493,455	364,591
Site 22	Flats 12	East	1,500,000	1,800,000	1,625,503	1,524,802	1,424,102	1,300,899	1,177,693	1,054,488	930,811	803,910	677,250
Site 23	Flats 6	East	1,500,000	1,800,000	1,593,999	1,409,415	1,224,831	1,005,970	785,136	564,305	343,487	122,479	-98,189
Site 24	Flats HD 200	East	1,500,000	1,800,000	3,293,383	3,134,132	2,974,882	2,776,897	2,578,905	2,380,917	2,182,944	1,984,747	1,786,952
Site 25	Flats HD 100	East	1,500,000	1,800,000	1,905,647	1,756,966	1,608,285	1,428,394	1,248,497	1,068,602	888,721	708,658	528,920
Site 26	Flats HD 40	East	1,500,000	1,800,000	1,630,776	1,502,916	1,375,057	1,221,615	1,068,169	914,725	761,291	607,709	454,393
Site 27	Flats HD 18	East	1,500,000	1,800,000	2,103,635	1,972,099	1,840,563	1,679,823	1,519,078	1,358,335	1,197,604	1,036,704	876,108
Site 28	Flats VHD 200	East	1,500,000	1,800,000	2,626,402	2,377,348	2,128,294	1,830,426	1,532,548	1,234,674	936,821	638,684	341,055
Site 29	Flats VHD 75	East	1,500,000	1,800,000	-630,741	-876,289	-1,123,207	-1,413,749	-1,704,299	-1,994,845	-2,285,376	-2,576,113	-2,866,482
Site 30	BTR Flats 60	East	1,500,000	1,800,000	424,195	218,044	3,468	-209,847	-424,646	-646,078	-867,512	-1,088,928	-1,310,375

Sovereign

Table	5												
Coming Requirements (CIL, EV, BNG, 2025 PtL. 100% M4-2), Water, Developer Contributions £2500, with Photo Voltaic - Varied Affordable Housing													
			EUV	BLV	Residual Value								
		Affordable %			0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 8	HD Housing 200	Sovereign	1,500,000	1,800,000	2,867,925	2,752,982	2,637,792	2,494,398	2,350,998	2,207,601	2,064,215	1,920,666	1,777,410
Site 9	HD Housing 100	Sovereign	1,500,000	1,800,000	1,372,759	1,306,789	1,240,820	1,152,150	1,063,475	974,803	886,139	797,345	708,786
Site 10	HD Housing 60	Sovereign	1,500,000	1,800,000	1,525,517	1,450,934	1,376,351	1,277,262	1,178,168	1,079,076	979,994	880,498	781,226
Site 11	HD Housing 30	Sovereign	1,500,000	1,800,000	1,805,665	1,718,396	1,631,127	1,517,126	1,403,120	1,289,116	1,175,123	1,060,975	947,105
Site 12	HD Housing 15	Sovereign	1,500,000	1,800,000	2,055,851	1,968,501	1,881,152	1,763,531	1,645,904	1,528,280	1,410,668	1,292,881	1,175,408
Site 13	HD Housing 6	Sovereign	1,500,000	1,800,000	2,129,702	1,980,751	1,831,800	1,657,045	1,482,286	1,307,384	1,127,572	947,606	767,530
Site 14	Houses & Flats 100	Sovereign	1,500,000	1,800,000	2,181,135	2,048,785	1,916,435	1,752,998	1,589,556	1,426,116	1,262,689	1,099,081	935,797
Site 15	Houses & Flats 60	Sovereign	1,500,000	1,800,000	2,104,005	1,927,965	1,751,924	1,546,894	1,341,857	1,136,824	931,802	726,612	521,723
Site 16	Houses & Flats 30	Sovereign	1,500,000	1,800,000	2,171,282	2,034,572	1,897,861	1,733,745	1,569,623	1,405,504	1,241,395	1,077,128	913,146
Site 17	Houses & Flats 12	Sovereign	1,500,000	1,800,000	2,130,756	2,015,904	1,901,053	1,757,002	1,612,946	1,468,893	1,324,851	1,180,640	1,036,732
Site 18	Flats 200	Sovereign	1,500,000	1,800,000	3,973,596	3,835,897	3,698,198	3,475,715	3,253,216	3,030,724	2,808,267	2,585,318	2,363,251
Site 19	Flats 100	Sovereign	1,500,000	1,800,000	3,636,133	3,480,712	3,325,290	3,074,267	2,823,225	2,572,193	2,321,199	2,069,650	1,819,096
Site 20	Flats 60	Sovereign	1,500,000	1,800,000	3,724,961	3,565,579	3,406,196	3,148,835	2,891,455	2,634,084	2,376,752	2,118,853	1,861,972
Site 21	Flats 20	Sovereign	1,500,000	1,800,000	3,193,948	3,057,701	2,921,453	2,701,029	2,480,588	2,260,155	2,039,756	1,818,869	1,598,857
Site 22	Flats 12	Sovereign	1,500,000	1,800,000	3,377,133	3,245,107	3,113,081	2,900,495	2,687,892	2,475,298	2,262,736	2,049,707	1,837,516
Site 23	Flats 6	Sovereign	1,500,000	1,800,000	3,309,068	3,095,515	2,881,962	2,569,088	2,256,193	1,943,309	1,623,377	1,300,871	976,561
Site 24	Flats HD 200	Sovereign	1,500,000	1,800,000	5,929,992	5,724,747	5,519,501	5,186,964	4,854,402	4,521,853	4,189,354	3,856,118	3,524,205
Site 25	Flats HD 100	Sovereign	1,500,000	1,800,000	4,560,620	4,365,720	4,170,821	3,855,408	3,539,971	3,224,546	2,909,170	2,593,095	2,278,272
Site 26	Flats HD 40	Sovereign	1,500,000	1,800,000	3,923,377	3,755,688	3,587,999	3,317,506	3,046,993	2,776,490	2,506,028	2,234,969	1,964,980
Site 27	Flats HD 18	Sovereign	1,500,000	1,800,000	4,396,236	4,224,870	4,053,505	3,775,714	3,497,902	3,220,100	2,942,341	2,663,964	2,386,695
Site 28	Flats VHD 200	Sovereign	1,500,000	1,800,000	7,146,304	6,818,401	6,490,498	5,961,969	5,433,400	4,904,850	4,376,381	3,846,748	3,319,202
Site 29	Flats VHD 75	Sovereign	1,500,000	1,800,000	4,146,494	3,830,464	3,514,433	3,006,615	2,498,758	1,990,920	1,483,160	974,286	467,408
Site 30	BTR Flats 60	Sovereign	1,500,000	1,800,000	424,195	218,044	3,468	-209,847	-424,646	-646,078	-867,512	-1,088,928	-1,310,375

e. Anticipated National Requirements (EV, BNG, 2025 PtL, 100% Part M4-2), adopted CIL, Developer Contributions £2,500 – with Passive House or similar (Table 6)

West

Table	6												
Coming Requirements (CIL, EV, BNG, 2025 PtL. 100% M4-2), Water, Developer Contributions £2500, with Passive House - Varied Affordable Housing													
			EUV	BLV	Residual Value								
		Affordable %			0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 1	Large Greenfield 500	West	25,000	375,000	1,596,673	1,545,619	1,494,564	1,418,137	1,341,705	1,265,276	1,188,857	1,112,291	1,035,988
Site 2	Large Green 250	West	25,000	375,000	2,215,102	2,139,127	2,063,152	1,959,213	1,855,268	1,751,326	1,647,396	1,543,303	1,439,501
Site 3	Green 75	West	25,000	375,000	1,538,736	1,474,254	1,409,772	1,319,430	1,228,982	1,138,439	1,047,906	957,224	866,809
Site 4	Green 35	West	25,000	375,000	1,726,473	1,651,893	1,577,313	1,479,098	1,380,878	1,282,495	1,184,034	1,085,436	987,083
Site 5	Green 14	West	25,000	375,000	2,013,865	1,936,318	1,858,770	1,750,982	1,643,188	1,535,396	1,427,617	1,319,662	1,212,022
Site 6	Green 6	West	50,000	400,000	2,299,548	2,147,018	1,994,488	1,802,887	1,611,279	1,419,674	1,228,085	1,036,270	840,364
Site 7	Green 3	West	50,000	400,000	2,165,019	2,024,182	1,883,346	1,701,547	1,519,500	1,337,456	1,155,427	970,191	784,749
Site 8	HD Housing 200	West	1,500,000	1,800,000	2,761,303	2,647,612	2,533,640	2,391,676	2,249,706	2,107,738	1,965,782	1,823,663	1,681,836
Site 9	HD Housing 100	West	1,500,000	1,800,000	1,290,925	1,225,529	1,160,134	1,072,688	985,238	897,790	810,351	722,785	635,447
Site 10	HD Housing 60	West	1,500,000	1,800,000	1,432,647	1,358,994	1,285,341	1,187,576	1,089,807	992,040	894,283	796,114	698,164
Site 11	HD Housing 30	West	1,500,000	1,800,000	1,697,145	1,611,004	1,524,862	1,412,413	1,299,958	1,187,507	1,075,066	962,472	850,152
Site 12	HD Housing 15	West	1,500,000	1,800,000	1,952,436	1,865,817	1,779,198	1,663,291	1,547,378	1,431,467	1,315,569	1,199,500	1,083,736
Site 13	HD Housing 6	West	1,500,000	1,800,000	2,027,605	1,878,654	1,729,703	1,554,948	1,380,188	1,202,328	1,022,515	842,549	660,403
Site 14	Houses & Flats 100	West	1,500,000	1,800,000	2,035,314	1,905,404	1,775,494	1,614,010	1,452,521	1,291,034	1,129,560	967,903	806,574
Site 15	Houses & Flats 60	West	1,500,000	1,800,000	1,967,990	1,793,433	1,618,876	1,415,931	1,212,980	1,010,033	807,096	603,995	401,189
Site 16	Houses & Flats 30	West	1,500,000	1,800,000	2,022,539	1,887,417	1,752,295	1,590,253	1,428,205	1,266,159	1,104,125	941,934	780,024
Site 17	Houses & Flats 12	West	1,500,000	1,800,000	2,012,932	1,899,234	1,785,536	1,642,872	1,500,202	1,357,535	1,214,880	1,072,057	929,535
Site 18	Flats 200	West	1,500,000	1,800,000	3,745,742	3,609,851	3,473,959	3,254,226	3,034,476	2,814,735	2,595,027	2,374,833	2,155,511
Site 19	Flats 100	West	1,500,000	1,800,000	3,324,357	3,171,408	3,018,459	2,771,675	2,524,872	2,278,078	2,031,322	1,784,022	1,537,698
Site 20	Flats 60	West	1,500,000	1,800,000	3,402,029	3,245,208	3,088,387	2,835,670	2,582,934	2,330,207	2,077,519	1,824,274	1,572,027
Site 21	Flats 20	West	1,500,000	1,800,000	2,917,891	2,783,832	2,649,774	2,433,221	2,216,652	2,000,090	1,783,562	1,566,555	1,350,406
Site 22	Flats 12	West	1,500,000	1,800,000	3,129,616	2,999,704	2,869,793	2,660,625	2,451,441	2,242,265	2,033,121	1,823,517	1,614,738
Site 23	Flats 6	West	1,500,000	1,800,000	3,067,835	2,854,282	2,640,730	2,327,855	2,014,961	1,697,064	1,375,152	1,051,221	723,445
Site 24	Flats HD 200	West	1,500,000	1,800,000	5,586,370	5,383,850	5,181,329	4,853,519	4,525,684	4,197,862	3,870,090	3,541,590	3,214,395
Site 25	Flats HD 100	West	1,500,000	1,800,000	4,167,652	3,975,869	3,784,086	3,474,016	3,163,922	2,853,840	2,543,806	2,233,085	1,923,595
Site 26	Flats HD 40	West	1,500,000	1,800,000	3,583,614	3,418,620	3,253,625	2,988,085	2,722,524	2,456,974	2,191,464	1,925,370	1,660,323
Site 27	Flats HD 18	West	1,500,000	1,800,000	4,071,847	3,903,054	3,734,261	3,461,019	3,187,756	2,914,503	2,641,292	2,367,475	2,094,745
Site 28	Flats VHD 200	West	1,500,000	1,800,000	6,456,584	6,134,151	5,811,719	5,292,677	4,773,596	4,254,535	3,735,552	3,215,429	2,697,350
Site 29	Flats VHD 75	West	1,500,000	1,800,000	3,313,758	3,004,252	2,694,745	2,198,286	1,701,788	1,205,310	708,906	204,591	-315,364
Site 30	BTR Flats 60	West	1,500,000	1,800,000	136,301	-78,951	-294,302	-510,836	-731,300	-951,764	-1,172,230	-1,392,677	-1,614,676

East

Table	6												
Coming Requirements (CIL, EV, BNG, 2025 PtL. 100% M4-2), Water, Developer Contributions £2500, with Passive House - Varied Affordable Housing													
			EUV	BLV	Residual Value								
		Affordable %			0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 1	Large Greenfield 500	East	25,000	375,000	1,596,673	1,545,619	1,494,564	1,418,137	1,341,705	1,265,276	1,188,857	1,112,291	1,035,988
Site 2	Large Green 250	East	25,000	375,000	2,215,102	2,139,127	2,063,152	1,959,213	1,855,268	1,751,326	1,647,396	1,543,303	1,439,501
Site 3	Green 75	East	25,000	375,000	1,538,736	1,474,254	1,409,772	1,319,430	1,228,982	1,138,439	1,047,906	957,224	866,809
Site 4	Green 35	East	25,000	375,000	1,726,473	1,651,893	1,577,313	1,479,098	1,380,878	1,282,495	1,184,034	1,085,436	987,083
Site 5	Green 14	East	25,000	375,000	2,013,865	1,936,318	1,858,770	1,750,982	1,643,188	1,535,396	1,427,617	1,319,662	1,212,022
Site 6	Green 6	East	50,000	400,000	2,299,548	2,147,018	1,994,488	1,802,887	1,611,279	1,419,674	1,228,085	1,036,270	840,364
Site 7	Green 3	East	50,000	400,000	2,165,019	2,024,182	1,883,346	1,701,547	1,519,500	1,337,456	1,155,427	970,191	784,749
Site 8	HD Housing 200	East	1,500,000	1,800,000	2,761,303	2,647,612	2,533,640	2,391,676	2,249,706	2,107,738	1,965,782	1,823,663	1,681,836
Site 9	HD Housing 100	East	1,500,000	1,800,000	1,290,925	1,225,529	1,160,134	1,072,688	985,238	897,790	810,351	722,785	635,447
Site 10	HD Housing 60	East	1,500,000	1,800,000	1,432,647	1,358,994	1,285,341	1,187,576	1,089,807	992,040	894,283	796,114	698,164
Site 11	HD Housing 30	East	1,500,000	1,800,000	1,697,145	1,611,004	1,524,862	1,412,413	1,299,958	1,187,507	1,075,066	962,472	850,152
Site 12	HD Housing 15	East	1,500,000	1,800,000	1,952,436	1,865,817	1,779,198	1,663,291	1,547,378	1,431,467	1,315,569	1,199,500	1,083,736
Site 13	HD Housing 6	East	1,500,000	1,800,000	2,027,605	1,878,654	1,729,703	1,554,948	1,380,188	1,202,328	1,022,515	842,549	660,403
Site 14	Houses & Flats 100	East	1,500,000	1,800,000	2,035,314	1,905,404	1,775,494	1,614,010	1,452,521	1,291,034	1,129,560	967,903	806,574
Site 15	Houses & Flats 60	East	1,500,000	1,800,000	1,967,990	1,793,433	1,618,876	1,415,931	1,212,980	1,010,033	807,096	603,995	401,189
Site 16	Houses & Flats 30	East	1,500,000	1,800,000	2,022,539	1,887,417	1,752,295	1,590,253	1,428,205	1,266,159	1,104,125	941,934	780,024
Site 17	Houses & Flats 12	East	1,500,000	1,800,000	2,012,932	1,899,234	1,785,536	1,642,872	1,500,202	1,357,535	1,214,880	1,072,057	929,535
Site 18	Flats 200	East	1,500,000	1,800,000	1,990,753	1,885,616	1,780,480	1,650,261	1,520,038	1,389,817	1,259,606	1,129,250	999,155
Site 19	Flats 100	East	1,500,000	1,800,000	1,215,070	1,098,916	982,763	843,621	704,474	565,330	426,194	286,926	147,896
Site 20	Flats 60	East	1,500,000	1,800,000	1,222,999	1,104,034	985,069	843,605	702,137	560,671	419,213	277,626	133,152
Site 21	Flats 20	East	1,500,000	1,800,000	1,055,152	953,455	851,759	730,310	608,842	483,871	358,775	231,230	103,900
Site 22	Flats 12	East	1,500,000	1,800,000	1,377,985	1,279,399	1,180,814	1,061,030	941,048	817,790	694,540	571,164	445,636
Site 23	Flats 6	East	1,500,000	1,800,000	1,345,775	1,161,191	973,683	752,855	532,020	311,189	90,371	-130,637	-351,750
Site 24	Flats HD 200	East	1,500,000	1,800,000	2,949,761	2,793,235	2,636,710	2,443,452	2,250,187	2,056,926	1,863,679	1,670,220	1,477,142
Site 25	Flats HD 100	East	1,500,000	1,800,000	1,512,679	1,367,115	1,221,550	1,047,002	872,448	697,896	523,356	348,649	174,220
Site 26	Flats HD 40	East	1,500,000	1,800,000	1,291,013	1,165,848	1,040,683	892,194	743,700	595,209	446,727	295,881	141,594
Site 27	Flats HD 18	East	1,500,000	1,800,000	1,779,245	1,650,282	1,521,319	1,365,128	1,208,932	1,052,738	896,555	737,516	576,935
Site 28	Flats VHD 200	East	1,500,000	1,800,000	1,936,682	1,693,098	1,449,515	1,161,134	872,744	584,359	295,991	1,520	-300,836
Site 29	Flats VHD 75	East	1,500,000	1,800,000	-1,518,419	-1,766,477	-2,014,535	-2,292,727	-2,570,924	-2,849,118	-3,127,300	-3,405,657	-3,683,700
Site 30	BTR Flats 60	East	1,500,000	1,800,000	136,301	-78,951	-294,302	-510,836	-731,300	-951,764	-1,172,230	-1,392,677	-1,614,676

Sovereign

Table	6												
Coming Requirements (CIL, EV, BNG, 2025 PtL. 100% M4-2), Water, Developer Contributions £2500, with Passive House - Varied Affordable Housing													
			EUV	BLV	Residual Value								
		Affordable %			0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 8	HD Housing 200	Sovereign	1,500,000	1,800,000	2,761,303	2,647,612	2,533,640	2,391,676	2,249,706	2,107,738	1,965,782	1,823,663	1,681,836
Site 9	HD Housing 100	Sovereign	1,500,000	1,800,000	1,290,925	1,225,529	1,160,134	1,072,688	985,238	897,790	810,351	722,785	635,447
Site 10	HD Housing 60	Sovereign	1,500,000	1,800,000	1,432,647	1,358,994	1,285,341	1,187,576	1,089,807	992,040	894,283	796,114	698,164
Site 11	HD Housing 30	Sovereign	1,500,000	1,800,000	1,697,145	1,611,004	1,524,862	1,412,413	1,299,958	1,187,507	1,075,066	962,472	850,152
Site 12	HD Housing 15	Sovereign	1,500,000	1,800,000	1,952,436	1,865,817	1,779,198	1,663,291	1,547,378	1,431,467	1,315,569	1,199,500	1,083,736
Site 13	HD Housing 6	Sovereign	1,500,000	1,800,000	2,027,605	1,878,654	1,729,703	1,554,948	1,380,188	1,202,328	1,022,515	842,549	660,403
Site 14	Houses & Flats 100	Sovereign	1,500,000	1,800,000	2,035,314	1,905,404	1,775,494	1,614,010	1,452,521	1,291,034	1,129,560	967,903	806,574
Site 15	Houses & Flats 60	Sovereign	1,500,000	1,800,000	1,967,990	1,793,433	1,618,876	1,415,931	1,212,980	1,010,033	807,096	603,995	401,189
Site 16	Houses & Flats 30	Sovereign	1,500,000	1,800,000	2,022,539	1,887,417	1,752,295	1,590,253	1,428,205	1,266,159	1,104,125	941,934	780,024
Site 17	Houses & Flats 12	Sovereign	1,500,000	1,800,000	2,012,932	1,899,234	1,785,536	1,642,872	1,500,202	1,357,535	1,214,880	1,072,057	929,535
Site 18	Flats 200	Sovereign	1,500,000	1,800,000	3,745,742	3,609,851	3,473,959	3,254,226	3,034,476	2,814,735	2,595,027	2,374,833	2,155,511
Site 19	Flats 100	Sovereign	1,500,000	1,800,000	3,324,357	3,171,408	3,018,459	2,771,675	2,524,872	2,278,078	2,031,322	1,784,022	1,537,698
Site 20	Flats 60	Sovereign	1,500,000	1,800,000	3,402,029	3,245,208	3,088,387	2,835,670	2,582,934	2,330,207	2,077,519	1,824,274	1,572,027
Site 21	Flats 20	Sovereign	1,500,000	1,800,000	2,917,891	2,783,832	2,649,774	2,433,221	2,216,652	2,000,090	1,783,562	1,566,555	1,350,406
Site 22	Flats 12	Sovereign	1,500,000	1,800,000	3,129,616	2,999,704	2,869,793	2,660,625	2,451,441	2,242,265	2,033,121	1,823,517	1,614,738
Site 23	Flats 6	Sovereign	1,500,000	1,800,000	3,067,835	2,854,282	2,640,730	2,327,855	2,014,961	1,697,064	1,375,152	1,051,221	723,445
Site 24	Flats HD 200	Sovereign	1,500,000	1,800,000	5,586,370	5,383,850	5,181,329	4,853,519	4,525,684	4,197,862	3,870,090	3,541,590	3,214,395
Site 25	Flats HD 100	Sovereign	1,500,000	1,800,000	4,167,652	3,975,869	3,784,086	3,474,016	3,163,922	2,853,840	2,543,806	2,233,085	1,923,595
Site 26	Flats HD 40	Sovereign	1,500,000	1,800,000	3,583,614	3,418,620	3,253,625	2,988,085	2,722,524	2,456,974	2,191,464	1,925,370	1,660,323
Site 27	Flats HD 18	Sovereign	1,500,000	1,800,000	4,071,847	3,903,054	3,734,261	3,461,019	3,187,756	2,914,503	2,641,292	2,367,475	2,094,745
Site 28	Flats VHD 200	Sovereign	1,500,000	1,800,000	6,456,584	6,134,151	5,811,719	5,292,677	4,773,596	4,254,535	3,735,552	3,215,429	2,697,350
Site 29	Flats VHD 75	Sovereign	1,500,000	1,800,000	3,313,758	3,004,252	2,694,745	2,198,286	1,701,788	1,205,310	708,906	204,591	-315,364
Site 30	BTR Flats 60	Sovereign	1,500,000	1,800,000	136,301	-78,951	-294,302	-510,836	-731,300	-951,764	-1,172,230	-1,392,677	-1,614,676

Appendix 14 – Impact of Social Rent

West

Table	3												
Coming Requirements (CIL, EV, BNG, 2025 PtL. 100% M4-2), Water, Developer Contributions £2500 - Varied Affordable Housing													
			EUV	BLV	Residual Value								
		Affordable %			0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 1	Large Greenfield 500	West	25,000	375,000	1,697,491	1,645,740	1,593,989	1,515,908	1,437,822	1,359,739	1,281,666	1,203,440	1,125,489
Site 2	Large Green 250	West	25,000	375,000	2,352,681	2,275,318	2,197,956	2,091,873	1,985,785	1,879,700	1,773,627	1,667,386	1,561,445
Site 3	Green 75	West	25,000	375,000	1,697,307	1,631,235	1,565,163	1,472,256	1,379,243	1,286,136	1,193,039	1,099,787	1,006,813
Site 4	Green 35	West	25,000	375,000	1,903,986	1,827,247	1,750,508	1,649,714	1,548,915	1,447,954	1,346,914	1,245,734	1,144,805
Site 5	Green 14	West	25,000	375,000	2,191,487	2,111,899	2,032,310	1,921,499	1,810,681	1,699,866	1,589,064	1,478,081	1,367,423
Site 6	Green 6	West	50,000	400,000	2,532,435	2,379,904	2,227,374	2,035,774	1,844,165	1,652,561	1,460,972	1,269,156	1,077,747
Site 7	Green 3	West	50,000	400,000	2,379,784	2,238,948	2,098,111	1,921,198	1,740,490	1,558,446	1,376,417	1,194,173	1,010,094
Site 8	HD Housing 200	West	1,500,000	1,800,000	3,009,261	2,892,658	2,775,854	2,630,564	2,485,269	2,339,977	2,194,696	2,049,250	1,904,101
Site 9	HD Housing 100	West	1,500,000	1,800,000	1,481,236	1,414,506	1,347,776	1,257,483	1,167,185	1,076,889	986,603	896,180	806,002
Site 10	HD Housing 60	West	1,500,000	1,800,000	1,648,623	1,572,808	1,496,993	1,396,147	1,295,297	1,194,449	1,093,611	992,356	891,330
Site 11	HD Housing 30	West	1,500,000	1,800,000	1,949,516	1,860,753	1,771,989	1,655,931	1,539,868	1,423,807	1,307,758	1,191,550	1,075,626
Site 12	HD Housing 15	West	1,500,000	1,800,000	2,192,935	2,104,617	2,016,299	1,896,407	1,776,508	1,656,613	1,536,730	1,416,664	1,296,926
Site 13	HD Housing 6	West	1,500,000	1,800,000	2,265,040	2,116,089	1,967,138	1,792,384	1,617,624	1,442,866	1,266,833	1,086,867	907,177
Site 14	Houses & Flats 100	West	1,500,000	1,800,000	2,374,433	2,238,848	2,103,263	1,937,238	1,771,207	1,605,179	1,439,163	1,272,970	1,107,094
Site 15	Houses & Flats 60	West	1,500,000	1,800,000	2,284,304	2,106,297	1,928,291	1,720,495	1,512,694	1,304,896	1,097,109	889,150	681,501
Site 16	Houses & Flats 30	West	1,500,000	1,800,000	2,368,454	2,229,637	2,090,821	1,923,955	1,757,084	1,590,216	1,423,358	1,256,338	1,089,610
Site 17	Houses & Flats 12	West	1,500,000	1,800,000	2,286,941	2,170,560	2,054,180	1,908,291	1,762,397	1,616,505	1,470,626	1,324,575	1,178,831
Site 18	Flats 200	West	1,500,000	1,800,000	4,071,247	3,932,774	3,794,301	3,570,639	3,346,961	3,123,291	2,899,656	2,675,526	2,452,282
Site 19	Flats 100	West	1,500,000	1,800,000	3,769,752	3,613,270	3,456,789	3,203,949	2,951,091	2,698,242	2,445,431	2,192,062	1,939,695
Site 20	Flats 60	West	1,500,000	1,800,000	3,863,360	3,702,880	3,542,400	3,283,049	3,023,678	2,764,317	2,504,995	2,245,100	1,986,234
Site 21	Flats 20	West	1,500,000	1,800,000	3,312,258	3,175,073	3,037,887	2,815,804	2,593,703	2,371,612	2,149,554	1,927,004	1,705,337
Site 22	Flats 12	West	1,500,000	1,800,000	3,483,212	3,350,280	3,217,347	3,003,296	2,789,229	2,575,169	2,361,143	2,146,645	1,932,992
Site 23	Flats 6	West	1,500,000	1,800,000	3,412,453	3,198,900	2,985,347	2,672,473	2,359,579	2,046,695	1,729,759	1,407,253	1,085,039
Site 24	Flats HD 200	West	1,500,000	1,800,000	6,077,259	5,870,845	5,664,432	5,329,869	4,995,281	4,660,706	4,326,182	3,990,915	3,656,981
Site 25	Flats HD 100	West	1,500,000	1,800,000	4,729,035	4,532,799	4,336,564	4,018,862	3,701,135	3,383,421	3,065,755	2,747,384	2,430,277
Site 26	Flats HD 40	West	1,500,000	1,800,000	4,068,990	3,900,146	3,731,302	3,458,687	3,186,051	2,913,425	2,640,841	2,367,655	2,095,548
Site 27	Flats HD 18	West	1,500,000	1,800,000	4,535,260	4,362,792	4,190,324	3,910,583	3,630,821	3,351,070	3,071,362	2,791,031	2,511,816
Site 28	Flats VHD 200	West	1,500,000	1,800,000	7,441,898	7,111,651	6,781,404	6,248,808	5,716,173	5,183,557	4,651,022	4,117,314	3,585,710
Site 29	Flats VHD 75	West	1,500,000	1,800,000	4,503,380	4,184,554	3,865,728	3,353,042	2,840,317	2,327,611	1,814,983	1,301,230	789,494
Site 30	BTR Flats 60	West	1,500,000	1,800,000	546,582	340,070	131,084	-82,632	-296,347	-515,070	-736,919	-958,749	-1,180,612

Table	7												
Coming Requirements (CIL, EV, BNG, 2025 PtL. 100% M4-2), Water, Developer Contributions £2500 - Varied Affordable Housing - AS SOCIAL RENT													
			EUV	BLV	Residual Value								
		Affordable %			0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 1	Large Greenfield 500	West	25,000	375,000	1,697,491	1,645,740	1,593,989	1,473,622	1,353,242	1,232,869	1,112,524	991,780	871,750
Site 2	Large Green 250	West	25,000	375,000	2,352,681	2,275,318	2,197,956	2,033,762	1,869,552	1,705,350	1,541,182	1,376,512	1,212,744
Site 3	Green 75	West	25,000	375,000	1,697,307	1,631,235	1,565,163	1,417,156	1,269,134	1,121,120	973,107	824,570	676,883
Site 4	Green 35	West	25,000	375,000	1,903,986	1,827,247	1,750,508	1,584,026	1,417,526	1,251,035	1,084,580	917,604	751,456
Site 5	Green 14	West	25,000	375,000	2,191,487	2,111,899	2,032,310	1,857,936	1,683,543	1,509,160	1,334,814	1,159,919	986,010
Site 6	Green 6	West	50,000	400,000	2,532,435	2,379,904	2,227,374	1,910,154	1,592,901	1,275,665	957,291	629,944	298,534
Site 7	Green 3	West	50,000	400,000	2,379,784	2,238,948	2,098,111	1,803,186	1,501,764	1,200,357	894,559	586,351	279,803
Site 8	HD Housing 200	West	1,500,000	1,800,000	3,009,261	2,892,658	2,775,854	2,531,208	2,286,536	2,041,877	1,797,269	1,551,920	1,307,901
Site 9	HD Housing 100	West	1,500,000	1,800,000	1,481,236	1,414,506	1,347,776	1,191,069	1,034,344	877,628	720,947	563,745	407,479
Site 10	HD Housing 60	West	1,500,000	1,800,000	1,648,623	1,572,808	1,496,993	1,321,182	1,145,351	969,529	793,748	617,387	442,066
Site 11	HD Housing 30	West	1,500,000	1,800,000	1,949,516	1,860,753	1,771,989	1,569,473	1,366,934	1,164,407	961,925	758,783	556,825
Site 12	HD Housing 15	West	1,500,000	1,800,000	2,192,935	2,104,617	2,016,299	1,813,863	1,611,403	1,408,955	1,206,552	1,003,487	801,610
Site 13	HD Housing 6	West	1,500,000	1,800,000	2,265,040	2,116,089	1,967,138	1,663,870	1,360,572	1,049,891	736,902	417,804	100,391
Site 14	Houses & Flats 100	West	1,500,000	1,800,000	2,374,433	2,238,848	2,103,263	1,830,675	1,558,059	1,285,457	1,012,909	739,567	467,650
Site 15	Houses & Flats 60	West	1,500,000	1,800,000	2,284,304	2,106,297	1,928,291	1,622,286	1,316,255	1,010,237	704,270	397,561	90,086
Site 16	Houses & Flats 30	West	1,500,000	1,800,000	2,368,454	2,229,637	2,090,821	1,812,378	1,533,907	1,255,450	977,049	697,838	420,079
Site 17	Houses & Flats 12	West	1,500,000	1,800,000	2,286,941	2,170,560	2,054,180	1,811,989	1,569,774	1,327,571	1,085,418	842,536	597,246
Site 18	Flats 200	West	1,500,000	1,800,000	4,071,247	3,932,774	3,794,301	3,450,489	3,106,636	2,762,804	2,419,054	2,074,113	1,731,307
Site 19	Flats 100	West	1,500,000	1,800,000	3,769,752	3,613,270	3,456,789	3,064,917	2,672,998	2,281,102	1,889,301	1,496,134	1,105,416
Site 20	Flats 60	West	1,500,000	1,800,000	3,863,360	3,702,880	3,542,400	3,142,118	2,741,787	2,341,481	1,941,270	1,539,669	1,140,561
Site 21	Flats 20	West	1,500,000	1,800,000	3,312,258	3,175,073	3,037,887	2,694,117	2,350,305	2,006,515	1,662,807	1,317,901	975,143
Site 22	Flats 12	West	1,500,000	1,800,000	3,483,212	3,350,280	3,217,347	2,888,356	2,559,327	2,230,316	1,901,384	1,571,315	1,243,285
Site 23	Flats 6	West	1,500,000	1,800,000	3,412,453	3,198,900	2,985,347	2,517,702	2,050,006	1,573,852	1,092,095	599,946	110,571
Site 24	Flats HD 200	West	1,500,000	1,800,000	6,077,259	5,870,845	5,664,432	5,156,843	4,649,194	4,141,575	3,634,076	3,124,831	2,618,718
Site 25	Flats HD 100	West	1,500,000	1,800,000	4,729,035	4,532,799	4,336,564	3,843,608	3,350,592	2,857,607	2,364,739	1,870,151	1,378,649
Site 26	Flats HD 40	West	1,500,000	1,800,000	4,068,990	3,900,146	3,731,302	3,311,224	2,891,095	2,470,992	2,050,989	1,629,529	1,210,682
Site 27	Flats HD 18	West	1,500,000	1,800,000	4,535,260	4,362,792	4,190,324	3,760,815	3,331,255	2,901,720	2,472,288	2,041,365	1,613,116
Site 28	Flats VHD 200	West	1,500,000	1,800,000	7,441,898	7,111,651	6,781,404	5,952,192	5,122,880	4,293,618	3,464,555	2,632,598	1,805,831
Site 29	Flats VHD 75	West	1,500,000	1,800,000	4,503,380	4,184,554	3,865,728	3,041,128	2,216,427	1,391,776	567,328	-290,106	-1,159,013
Site 30	BTR Flats 60	West	1,500,000	1,800,000	546,582	340,070	131,084	-233,490	-606,392	-984,823	-1,363,194	-1,747,593	-2,132,423

East

Table	3												
Coming Requirements (CIL, EV, BNG, 2025 PtL. 100% M4-2), Water, Developer Contributions £2500 - Varied Affordable Housing													
			EUV	BLV	Residual Value								
		Affordable %			0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 1	Large Greenfield 500	East	25,000	375,000	1,697,491	1,645,740	1,593,989	1,515,908	1,437,822	1,359,739	1,281,666	1,203,440	1,125,489
Site 2	Large Green 250	East	25,000	375,000	2,352,681	2,275,318	2,197,956	2,091,873	1,985,785	1,879,700	1,773,627	1,667,386	1,561,445
Site 3	Green 75	East	25,000	375,000	1,697,307	1,631,235	1,565,163	1,472,256	1,379,243	1,286,136	1,193,039	1,099,787	1,006,813
Site 4	Green 35	East	25,000	375,000	1,903,986	1,827,247	1,750,508	1,649,714	1,548,915	1,447,954	1,346,914	1,245,734	1,144,805
Site 5	Green 14	East	25,000	375,000	2,191,487	2,111,899	2,032,310	1,921,499	1,810,681	1,699,866	1,589,064	1,478,081	1,367,423
Site 6	Green 6	East	50,000	400,000	2,532,435	2,379,904	2,227,374	2,035,774	1,844,165	1,652,561	1,460,972	1,269,156	1,077,747
Site 7	Green 3	East	50,000	400,000	2,379,784	2,238,948	2,098,111	1,921,198	1,740,490	1,558,446	1,376,417	1,194,173	1,010,094
Site 8	HD Housing 200	East	1,500,000	1,800,000	3,009,261	2,892,658	2,775,854	2,630,564	2,485,269	2,339,977	2,194,696	2,049,250	1,904,101
Site 9	HD Housing 100	East	1,500,000	1,800,000	1,481,236	1,414,506	1,347,776	1,257,483	1,167,185	1,076,889	986,603	896,180	806,002
Site 10	HD Housing 60	East	1,500,000	1,800,000	1,648,623	1,572,808	1,496,993	1,396,147	1,295,297	1,194,449	1,093,611	992,356	891,330
Site 11	HD Housing 30	East	1,500,000	1,800,000	1,949,516	1,860,753	1,771,989	1,655,931	1,539,868	1,423,807	1,307,758	1,191,550	1,075,626
Site 12	HD Housing 15	East	1,500,000	1,800,000	2,192,935	2,104,617	2,016,299	1,896,407	1,776,508	1,656,613	1,536,730	1,416,664	1,296,926
Site 13	HD Housing 6	East	1,500,000	1,800,000	2,265,040	2,116,089	1,967,138	1,792,384	1,617,624	1,442,866	1,266,833	1,086,867	907,177
Site 14	Houses & Flats 100	East	1,500,000	1,800,000	2,374,433	2,238,848	2,103,263	1,937,238	1,771,207	1,605,179	1,439,163	1,272,970	1,107,094
Site 15	Houses & Flats 60	East	1,500,000	1,800,000	2,284,304	2,106,297	1,928,291	1,720,495	1,512,694	1,304,896	1,097,109	889,150	681,501
Site 16	Houses & Flats 30	East	1,500,000	1,800,000	2,368,454	2,229,637	2,090,821	1,923,955	1,757,084	1,590,216	1,423,358	1,256,338	1,089,610
Site 17	Houses & Flats 12	East	1,500,000	1,800,000	2,286,941	2,170,560	2,054,180	1,908,291	1,762,397	1,616,505	1,470,626	1,324,575	1,178,831
Site 18	Flats 200	East	1,500,000	1,800,000	2,316,258	2,208,540	2,100,822	1,966,675	1,832,523	1,698,373	1,564,235	1,429,943	1,295,925
Site 19	Flats 100	East	1,500,000	1,800,000	1,660,465	1,540,779	1,421,093	1,275,896	1,130,693	985,493	840,303	694,965	549,893
Site 20	Flats 60	East	1,500,000	1,800,000	1,684,330	1,561,706	1,439,083	1,290,985	1,142,881	994,780	846,690	698,451	550,478
Site 21	Flats 20	East	1,500,000	1,800,000	1,449,520	1,344,695	1,239,871	1,112,892	985,909	858,928	731,956	604,724	474,176
Site 22	Flats 12	East	1,500,000	1,800,000	1,731,582	1,629,975	1,528,368	1,403,701	1,279,029	1,154,359	1,029,699	903,658	775,494
Site 23	Flats 6	East	1,500,000	1,800,000	1,700,381	1,515,797	1,331,213	1,114,449	893,614	672,783	451,965	230,957	10,289
Site 24	Flats HD 200	East	1,500,000	1,800,000	3,440,650	3,280,231	3,119,813	2,919,802	2,719,784	2,519,770	2,319,772	2,119,544	1,919,728
Site 25	Flats HD 100	East	1,500,000	1,800,000	2,074,062	1,924,045	1,774,028	1,591,848	1,409,660	1,227,476	1,045,305	862,948	680,925
Site 26	Flats HD 40	East	1,500,000	1,800,000	1,776,389	1,647,374	1,518,360	1,362,796	1,207,227	1,051,660	896,104	740,395	584,961
Site 27	Flats HD 18	East	1,500,000	1,800,000	2,242,658	2,110,020	1,977,381	1,814,692	1,651,997	1,489,305	1,326,625	1,163,771	1,001,229
Site 28	Flats VHD 200	East	1,500,000	1,800,000	2,921,996	2,670,598	2,419,199	2,117,265	1,815,320	1,513,381	1,211,462	909,250	607,563
Site 29	Flats VHD 75	East	1,500,000	1,800,000	-256,274	-504,755	-753,237	-1,037,770	-1,332,888	-1,628,727	-1,924,552	-2,220,595	-2,516,246
Site 30	BTR Flats 60	East	1,500,000	1,800,000	546,582	340,070	131,084	-82,632	-296,347	-515,070	-736,919	-958,749	-1,180,612

Table	7												
Coming Requirements (CIL, EV, BNG, 2025 PtL. 100% M4-2), Water, Developer Contributions £2500 - Varied Affordable Housing - AS SOCIAL RENT													
			EUV	BLV	Residual Value								
		Affordable %			0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 1	Large Greenfield 500	East	25,000	375,000	1,697,491	1,645,740	1,593,989	1,473,622	1,353,242	1,232,869	1,112,524	991,780	871,750
Site 2	Large Green 250	East	25,000	375,000	2,352,681	2,275,318	2,197,956	2,033,762	1,869,552	1,705,350	1,541,182	1,376,512	1,212,744
Site 3	Green 75	East	25,000	375,000	1,697,307	1,631,235	1,565,163	1,417,156	1,269,134	1,121,120	973,107	824,570	676,883
Site 4	Green 35	East	25,000	375,000	1,903,986	1,827,247	1,750,508	1,584,026	1,417,526	1,251,035	1,084,580	917,604	751,456
Site 5	Green 14	East	25,000	375,000	2,191,487	2,111,899	2,032,310	1,857,936	1,683,543	1,509,160	1,334,814	1,159,919	986,010
Site 6	Green 6	East	50,000	400,000	2,532,435	2,379,904	2,227,374	1,910,154	1,592,901	1,275,665	957,291	629,944	298,534
Site 7	Green 3	East	50,000	400,000	2,379,784	2,238,948	2,098,111	1,803,186	1,501,764	1,200,357	894,559	586,351	279,803
Site 8	HD Housing 200	East	1,500,000	1,800,000	3,009,261	2,892,658	2,775,854	2,531,208	2,286,536	2,041,877	1,797,269	1,551,920	1,307,901
Site 9	HD Housing 100	East	1,500,000	1,800,000	1,481,236	1,414,506	1,347,776	1,191,069	1,034,344	877,628	720,947	563,745	407,479
Site 10	HD Housing 60	East	1,500,000	1,800,000	1,648,623	1,572,808	1,496,993	1,321,182	1,145,351	969,529	793,748	617,387	442,066
Site 11	HD Housing 30	East	1,500,000	1,800,000	1,949,516	1,860,753	1,771,989	1,569,473	1,366,934	1,164,407	961,925	758,783	556,825
Site 12	HD Housing 15	East	1,500,000	1,800,000	2,192,935	2,104,617	2,016,299	1,813,863	1,611,403	1,408,955	1,206,552	1,003,487	801,610
Site 13	HD Housing 6	East	1,500,000	1,800,000	2,265,040	2,116,089	1,967,138	1,663,870	1,360,572	1,049,891	736,902	417,804	100,391
Site 14	Houses & Flats 100	East	1,500,000	1,800,000	2,374,433	2,238,848	2,103,263	1,830,675	1,558,059	1,285,457	1,012,909	739,567	467,650
Site 15	Houses & Flats 60	East	1,500,000	1,800,000	2,284,304	2,106,297	1,928,291	1,622,286	1,316,255	1,010,237	704,270	397,561	90,086
Site 16	Houses & Flats 30	East	1,500,000	1,800,000	2,368,454	2,229,637	2,090,821	1,812,378	1,533,907	1,255,450	977,049	697,838	420,079
Site 17	Houses & Flats 12	East	1,500,000	1,800,000	2,286,941	2,170,560	2,054,180	1,811,989	1,569,774	1,327,571	1,085,418	842,536	597,246
Site 18	Flats 200	East	1,500,000	1,800,000	2,316,258	2,208,540	2,100,822	1,846,524	1,592,198	1,337,886	1,083,633	828,529	574,951
Site 19	Flats 100	East	1,500,000	1,800,000	1,660,465	1,540,779	1,421,093	1,136,863	852,600	568,353	284,173	-6,803	-304,189
Site 20	Flats 60	East	1,500,000	1,800,000	1,684,330	1,561,706	1,439,083	1,150,053	860,991	571,944	282,965	-17,156	-319,568
Site 21	Flats 20	East	1,500,000	1,800,000	1,449,520	1,344,695	1,239,871	991,205	742,511	490,482	232,072	-29,673	-289,849
Site 22	Flats 12	East	1,500,000	1,800,000	1,731,582	1,629,975	1,528,368	1,288,761	1,049,127	805,494	558,792	306,586	55,885
Site 23	Flats 6	East	1,500,000	1,800,000	1,700,381	1,515,797	1,331,213	952,054	568,792	185,549	-197,615	-591,629	-988,366
Site 24	Flats HD 200	East	1,500,000	1,800,000	3,440,650	3,280,231	3,119,813	2,746,776	2,373,697	2,000,639	1,627,666	1,253,460	881,465
Site 25	Flats HD 100	East	1,500,000	1,800,000	2,074,062	1,924,045	1,774,028	1,416,594	1,059,118	701,662	344,290	-22,231	-396,206
Site 26	Flats HD 40	East	1,500,000	1,800,000	1,776,389	1,647,374	1,518,360	1,215,333	912,271	609,227	304,260	-13,137	-330,196
Site 27	Flats HD 18	East	1,500,000	1,800,000	2,242,658	2,110,020	1,977,381	1,664,924	1,352,431	1,039,955	724,486	400,022	73,097
Site 28	Flats VHD 200	East	1,500,000	1,800,000	2,921,996	2,670,598	2,419,199	1,820,648	1,222,028	623,442	20,019	-610,021	-1,252,225
Site 29	Flats VHD 75	East	1,500,000	1,800,000	-256,274	-504,755	-753,237	-1,376,712	-2,012,290	-2,647,830	-3,283,220	-3,920,798	-4,554,548
Site 30	BTR Flats 60	East	1,500,000	1,800,000	546,582	340,070	131,084	-233,490	-606,392	-984,823	-1,363,194	-1,747,593	-2,132,423

Sovereign

Table	3												
Coming Requirements (CIL, EV, BNG, 2025 PtL. 100% M4-2), Water, Developer Contributions £2500 - Varied Affordable Housing													
			EUV	BLV	Residual Value								
		Affordable %			0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 8	HD Housing 200	Sovereign	1,500,000	1,800,000	3,009,261	2,892,658	2,775,854	2,630,564	2,485,269	2,339,977	2,194,696	2,049,250	1,904,101
Site 9	HD Housing 100	Sovereign	1,500,000	1,800,000	1,481,236	1,414,506	1,347,776	1,257,483	1,167,185	1,076,889	986,603	896,180	806,002
Site 10	HD Housing 60	Sovereign	1,500,000	1,800,000	1,648,623	1,572,808	1,496,993	1,396,147	1,295,297	1,194,449	1,093,611	992,356	891,330
Site 11	HD Housing 30	Sovereign	1,500,000	1,800,000	1,949,516	1,860,753	1,771,989	1,655,931	1,539,868	1,423,807	1,307,758	1,191,550	1,075,626
Site 12	HD Housing 15	Sovereign	1,500,000	1,800,000	2,192,935	2,104,617	2,016,299	1,896,407	1,776,508	1,656,613	1,536,730	1,416,664	1,296,926
Site 13	HD Housing 6	Sovereign	1,500,000	1,800,000	2,265,040	2,116,089	1,967,138	1,792,384	1,617,624	1,442,866	1,266,833	1,086,867	907,177
Site 14	Houses & Flats 100	Sovereign	1,500,000	1,800,000	2,374,433	2,238,848	2,103,263	1,937,238	1,771,207	1,605,179	1,439,163	1,272,970	1,107,094
Site 15	Houses & Flats 60	Sovereign	1,500,000	1,800,000	2,284,304	2,106,297	1,928,291	1,720,495	1,512,694	1,304,896	1,097,109	889,150	681,501
Site 16	Houses & Flats 30	Sovereign	1,500,000	1,800,000	2,368,454	2,229,637	2,090,821	1,923,955	1,757,084	1,590,216	1,423,358	1,256,338	1,089,610
Site 17	Houses & Flats 12	Sovereign	1,500,000	1,800,000	2,286,941	2,170,560	2,054,180	1,908,291	1,762,397	1,616,505	1,470,626	1,324,575	1,178,831
Site 18	Flats 200	Sovereign	1,500,000	1,800,000	4,071,247	3,932,774	3,794,301	3,570,639	3,346,961	3,123,291	2,899,656	2,675,526	2,452,282
Site 19	Flats 100	Sovereign	1,500,000	1,800,000	3,769,752	3,613,270	3,456,789	3,203,949	2,951,091	2,698,242	2,445,431	2,192,062	1,939,695
Site 20	Flats 60	Sovereign	1,500,000	1,800,000	3,863,360	3,702,880	3,542,400	3,283,049	3,023,678	2,764,317	2,504,995	2,245,100	1,986,234
Site 21	Flats 20	Sovereign	1,500,000	1,800,000	3,312,258	3,175,073	3,037,887	2,815,804	2,593,703	2,371,612	2,149,554	1,927,004	1,705,337
Site 22	Flats 12	Sovereign	1,500,000	1,800,000	3,483,212	3,350,280	3,217,347	3,003,296	2,789,229	2,575,169	2,361,143	2,146,645	1,932,992
Site 23	Flats 6	Sovereign	1,500,000	1,800,000	3,412,453	3,198,900	2,985,347	2,672,473	2,359,579	2,046,695	1,729,759	1,407,253	1,085,039
Site 24	Flats HD 200	Sovereign	1,500,000	1,800,000	6,077,259	5,870,845	5,664,432	5,329,869	4,995,281	4,660,706	4,326,182	3,990,915	3,656,981
Site 25	Flats HD 100	Sovereign	1,500,000	1,800,000	4,729,035	4,532,799	4,336,564	4,018,862	3,701,135	3,383,421	3,065,755	2,747,384	2,430,277
Site 26	Flats HD 40	Sovereign	1,500,000	1,800,000	4,068,990	3,900,146	3,731,302	3,458,687	3,186,051	2,913,425	2,640,841	2,367,655	2,095,548
Site 27	Flats HD 18	Sovereign	1,500,000	1,800,000	4,535,260	4,362,792	4,190,324	3,910,583	3,630,821	3,351,070	3,071,362	2,791,031	2,511,816
Site 28	Flats VHD 200	Sovereign	1,500,000	1,800,000	7,441,898	7,111,651	6,781,404	6,248,808	5,716,173	5,183,557	4,651,022	4,117,314	3,585,710
Site 29	Flats VHD 75	Sovereign	1,500,000	1,800,000	4,503,380	4,184,554	3,865,728	3,353,042	2,840,317	2,327,611	1,814,983	1,301,230	789,494
Site 30	BTR Flats 60	Sovereign	1,500,000	1,800,000	546,582	340,070	131,084	-82,632	-296,347	-515,070	-736,919	-958,749	-1,180,612

Table	7												
Coming Requirements (CIL, EV, BNG, 2025 PtL. 100% M4-2), Water, Developer Contributions £2500 - Varied Affordable Housing - AS SOCIAL RENT													
			EUV	BLV	Residual Value								
		Affordable %			0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 8	HD Housing 200	Sovereign	1,500,000	1,800,000	3,009,261	2,892,658	2,775,854	2,531,208	2,286,536	2,041,877	1,797,269	1,551,920	1,307,901
Site 9	HD Housing 100	Sovereign	1,500,000	1,800,000	1,481,236	1,414,506	1,347,776	1,191,069	1,034,344	877,628	720,947	563,745	407,479
Site 10	HD Housing 60	Sovereign	1,500,000	1,800,000	1,648,623	1,572,808	1,496,993	1,321,182	1,145,351	969,529	793,748	617,387	442,066
Site 11	HD Housing 30	Sovereign	1,500,000	1,800,000	1,949,516	1,860,753	1,771,989	1,569,473	1,366,934	1,164,407	961,925	758,783	556,825
Site 12	HD Housing 15	Sovereign	1,500,000	1,800,000	2,192,935	2,104,617	2,016,299	1,813,863	1,611,403	1,408,955	1,206,552	1,003,487	801,610
Site 13	HD Housing 6	Sovereign	1,500,000	1,800,000	2,265,040	2,116,089	1,967,138	1,663,870	1,360,572	1,049,891	736,902	417,804	100,391
Site 14	Houses & Flats 100	Sovereign	1,500,000	1,800,000	2,374,433	2,238,848	2,103,263	1,830,675	1,558,059	1,285,457	1,012,909	739,567	467,650
Site 15	Houses & Flats 60	Sovereign	1,500,000	1,800,000	2,284,304	2,106,297	1,928,291	1,622,286	1,316,255	1,010,237	704,270	397,561	90,086
Site 16	Houses & Flats 30	Sovereign	1,500,000	1,800,000	2,368,454	2,229,637	2,090,821	1,812,378	1,533,907	1,255,450	977,049	697,838	420,079
Site 17	Houses & Flats 12	Sovereign	1,500,000	1,800,000	2,286,941	2,170,560	2,054,180	1,811,989	1,569,774	1,327,571	1,085,418	842,536	597,246
Site 18	Flats 200	Sovereign	1,500,000	1,800,000	4,071,247	3,932,774	3,794,301	3,450,489	3,106,636	2,762,804	2,419,054	2,074,113	1,731,307
Site 19	Flats 100	Sovereign	1,500,000	1,800,000	3,769,752	3,613,270	3,456,789	3,064,917	2,672,998	2,281,102	1,889,301	1,496,134	1,105,416
Site 20	Flats 60	Sovereign	1,500,000	1,800,000	3,863,360	3,702,880	3,542,400	3,142,118	2,741,787	2,341,481	1,941,270	1,539,669	1,140,561
Site 21	Flats 20	Sovereign	1,500,000	1,800,000	3,312,258	3,175,073	3,037,887	2,694,117	2,350,305	2,006,515	1,662,807	1,317,901	975,143
Site 22	Flats 12	Sovereign	1,500,000	1,800,000	3,483,212	3,350,280	3,217,347	2,888,356	2,559,327	2,230,316	1,901,384	1,571,315	1,243,285
Site 23	Flats 6	Sovereign	1,500,000	1,800,000	3,412,453	3,198,900	2,985,347	2,517,702	2,050,006	1,573,852	1,092,095	599,946	110,571
Site 24	Flats HD 200	Sovereign	1,500,000	1,800,000	6,077,259	5,870,845	5,664,432	5,156,843	4,649,194	4,141,575	3,634,076	3,124,831	2,618,718
Site 25	Flats HD 100	Sovereign	1,500,000	1,800,000	4,729,035	4,532,799	4,336,564	3,843,608	3,350,592	2,857,607	2,364,739	1,870,151	1,378,649
Site 26	Flats HD 40	Sovereign	1,500,000	1,800,000	4,068,990	3,900,146	3,731,302	3,311,224	2,891,095	2,470,992	2,050,989	1,629,529	1,210,682
Site 27	Flats HD 18	Sovereign	1,500,000	1,800,000	4,535,260	4,362,792	4,190,324	3,760,815	3,331,255	2,901,720	2,472,288	2,041,365	1,613,116
Site 28	Flats VHD 200	Sovereign	1,500,000	1,800,000	7,441,898	7,111,651	6,781,404	5,952,192	5,122,880	4,293,618	3,464,555	2,632,598	1,805,831
Site 29	Flats VHD 75	Sovereign	1,500,000	1,800,000	4,503,380	4,184,554	3,865,728	3,041,128	2,216,427	1,391,776	567,328	-290,106	-1,159,013
Site 30	BTR Flats 60	Sovereign	1,500,000	1,800,000	546,582	340,070	131,084	-233,490	-606,392	-984,823	-1,363,194	-1,747,593	-2,132,423

Appendix 15 – Impact of First Homes Discount

West

Table	8												
Coming Requirements (CIL, EV, BNG, 2025 PtL. 100% M4-2), Water, Developer Contributions £2500 - Varied First Homes Discount													
			EUV	BLV	Residual Value								
	Affordable %				20%			30%			40%		
	First Homes Discount				30%	40%	50%	30%	40%	50%	30%	40%	50%
Site 1	Large Greenfield 500	West	25,000	375,000	1,437,822	1,425,661	1,409,841	1,281,666	1,263,425	1,239,695	1,125,489	1,101,168	1,069,527
Site 2	Large Green 250	West	25,000	375,000	1,985,785	1,969,547	1,948,317	1,773,627	1,749,269	1,717,425	1,561,445	1,528,968	1,486,509
Site 3	Green 75	West	25,000	375,000	1,379,243	1,362,883	1,342,310	1,193,039	1,168,498	1,137,639	1,006,813	974,092	932,946
Site 4	Green 35	West	25,000	375,000	1,548,915	1,528,973	1,507,464	1,346,914	1,316,994	1,284,723	1,144,805	1,104,912	1,061,884
Site 5	Green 14	West	25,000	375,000	1,810,681	1,787,393	1,764,104	1,589,064	1,554,132	1,519,199	1,367,423	1,320,846	1,274,269
Site 6	Green 6	West	50,000	400,000	1,844,165	1,844,165	1,844,165	1,460,972	1,460,972	1,460,972	1,077,747	1,077,747	1,077,747
Site 7	Green 3	West	50,000	400,000	1,740,490	1,740,490	1,740,490	1,376,417	1,376,417	1,376,417	1,010,094	1,010,094	1,010,094
Site 8	HD Housing 200	West	1,500,000	1,800,000	2,485,269	2,453,783	2,420,227	2,194,696	2,147,466	2,097,133	1,904,101	1,841,127	1,774,016
Site 9	HD Housing 100	West	1,500,000	1,800,000	1,167,185	1,147,387	1,124,834	986,603	956,906	923,077	806,002	766,406	721,301
Site 10	HD Housing 60	West	1,500,000	1,800,000	1,295,297	1,270,658	1,246,018	1,093,611	1,056,652	1,019,693	891,330	842,036	792,741
Site 11	HD Housing 30	West	1,500,000	1,800,000	1,539,868	1,509,100	1,478,332	1,307,758	1,261,606	1,215,454	1,075,626	1,014,090	952,554
Site 12	HD Housing 15	West	1,500,000	1,800,000	1,776,508	1,744,779	1,713,049	1,536,730	1,489,136	1,441,541	1,296,926	1,233,467	1,170,008
Site 13	HD Housing 6	West	1,500,000	1,800,000	1,617,624	1,617,624	1,617,624	1,266,833	1,266,833	1,266,833	907,177	907,177	907,177
Site 14	Houses & Flats 100	West	1,500,000	1,800,000	1,771,207	1,739,270	1,707,334	1,439,163	1,391,258	1,343,353	1,107,094	1,043,221	979,348
Site 15	Houses & Flats 60	West	1,500,000	1,800,000	1,512,694	1,512,694	1,512,694	1,097,109	1,097,109	1,097,109	681,501	681,501	681,501
Site 16	Houses & Flats 30	West	1,500,000	1,800,000	1,757,084	1,722,902	1,688,719	1,423,358	1,372,084	1,320,811	1,089,610	1,021,245	952,880
Site 17	Houses & Flats 12	West	1,500,000	1,800,000	1,762,397	1,731,831	1,701,265	1,470,626	1,424,777	1,378,928	1,178,831	1,117,699	1,056,567
Site 18	Flats 200	West	1,500,000	1,800,000	3,346,961	3,300,817	3,254,673	2,899,656	2,830,439	2,761,223	2,452,282	2,359,994	2,267,705
Site 19	Flats 100	West	1,500,000	1,800,000	2,951,091	2,895,631	2,840,171	2,445,431	2,362,242	2,279,052	1,939,695	1,828,775	1,717,856
Site 20	Flats 60	West	1,500,000	1,800,000	3,023,678	2,966,385	2,909,091	2,504,995	2,419,055	2,333,115	1,986,234	1,871,647	1,757,060
Site 21	Flats 20	West	1,500,000	1,800,000	2,593,703	2,544,726	2,495,749	2,149,554	2,076,088	2,002,623	1,705,337	1,607,382	1,509,428
Site 22	Flats 12	West	1,500,000	1,800,000	2,789,229	2,743,844	2,698,459	2,361,143	2,293,065	2,224,987	1,932,992	1,842,222	1,751,451
Site 23	Flats 6	West	1,500,000	1,800,000	2,359,579	2,359,579	2,359,579	1,729,759	1,729,759	1,729,759	1,085,039	1,085,039	1,085,039
Site 24	Flats HD 200	West	1,500,000	1,800,000	4,995,281	4,925,957	4,856,632	4,326,182	4,222,195	4,118,208	3,656,981	3,518,331	3,379,682
Site 25	Flats HD 100	West	1,500,000	1,800,000	3,701,135	3,631,328	3,561,520	3,065,755	2,961,043	2,856,332	2,430,277	2,290,662	2,151,047
Site 26	Flats HD 40	West	1,500,000	1,800,000	3,186,051	3,125,771	3,065,491	2,640,841	2,550,421	2,460,002	2,095,548	1,974,989	1,854,430
Site 27	Flats HD 18	West	1,500,000	1,800,000	3,630,821	3,570,542	3,510,262	3,071,362	2,980,942	2,890,523	2,511,816	2,391,257	2,270,698
Site 28	Flats VHD 200	West	1,500,000	1,800,000	5,716,173	5,597,330	5,478,488	4,651,022	4,472,759	4,294,496	3,585,710	3,348,026	3,110,341
Site 29	Flats VHD 75	West	1,500,000	1,800,000	2,840,317	2,715,632	2,590,948	1,814,983	1,627,956	1,440,930	789,494	540,125	287,107
Site 30	BTR Flats 60	West	1,500,000	1,800,000	-296,347	-296,347	-296,347	-736,919	-736,919	-736,919	-1,180,612	-1,180,612	-1,180,612

East

Table	8												
Coming Requirements (CIL, EV, BNG, 2025 PtL. 100% M4-2), Water, Developer Contributions £2500 - Varied First Homes Discount													
			EUV	BLV	Residual Value								
	Affordable %				20%			30%			40%		
	First Homes Discount				30%	40%	50%	30%	40%	50%	30%	40%	50%
Site 1	Large Greenfield 500	East	25,000	375,000	1,437,822	1,425,661	1,409,841	1,281,666	1,263,425	1,239,695	1,125,489	1,101,168	1,069,527
Site 2	Large Green 250	East	25,000	375,000	1,985,785	1,969,547	1,948,317	1,773,627	1,749,269	1,717,425	1,561,445	1,528,968	1,486,509
Site 3	Green 75	East	25,000	375,000	1,379,243	1,362,883	1,342,310	1,193,039	1,168,498	1,137,639	1,006,813	974,092	932,946
Site 4	Green 35	East	25,000	375,000	1,548,915	1,528,973	1,507,464	1,346,914	1,316,994	1,284,723	1,144,805	1,104,912	1,061,884
Site 5	Green 14	East	25,000	375,000	1,810,681	1,787,393	1,764,104	1,589,064	1,554,132	1,519,199	1,367,423	1,320,846	1,274,269
Site 6	Green 6	East	50,000	400,000	1,844,165	1,844,165	1,844,165	1,460,972	1,460,972	1,460,972	1,077,747	1,077,747	1,077,747
Site 7	Green 3	East	50,000	400,000	1,740,490	1,740,490	1,740,490	1,376,417	1,376,417	1,376,417	1,010,094	1,010,094	1,010,094
Site 8	HD Housing 200	East	1,500,000	1,800,000	2,485,269	2,453,783	2,420,227	2,194,696	2,147,466	2,097,133	1,904,101	1,841,127	1,774,016
Site 9	HD Housing 100	East	1,500,000	1,800,000	1,167,185	1,147,387	1,124,834	986,603	956,906	923,077	806,002	766,406	721,301
Site 10	HD Housing 60	East	1,500,000	1,800,000	1,295,297	1,270,658	1,246,018	1,093,611	1,056,652	1,019,693	891,330	842,036	792,741
Site 11	HD Housing 30	East	1,500,000	1,800,000	1,539,868	1,509,100	1,478,332	1,307,758	1,261,606	1,215,454	1,075,626	1,014,090	952,554
Site 12	HD Housing 15	East	1,500,000	1,800,000	1,776,508	1,744,779	1,713,049	1,536,730	1,489,136	1,441,541	1,296,926	1,233,467	1,170,008
Site 13	HD Housing 6	East	1,500,000	1,800,000	1,617,624	1,617,624	1,617,624	1,266,833	1,266,833	1,266,833	907,177	907,177	907,177
Site 14	Houses & Flats 100	East	1,500,000	1,800,000	1,771,207	1,739,270	1,707,334	1,439,163	1,391,258	1,343,353	1,107,094	1,043,221	979,348
Site 15	Houses & Flats 60	East	1,500,000	1,800,000	1,512,694	1,512,694	1,512,694	1,097,109	1,097,109	1,097,109	681,501	681,501	681,501
Site 16	Houses & Flats 30	East	1,500,000	1,800,000	1,757,084	1,722,902	1,688,719	1,423,358	1,372,084	1,320,811	1,089,610	1,021,245	952,880
Site 17	Houses & Flats 12	East	1,500,000	1,800,000	1,762,397	1,731,831	1,701,265	1,470,626	1,424,777	1,378,928	1,178,831	1,117,699	1,056,567
Site 18	Flats 200	East	1,500,000	1,800,000	1,832,523	1,793,762	1,755,001	1,564,235	1,506,093	1,447,951	1,295,925	1,218,403	1,140,881
Site 19	Flats 100	East	1,500,000	1,800,000	1,130,693	1,084,107	1,037,521	840,303	770,424	700,545	549,893	456,720	363,548
Site 20	Flats 60	East	1,500,000	1,800,000	1,142,881	1,094,755	1,046,628	846,690	774,500	702,310	550,478	454,225	357,972
Site 21	Flats 20	East	1,500,000	1,800,000	985,909	944,768	903,627	731,956	670,244	608,509	474,176	389,510	303,645
Site 22	Flats 12	East	1,500,000	1,800,000	1,279,029	1,240,905	1,202,782	1,029,699	972,514	914,384	775,494	697,037	618,580
Site 23	Flats 6	East	1,500,000	1,800,000	893,614	893,614	893,614	451,965	451,965	451,965	10,289	10,289	10,289
Site 24	Flats HD 200	East	1,500,000	1,800,000	2,719,784	2,661,552	2,603,319	2,319,772	2,232,423	2,145,074	1,919,728	1,803,263	1,686,797
Site 25	Flats HD 100	East	1,500,000	1,800,000	1,409,660	1,351,022	1,292,384	1,045,305	957,348	869,390	680,925	563,648	446,371
Site 26	Flats HD 40	East	1,500,000	1,800,000	1,207,227	1,156,592	1,105,957	896,104	820,152	744,200	584,961	483,691	382,422
Site 27	Flats HD 18	East	1,500,000	1,800,000	1,651,997	1,601,362	1,550,728	1,326,625	1,250,673	1,174,721	1,001,229	899,960	797,686
Site 28	Flats VHD 200	East	1,500,000	1,800,000	1,815,320	1,715,493	1,615,666	1,211,462	1,061,721	911,979	607,563	407,908	208,253
Site 29	Flats VHD 75	East	1,500,000	1,800,000	-1,332,888	-1,446,942	-1,560,996	-1,924,552	-2,095,633	-2,266,713	-2,516,246	-2,744,354	-2,972,461
Site 30	BTR Flats 60	East	1,500,000	1,800,000	-296,347	-296,347	-296,347	-736,919	-736,919	-736,919	-1,180,612	-1,180,612	-1,180,612

Sovereign

Table	8												
Coming Requirements (CIL, EV, BNG, 2025 PtL. 100% M4-2), Water, Developer Contributions £2500 - Varied First Homes Discount													
			EUV	BLV	Residual Value								
		Affordable %			20%			30%			40%		
		First Homes Discount			30%	40%	50%	30%	40%	50%	30%	40%	50%
Site 8	HD Housing 200	Sovereign	1,500,000	1,800,000	2,485,269	2,453,783	2,420,227	2,194,696	2,147,466	2,097,133	1,904,101	1,841,127	1,774,016
Site 9	HD Housing 100	Sovereign	1,500,000	1,800,000	1,167,185	1,147,387	1,124,834	986,603	956,906	923,077	806,002	766,406	721,301
Site 10	HD Housing 60	Sovereign	1,500,000	1,800,000	1,295,297	1,270,658	1,246,018	1,093,611	1,056,652	1,019,693	891,330	842,036	792,741
Site 11	HD Housing 30	Sovereign	1,500,000	1,800,000	1,539,868	1,509,100	1,478,332	1,307,758	1,261,606	1,215,454	1,075,626	1,014,090	952,554
Site 12	HD Housing 15	Sovereign	1,500,000	1,800,000	1,776,508	1,744,779	1,713,049	1,536,730	1,489,136	1,441,541	1,296,926	1,233,467	1,170,008
Site 13	HD Housing 6	Sovereign	1,500,000	1,800,000	1,617,624	1,617,624	1,617,624	1,266,833	1,266,833	1,266,833	907,177	907,177	907,177
Site 14	Houses & Flats 100	Sovereign	1,500,000	1,800,000	1,771,207	1,739,270	1,707,334	1,439,163	1,391,258	1,343,353	1,107,094	1,043,221	979,348
Site 15	Houses & Flats 60	Sovereign	1,500,000	1,800,000	1,512,694	1,512,694	1,512,694	1,097,109	1,097,109	1,097,109	681,501	681,501	681,501
Site 16	Houses & Flats 30	Sovereign	1,500,000	1,800,000	1,757,084	1,722,902	1,688,719	1,423,358	1,372,084	1,320,811	1,089,610	1,021,245	952,880
Site 17	Houses & Flats 12	Sovereign	1,500,000	1,800,000	1,762,397	1,731,831	1,701,265	1,470,626	1,424,777	1,378,928	1,178,831	1,117,699	1,056,567
Site 18	Flats 200	Sovereign	1,500,000	1,800,000	3,346,961	3,300,817	3,254,673	2,899,656	2,830,439	2,761,223	2,452,282	2,359,994	2,267,705
Site 19	Flats 100	Sovereign	1,500,000	1,800,000	2,951,091	2,895,631	2,840,171	2,445,431	2,362,242	2,279,052	1,939,695	1,828,775	1,717,856
Site 20	Flats 60	Sovereign	1,500,000	1,800,000	3,023,678	2,966,385	2,909,091	2,504,995	2,419,055	2,333,115	1,986,234	1,871,647	1,757,060
Site 21	Flats 20	Sovereign	1,500,000	1,800,000	2,593,703	2,544,726	2,495,749	2,149,554	2,076,088	2,002,623	1,705,337	1,607,382	1,509,428
Site 22	Flats 12	Sovereign	1,500,000	1,800,000	2,789,229	2,743,844	2,698,459	2,361,143	2,293,065	2,224,987	1,932,992	1,842,222	1,751,451
Site 23	Flats 6	Sovereign	1,500,000	1,800,000	2,359,579	2,359,579	2,359,579	1,729,759	1,729,759	1,729,759	1,085,039	1,085,039	1,085,039
Site 24	Flats HD 200	Sovereign	1,500,000	1,800,000	4,995,281	4,925,957	4,856,632	4,326,182	4,222,195	4,118,208	3,656,981	3,518,331	3,379,682
Site 25	Flats HD 100	Sovereign	1,500,000	1,800,000	3,701,135	3,631,328	3,561,520	3,065,755	2,961,043	2,856,332	2,430,277	2,290,662	2,151,047
Site 26	Flats HD 40	Sovereign	1,500,000	1,800,000	3,186,051	3,125,771	3,065,491	2,640,841	2,550,421	2,460,002	2,095,548	1,974,989	1,854,430
Site 27	Flats HD 18	Sovereign	1,500,000	1,800,000	3,630,821	3,570,542	3,510,262	3,071,362	2,980,942	2,890,523	2,511,816	2,391,257	2,270,698
Site 28	Flats VHD 200	Sovereign	1,500,000	1,800,000	5,716,173	5,597,330	5,478,488	4,651,022	4,472,759	4,294,496	3,585,710	3,348,026	3,110,341
Site 29	Flats VHD 75	Sovereign	1,500,000	1,800,000	2,840,317	2,715,632	2,590,948	1,814,983	1,627,956	1,440,930	789,494	540,125	287,107
Site 30	BTR Flats 60	Sovereign	1,500,000	1,800,000	-296,347	-296,347	-296,347	-736,919	-736,919	-736,919	-1,180,612	-1,180,612	-1,180,612

Appendix 16 – Affordable Housing v Developer Contributions

National Requirements National Requirements (CIL, EV, BNG, 2021 PtL)

West

0% Affordable Housing

Table	9										
National Requirements (CIL, EV, BNG, 2021 PtL) - Developer Contributions v Affordable Housing											
0%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Large Greenfield 500	West	25,000	375,000	1,753,912	1,687,697	1,621,482	1,555,268	1,489,053	1,422,838	1,356,624
Site 2	Large Green 250	West	25,000	375,000	2,429,362	2,339,611	2,249,859	2,160,108	2,070,357	1,980,605	1,890,854
Site 3	Green 75	West	25,000	375,000	1,776,486	1,686,387	1,596,288	1,506,189	1,416,090	1,325,992	1,235,893
Site 4	Green 35	West	25,000	375,000	1,994,036	1,890,434	1,786,832	1,683,231	1,579,629	1,476,028	1,372,426
Site 5	Green 14	West	25,000	375,000	2,284,532	2,175,226	2,065,920	1,956,614	1,847,308	1,738,002	1,628,695
Site 6	Green 6	West	50,000	400,000	2,638,463	2,524,982	2,411,501	2,298,020	2,184,539	2,071,058	1,957,578
Site 7	Green 3	West	50,000	400,000	2,478,461	2,372,073	2,265,684	2,159,296	2,052,908	1,946,519	1,839,120
Site 8	HD Housing 200	West	1,500,000	1,800,000	3,148,657	2,986,243	2,823,828	2,661,413	2,498,999	2,336,584	2,174,169
Site 9	HD Housing 100	West	1,500,000	1,800,000	1,577,018	1,468,244	1,359,469	1,250,694	1,141,920	1,033,145	924,370
Site 10	HD Housing 60	West	1,500,000	1,800,000	1,757,423	1,633,618	1,509,812	1,386,007	1,262,201	1,138,396	1,014,590
Site 11	HD Housing 30	West	1,500,000	1,800,000	2,075,468	1,933,617	1,791,766	1,649,915	1,508,064	1,366,213	1,224,362
Site 12	HD Housing 15	West	1,500,000	1,800,000	2,316,357	2,174,506	2,032,655	1,890,804	1,748,953	1,607,102	1,465,251
Site 13	HD Housing 6	West	1,500,000	1,800,000	2,391,903	2,242,960	2,094,016	1,945,073	1,796,129	1,647,185	1,498,242
Site 14	Houses & Flats 100	West	1,500,000	1,800,000	2,542,688	2,350,188	2,157,689	1,965,190	1,772,691	1,580,192	1,387,692
Site 15	Houses & Flats 60	West	1,500,000	1,800,000	2,441,635	2,261,128	2,080,621	1,900,113	1,719,606	1,539,099	1,358,592
Site 16	Houses & Flats 30	West	1,500,000	1,800,000	2,541,467	2,342,876	2,144,284	1,945,693	1,747,101	1,548,509	1,349,918
Site 17	Houses & Flats 12	West	1,500,000	1,800,000	2,427,971	2,262,478	2,096,985	1,931,492	1,765,999	1,600,506	1,435,013
Site 18	Flats 200	West	1,500,000	1,800,000	4,251,425	4,033,802	3,816,178	3,598,555	3,380,931	3,163,307	2,945,684
Site 19	Flats 100	West	1,500,000	1,800,000	3,992,400	3,729,844	3,467,288	3,204,732	2,942,176	2,679,620	2,417,064
Site 20	Flats 60	West	1,500,000	1,800,000	4,093,974	3,822,024	3,550,074	3,278,124	3,006,174	2,734,224	2,462,274
Site 21	Flats 20	West	1,500,000	1,800,000	3,509,398	3,276,922	3,044,446	2,811,971	2,579,495	2,347,019	2,114,543
Site 22	Flats 12	West	1,500,000	1,800,000	3,663,320	3,448,180	3,233,039	3,017,898	2,802,757	2,587,616	2,372,475
Site 23	Flats 6	West	1,500,000	1,800,000	3,589,537	3,376,761	3,163,984	2,951,207	2,738,431	2,525,654	2,312,878
Site 24	Flats HD 200	West	1,500,000	1,800,000	6,348,983	6,020,788	5,692,593	5,364,398	5,036,203	4,708,008	4,379,814
Site 25	Flats HD 100	West	1,500,000	1,800,000	5,009,663	4,678,734	4,347,804	4,016,875	3,685,946	3,355,016	3,024,087
Site 26	Flats HD 40	West	1,500,000	1,800,000	4,311,624	4,025,499	3,739,375	3,453,251	3,167,127	2,881,003	2,594,879
Site 27	Flats HD 18	West	1,500,000	1,800,000	4,773,388	4,487,264	4,201,140	3,915,015	3,628,891	3,342,767	3,056,643
Site 28	Flats VHD 200	West	1,500,000	1,800,000	7,921,904	7,359,284	6,796,664	6,234,044	5,671,424	5,108,804	4,546,184
Site 29	Flats VHD 75	West	1,500,000	1,800,000	5,022,849	4,431,803	3,840,757	3,249,710	2,658,664	2,067,618	1,476,572
Site 30	BTR Flats 60	West	1,500,000	1,800,000	753,345	507,199	261,053	6,589	-251,682	-513,118	-780,774

10% Affordable Housing

Table	10										
National Requirements (CIL, EV, BNG, 2021 PtL) - Developer Contributions v Affordable Housing											
10%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Large Greenfield 500	West	25,000	375,000	1,650,087	1,583,872	1,517,657	1,451,443	1,385,228	1,319,013	1,252,799
Site 2	Large Green 250	West	25,000	375,000	2,273,996	2,184,244	2,094,493	2,004,741	1,914,990	1,825,239	1,735,487
Site 3	Green 75	West	25,000	375,000	1,643,657	1,553,558	1,463,459	1,373,360	1,283,261	1,193,162	1,103,063
Site 4	Green 35	West	25,000	375,000	1,839,628	1,736,026	1,632,425	1,528,823	1,425,221	1,321,620	1,218,018
Site 5	Green 14	West	25,000	375,000	2,124,472	2,015,166	1,905,860	1,796,554	1,687,248	1,577,942	1,468,636
Site 6	Green 6	West	50,000	400,000	2,333,403	2,219,922	2,106,441	1,992,960	1,879,479	1,765,998	1,652,517
Site 7	Green 3	West	50,000	400,000	2,196,787	2,090,399	1,984,011	1,877,622	1,768,226	1,658,754	1,549,282
Site 8	HD Housing 200	West	1,500,000	1,800,000	2,913,876	2,751,512	2,589,149	2,426,786	2,264,422	2,102,059	1,939,695
Site 9	HD Housing 100	West	1,500,000	1,800,000	1,442,979	1,334,204	1,225,429	1,116,655	1,007,880	899,105	790,331
Site 10	HD Housing 60	West	1,500,000	1,800,000	1,604,854	1,481,049	1,357,243	1,233,438	1,109,632	985,827	862,021
Site 11	HD Housing 30	West	1,500,000	1,800,000	1,896,798	1,754,947	1,613,095	1,471,244	1,329,393	1,187,542	1,045,691
Site 12	HD Housing 15	West	1,500,000	1,800,000	2,138,980	1,997,129	1,855,278	1,713,427	1,571,576	1,429,725	1,287,874
Site 13	HD Housing 6	West	1,500,000	1,800,000	2,094,002	1,945,058	1,796,114	1,647,171	1,498,227	1,349,283	1,197,089
Site 14	Houses & Flats 100	West	1,500,000	1,800,000	2,269,108	2,076,609	1,884,110	1,691,611	1,499,112	1,306,612	1,114,113
Site 15	Houses & Flats 60	West	1,500,000	1,800,000	2,084,159	1,903,651	1,723,144	1,542,637	1,362,130	1,181,623	1,001,115
Site 16	Houses & Flats 30	West	1,500,000	1,800,000	2,262,260	2,063,668	1,865,077	1,666,485	1,467,894	1,269,302	1,070,711
Site 17	Houses & Flats 12	West	1,500,000	1,800,000	2,194,068	2,028,575	1,863,082	1,697,590	1,532,097	1,366,604	1,201,111
Site 18	Flats 200	West	1,500,000	1,800,000	3,973,347	3,755,723	3,538,100	3,320,476	3,102,852	2,885,229	2,667,605
Site 19	Flats 100	West	1,500,000	1,800,000	3,677,987	3,415,431	3,152,875	2,890,319	2,627,763	2,365,208	2,102,652
Site 20	Flats 60	West	1,500,000	1,800,000	3,771,513	3,499,563	3,227,613	2,955,663	2,683,713	2,411,763	2,139,813
Site 21	Flats 20	West	1,500,000	1,800,000	3,233,743	3,001,267	2,768,792	2,536,316	2,303,840	2,071,364	1,838,888
Site 22	Flats 12	West	1,500,000	1,800,000	3,396,216	3,181,075	2,965,934	2,750,793	2,535,653	2,320,512	2,105,371
Site 23	Flats 6	West	1,500,000	1,800,000	3,162,432	2,949,655	2,736,878	2,524,102	2,311,325	2,098,548	1,885,772
Site 24	Flats HD 200	West	1,500,000	1,800,000	5,934,449	5,606,254	5,278,059	4,949,864	4,621,669	4,293,474	3,965,279
Site 25	Flats HD 100	West	1,500,000	1,800,000	4,615,366	4,284,436	3,953,507	3,622,577	3,291,648	2,960,719	2,629,789
Site 26	Flats HD 40	West	1,500,000	1,800,000	3,972,356	3,686,232	3,400,108	3,113,984	2,827,860	2,541,735	2,255,611
Site 27	Flats HD 18	West	1,500,000	1,800,000	4,426,944	4,140,820	3,854,695	3,568,571	3,282,447	2,996,323	2,710,199
Site 28	Flats VHD 200	West	1,500,000	1,800,000	7,258,258	6,695,638	6,133,018	5,570,398	5,007,778	4,445,159	3,882,539
Site 29	Flats VHD 75	West	1,500,000	1,800,000	4,381,688	3,790,642	3,199,596	2,608,549	2,017,503	1,426,457	835,411
Site 30	BTR Flats 60	West	1,500,000	1,800,000	339,798	89,214	-169,058	-428,233	-695,889	-963,545	-1,231,201

20% Affordable Housing

Table	11										
National Requirements (CIL, EV, BNG, 2021 PtL) - Developer Contributions v Affordable Housing											
20%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Large Greenfield 500	West	25,000	375,000	1,493,155	1,426,940	1,360,726	1,294,511	1,228,297	1,162,082	1,095,867
Site 2	Large Green 250	West	25,000	375,000	2,060,834	1,971,083	1,881,332	1,791,580	1,701,829	1,612,078	1,522,326
Site 3	Green 75	West	25,000	375,000	1,456,633	1,366,535	1,276,436	1,186,337	1,096,238	1,006,139	916,040
Site 4	Green 35	West	25,000	375,000	1,636,923	1,533,322	1,429,720	1,326,119	1,222,517	1,118,915	1,015,314
Site 5	Green 14	West	25,000	375,000	1,901,536	1,792,230	1,682,924	1,573,618	1,464,312	1,355,006	1,245,700
Site 6	Green 6	West	50,000	400,000	1,950,193	1,836,712	1,723,232	1,609,751	1,496,270	1,382,789	1,269,308
Site 7	Green 3	West	50,000	400,000	1,842,027	1,732,555	1,623,083	1,513,611	1,404,139	1,294,666	1,185,194
Site 8	HD Housing 200	West	1,500,000	1,800,000	2,621,731	2,459,368	2,297,004	2,134,641	1,972,277	1,809,914	1,647,551
Site 9	HD Housing 100	West	1,500,000	1,800,000	1,261,148	1,152,374	1,043,599	934,824	826,050	717,275	608,500
Site 10	HD Housing 60	West	1,500,000	1,800,000	1,401,821	1,278,015	1,154,210	1,030,404	906,599	782,793	658,988
Site 11	HD Housing 30	West	1,500,000	1,800,000	1,663,103	1,521,252	1,379,401	1,237,550	1,095,699	953,847	811,996
Site 12	HD Housing 15	West	1,500,000	1,800,000	1,897,449	1,755,598	1,613,747	1,471,896	1,330,045	1,188,194	1,046,343
Site 13	HD Housing 6	West	1,500,000	1,800,000	1,744,487	1,595,543	1,446,600	1,297,226	1,143,965	990,704	837,443
Site 14	Houses & Flats 100	West	1,500,000	1,800,000	1,935,123	1,742,624	1,550,125	1,357,626	1,165,126	972,627	780,128
Site 15	Houses & Flats 60	West	1,500,000	1,800,000	1,666,505	1,485,998	1,305,490	1,124,983	944,476	763,969	583,462
Site 16	Houses & Flats 30	West	1,500,000	1,800,000	1,926,467	1,727,875	1,529,284	1,330,692	1,132,101	933,509	734,918
Site 17	Houses & Flats 12	West	1,500,000	1,800,000	1,900,914	1,735,421	1,569,928	1,404,435	1,238,942	1,073,449	907,956
Site 18	Flats 200	West	1,500,000	1,800,000	3,524,285	3,306,661	3,089,037	2,871,414	2,653,790	2,436,166	2,218,543
Site 19	Flats 100	West	1,500,000	1,800,000	3,169,805	2,907,249	2,644,693	2,382,137	2,119,581	1,857,025	1,594,469
Site 20	Flats 60	West	1,500,000	1,800,000	3,250,069	2,978,119	2,706,169	2,434,218	2,162,268	1,890,318	1,618,368
Site 21	Flats 20	West	1,500,000	1,800,000	2,787,291	2,554,815	2,322,339	2,089,863	1,857,388	1,624,912	1,392,436
Site 22	Flats 12	West	1,500,000	1,800,000	2,966,094	2,750,953	2,535,812	2,320,671	2,105,531	1,890,390	1,675,249
Site 23	Flats 6	West	1,500,000	1,800,000	2,536,663	2,323,886	2,111,110	1,898,333	1,680,065	1,461,121	1,242,177
Site 24	Flats HD 200	West	1,500,000	1,800,000	5,262,337	4,934,142	4,605,947	4,277,753	3,949,558	3,621,363	3,293,168
Site 25	Flats HD 100	West	1,500,000	1,800,000	3,976,805	3,645,876	3,314,946	2,984,017	2,653,088	2,322,158	1,991,229
Site 26	Flats HD 40	West	1,500,000	1,800,000	3,424,202	3,138,078	2,851,954	2,565,830	2,279,705	1,993,581	1,707,457
Site 27	Flats HD 18	West	1,500,000	1,800,000	3,864,775	3,578,651	3,292,527	3,006,403	2,720,279	2,434,155	2,148,030
Site 28	Flats VHD 200	West	1,500,000	1,800,000	6,187,560	5,624,940	5,062,320	4,499,701	3,937,081	3,374,461	2,811,841
Site 29	Flats VHD 75	West	1,500,000	1,800,000	3,350,167	2,759,121	2,168,075	1,577,028	985,982	394,306	-223,012
Site 30	BTR Flats 60	West	1,500,000	1,800,000	-80,494	-338,765	-604,839	-872,495	-1,140,151	-1,407,807	-1,675,463

30% Affordable Housing

Table	12										
National Requirements (CIL, EV, BNG, 2021 PtL) - Developer Contributions v Affordable Housing											
30%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Large Greenfield 500	West	25,000	375,000	1,336,234	1,270,019	1,203,805	1,137,590	1,071,376	1,005,161	938,946
Site 2	Large Green 250	West	25,000	375,000	1,847,685	1,757,933	1,668,182	1,578,431	1,488,679	1,398,928	1,309,177
Site 3	Green 75	West	25,000	375,000	1,269,325	1,179,226	1,089,127	999,028	908,929	818,831	728,732
Site 4	Green 35	West	25,000	375,000	1,433,810	1,330,209	1,226,607	1,123,006	1,019,404	915,802	812,201
Site 5	Green 14	West	25,000	375,000	1,678,613	1,569,307	1,460,001	1,350,695	1,241,389	1,132,083	1,022,777
Site 6	Green 6	West	50,000	400,000	1,567,000	1,453,519	1,340,038	1,226,557	1,113,076	999,584	882,813
Site 7	Green 3	West	50,000	400,000	1,477,954	1,368,482	1,259,010	1,149,538	1,038,392	926,763	815,134
Site 8	HD Housing 200	West	1,500,000	1,800,000	2,329,598	2,167,234	2,004,871	1,842,507	1,680,144	1,517,781	1,355,417
Site 9	HD Housing 100	West	1,500,000	1,800,000	1,079,327	970,553	861,778	753,003	644,229	535,454	426,679
Site 10	HD Housing 60	West	1,500,000	1,800,000	1,198,797	1,074,992	951,186	827,381	703,575	579,770	455,964
Site 11	HD Housing 30	West	1,500,000	1,800,000	1,429,419	1,287,568	1,145,717	1,003,866	862,015	720,164	578,313
Site 12	HD Housing 15	West	1,500,000	1,800,000	1,655,931	1,514,080	1,372,229	1,230,378	1,088,527	946,676	804,825
Site 13	HD Housing 6	West	1,500,000	1,800,000	1,394,983	1,244,113	1,090,852	937,591	784,268	627,987	471,706
Site 14	Houses & Flats 100	West	1,500,000	1,800,000	1,601,150	1,408,651	1,216,152	1,023,653	831,153	638,654	446,155
Site 15	Houses & Flats 60	West	1,500,000	1,800,000	1,248,863	1,068,356	887,849	707,341	526,834	346,327	165,820
Site 16	Houses & Flats 30	West	1,500,000	1,800,000	1,590,685	1,392,094	1,193,502	994,911	796,319	597,728	399,136
Site 17	Houses & Flats 12	West	1,500,000	1,800,000	1,607,771	1,442,278	1,276,785	1,111,292	945,799	780,307	611,499
Site 18	Flats 200	West	1,500,000	1,800,000	3,075,257	2,857,633	2,640,009	2,422,386	2,204,762	1,987,138	1,769,515
Site 19	Flats 100	West	1,500,000	1,800,000	2,661,661	2,399,105	2,136,549	1,873,993	1,611,437	1,348,881	1,086,325
Site 20	Flats 60	West	1,500,000	1,800,000	2,728,664	2,456,714	2,184,764	1,912,814	1,640,864	1,368,914	1,096,964
Site 21	Flats 20	West	1,500,000	1,800,000	2,340,873	2,108,397	1,875,921	1,643,445	1,410,969	1,178,494	946,018
Site 22	Flats 12	West	1,500,000	1,800,000	2,536,004	2,320,864	2,105,723	1,890,582	1,675,441	1,460,300	1,245,159
Site 23	Flats 6	West	1,500,000	1,800,000	1,910,934	1,693,032	1,474,088	1,255,144	1,034,450	811,191	587,933
Site 24	Flats HD 200	West	1,500,000	1,800,000	4,590,277	4,262,082	3,933,887	3,605,693	3,277,498	2,949,303	2,621,108
Site 25	Flats HD 100	West	1,500,000	1,800,000	3,338,293	3,007,364	2,676,435	2,345,505	2,014,576	1,683,647	1,352,717
Site 26	Flats HD 40	West	1,500,000	1,800,000	2,876,089	2,589,965	2,303,841	2,017,717	1,731,593	1,445,469	1,159,345
Site 27	Flats HD 18	West	1,500,000	1,800,000	3,302,650	3,016,525	2,730,401	2,444,277	2,158,153	1,872,029	1,585,905
Site 28	Flats VHD 200	West	1,500,000	1,800,000	5,116,944	4,554,324	3,991,704	3,429,084	2,866,464	2,303,845	1,741,225
Site 29	Flats VHD 75	West	1,500,000	1,800,000	2,318,724	1,727,678	1,136,632	545,586	-64,942	-685,103	-1,311,462
Site 30	BTR Flats 60	West	1,500,000	1,800,000	-513,790	-781,446	-1,049,102	-1,316,758	-1,584,414	-1,855,878	-2,127,761

40% Affordable Housing

Table	13										
National Requirements (CIL, EV, BNG, 2021 PtL) - Developer Contributions v Affordable Housing											
40%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Large Greenfield 500	West	25,000	375,000	1,179,292	1,113,077	1,046,863	980,648	914,433	848,219	782,004
Site 2	Large Green 250	West	25,000	375,000	1,634,512	1,544,761	1,455,009	1,365,258	1,275,506	1,185,755	1,096,004
Site 3	Green 75	West	25,000	375,000	1,081,995	991,896	901,797	811,698	721,599	631,501	541,402
Site 4	Green 35	West	25,000	375,000	1,230,590	1,126,988	1,023,387	919,785	816,184	712,582	608,980
Site 5	Green 14	West	25,000	375,000	1,455,664	1,346,358	1,237,052	1,127,746	1,018,440	909,134	799,828
Site 6	Green 6	West	50,000	400,000	1,183,775	1,070,294	955,561	838,791	722,021	605,251	486,283
Site 7	Green 3	West	50,000	400,000	1,113,631	1,002,002	890,373	778,744	667,115	555,486	443,857
Site 8	HD Housing 200	West	1,500,000	1,800,000	2,037,441	1,875,078	1,712,715	1,550,351	1,387,988	1,225,624	1,063,261
Site 9	HD Housing 100	West	1,500,000	1,800,000	897,488	788,713	679,938	571,164	462,389	353,614	244,840
Site 10	HD Housing 60	West	1,500,000	1,800,000	995,178	871,372	747,567	623,761	499,956	376,150	252,345
Site 11	HD Housing 30	West	1,500,000	1,800,000	1,195,713	1,053,862	912,011	770,160	628,309	486,458	344,607
Site 12	HD Housing 15	West	1,500,000	1,800,000	1,414,388	1,272,537	1,130,685	988,834	846,983	705,132	563,281
Site 13	HD Housing 6	West	1,500,000	1,800,000	1,037,717	884,456	730,086	573,805	417,525	261,244	104,963
Site 14	Houses & Flats 100	West	1,500,000	1,800,000	1,267,153	1,074,654	882,155	689,655	497,156	304,657	112,158
Site 15	Houses & Flats 60	West	1,500,000	1,800,000	831,197	650,690	470,183	289,676	107,683	-81,491	-270,890
Site 16	Houses & Flats 30	West	1,500,000	1,800,000	1,254,881	1,056,290	857,698	659,107	460,515	259,371	51,969
Site 17	Houses & Flats 12	West	1,500,000	1,800,000	1,314,605	1,149,112	983,619	818,126	650,415	480,125	307,319
Site 18	Flats 200	West	1,500,000	1,800,000	2,626,160	2,408,537	2,190,913	1,973,289	1,755,666	1,538,042	1,320,418
Site 19	Flats 100	West	1,500,000	1,800,000	2,153,439	1,890,883	1,628,328	1,365,772	1,103,216	840,660	578,104
Site 20	Flats 60	West	1,500,000	1,800,000	2,207,180	1,935,230	1,663,280	1,391,330	1,119,380	847,430	575,480
Site 21	Flats 20	West	1,500,000	1,800,000	1,894,386	1,661,910	1,429,435	1,196,959	964,483	732,007	496,347
Site 22	Flats 12	West	1,500,000	1,800,000	2,105,850	1,890,709	1,675,568	1,460,427	1,245,286	1,030,146	811,152
Site 23	Flats 6	West	1,500,000	1,800,000	1,268,028	1,047,588	824,330	601,072	377,813	154,555	-68,703
Site 24	Flats HD 200	West	1,500,000	1,800,000	3,918,114	3,589,919	3,261,725	2,933,530	2,605,335	2,277,140	1,948,945
Site 25	Flats HD 100	West	1,500,000	1,800,000	2,699,684	2,368,755	2,037,825	1,706,896	1,375,967	1,045,037	714,108
Site 26	Flats HD 40	West	1,500,000	1,800,000	2,327,894	2,041,769	1,755,645	1,469,521	1,183,397	897,273	611,149
Site 27	Flats HD 18	West	1,500,000	1,800,000	2,740,438	2,454,314	2,168,190	1,882,065	1,595,941	1,309,817	1,023,693
Site 28	Flats VHD 200	West	1,500,000	1,800,000	4,046,165	3,483,545	2,920,925	2,358,305	1,795,685	1,233,065	670,445
Site 29	Flats VHD 75	West	1,500,000	1,800,000	1,287,125	696,079	92,965	-527,196	-1,150,497	-1,793,201	-2,435,904
Site 30	BTR Flats 60	West	1,500,000	1,800,000	-958,050	-1,225,706	-1,493,363	-1,764,872	-2,036,755	-2,308,638	-2,580,520

East

0% Affordable Housing

Table	9										
National Requirements (CIL, EV, BNG, 2021 PtL) - Developer Contributions v Affordable Housing											
0%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Large Greenfield 500	East	25,000	375,000	1,753,912	1,687,697	1,621,482	1,555,268	1,489,053	1,422,838	1,356,624
Site 2	Large Green 250	East	25,000	375,000	2,429,362	2,339,611	2,249,859	2,160,108	2,070,357	1,980,605	1,890,854
Site 3	Green 75	East	25,000	375,000	1,776,486	1,686,387	1,596,288	1,506,189	1,416,090	1,325,992	1,235,893
Site 4	Green 35	East	25,000	375,000	1,994,036	1,890,434	1,786,832	1,683,231	1,579,629	1,476,028	1,372,426
Site 5	Green 14	East	25,000	375,000	2,284,532	2,175,226	2,065,920	1,956,614	1,847,308	1,738,002	1,628,695
Site 6	Green 6	East	50,000	400,000	2,638,463	2,524,982	2,411,501	2,298,020	2,184,539	2,071,058	1,957,578
Site 7	Green 3	East	50,000	400,000	2,478,461	2,372,073	2,265,684	2,159,296	2,052,908	1,946,519	1,839,120
Site 8	HD Housing 200	East	1,500,000	1,800,000	3,148,657	2,986,243	2,823,828	2,661,413	2,498,999	2,336,584	2,174,169
Site 9	HD Housing 100	East	1,500,000	1,800,000	1,577,018	1,468,244	1,359,469	1,250,694	1,141,920	1,033,145	924,370
Site 10	HD Housing 60	East	1,500,000	1,800,000	1,757,423	1,633,618	1,509,812	1,386,007	1,262,201	1,138,396	1,014,590
Site 11	HD Housing 30	East	1,500,000	1,800,000	2,075,468	1,933,617	1,791,766	1,649,915	1,508,064	1,366,213	1,224,362
Site 12	HD Housing 15	East	1,500,000	1,800,000	2,316,357	2,174,506	2,032,655	1,890,804	1,748,953	1,607,102	1,465,251
Site 13	HD Housing 6	East	1,500,000	1,800,000	2,391,903	2,242,960	2,094,016	1,945,073	1,796,129	1,647,185	1,498,242
Site 14	Houses & Flats 100	East	1,500,000	1,800,000	2,542,688	2,350,188	2,157,689	1,965,190	1,772,691	1,580,192	1,387,692
Site 15	Houses & Flats 60	East	1,500,000	1,800,000	2,441,635	2,261,128	2,080,621	1,900,113	1,719,606	1,539,099	1,358,592
Site 16	Houses & Flats 30	East	1,500,000	1,800,000	2,541,467	2,342,876	2,144,284	1,945,693	1,747,101	1,548,509	1,349,918
Site 17	Houses & Flats 12	East	1,500,000	1,800,000	2,427,971	2,262,478	2,096,985	1,931,492	1,765,999	1,600,506	1,435,013
Site 18	Flats 200	East	1,500,000	1,800,000	2,496,436	2,278,812	2,061,189	1,843,565	1,625,941	1,408,318	1,190,694
Site 19	Flats 100	East	1,500,000	1,800,000	1,883,112	1,620,556	1,358,001	1,095,445	832,889	570,333	307,777
Site 20	Flats 60	East	1,500,000	1,800,000	1,914,944	1,642,994	1,371,044	1,099,093	827,143	555,193	283,243
Site 21	Flats 20	East	1,500,000	1,800,000	1,646,660	1,414,184	1,181,708	949,232	716,756	480,654	238,993
Site 22	Flats 12	East	1,500,000	1,800,000	1,911,690	1,696,549	1,481,408	1,266,267	1,051,127	832,741	611,365
Site 23	Flats 6	East	1,500,000	1,800,000	1,882,384	1,663,654	1,444,710	1,225,766	1,004,494	781,235	557,977
Site 24	Flats HD 200	East	1,500,000	1,800,000	3,712,374	3,384,179	3,055,984	2,727,789	2,399,594	2,071,399	1,743,204
Site 25	Flats HD 100	East	1,500,000	1,800,000	2,354,690	2,023,761	1,692,831	1,361,902	1,030,973	700,043	369,114
Site 26	Flats HD 40	East	1,500,000	1,800,000	2,019,022	1,732,898	1,446,774	1,160,650	874,526	588,402	300,170
Site 27	Flats HD 18	East	1,500,000	1,800,000	2,480,786	2,194,662	1,908,538	1,622,414	1,336,290	1,050,166	762,033
Site 28	Flats VHD 200	East	1,500,000	1,800,000	3,402,002	2,839,382	2,276,762	1,714,143	1,151,523	588,903	21,371
Site 29	Flats VHD 75	East	1,500,000	1,800,000	288,035	-331,377	-951,539	-1,588,064	-2,230,768	-2,873,472	-3,516,175
Site 30	BTR Flats 60	East	1,500,000	1,800,000	753,345	507,199	261,053	6,589	-251,682	-513,118	-780,774

10% Affordable Housing

Table	10										
National Requirements (CIL, EV, BNG, 2021 PtL) - Developer Contributions v Affordable Housing											
10%	Affordable		EUV	BLV	Residual Value						
£0	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Large Greenfield 500	East	25,000	375,000	1,650,087	1,583,872	1,517,657	1,451,443	1,385,228	1,319,013	1,252,799
Site 2	Large Green 250	East	25,000	375,000	2,273,996	2,184,244	2,094,493	2,004,741	1,914,990	1,825,239	1,735,487
Site 3	Green 75	East	25,000	375,000	1,643,657	1,553,558	1,463,459	1,373,360	1,283,261	1,193,162	1,103,063
Site 4	Green 35	East	25,000	375,000	1,839,628	1,736,026	1,632,425	1,528,823	1,425,221	1,321,620	1,218,018
Site 5	Green 14	East	25,000	375,000	2,124,472	2,015,166	1,905,860	1,796,554	1,687,248	1,577,942	1,468,636
Site 6	Green 6	East	50,000	400,000	2,333,403	2,219,922	2,106,441	1,992,960	1,879,479	1,765,998	1,652,517
Site 7	Green 3	East	50,000	400,000	2,196,787	2,090,399	1,984,011	1,877,622	1,768,226	1,658,754	1,549,282
Site 8	HD Housing 200	East	1,500,000	1,800,000	2,913,876	2,751,512	2,589,149	2,426,786	2,264,422	2,102,059	1,939,695
Site 9	HD Housing 100	East	1,500,000	1,800,000	1,442,979	1,334,204	1,225,429	1,116,655	1,007,880	899,105	790,331
Site 10	HD Housing 60	East	1,500,000	1,800,000	1,604,854	1,481,049	1,357,243	1,233,438	1,109,632	985,827	862,021
Site 11	HD Housing 30	East	1,500,000	1,800,000	1,896,798	1,754,947	1,613,095	1,471,244	1,329,393	1,187,542	1,045,691
Site 12	HD Housing 15	East	1,500,000	1,800,000	2,138,980	1,997,129	1,855,278	1,713,427	1,571,576	1,429,725	1,287,874
Site 13	HD Housing 6	East	1,500,000	1,800,000	2,094,002	1,945,058	1,796,114	1,647,171	1,498,227	1,349,283	1,197,089
Site 14	Houses & Flats 100	East	1,500,000	1,800,000	2,269,108	2,076,609	1,884,110	1,691,611	1,499,112	1,306,612	1,114,113
Site 15	Houses & Flats 60	East	1,500,000	1,800,000	2,084,159	1,903,651	1,723,144	1,542,637	1,362,130	1,181,623	1,001,115
Site 16	Houses & Flats 30	East	1,500,000	1,800,000	2,262,260	2,063,668	1,865,077	1,666,485	1,467,894	1,269,302	1,070,711
Site 17	Houses & Flats 12	East	1,500,000	1,800,000	2,194,068	2,028,575	1,863,082	1,697,590	1,532,097	1,366,604	1,201,111
Site 18	Flats 200	East	1,500,000	1,800,000	2,279,868	2,062,244	1,844,620	1,626,997	1,409,373	1,191,750	974,126
Site 19	Flats 100	East	1,500,000	1,800,000	1,642,292	1,379,736	1,117,180	854,624	592,068	329,512	64,461
Site 20	Flats 60	East	1,500,000	1,800,000	1,668,196	1,396,245	1,124,295	852,345	580,395	308,445	28,461
Site 21	Flats 20	East	1,500,000	1,800,000	1,435,727	1,203,252	970,776	738,300	502,823	261,598	17,670
Site 22	Flats 12	East	1,500,000	1,800,000	1,707,237	1,492,096	1,276,955	1,061,814	843,739	622,362	397,680
Site 23	Flats 6	East	1,500,000	1,800,000	1,513,430	1,294,486	1,074,568	851,310	628,051	404,793	181,535
Site 24	Flats HD 200	East	1,500,000	1,800,000	3,389,829	3,061,635	2,733,440	2,405,245	2,077,050	1,748,855	1,420,660
Site 25	Flats HD 100	East	1,500,000	1,800,000	2,052,830	1,721,901	1,390,971	1,060,042	729,112	398,183	63,325
Site 26	Flats HD 40	East	1,500,000	1,800,000	1,759,414	1,473,289	1,187,165	901,041	614,917	327,454	29,254
Site 27	Flats HD 18	East	1,500,000	1,800,000	2,214,001	1,927,877	1,641,753	1,355,629	1,069,505	781,933	487,269
Site 28	Flats VHD 200	East	1,500,000	1,800,000	2,896,053	2,333,434	1,770,814	1,208,194	645,574	80,834	-509,501
Site 29	Flats VHD 75	East	1,500,000	1,800,000	-211,860	-832,022	-1,465,561	-2,108,265	-2,750,969	-3,393,672	-4,036,376
Site 30	BTR Flats 60	East	1,500,000	1,800,000	339,798	89,214	-169,058	-428,233	-695,889	-963,545	-1,231,201

20% Affordable Housing

Table	11										
National Requirements (CIL, EV, BNG, 2021 PtL) - Developer Contributions v Affordable Housing											
20%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Large Greenfield 500	East	25,000	375,000	1,493,155	1,426,940	1,360,726	1,294,511	1,228,297	1,162,082	1,095,867
Site 2	Large Green 250	East	25,000	375,000	2,060,834	1,971,083	1,881,332	1,791,580	1,701,829	1,612,078	1,522,326
Site 3	Green 75	East	25,000	375,000	1,456,633	1,366,535	1,276,436	1,186,337	1,096,238	1,006,139	916,040
Site 4	Green 35	East	25,000	375,000	1,636,923	1,533,322	1,429,720	1,326,119	1,222,517	1,118,915	1,015,314
Site 5	Green 14	East	25,000	375,000	1,901,536	1,792,230	1,682,924	1,573,618	1,464,312	1,355,006	1,245,700
Site 6	Green 6	East	50,000	400,000	1,950,193	1,836,712	1,723,232	1,609,751	1,496,270	1,382,789	1,269,308
Site 7	Green 3	East	50,000	400,000	1,842,027	1,732,555	1,623,083	1,513,611	1,404,139	1,294,666	1,185,194
Site 8	HD Housing 200	East	1,500,000	1,800,000	2,621,731	2,459,368	2,297,004	2,134,641	1,972,277	1,809,914	1,647,551
Site 9	HD Housing 100	East	1,500,000	1,800,000	1,261,148	1,152,374	1,043,599	934,824	826,050	717,275	608,500
Site 10	HD Housing 60	East	1,500,000	1,800,000	1,401,821	1,278,015	1,154,210	1,030,404	906,599	782,793	658,988
Site 11	HD Housing 30	East	1,500,000	1,800,000	1,663,103	1,521,252	1,379,401	1,237,550	1,095,699	953,847	811,996
Site 12	HD Housing 15	East	1,500,000	1,800,000	1,897,449	1,755,598	1,613,747	1,471,896	1,330,045	1,188,194	1,046,343
Site 13	HD Housing 6	East	1,500,000	1,800,000	1,744,487	1,595,543	1,446,600	1,297,226	1,143,965	990,704	837,443
Site 14	Houses & Flats 100	East	1,500,000	1,800,000	1,935,123	1,742,624	1,550,125	1,357,626	1,165,126	972,627	780,128
Site 15	Houses & Flats 60	East	1,500,000	1,800,000	1,666,505	1,485,998	1,305,490	1,124,983	944,476	763,969	583,462
Site 16	Houses & Flats 30	East	1,500,000	1,800,000	1,926,467	1,727,875	1,529,284	1,330,692	1,132,101	933,509	734,918
Site 17	Houses & Flats 12	East	1,500,000	1,800,000	1,900,914	1,735,421	1,569,928	1,404,435	1,238,942	1,073,449	907,956
Site 18	Flats 200	East	1,500,000	1,800,000	2,009,846	1,792,223	1,574,599	1,356,975	1,139,352	921,728	704,105
Site 19	Flats 100	East	1,500,000	1,800,000	1,349,407	1,086,851	824,295	561,739	299,183	32,638	-242,851
Site 20	Flats 60	East	1,500,000	1,800,000	1,369,272	1,097,322	825,372	553,422	281,472	158	-285,188
Site 21	Flats 20	East	1,500,000	1,800,000	1,179,496	947,021	714,545	478,379	236,673	-7,255	-251,183
Site 22	Flats 12	East	1,500,000	1,800,000	1,455,894	1,240,753	1,025,612	806,488	585,111	359,694	133,955
Site 23	Flats 6	East	1,500,000	1,800,000	1,079,422	856,164	632,905	409,647	186,389	-36,869	-260,128
Site 24	Flats HD 200	East	1,500,000	1,800,000	2,986,840	2,658,645	2,330,450	2,002,255	1,674,061	1,345,866	1,017,671
Site 25	Flats HD 100	East	1,500,000	1,800,000	1,685,330	1,354,401	1,023,472	692,542	361,613	24,954	-322,278
Site 26	Flats HD 40	East	1,500,000	1,800,000	1,445,378	1,159,254	873,130	587,006	298,733	-33	-300,252
Site 27	Flats HD 18	East	1,500,000	1,800,000	1,885,951	1,599,827	1,313,703	1,027,579	738,792	443,278	143,059
Site 28	Flats VHD 200	East	1,500,000	1,800,000	2,286,708	1,724,088	1,161,468	598,848	31,806	-558,529	-1,155,094
Site 29	Flats VHD 75	East	1,500,000	1,800,000	-787,345	-1,421,180	-2,063,884	-2,706,587	-3,349,291	-3,991,995	-4,634,698
Site 30	BTR Flats 60	East	1,500,000	1,800,000	-80,494	-338,765	-604,839	-872,495	-1,140,151	-1,407,807	-1,675,463

30% Affordable Housing

Table	12										
National Requirements (CIL, EV, BNG, 2021 PtL) - Developer Contributions v Affordable Housing											
30%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Large Greenfield 500	East	25,000	375,000	1,336,234	1,270,019	1,203,805	1,137,590	1,071,376	1,005,161	938,946
Site 2	Large Green 250	East	25,000	375,000	1,847,685	1,757,933	1,668,182	1,578,431	1,488,679	1,398,928	1,309,177
Site 3	Green 75	East	25,000	375,000	1,269,325	1,179,226	1,089,127	999,028	908,929	818,831	728,732
Site 4	Green 35	East	25,000	375,000	1,433,810	1,330,209	1,226,607	1,123,006	1,019,404	915,802	812,201
Site 5	Green 14	East	25,000	375,000	1,678,613	1,569,307	1,460,001	1,350,695	1,241,389	1,132,083	1,022,777
Site 6	Green 6	East	50,000	400,000	1,567,000	1,453,519	1,340,038	1,226,557	1,113,076	999,584	882,813
Site 7	Green 3	East	50,000	400,000	1,477,954	1,368,482	1,259,010	1,149,538	1,038,392	926,763	815,134
Site 8	HD Housing 200	East	1,500,000	1,800,000	2,329,598	2,167,234	2,004,871	1,842,507	1,680,144	1,517,781	1,355,417
Site 9	HD Housing 100	East	1,500,000	1,800,000	1,079,327	970,553	861,778	753,003	644,229	535,454	426,679
Site 10	HD Housing 60	East	1,500,000	1,800,000	1,198,797	1,074,992	951,186	827,381	703,575	579,770	455,964
Site 11	HD Housing 30	East	1,500,000	1,800,000	1,429,419	1,287,568	1,145,717	1,003,866	862,015	720,164	578,313
Site 12	HD Housing 15	East	1,500,000	1,800,000	1,655,931	1,514,080	1,372,229	1,230,378	1,088,527	946,676	804,825
Site 13	HD Housing 6	East	1,500,000	1,800,000	1,394,983	1,244,113	1,090,852	937,591	784,268	627,987	471,706
Site 14	Houses & Flats 100	East	1,500,000	1,800,000	1,601,150	1,408,651	1,216,152	1,023,653	831,153	638,654	446,155
Site 15	Houses & Flats 60	East	1,500,000	1,800,000	1,248,863	1,068,356	887,849	707,341	526,834	346,327	165,820
Site 16	Houses & Flats 30	East	1,500,000	1,800,000	1,590,685	1,392,094	1,193,502	994,911	796,319	597,728	399,136
Site 17	Houses & Flats 12	East	1,500,000	1,800,000	1,607,771	1,442,278	1,276,785	1,111,292	945,799	780,307	611,499
Site 18	Flats 200	East	1,500,000	1,800,000	1,739,836	1,522,212	1,304,588	1,086,965	869,341	651,718	434,094
Site 19	Flats 100	East	1,500,000	1,800,000	1,056,533	793,977	531,421	268,865	826	-274,663	-554,266
Site 20	Flats 60	East	1,500,000	1,800,000	1,070,359	798,409	526,458	254,508	-28,133	-313,480	-604,286
Site 21	Flats 20	East	1,500,000	1,800,000	923,274	690,799	453,944	211,757	-32,171	-276,099	-524,879
Site 22	Flats 12	East	1,500,000	1,800,000	1,204,561	989,420	769,246	547,458	321,719	95,980	-129,759
Site 23	Flats 6	East	1,500,000	1,800,000	637,772	414,514	191,256	-32,002	-255,261	-482,924	-714,297
Site 24	Flats HD 200	East	1,500,000	1,800,000	2,583,867	2,255,672	1,927,477	1,599,282	1,271,087	942,892	614,698
Site 25	Flats HD 100	East	1,500,000	1,800,000	1,317,844	986,915	655,985	325,056	-13,404	-360,635	-713,771
Site 26	Flats HD 40	East	1,500,000	1,800,000	1,131,353	845,229	559,105	270,024	-29,308	-329,527	-635,374
Site 27	Flats HD 18	East	1,500,000	1,800,000	1,557,913	1,271,789	985,665	695,663	399,299	99,080	-201,138
Site 28	Flats VHD 200	East	1,500,000	1,800,000	1,677,383	1,114,763	552,144	-17,199	-607,534	-1,207,737	-1,819,523
Site 29	Flats VHD 75	East	1,500,000	1,800,000	-1,376,783	-2,019,487	-2,662,191	-3,304,894	-3,947,598	-4,590,301	-5,233,005
Site 30	BTR Flats 60	East	1,500,000	1,800,000	-513,790	-781,446	-1,049,102	-1,316,758	-1,584,414	-1,855,878	-2,127,761

40% Affordable Housing

Table	13										
National Requirements (CIL, EV, BNG, 2021 PtL) - Developer Contributions v Affordable Housing											
40%	Affordable		EUV	BLV	Residual Value						
£0	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Large Greenfield 500	East	25,000	375,000	1,179,292	1,113,077	1,046,863	980,648	914,433	848,219	782,004
Site 2	Large Green 250	East	25,000	375,000	1,634,512	1,544,761	1,455,009	1,365,258	1,275,506	1,185,755	1,096,004
Site 3	Green 75	East	25,000	375,000	1,081,995	991,896	901,797	811,698	721,599	631,501	541,402
Site 4	Green 35	East	25,000	375,000	1,230,590	1,126,988	1,023,387	919,785	816,184	712,582	608,980
Site 5	Green 14	East	25,000	375,000	1,455,664	1,346,358	1,237,052	1,127,746	1,018,440	909,134	799,828
Site 6	Green 6	East	50,000	400,000	1,183,775	1,070,294	955,561	838,791	722,021	605,251	486,283
Site 7	Green 3	East	50,000	400,000	1,113,631	1,002,002	890,373	778,744	667,115	555,486	443,857
Site 8	HD Housing 200	East	1,500,000	1,800,000	2,037,441	1,875,078	1,712,715	1,550,351	1,387,988	1,225,624	1,063,261
Site 9	HD Housing 100	East	1,500,000	1,800,000	897,488	788,713	679,938	571,164	462,389	353,614	244,840
Site 10	HD Housing 60	East	1,500,000	1,800,000	995,178	871,372	747,567	623,761	499,956	376,150	252,345
Site 11	HD Housing 30	East	1,500,000	1,800,000	1,195,713	1,053,862	912,011	770,160	628,309	486,458	344,607
Site 12	HD Housing 15	East	1,500,000	1,800,000	1,414,388	1,272,537	1,130,685	988,834	846,983	705,132	563,281
Site 13	HD Housing 6	East	1,500,000	1,800,000	1,037,717	884,456	730,086	573,805	417,525	261,244	104,963
Site 14	Houses & Flats 100	East	1,500,000	1,800,000	1,267,153	1,074,654	882,155	689,655	497,156	304,657	112,158
Site 15	Houses & Flats 60	East	1,500,000	1,800,000	831,197	650,690	470,183	289,676	107,683	-81,491	-270,890
Site 16	Houses & Flats 30	East	1,500,000	1,800,000	1,254,881	1,056,290	857,698	659,107	460,515	259,371	51,969
Site 17	Houses & Flats 12	East	1,500,000	1,800,000	1,314,605	1,149,112	983,619	818,126	650,415	480,125	307,319
Site 18	Flats 200	East	1,500,000	1,800,000	1,469,804	1,252,180	1,034,556	816,933	599,309	381,686	164,062
Site 19	Flats 100	East	1,500,000	1,800,000	763,637	501,081	238,525	-31,007	-306,497	-588,119	-873,619
Site 20	Flats 60	East	1,500,000	1,800,000	771,425	499,474	227,232	-56,447	-341,793	-634,524	-930,246
Site 21	Flats 20	East	1,500,000	1,800,000	667,034	429,491	186,822	-57,106	-301,034	-551,478	-804,275
Site 22	Flats 12	East	1,500,000	1,800,000	953,209	731,985	509,463	283,724	57,985	-167,754	-395,197
Site 23	Flats 6	East	1,500,000	1,800,000	196,097	-27,161	-250,420	-478,571	-709,944	-941,318	-1,172,691
Site 24	Flats HD 200	East	1,500,000	1,800,000	2,180,862	1,852,667	1,524,472	1,196,277	868,082	539,887	211,692
Site 25	Flats HD 100	East	1,500,000	1,800,000	950,332	619,402	288,473	-51,789	-399,021	-754,628	-1,114,480
Site 26	Flats HD 40	East	1,500,000	1,800,000	817,306	531,182	241,292	-58,606	-358,825	-666,685	-977,820
Site 27	Flats HD 18	East	1,500,000	1,800,000	1,229,851	943,727	652,509	355,295	55,076	-245,143	-548,823
Site 28	Flats VHD 200	East	1,500,000	1,800,000	1,068,017	505,397	-66,248	-656,583	-1,260,426	-1,872,212	-2,483,997
Site 29	Flats VHD 75	East	1,500,000	1,800,000	-1,975,122	-2,617,825	-3,260,529	-3,903,232	-4,545,936	-5,191,452	-5,844,000
Site 30	BTR Flats 60	East	1,500,000	1,800,000	-958,050	-1,225,706	-1,493,363	-1,764,872	-2,036,755	-2,308,638	-2,580,520

Sovereign

0% Affordable Housing

Table	9										
National Requirements (CIL, EV, BNG, 2021 PtL) - Developer Contributions v Affordable Housing											
0%	Affordable		EUV	BLV	Residual Value						
£0	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 8	HD Housing 200	Sovereign	1,500,000	1,800,000	3,148,657	2,986,243	2,823,828	2,661,413	2,498,999	2,336,584	2,174,169
Site 9	HD Housing 100	Sovereign	1,500,000	1,800,000	1,577,018	1,468,244	1,359,469	1,250,694	1,141,920	1,033,145	924,370
Site 10	HD Housing 60	Sovereign	1,500,000	1,800,000	1,757,423	1,633,618	1,509,812	1,386,007	1,262,201	1,138,396	1,014,590
Site 11	HD Housing 30	Sovereign	1,500,000	1,800,000	2,075,468	1,933,617	1,791,766	1,649,915	1,508,064	1,366,213	1,224,362
Site 12	HD Housing 15	Sovereign	1,500,000	1,800,000	2,316,357	2,174,506	2,032,655	1,890,804	1,748,953	1,607,102	1,465,251
Site 13	HD Housing 6	Sovereign	1,500,000	1,800,000	2,391,903	2,242,960	2,094,016	1,945,073	1,796,129	1,647,185	1,498,242
Site 14	Houses & Flats 100	Sovereign	1,500,000	1,800,000	2,542,688	2,350,188	2,157,689	1,965,190	1,772,691	1,580,192	1,387,692
Site 15	Houses & Flats 60	Sovereign	1,500,000	1,800,000	2,441,635	2,261,128	2,080,621	1,900,113	1,719,606	1,539,099	1,358,592
Site 16	Houses & Flats 30	Sovereign	1,500,000	1,800,000	2,541,467	2,342,876	2,144,284	1,945,693	1,747,101	1,548,509	1,349,918
Site 17	Houses & Flats 12	Sovereign	1,500,000	1,800,000	2,427,971	2,262,478	2,096,985	1,931,492	1,765,999	1,600,506	1,435,013
Site 18	Flats 200	Sovereign	1,500,000	1,800,000	4,251,425	4,033,802	3,816,178	3,598,555	3,380,931	3,163,307	2,945,684
Site 19	Flats 100	Sovereign	1,500,000	1,800,000	3,992,400	3,729,844	3,467,288	3,204,732	2,942,176	2,679,620	2,417,064
Site 20	Flats 60	Sovereign	1,500,000	1,800,000	4,093,974	3,822,024	3,550,074	3,278,124	3,006,174	2,734,224	2,462,274
Site 21	Flats 20	Sovereign	1,500,000	1,800,000	3,509,398	3,276,922	3,044,446	2,811,971	2,579,495	2,347,019	2,114,543
Site 22	Flats 12	Sovereign	1,500,000	1,800,000	3,663,320	3,448,180	3,233,039	3,017,898	2,802,757	2,587,616	2,372,475
Site 23	Flats 6	Sovereign	1,500,000	1,800,000	3,589,537	3,376,761	3,163,984	2,951,207	2,738,431	2,525,654	2,312,878
Site 24	Flats HD 200	Sovereign	1,500,000	1,800,000	6,348,983	6,020,788	5,692,593	5,364,398	5,036,203	4,708,008	4,379,814
Site 25	Flats HD 100	Sovereign	1,500,000	1,800,000	5,009,663	4,678,734	4,347,804	4,016,875	3,685,946	3,355,016	3,024,087
Site 26	Flats HD 40	Sovereign	1,500,000	1,800,000	4,311,624	4,025,499	3,739,375	3,453,251	3,167,127	2,881,003	2,594,879
Site 27	Flats HD 18	Sovereign	1,500,000	1,800,000	4,773,388	4,487,264	4,201,140	3,915,015	3,628,891	3,342,767	3,056,643
Site 28	Flats VHD 200	Sovereign	1,500,000	1,800,000	7,921,904	7,359,284	6,796,664	6,234,044	5,671,424	5,108,804	4,546,184
Site 29	Flats VHD 75	Sovereign	1,500,000	1,800,000	5,022,849	4,431,803	3,840,757	3,249,710	2,658,664	2,067,618	1,476,572
Site 30	BTR Flats 60	Sovereign	1,500,000	1,800,000	753,345	507,199	261,053	6,589	-251,682	-513,118	-780,774

10% Affordable Housing

Table	10										
National Requirements (CIL, EV, BNG, 2021 PtL) - Developer Contributions v Affordable Housing											
10%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 8	HD Housing 200	Sovereign	1,500,000	1,800,000	2,913,876	2,751,512	2,589,149	2,426,786	2,264,422	2,102,059	1,939,695
Site 9	HD Housing 100	Sovereign	1,500,000	1,800,000	1,442,979	1,334,204	1,225,429	1,116,655	1,007,880	899,105	790,331
Site 10	HD Housing 60	Sovereign	1,500,000	1,800,000	1,604,854	1,481,049	1,357,243	1,233,438	1,109,632	985,827	862,021
Site 11	HD Housing 30	Sovereign	1,500,000	1,800,000	1,896,798	1,754,947	1,613,095	1,471,244	1,329,393	1,187,542	1,045,691
Site 12	HD Housing 15	Sovereign	1,500,000	1,800,000	2,138,980	1,997,129	1,855,278	1,713,427	1,571,576	1,429,725	1,287,874
Site 13	HD Housing 6	Sovereign	1,500,000	1,800,000	2,094,002	1,945,058	1,796,114	1,647,171	1,498,227	1,349,283	1,197,089
Site 14	Houses & Flats 100	Sovereign	1,500,000	1,800,000	2,269,108	2,076,609	1,884,110	1,691,611	1,499,112	1,306,612	1,114,113
Site 15	Houses & Flats 60	Sovereign	1,500,000	1,800,000	2,084,159	1,903,651	1,723,144	1,542,637	1,362,130	1,181,623	1,001,115
Site 16	Houses & Flats 30	Sovereign	1,500,000	1,800,000	2,262,260	2,063,668	1,865,077	1,666,485	1,467,894	1,269,302	1,070,711
Site 17	Houses & Flats 12	Sovereign	1,500,000	1,800,000	2,194,068	2,028,575	1,863,082	1,697,590	1,532,097	1,366,604	1,201,111
Site 18	Flats 200	Sovereign	1,500,000	1,800,000	3,973,347	3,755,723	3,538,100	3,320,476	3,102,852	2,885,229	2,667,605
Site 19	Flats 100	Sovereign	1,500,000	1,800,000	3,677,987	3,415,431	3,152,875	2,890,319	2,627,763	2,365,208	2,102,652
Site 20	Flats 60	Sovereign	1,500,000	1,800,000	3,771,513	3,499,563	3,227,613	2,955,663	2,683,713	2,411,763	2,139,813
Site 21	Flats 20	Sovereign	1,500,000	1,800,000	3,233,743	3,001,267	2,768,792	2,536,316	2,303,840	2,071,364	1,838,888
Site 22	Flats 12	Sovereign	1,500,000	1,800,000	3,396,216	3,181,075	2,965,934	2,750,793	2,535,653	2,320,512	2,105,371
Site 23	Flats 6	Sovereign	1,500,000	1,800,000	3,162,432	2,949,655	2,736,878	2,524,102	2,311,325	2,098,548	1,885,772
Site 24	Flats HD 200	Sovereign	1,500,000	1,800,000	5,934,449	5,606,254	5,278,059	4,949,864	4,621,669	4,293,474	3,965,279
Site 25	Flats HD 100	Sovereign	1,500,000	1,800,000	4,615,366	4,284,436	3,953,507	3,622,577	3,291,648	2,960,719	2,629,789
Site 26	Flats HD 40	Sovereign	1,500,000	1,800,000	3,972,356	3,686,232	3,400,108	3,113,984	2,827,860	2,541,735	2,255,611
Site 27	Flats HD 18	Sovereign	1,500,000	1,800,000	4,426,944	4,140,820	3,854,695	3,568,571	3,282,447	2,996,323	2,710,199
Site 28	Flats VHD 200	Sovereign	1,500,000	1,800,000	7,258,258	6,695,638	6,133,018	5,570,398	5,007,778	4,445,159	3,882,539
Site 29	Flats VHD 75	Sovereign	1,500,000	1,800,000	4,381,688	3,790,642	3,199,596	2,608,549	2,017,503	1,426,457	835,411
Site 30	BTR Flats 60	Sovereign	1,500,000	1,800,000	339,798	89,214	-169,058	-428,233	-695,889	-963,545	-1,231,201

20% Affordable Housing

Table	11										
National Requirements (CIL, EV, BNG, 2021 PtL) - Developer Contributions v Affordable Housing											
20%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 8	HD Housing 200	Sovereign	1,500,000	1,800,000	2,621,731	2,459,368	2,297,004	2,134,641	1,972,277	1,809,914	1,647,551
Site 9	HD Housing 100	Sovereign	1,500,000	1,800,000	1,261,148	1,152,374	1,043,599	934,824	826,050	717,275	608,500
Site 10	HD Housing 60	Sovereign	1,500,000	1,800,000	1,401,821	1,278,015	1,154,210	1,030,404	906,599	782,793	658,988
Site 11	HD Housing 30	Sovereign	1,500,000	1,800,000	1,663,103	1,521,252	1,379,401	1,237,550	1,095,699	953,847	811,996
Site 12	HD Housing 15	Sovereign	1,500,000	1,800,000	1,897,449	1,755,598	1,613,747	1,471,896	1,330,045	1,188,194	1,046,343
Site 13	HD Housing 6	Sovereign	1,500,000	1,800,000	1,744,487	1,595,543	1,446,600	1,297,226	1,143,965	990,704	837,443
Site 14	Houses & Flats 100	Sovereign	1,500,000	1,800,000	1,935,123	1,742,624	1,550,125	1,357,626	1,165,126	972,627	780,128
Site 15	Houses & Flats 60	Sovereign	1,500,000	1,800,000	1,666,505	1,485,998	1,305,490	1,124,983	944,476	763,969	583,462
Site 16	Houses & Flats 30	Sovereign	1,500,000	1,800,000	1,926,467	1,727,875	1,529,284	1,330,692	1,132,101	933,509	734,918
Site 17	Houses & Flats 12	Sovereign	1,500,000	1,800,000	1,900,914	1,735,421	1,569,928	1,404,435	1,238,942	1,073,449	907,956
Site 18	Flats 200	Sovereign	1,500,000	1,800,000	3,524,285	3,306,661	3,089,037	2,871,414	2,653,790	2,436,166	2,218,543
Site 19	Flats 100	Sovereign	1,500,000	1,800,000	3,169,805	2,907,249	2,644,693	2,382,137	2,119,581	1,857,025	1,594,469
Site 20	Flats 60	Sovereign	1,500,000	1,800,000	3,250,069	2,978,119	2,706,169	2,434,218	2,162,268	1,890,318	1,618,368
Site 21	Flats 20	Sovereign	1,500,000	1,800,000	2,787,291	2,554,815	2,322,339	2,089,863	1,857,388	1,624,912	1,392,436
Site 22	Flats 12	Sovereign	1,500,000	1,800,000	2,966,094	2,750,953	2,535,812	2,320,671	2,105,531	1,890,390	1,675,249
Site 23	Flats 6	Sovereign	1,500,000	1,800,000	2,536,663	2,323,886	2,111,110	1,898,333	1,680,065	1,461,121	1,242,177
Site 24	Flats HD 200	Sovereign	1,500,000	1,800,000	5,262,337	4,934,142	4,605,947	4,277,753	3,949,558	3,621,363	3,293,168
Site 25	Flats HD 100	Sovereign	1,500,000	1,800,000	3,976,805	3,645,876	3,314,946	2,984,017	2,653,088	2,322,158	1,991,229
Site 26	Flats HD 40	Sovereign	1,500,000	1,800,000	3,424,202	3,138,078	2,851,954	2,565,830	2,279,705	1,993,581	1,707,457
Site 27	Flats HD 18	Sovereign	1,500,000	1,800,000	3,864,775	3,578,651	3,292,527	3,006,403	2,720,279	2,434,155	2,148,030
Site 28	Flats VHD 200	Sovereign	1,500,000	1,800,000	6,187,560	5,624,940	5,062,320	4,499,701	3,937,081	3,374,461	2,811,841
Site 29	Flats VHD 75	Sovereign	1,500,000	1,800,000	3,350,167	2,759,121	2,168,075	1,577,028	985,982	394,306	-223,012
Site 30	BTR Flats 60	Sovereign	1,500,000	1,800,000	-80,494	-338,765	-604,839	-872,495	-1,140,151	-1,407,807	-1,675,463

30% Affordable Housing

Table	12										
National Requirements (CIL, EV, BNG, 2021 PtL) - Developer Contributions v Affordable Housing											
30%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 8	HD Housing 200	Sovereign	1,500,000	1,800,000	2,329,598	2,167,234	2,004,871	1,842,507	1,680,144	1,517,781	1,355,417
Site 9	HD Housing 100	Sovereign	1,500,000	1,800,000	1,079,327	970,553	861,778	753,003	644,229	535,454	426,679
Site 10	HD Housing 60	Sovereign	1,500,000	1,800,000	1,198,797	1,074,992	951,186	827,381	703,575	579,770	455,964
Site 11	HD Housing 30	Sovereign	1,500,000	1,800,000	1,429,419	1,287,568	1,145,717	1,003,866	862,015	720,164	578,313
Site 12	HD Housing 15	Sovereign	1,500,000	1,800,000	1,655,931	1,514,080	1,372,229	1,230,378	1,088,527	946,676	804,825
Site 13	HD Housing 6	Sovereign	1,500,000	1,800,000	1,394,983	1,244,113	1,090,852	937,591	784,268	627,987	471,706
Site 14	Houses & Flats 100	Sovereign	1,500,000	1,800,000	1,601,150	1,408,651	1,216,152	1,023,653	831,153	638,654	446,155
Site 15	Houses & Flats 60	Sovereign	1,500,000	1,800,000	1,248,863	1,068,356	887,849	707,341	526,834	346,327	165,820
Site 16	Houses & Flats 30	Sovereign	1,500,000	1,800,000	1,590,685	1,392,094	1,193,502	994,911	796,319	597,728	399,136
Site 17	Houses & Flats 12	Sovereign	1,500,000	1,800,000	1,607,771	1,442,278	1,276,785	1,111,292	945,799	780,307	611,499
Site 18	Flats 200	Sovereign	1,500,000	1,800,000	3,075,257	2,857,633	2,640,009	2,422,386	2,204,762	1,987,138	1,769,515
Site 19	Flats 100	Sovereign	1,500,000	1,800,000	2,661,661	2,399,105	2,136,549	1,873,993	1,611,437	1,348,881	1,086,325
Site 20	Flats 60	Sovereign	1,500,000	1,800,000	2,728,664	2,456,714	2,184,764	1,912,814	1,640,864	1,368,914	1,096,964
Site 21	Flats 20	Sovereign	1,500,000	1,800,000	2,340,873	2,108,397	1,875,921	1,643,445	1,410,969	1,178,494	946,018
Site 22	Flats 12	Sovereign	1,500,000	1,800,000	2,536,004	2,320,864	2,105,723	1,890,582	1,675,441	1,460,300	1,245,159
Site 23	Flats 6	Sovereign	1,500,000	1,800,000	1,910,934	1,693,032	1,474,088	1,255,144	1,034,450	811,191	587,933
Site 24	Flats HD 200	Sovereign	1,500,000	1,800,000	4,590,277	4,262,082	3,933,887	3,605,693	3,277,498	2,949,303	2,621,108
Site 25	Flats HD 100	Sovereign	1,500,000	1,800,000	3,338,293	3,007,364	2,676,435	2,345,505	2,014,576	1,683,647	1,352,717
Site 26	Flats HD 40	Sovereign	1,500,000	1,800,000	2,876,089	2,589,965	2,303,841	2,017,717	1,731,593	1,445,469	1,159,345
Site 27	Flats HD 18	Sovereign	1,500,000	1,800,000	3,302,650	3,016,525	2,730,401	2,444,277	2,158,153	1,872,029	1,585,905
Site 28	Flats VHD 200	Sovereign	1,500,000	1,800,000	5,116,944	4,554,324	3,991,704	3,429,084	2,866,464	2,303,845	1,741,225
Site 29	Flats VHD 75	Sovereign	1,500,000	1,800,000	2,318,724	1,727,678	1,136,632	545,586	-64,942	-685,103	-1,311,462
Site 30	BTR Flats 60	Sovereign	1,500,000	1,800,000	-513,790	-781,446	-1,049,102	-1,316,758	-1,584,414	-1,855,878	-2,127,761

40% Affordable Housing

Table	13										
National Requirements (CIL, EV, BNG, 2021 PtL) - Developer Contributions v Affordable Housing											
40%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 8	HD Housing 200	Sovereign	1,500,000	1,800,000	2,037,441	1,875,078	1,712,715	1,550,351	1,387,988	1,225,624	1,063,261
Site 9	HD Housing 100	Sovereign	1,500,000	1,800,000	897,488	788,713	679,938	571,164	462,389	353,614	244,840
Site 10	HD Housing 60	Sovereign	1,500,000	1,800,000	995,178	871,372	747,567	623,761	499,956	376,150	252,345
Site 11	HD Housing 30	Sovereign	1,500,000	1,800,000	1,195,713	1,053,862	912,011	770,160	628,309	486,458	344,607
Site 12	HD Housing 15	Sovereign	1,500,000	1,800,000	1,414,388	1,272,537	1,130,685	988,834	846,983	705,132	563,281
Site 13	HD Housing 6	Sovereign	1,500,000	1,800,000	1,037,717	884,456	730,086	573,805	417,525	261,244	104,963
Site 14	Houses & Flats 100	Sovereign	1,500,000	1,800,000	1,267,153	1,074,654	882,155	689,655	497,156	304,657	112,158
Site 15	Houses & Flats 60	Sovereign	1,500,000	1,800,000	831,197	650,690	470,183	289,676	107,683	-81,491	-270,890
Site 16	Houses & Flats 30	Sovereign	1,500,000	1,800,000	1,254,881	1,056,290	857,698	659,107	460,515	259,371	51,969
Site 17	Houses & Flats 12	Sovereign	1,500,000	1,800,000	1,314,605	1,149,112	983,619	818,126	650,415	480,125	307,319
Site 18	Flats 200	Sovereign	1,500,000	1,800,000	2,626,160	2,408,537	2,190,913	1,973,289	1,755,666	1,538,042	1,320,418
Site 19	Flats 100	Sovereign	1,500,000	1,800,000	2,153,439	1,890,883	1,628,328	1,365,772	1,103,216	840,660	578,104
Site 20	Flats 60	Sovereign	1,500,000	1,800,000	2,207,180	1,935,230	1,663,280	1,391,330	1,119,380	847,430	575,480
Site 21	Flats 20	Sovereign	1,500,000	1,800,000	1,894,386	1,661,910	1,429,435	1,196,959	964,483	732,007	496,347
Site 22	Flats 12	Sovereign	1,500,000	1,800,000	2,105,850	1,890,709	1,675,568	1,460,427	1,245,286	1,030,146	811,152
Site 23	Flats 6	Sovereign	1,500,000	1,800,000	1,268,028	1,047,588	824,330	601,072	377,813	154,555	-68,703
Site 24	Flats HD 200	Sovereign	1,500,000	1,800,000	3,918,114	3,589,919	3,261,725	2,933,530	2,605,335	2,277,140	1,948,945
Site 25	Flats HD 100	Sovereign	1,500,000	1,800,000	2,699,684	2,368,755	2,037,825	1,706,896	1,375,967	1,045,037	714,108
Site 26	Flats HD 40	Sovereign	1,500,000	1,800,000	2,327,894	2,041,769	1,755,645	1,469,521	1,183,397	897,273	611,149
Site 27	Flats HD 18	Sovereign	1,500,000	1,800,000	2,740,438	2,454,314	2,168,190	1,882,065	1,595,941	1,309,817	1,023,693
Site 28	Flats VHD 200	Sovereign	1,500,000	1,800,000	4,046,165	3,483,545	2,920,925	2,358,305	1,795,685	1,233,065	670,445
Site 29	Flats VHD 75	Sovereign	1,500,000	1,800,000	1,287,125	696,079	92,965	-527,196	-1,150,497	-1,793,201	-2,435,904
Site 30	BTR Flats 60	Sovereign	1,500,000	1,800,000	-958,050	-1,225,706	-1,493,363	-1,764,872	-2,036,755	-2,308,638	-2,580,520

National Requirements (CIL, EV, BNG) + 2025 PtL & PV, Water

West

0% Affordable Housing

Table	14										
National Requirements (CIL, EV, BNG) + 2025 PtL & PV, Water - Developer Contributions v Affordable Housing											
0%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Large Greenfield 500	West	25,000	375,000	1,673,132	1,606,918	1,540,703	1,474,488	1,408,274	1,342,059	1,275,845
Site 2	Large Green 250	West	25,000	375,000	2,319,137	2,229,385	2,139,634	2,049,883	1,960,131	1,870,380	1,780,629
Site 3	Green 75	West	25,000	375,000	1,651,971	1,561,873	1,471,774	1,381,675	1,291,576	1,201,477	1,111,378
Site 4	Green 35	West	25,000	375,000	1,854,604	1,751,003	1,647,401	1,543,799	1,440,198	1,336,596	1,232,994
Site 5	Green 14	West	25,000	375,000	2,144,896	2,035,590	1,926,284	1,816,978	1,707,672	1,598,365	1,489,059
Site 6	Green 6	West	50,000	400,000	2,449,443	2,335,962	2,222,481	2,109,001	1,995,520	1,882,039	1,768,558
Site 7	Green 3	West	50,000	400,000	2,304,120	2,197,731	2,091,343	1,984,955	1,878,566	1,769,198	1,659,726
Site 8	HD Housing 200	West	1,500,000	1,800,000	2,949,132	2,786,718	2,624,303	2,461,888	2,299,474	2,137,059	1,974,644
Site 9	HD Housing 100	West	1,500,000	1,800,000	1,427,146	1,318,371	1,209,597	1,100,822	992,047	883,273	774,498
Site 10	HD Housing 60	West	1,500,000	1,800,000	1,587,419	1,463,614	1,339,808	1,216,003	1,092,197	968,392	844,586
Site 11	HD Housing 30	West	1,500,000	1,800,000	1,876,590	1,734,739	1,592,888	1,451,037	1,309,186	1,167,335	1,025,484
Site 12	HD Housing 15	West	1,500,000	1,800,000	2,126,776	1,984,925	1,843,074	1,701,223	1,559,372	1,417,521	1,275,670
Site 13	HD Housing 6	West	1,500,000	1,800,000	2,204,174	2,055,230	1,906,287	1,757,343	1,608,399	1,459,456	1,310,454
Site 14	Houses & Flats 100	West	1,500,000	1,800,000	2,277,385	2,084,886	1,892,386	1,699,887	1,507,388	1,314,889	1,122,390
Site 15	Houses & Flats 60	West	1,500,000	1,800,000	2,194,259	2,013,752	1,833,244	1,652,737	1,472,230	1,291,723	1,111,216
Site 16	Houses & Flats 30	West	1,500,000	1,800,000	2,270,578	2,071,986	1,873,395	1,674,803	1,476,212	1,277,620	1,079,029
Site 17	Houses & Flats 12	West	1,500,000	1,800,000	2,213,502	2,048,009	1,882,517	1,717,024	1,551,531	1,386,038	1,220,545
Site 18	Flats 200	West	1,500,000	1,800,000	4,082,408	3,864,784	3,647,160	3,429,537	3,211,913	2,994,289	2,776,666
Site 19	Flats 100	West	1,500,000	1,800,000	3,767,411	3,504,856	3,242,300	2,979,744	2,717,188	2,454,632	2,192,076
Site 20	Flats 60	West	1,500,000	1,800,000	3,860,936	3,588,986	3,317,036	3,045,086	2,773,135	2,501,185	2,229,235
Site 21	Flats 20	West	1,500,000	1,800,000	3,310,186	3,077,710	2,845,234	2,612,758	2,380,283	2,147,807	1,915,331
Site 22	Flats 12	West	1,500,000	1,800,000	3,484,704	3,269,563	3,054,422	2,839,281	2,624,140	2,409,000	2,193,859
Site 23	Flats 6	West	1,500,000	1,800,000	3,415,456	3,202,679	2,989,903	2,777,126	2,564,350	2,351,573	2,138,796
Site 24	Flats HD 200	West	1,500,000	1,800,000	6,094,090	5,765,895	5,437,700	5,109,505	4,781,310	4,453,115	4,124,920
Site 25	Flats HD 100	West	1,500,000	1,800,000	4,726,085	4,395,155	4,064,226	3,733,297	3,402,367	3,071,438	2,740,508
Site 26	Flats HD 40	West	1,500,000	1,800,000	4,066,439	3,780,315	3,494,191	3,208,067	2,921,943	2,635,819	2,349,695
Site 27	Flats HD 18	West	1,500,000	1,800,000	4,539,298	4,253,174	3,967,050	3,680,926	3,394,802	3,108,677	2,822,553
Site 28	Flats VHD 200	West	1,500,000	1,800,000	7,427,613	6,864,994	6,302,374	5,739,754	5,177,134	4,614,514	4,051,894
Site 29	Flats VHD 75	West	1,500,000	1,800,000	4,442,017	3,850,971	3,259,924	2,668,878	2,077,832	1,486,786	895,740
Site 30	BTR Flats 60	West	1,500,000	1,800,000	547,268	301,121	48,632	-209,640	-469,548	-737,204	-1,004,860

10% Affordable Housing

Table	15										
National Requirements (CIL, EV, BNG) + 2025 PtL & PV, Water - Developer Contributions v Affordable Housing											
10%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Large Greenfield 500	West	25,000	375,000	1,570,424	1,504,209	1,437,995	1,371,780	1,305,565	1,239,351	1,173,136
Site 2	Large Green 250	West	25,000	375,000	2,165,993	2,076,242	1,986,490	1,896,739	1,806,988	1,717,236	1,627,485
Site 3	Green 75	West	25,000	375,000	1,521,639	1,431,541	1,341,442	1,251,343	1,161,244	1,071,145	981,046
Site 4	Green 35	West	25,000	375,000	1,703,588	1,599,986	1,496,385	1,392,783	1,289,181	1,185,580	1,081,978
Site 5	Green 14	West	25,000	375,000	1,988,046	1,878,740	1,769,433	1,660,127	1,550,821	1,441,515	1,332,209
Site 6	Green 6	West	50,000	400,000	2,144,383	2,030,902	1,917,421	1,803,940	1,690,460	1,576,979	1,463,498
Site 7	Green 3	West	50,000	400,000	2,022,446	1,916,057	1,807,775	1,698,303	1,588,831	1,479,359	1,369,887
Site 8	HD Housing 200	West	1,500,000	1,800,000	2,718,974	2,556,610	2,394,247	2,231,884	2,069,520	1,907,157	1,744,793
Site 9	HD Housing 100	West	1,500,000	1,800,000	1,295,207	1,186,433	1,077,658	968,883	860,109	751,334	642,559
Site 10	HD Housing 60	West	1,500,000	1,800,000	1,438,254	1,314,448	1,190,643	1,066,837	943,032	819,226	695,421
Site 11	HD Housing 30	West	1,500,000	1,800,000	1,702,052	1,560,201	1,418,350	1,276,499	1,134,648	992,797	850,946
Site 12	HD Housing 15	West	1,500,000	1,800,000	1,952,077	1,810,226	1,668,375	1,526,524	1,384,673	1,242,822	1,100,971
Site 13	HD Housing 6	West	1,500,000	1,800,000	1,906,272	1,757,328	1,608,385	1,459,441	1,310,439	1,157,179	1,003,918
Site 14	Houses & Flats 100	West	1,500,000	1,800,000	2,012,684	1,820,185	1,627,686	1,435,187	1,242,688	1,050,189	857,689
Site 15	Houses & Flats 60	West	1,500,000	1,800,000	1,842,178	1,661,671	1,481,163	1,300,656	1,120,149	939,642	759,135
Site 16	Houses & Flats 30	West	1,500,000	1,800,000	1,997,157	1,798,566	1,599,974	1,401,382	1,202,791	1,004,199	805,608
Site 17	Houses & Flats 12	West	1,500,000	1,800,000	1,983,799	1,818,306	1,652,813	1,487,320	1,321,828	1,156,335	990,842
Site 18	Flats 200	West	1,500,000	1,800,000	3,807,010	3,589,386	3,371,763	3,154,139	2,936,515	2,718,892	2,501,268
Site 19	Flats 100	West	1,500,000	1,800,000	3,456,568	3,194,012	2,931,456	2,668,900	2,406,344	2,143,788	1,881,232
Site 20	Flats 60	West	1,500,000	1,800,000	3,542,171	3,270,221	2,998,271	2,726,321	2,454,371	2,182,421	1,910,471
Site 21	Flats 20	West	1,500,000	1,800,000	3,037,691	2,805,215	2,572,739	2,340,263	2,107,788	1,875,312	1,642,836
Site 22	Flats 12	West	1,500,000	1,800,000	3,220,651	3,005,511	2,790,370	2,575,229	2,360,088	2,144,947	1,929,806
Site 23	Flats 6	West	1,500,000	1,800,000	2,988,350	2,775,574	2,562,797	2,350,020	2,137,244	1,924,467	1,706,957
Site 24	Flats HD 200	West	1,500,000	1,800,000	5,683,599	5,355,404	5,027,209	4,699,014	4,370,819	4,042,624	3,714,429
Site 25	Flats HD 100	West	1,500,000	1,800,000	4,336,285	4,005,356	3,674,426	3,343,497	3,012,568	2,681,638	2,350,709
Site 26	Flats HD 40	West	1,500,000	1,800,000	3,731,061	3,444,937	3,158,813	2,872,689	2,586,565	2,300,440	2,014,316
Site 27	Flats HD 18	West	1,500,000	1,800,000	4,196,567	3,910,443	3,624,319	3,338,195	3,052,071	2,765,946	2,479,822
Site 28	Flats VHD 200	West	1,500,000	1,800,000	6,771,808	6,209,188	5,646,569	5,083,949	4,521,329	3,958,709	3,396,089
Site 29	Flats VHD 75	West	1,500,000	1,800,000	3,809,956	3,218,910	2,627,864	2,036,818	1,445,772	854,725	259,245
Site 30	BTR Flats 60	West	1,500,000	1,800,000	132,578	-125,667	-383,939	-650,921	-918,577	-1,186,233	-1,453,889

20% Affordable Housing

Table	16										
National Requirements (CIL, EV, BNG) + 2025 PtL & PV, Water - Developer Contributions v Affordable Housing											
20%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Large Greenfield 500	West	25,000	375,000	1,416,143	1,349,928	1,283,714	1,217,499	1,151,284	1,085,070	1,018,855
Site 2	Large Green 250	West	25,000	375,000	1,956,266	1,866,515	1,776,764	1,687,012	1,597,261	1,507,510	1,417,758
Site 3	Green 75	West	25,000	375,000	1,338,644	1,248,545	1,158,446	1,068,347	978,248	888,149	798,051
Site 4	Green 35	West	25,000	375,000	1,504,935	1,401,333	1,297,731	1,194,130	1,090,528	986,926	883,325
Site 5	Green 14	West	25,000	375,000	1,769,863	1,660,557	1,551,251	1,441,945	1,332,639	1,223,333	1,114,027
Site 6	Green 6	West	50,000	400,000	1,761,174	1,647,693	1,534,212	1,420,731	1,307,250	1,193,769	1,080,289
Site 7	Green 3	West	50,000	400,000	1,662,632	1,553,160	1,443,688	1,334,216	1,224,744	1,115,080	1,003,451
Site 8	HD Housing 200	West	1,500,000	1,800,000	2,432,180	2,269,816	2,107,453	1,945,090	1,782,726	1,620,363	1,457,999
Site 9	HD Housing 100	West	1,500,000	1,800,000	1,117,862	1,009,088	900,313	791,538	682,764	573,989	465,214
Site 10	HD Housing 60	West	1,500,000	1,800,000	1,240,071	1,116,265	992,460	868,654	744,849	621,043	497,238
Site 11	HD Housing 30	West	1,500,000	1,800,000	1,474,045	1,332,194	1,190,343	1,048,492	906,641	764,790	622,939
Site 12	HD Housing 15	West	1,500,000	1,800,000	1,716,829	1,574,978	1,433,127	1,291,276	1,149,425	1,007,574	865,723
Site 13	HD Housing 6	West	1,500,000	1,800,000	1,556,757	1,407,814	1,257,316	1,104,055	950,794	797,533	641,450
Site 14	Houses & Flats 100	West	1,500,000	1,800,000	1,685,805	1,493,306	1,300,807	1,108,308	915,809	723,309	530,810
Site 15	Houses & Flats 60	West	1,500,000	1,800,000	1,432,111	1,251,604	1,071,096	890,589	710,082	529,575	349,068
Site 16	Houses & Flats 30	West	1,500,000	1,800,000	1,668,919	1,470,327	1,271,736	1,073,144	874,552	675,961	477,369
Site 17	Houses & Flats 12	West	1,500,000	1,800,000	1,695,692	1,530,200	1,364,707	1,199,214	1,033,721	868,228	701,969
Site 18	Flats 200	West	1,500,000	1,800,000	3,362,027	3,144,404	2,926,780	2,709,157	2,491,533	2,273,909	2,056,286
Site 19	Flats 100	West	1,500,000	1,800,000	2,954,503	2,691,947	2,429,391	2,166,835	1,904,279	1,641,723	1,379,167
Site 20	Flats 60	West	1,500,000	1,800,000	3,027,430	2,755,480	2,483,530	2,211,580	1,939,630	1,667,679	1,395,729
Site 21	Flats 20	West	1,500,000	1,800,000	2,596,826	2,364,350	2,131,874	1,899,398	1,666,922	1,434,447	1,201,971
Site 22	Flats 12	West	1,500,000	1,800,000	2,795,463	2,580,322	2,365,181	2,150,040	1,934,900	1,719,759	1,504,618
Site 23	Flats 6	West	1,500,000	1,800,000	2,362,582	2,149,805	1,937,029	1,719,882	1,500,938	1,281,994	1,061,829
Site 24	Flats HD 200	West	1,500,000	1,800,000	5,018,500	4,690,305	4,362,110	4,033,915	3,705,720	3,377,525	3,049,330
Site 25	Flats HD 100	West	1,500,000	1,800,000	3,705,436	3,374,506	3,043,577	2,712,648	2,381,718	2,050,789	1,719,860
Site 26	Flats HD 40	West	1,500,000	1,800,000	3,190,055	2,903,931	2,617,807	2,331,683	2,045,558	1,759,434	1,473,310
Site 27	Flats HD 18	West	1,500,000	1,800,000	3,640,964	3,354,840	3,068,715	2,782,591	2,496,467	2,210,343	1,924,219
Site 28	Flats VHD 200	West	1,500,000	1,800,000	5,714,710	5,152,090	4,589,470	4,026,850	3,464,230	2,901,610	2,338,990
Site 29	Flats VHD 75	West	1,500,000	1,800,000	2,794,281	2,203,235	1,612,189	1,021,143	430,096	-186,120	-806,282
Site 30	BTR Flats 60	West	1,500,000	1,800,000	-294,026	-558,474	-826,130	-1,093,786	-1,361,442	-1,629,098	-1,899,785

30% Affordable Housing

Table	17										
National Requirements (CIL, EV, BNG) + 2025 PtL & PV, Water - Developer Contributions v Affordable Housing											
30%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Large Greenfield 500	West	25,000	375,000	1,261,872	1,195,657	1,129,443	1,063,228	997,014	930,799	864,584
Site 2	Large Green 250	West	25,000	375,000	1,746,551	1,656,799	1,567,048	1,477,297	1,387,545	1,297,794	1,208,043
Site 3	Green 75	West	25,000	375,000	1,155,362	1,065,264	975,165	885,066	794,967	704,868	614,769
Site 4	Green 35	West	25,000	375,000	1,305,873	1,202,271	1,098,670	995,068	891,466	787,865	684,263
Site 5	Green 14	West	25,000	375,000	1,551,692	1,442,386	1,333,080	1,223,774	1,114,468	1,005,162	895,856
Site 6	Green 6	West	50,000	400,000	1,377,980	1,264,499	1,151,018	1,037,538	921,855	805,085	688,315
Site 7	Green 3	West	50,000	400,000	1,298,559	1,189,087	1,078,720	967,091	855,462	743,833	632,204
Site 8	HD Housing 200	West	1,500,000	1,800,000	2,145,397	1,983,033	1,820,670	1,658,307	1,495,943	1,333,580	1,171,217
Site 9	HD Housing 100	West	1,500,000	1,800,000	940,527	831,752	722,977	614,203	505,428	396,653	287,879
Site 10	HD Housing 60	West	1,500,000	1,800,000	1,041,897	918,092	794,286	670,481	546,675	422,870	299,064
Site 11	HD Housing 30	West	1,500,000	1,800,000	1,246,049	1,104,198	962,347	820,495	678,644	536,793	394,942
Site 12	HD Housing 15	West	1,500,000	1,800,000	1,481,594	1,339,742	1,197,891	1,056,040	914,189	772,338	630,487
Site 13	HD Housing 6	West	1,500,000	1,800,000	1,204,202	1,050,942	897,681	743,571	587,290	431,009	274,729
Site 14	Houses & Flats 100	West	1,500,000	1,800,000	1,358,939	1,166,439	973,940	781,441	588,942	396,443	203,943
Site 15	Houses & Flats 60	West	1,500,000	1,800,000	1,022,055	841,548	661,041	480,534	300,027	118,334	-70,630
Site 16	Houses & Flats 30	West	1,500,000	1,800,000	1,340,691	1,142,100	943,508	744,916	546,325	347,668	142,006
Site 17	Houses & Flats 12	West	1,500,000	1,800,000	1,407,597	1,242,104	1,076,611	911,118	745,626	575,813	404,893
Site 18	Flats 200	West	1,500,000	1,800,000	2,917,079	2,699,455	2,481,832	2,264,208	2,046,584	1,828,961	1,611,337
Site 19	Flats 100	West	1,500,000	1,800,000	2,452,477	2,189,921	1,927,365	1,664,809	1,402,253	1,139,697	877,141
Site 20	Flats 60	West	1,500,000	1,800,000	2,512,727	2,240,777	1,968,827	1,696,877	1,424,927	1,152,977	881,027
Site 21	Flats 20	West	1,500,000	1,800,000	2,155,994	1,923,518	1,691,043	1,458,567	1,226,091	993,615	761,139
Site 22	Flats 12	West	1,500,000	1,800,000	2,370,307	2,155,166	1,940,025	1,724,884	1,509,743	1,294,603	1,079,462
Site 23	Flats 6	West	1,500,000	1,800,000	1,732,849	1,513,905	1,294,961	1,075,051	851,793	628,535	405,277
Site 24	Flats HD 200	West	1,500,000	1,800,000	4,353,452	4,025,257	3,697,062	3,368,867	3,040,672	2,712,477	2,384,282
Site 25	Flats HD 100	West	1,500,000	1,800,000	3,074,635	2,743,705	2,412,776	2,081,847	1,750,917	1,419,988	1,089,059
Site 26	Flats HD 40	West	1,500,000	1,800,000	2,649,090	2,362,966	2,076,842	1,790,717	1,504,593	1,218,469	932,345
Site 27	Flats HD 18	West	1,500,000	1,800,000	3,085,403	2,799,279	2,513,155	2,227,031	1,940,906	1,654,782	1,368,658
Site 28	Flats VHD 200	West	1,500,000	1,800,000	4,657,691	4,095,071	3,532,451	2,969,832	2,407,212	1,844,592	1,281,972
Site 29	Flats VHD 75	West	1,500,000	1,800,000	1,778,683	1,187,636	596,590	-11,424	-631,586	-1,255,999	-1,898,703
Site 30	BTR Flats 60	West	1,500,000	1,800,000	-733,684	-1,001,340	-1,268,996	-1,536,652	-1,807,362	-2,079,245	-2,351,127

40% Affordable Housing

Table	18										
National Requirements (CIL, EV, BNG) + 2025 PtL & PV, Water - Developer Contributions v Affordable Housing											
40%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Large Greenfield 500	West	25,000	375,000	1,107,581	1,041,366	975,151	908,937	842,722	776,508	710,293
Site 2	Large Green 250	West	25,000	375,000	1,536,813	1,447,061	1,357,310	1,267,559	1,177,807	1,088,056	998,304
Site 3	Green 75	West	25,000	375,000	972,060	881,961	791,862	701,764	611,665	521,566	431,467
Site 4	Green 35	West	25,000	375,000	1,106,704	1,003,102	899,501	795,899	692,298	588,696	485,094
Site 5	Green 14	West	25,000	375,000	1,333,497	1,224,191	1,114,885	1,005,579	896,273	786,967	677,661
Site 6	Green 6	West	50,000	400,000	994,603	877,833	761,063	644,293	526,095	407,023	287,952
Site 7	Green 3	West	50,000	400,000	930,702	819,073	707,443	595,814	484,185	372,556	260,927
Site 8	HD Housing 200	West	1,500,000	1,800,000	1,858,591	1,696,228	1,533,865	1,371,501	1,209,138	1,046,775	884,411
Site 9	HD Housing 100	West	1,500,000	1,800,000	763,173	654,398	545,624	436,849	328,074	219,300	110,525
Site 10	HD Housing 60	West	1,500,000	1,800,000	843,128	719,323	595,517	471,712	347,906	224,101	99,990
Site 11	HD Housing 30	West	1,500,000	1,800,000	1,018,031	876,180	734,329	592,478	450,627	308,776	164,516
Site 12	HD Housing 15	West	1,500,000	1,800,000	1,246,334	1,104,482	962,631	820,780	678,929	537,078	392,190
Site 13	HD Housing 6	West	1,500,000	1,800,000	844,546	689,390	533,109	376,828	220,547	64,266	-92,014
Site 14	Houses & Flats 100	West	1,500,000	1,800,000	1,032,047	839,548	647,049	454,549	262,050	68,524	-133,350
Site 15	Houses & Flats 60	West	1,500,000	1,800,000	611,977	431,470	250,962	67,288	-122,111	-311,699	-507,980
Site 16	Houses & Flats 30	West	1,500,000	1,800,000	1,012,442	813,850	615,259	416,667	214,252	5,961	-202,413
Site 17	Houses & Flats 12	West	1,500,000	1,800,000	1,119,479	953,986	788,493	619,923	449,633	276,227	102,581
Site 18	Flats 200	West	1,500,000	1,800,000	2,472,062	2,254,439	2,036,815	1,819,192	1,601,568	1,383,944	1,166,321
Site 19	Flats 100	West	1,500,000	1,800,000	1,950,374	1,687,818	1,425,262	1,162,706	900,150	637,594	375,038
Site 20	Flats 60	West	1,500,000	1,800,000	1,997,947	1,725,997	1,454,047	1,182,097	910,146	638,196	366,246
Site 21	Flats 20	West	1,500,000	1,800,000	1,715,095	1,482,620	1,250,144	1,017,668	785,192	551,074	310,800
Site 22	Flats 12	West	1,500,000	1,800,000	1,945,086	1,729,945	1,514,804	1,299,663	1,084,523	867,105	645,729
Site 23	Flats 6	West	1,500,000	1,800,000	1,088,190	864,931	641,673	418,415	195,157	-28,102	-251,360
Site 24	Flats HD 200	West	1,500,000	1,800,000	3,688,302	3,360,107	3,031,912	2,703,718	2,375,523	2,047,328	1,719,133
Site 25	Flats HD 100	West	1,500,000	1,800,000	2,443,737	2,112,808	1,781,878	1,450,949	1,120,020	789,090	458,161
Site 26	Flats HD 40	West	1,500,000	1,800,000	2,108,043	1,821,918	1,535,794	1,249,670	963,546	677,422	391,298
Site 27	Flats HD 18	West	1,500,000	1,800,000	2,529,757	2,243,633	1,957,509	1,671,385	1,385,260	1,099,136	812,423
Site 28	Flats VHD 200	West	1,500,000	1,800,000	3,600,512	3,037,892	2,475,272	1,912,653	1,350,033	787,413	224,793
Site 29	Flats VHD 75	West	1,500,000	1,800,000	762,931	163,110	-457,051	-1,077,802	-1,720,506	-2,363,210	-3,005,913
Site 30	BTR Flats 60	West	1,500,000	1,800,000	-1,176,547	-1,444,203	-1,714,937	-1,986,820	-2,258,702	-2,530,585	-2,802,467

East

0% Affordable Housing

Table	14										
National Requirements (CIL, EV, BNG) + 2025 PtL & PV, Water - Developer Contributions v Affordable Housing											
0%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Large Greenfield 500	East	25,000	375,000	1,673,132	1,606,918	1,540,703	1,474,488	1,408,274	1,342,059	1,275,845
Site 2	Large Green 250	East	25,000	375,000	2,319,137	2,229,385	2,139,634	2,049,883	1,960,131	1,870,380	1,780,629
Site 3	Green 75	East	25,000	375,000	1,651,971	1,561,873	1,471,774	1,381,675	1,291,576	1,201,477	1,111,378
Site 4	Green 35	East	25,000	375,000	1,854,604	1,751,003	1,647,401	1,543,799	1,440,198	1,336,596	1,232,994
Site 5	Green 14	East	25,000	375,000	2,144,896	2,035,590	1,926,284	1,816,978	1,707,672	1,598,365	1,489,059
Site 6	Green 6	East	50,000	400,000	2,449,443	2,335,962	2,222,481	2,109,001	1,995,520	1,882,039	1,768,558
Site 7	Green 3	East	50,000	400,000	2,304,120	2,197,731	2,091,343	1,984,955	1,878,566	1,769,198	1,659,726
Site 8	HD Housing 200	East	1,500,000	1,800,000	2,949,132	2,786,718	2,624,303	2,461,888	2,299,474	2,137,059	1,974,644
Site 9	HD Housing 100	East	1,500,000	1,800,000	1,427,146	1,318,371	1,209,597	1,100,822	992,047	883,273	774,498
Site 10	HD Housing 60	East	1,500,000	1,800,000	1,587,419	1,463,614	1,339,808	1,216,003	1,092,197	968,392	844,586
Site 11	HD Housing 30	East	1,500,000	1,800,000	1,876,590	1,734,739	1,592,888	1,451,037	1,309,186	1,167,335	1,025,484
Site 12	HD Housing 15	East	1,500,000	1,800,000	2,126,776	1,984,925	1,843,074	1,701,223	1,559,372	1,417,521	1,275,670
Site 13	HD Housing 6	East	1,500,000	1,800,000	2,204,174	2,055,230	1,906,287	1,757,343	1,608,399	1,459,456	1,310,454
Site 14	Houses & Flats 100	East	1,500,000	1,800,000	2,277,385	2,084,886	1,892,386	1,699,887	1,507,388	1,314,889	1,122,390
Site 15	Houses & Flats 60	East	1,500,000	1,800,000	2,194,259	2,013,752	1,833,244	1,652,737	1,472,230	1,291,723	1,111,216
Site 16	Houses & Flats 30	East	1,500,000	1,800,000	2,270,578	2,071,986	1,873,395	1,674,803	1,476,212	1,277,620	1,079,029
Site 17	Houses & Flats 12	East	1,500,000	1,800,000	2,213,502	2,048,009	1,882,517	1,717,024	1,551,531	1,386,038	1,220,545
Site 18	Flats 200	East	1,500,000	1,800,000	2,327,418	2,109,794	1,892,171	1,674,547	1,456,924	1,239,300	1,021,676
Site 19	Flats 100	East	1,500,000	1,800,000	1,658,124	1,395,568	1,133,012	870,456	607,900	345,345	81,074
Site 20	Flats 60	East	1,500,000	1,800,000	1,681,905	1,409,955	1,138,005	866,055	594,105	322,155	42,846
Site 21	Flats 20	East	1,500,000	1,800,000	1,447,447	1,214,972	982,496	750,020	514,882	273,895	29,968
Site 22	Flats 12	East	1,500,000	1,800,000	1,733,073	1,517,932	1,302,791	1,087,651	870,324	648,947	424,789
Site 23	Flats 6	East	1,500,000	1,800,000	1,703,471	1,484,527	1,265,583	1,045,095	821,837	598,579	375,320
Site 24	Flats HD 200	East	1,500,000	1,800,000	3,457,481	3,129,286	2,801,091	2,472,896	2,144,701	1,816,506	1,488,311
Site 25	Flats HD 100	East	1,500,000	1,800,000	2,071,112	1,740,182	1,409,253	1,078,323	747,394	416,465	82,508
Site 26	Flats HD 40	East	1,500,000	1,800,000	1,773,838	1,487,714	1,201,590	915,466	629,342	342,296	44,389
Site 27	Flats HD 18	East	1,500,000	1,800,000	2,246,697	1,960,573	1,674,448	1,388,324	1,102,200	815,576	521,158
Site 28	Flats VHD 200	East	1,500,000	1,800,000	2,907,712	2,345,092	1,782,472	1,219,853	657,233	93,007	-497,268
Site 29	Flats VHD 75	East	1,500,000	1,800,000	-320,660	-940,822	-1,576,958	-2,219,661	-2,862,365	-3,505,068	-4,147,772
Site 30	BTR Flats 60	East	1,500,000	1,800,000	547,268	301,121	48,632	-209,640	-469,548	-737,204	-1,004,860

10% Affordable Housing

Table	15										
National Requirements (CIL, EV, BNG) + 2025 PtL & PV, Water - Developer Contributions v Affordable Housing											
10%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Large Greenfield 500	East	25,000	375,000	1,570,424	1,504,209	1,437,995	1,371,780	1,305,565	1,239,351	1,173,136
Site 2	Large Green 250	East	25,000	375,000	2,165,993	2,076,242	1,986,490	1,896,739	1,806,988	1,717,236	1,627,485
Site 3	Green 75	East	25,000	375,000	1,521,639	1,431,541	1,341,442	1,251,343	1,161,244	1,071,145	981,046
Site 4	Green 35	East	25,000	375,000	1,703,588	1,599,986	1,496,385	1,392,783	1,289,181	1,185,580	1,081,978
Site 5	Green 14	East	25,000	375,000	1,988,046	1,878,740	1,769,433	1,660,127	1,550,821	1,441,515	1,332,209
Site 6	Green 6	East	50,000	400,000	2,144,383	2,030,902	1,917,421	1,803,940	1,690,460	1,576,979	1,463,498
Site 7	Green 3	East	50,000	400,000	2,022,446	1,916,057	1,807,775	1,698,303	1,588,831	1,479,359	1,369,887
Site 8	HD Housing 200	East	1,500,000	1,800,000	2,718,974	2,556,610	2,394,247	2,231,884	2,069,520	1,907,157	1,744,793
Site 9	HD Housing 100	East	1,500,000	1,800,000	1,295,207	1,186,433	1,077,658	968,883	860,109	751,334	642,559
Site 10	HD Housing 60	East	1,500,000	1,800,000	1,438,254	1,314,448	1,190,643	1,066,837	943,032	819,226	695,421
Site 11	HD Housing 30	East	1,500,000	1,800,000	1,702,052	1,560,201	1,418,350	1,276,499	1,134,648	992,797	850,946
Site 12	HD Housing 15	East	1,500,000	1,800,000	1,952,077	1,810,226	1,668,375	1,526,524	1,384,673	1,242,822	1,100,971
Site 13	HD Housing 6	East	1,500,000	1,800,000	1,906,272	1,757,328	1,608,385	1,459,441	1,310,439	1,157,179	1,003,918
Site 14	Houses & Flats 100	East	1,500,000	1,800,000	2,012,684	1,820,185	1,627,686	1,435,187	1,242,688	1,050,189	857,689
Site 15	Houses & Flats 60	East	1,500,000	1,800,000	1,842,178	1,661,671	1,481,163	1,300,656	1,120,149	939,642	759,135
Site 16	Houses & Flats 30	East	1,500,000	1,800,000	1,997,157	1,798,566	1,599,974	1,401,382	1,202,791	1,004,199	805,608
Site 17	Houses & Flats 12	East	1,500,000	1,800,000	1,983,799	1,818,306	1,652,813	1,487,320	1,321,828	1,156,335	990,842
Site 18	Flats 200	East	1,500,000	1,800,000	2,113,531	1,895,907	1,678,284	1,460,660	1,243,036	1,025,413	807,789
Site 19	Flats 100	East	1,500,000	1,800,000	1,420,872	1,158,316	895,760	633,205	370,649	107,168	-167,865
Site 20	Flats 60	East	1,500,000	1,800,000	1,438,854	1,166,904	894,954	623,004	351,054	73,168	-212,179
Site 21	Flats 20	East	1,500,000	1,800,000	1,239,675	1,007,199	774,724	540,302	299,816	55,888	-188,040
Site 22	Flats 12	East	1,500,000	1,800,000	1,531,672	1,316,531	1,101,390	884,462	663,085	439,205	213,466
Site 23	Flats 6	East	1,500,000	1,800,000	1,334,303	1,115,169	891,911	668,653	445,395	222,136	-1,122
Site 24	Flats HD 200	East	1,500,000	1,800,000	3,138,979	2,810,784	2,482,589	2,154,395	1,826,200	1,498,005	1,169,810
Site 25	Flats HD 100	East	1,500,000	1,800,000	1,773,750	1,442,820	1,111,891	780,962	450,032	117,483	-229,503
Site 26	Flats HD 40	East	1,500,000	1,800,000	1,518,119	1,231,994	945,870	659,746	373,582	76,291	-223,928
Site 27	Flats HD 18	East	1,500,000	1,800,000	1,983,625	1,697,500	1,411,376	1,125,252	839,128	544,879	245,544
Site 28	Flats VHD 200	East	1,500,000	1,800,000	2,409,604	1,846,984	1,284,364	721,744	159,124	-429,579	-1,019,914
Site 29	Flats VHD 75	East	1,500,000	1,800,000	-811,756	-1,444,559	-2,087,262	-2,729,966	-3,372,669	-4,015,373	-4,658,077
Site 30	BTR Flats 60	East	1,500,000	1,800,000	132,578	-125,667	-383,939	-650,921	-918,577	-1,186,233	-1,453,889

20% Affordable Housing

Table	16										
National Requirements (CIL, EV, BNG) + 2025 PtL & PV, Water - Developer Contributions v Affordable Housing											
20%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Large Greenfield 500	East	25,000	375,000	1,416,143	1,349,928	1,283,714	1,217,499	1,151,284	1,085,070	1,018,855
Site 2	Large Green 250	East	25,000	375,000	1,956,266	1,866,515	1,776,764	1,687,012	1,597,261	1,507,510	1,417,758
Site 3	Green 75	East	25,000	375,000	1,338,644	1,248,545	1,158,446	1,068,347	978,248	888,149	798,051
Site 4	Green 35	East	25,000	375,000	1,504,935	1,401,333	1,297,731	1,194,130	1,090,528	986,926	883,325
Site 5	Green 14	East	25,000	375,000	1,769,863	1,660,557	1,551,251	1,441,945	1,332,639	1,223,333	1,114,027
Site 6	Green 6	East	50,000	400,000	1,761,174	1,647,693	1,534,212	1,420,731	1,307,250	1,193,769	1,080,289
Site 7	Green 3	East	50,000	400,000	1,662,632	1,553,160	1,443,688	1,334,216	1,224,744	1,115,080	1,003,451
Site 8	HD Housing 200	East	1,500,000	1,800,000	2,432,180	2,269,816	2,107,453	1,945,090	1,782,726	1,620,363	1,457,999
Site 9	HD Housing 100	East	1,500,000	1,800,000	1,117,862	1,009,088	900,313	791,538	682,764	573,989	465,214
Site 10	HD Housing 60	East	1,500,000	1,800,000	1,240,071	1,116,265	992,460	868,654	744,849	621,043	497,238
Site 11	HD Housing 30	East	1,500,000	1,800,000	1,474,045	1,332,194	1,190,343	1,048,492	906,641	764,790	622,939
Site 12	HD Housing 15	East	1,500,000	1,800,000	1,716,829	1,574,978	1,433,127	1,291,276	1,149,425	1,007,574	865,723
Site 13	HD Housing 6	East	1,500,000	1,800,000	1,556,757	1,407,814	1,257,316	1,104,055	950,794	797,533	641,450
Site 14	Houses & Flats 100	East	1,500,000	1,800,000	1,685,805	1,493,306	1,300,807	1,108,308	915,809	723,309	530,810
Site 15	Houses & Flats 60	East	1,500,000	1,800,000	1,432,111	1,251,604	1,071,096	890,589	710,082	529,575	349,068
Site 16	Houses & Flats 30	East	1,500,000	1,800,000	1,668,919	1,470,327	1,271,736	1,073,144	874,552	675,961	477,369
Site 17	Houses & Flats 12	East	1,500,000	1,800,000	1,695,692	1,530,200	1,364,707	1,199,214	1,033,721	868,228	701,969
Site 18	Flats 200	East	1,500,000	1,800,000	1,847,589	1,629,966	1,412,342	1,194,718	977,095	759,471	541,847
Site 19	Flats 100	East	1,500,000	1,800,000	1,134,105	871,549	608,994	346,438	82,221	-193,269	-469,051
Site 20	Flats 60	East	1,500,000	1,800,000	1,146,633	874,683	602,733	330,783	51,898	-233,448	-520,450
Site 21	Flats 20	East	1,500,000	1,800,000	989,031	756,555	521,607	280,753	36,825	-207,103	-452,617
Site 22	Flats 12	East	1,500,000	1,800,000	1,285,263	1,070,122	852,288	630,911	406,397	180,658	-45,081
Site 23	Flats 6	East	1,500,000	1,800,000	896,765	673,507	450,249	226,990	3,732	-219,526	-445,227
Site 24	Flats HD 200	East	1,500,000	1,800,000	2,743,003	2,414,808	2,086,613	1,758,418	1,430,223	1,102,028	773,833
Site 25	Flats HD 100	East	1,500,000	1,800,000	1,413,961	1,083,032	752,103	421,173	87,448	-259,783	-608,178
Site 26	Flats HD 40	East	1,500,000	1,800,000	1,211,231	925,107	638,983	352,217	54,505	-245,714	-547,567
Site 27	Flats HD 18	East	1,500,000	1,800,000	1,662,140	1,376,016	1,089,891	802,910	508,493	208,441	-91,778
Site 28	Flats VHD 200	East	1,500,000	1,800,000	1,813,857	1,251,238	688,618	125,302	-464,337	-1,057,480	-1,669,265
Site 29	Flats VHD 75	East	1,500,000	1,800,000	-1,382,947	-2,025,650	-2,668,354	-3,311,058	-3,953,761	-4,596,465	-5,239,168
Site 30	BTR Flats 60	East	1,500,000	1,800,000	-294,026	-558,474	-826,130	-1,093,786	-1,361,442	-1,629,098	-1,899,785

30% Affordable Housing

Table	17										
National Requirements (CIL, EV, BNG) + 2025 PtL & PV, Water - Developer Contributions v Affordable Housing											
30%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Large Greenfield 500	East	25,000	375,000	1,261,872	1,195,657	1,129,443	1,063,228	997,014	930,799	864,584
Site 2	Large Green 250	East	25,000	375,000	1,746,551	1,656,799	1,567,048	1,477,297	1,387,545	1,297,794	1,208,043
Site 3	Green 75	East	25,000	375,000	1,155,362	1,065,264	975,165	885,066	794,967	704,868	614,769
Site 4	Green 35	East	25,000	375,000	1,305,873	1,202,271	1,098,670	995,068	891,466	787,865	684,263
Site 5	Green 14	East	25,000	375,000	1,551,692	1,442,386	1,333,080	1,223,774	1,114,468	1,005,162	895,856
Site 6	Green 6	East	50,000	400,000	1,377,980	1,264,499	1,151,018	1,037,538	921,855	805,085	688,315
Site 7	Green 3	East	50,000	400,000	1,298,559	1,189,087	1,078,720	967,091	855,462	743,833	632,204
Site 8	HD Housing 200	East	1,500,000	1,800,000	2,145,397	1,983,033	1,820,670	1,658,307	1,495,943	1,333,580	1,171,217
Site 9	HD Housing 100	East	1,500,000	1,800,000	940,527	831,752	722,977	614,203	505,428	396,653	287,879
Site 10	HD Housing 60	East	1,500,000	1,800,000	1,041,897	918,092	794,286	670,481	546,675	422,870	299,064
Site 11	HD Housing 30	East	1,500,000	1,800,000	1,246,049	1,104,198	962,347	820,495	678,644	536,793	394,942
Site 12	HD Housing 15	East	1,500,000	1,800,000	1,481,594	1,339,742	1,197,891	1,056,040	914,189	772,338	630,487
Site 13	HD Housing 6	East	1,500,000	1,800,000	1,204,202	1,050,942	897,681	743,571	587,290	431,009	274,729
Site 14	Houses & Flats 100	East	1,500,000	1,800,000	1,358,939	1,166,439	973,940	781,441	588,942	396,443	203,943
Site 15	Houses & Flats 60	East	1,500,000	1,800,000	1,022,055	841,548	661,041	480,534	300,027	118,334	-70,630
Site 16	Houses & Flats 30	East	1,500,000	1,800,000	1,340,691	1,142,100	943,508	744,916	546,325	347,668	142,006
Site 17	Houses & Flats 12	East	1,500,000	1,800,000	1,407,597	1,242,104	1,076,611	911,118	745,626	575,813	404,893
Site 18	Flats 200	East	1,500,000	1,800,000	1,581,658	1,364,034	1,146,411	928,787	711,163	493,540	275,916
Site 19	Flats 100	East	1,500,000	1,800,000	847,348	584,792	322,237	56,827	-218,662	-496,230	-781,730
Site 20	Flats 60	East	1,500,000	1,800,000	854,422	582,472	310,522	30,639	-254,707	-543,377	-839,099
Site 21	Flats 20	East	1,500,000	1,800,000	738,396	502,921	261,699	17,771	-226,157	-473,121	-725,918
Site 22	Flats 12	East	1,500,000	1,800,000	1,038,863	820,122	598,746	373,598	147,859	-77,880	-303,619
Site 23	Flats 6	East	1,500,000	1,800,000	455,116	231,857	8,599	-214,659	-440,847	-672,220	-903,593
Site 24	Flats HD 200	East	1,500,000	1,800,000	2,347,042	2,018,847	1,690,652	1,362,457	1,034,262	706,067	377,872
Site 25	Flats HD 100	East	1,500,000	1,800,000	1,054,185	723,256	392,327	57,180	-290,051	-640,621	-1,000,474
Site 26	Flats HD 40	East	1,500,000	1,800,000	904,353	618,229	330,862	32,729	-267,490	-571,082	-882,217
Site 27	Flats HD 18	East	1,500,000	1,800,000	1,340,666	1,054,542	766,537	471,570	171,351	-128,868	-429,087
Site 28	Flats VHD 200	East	1,500,000	1,800,000	1,218,131	655,511	91,236	-499,075	-1,095,337	-1,707,123	-2,318,908
Site 29	Flats VHD 75	East	1,500,000	1,800,000	-1,964,024	-2,606,728	-3,249,432	-3,892,135	-4,534,839	-5,177,542	-5,828,183
Site 30	BTR Flats 60	East	1,500,000	1,800,000	-733,684	-1,001,340	-1,268,996	-1,536,652	-1,807,362	-2,079,245	-2,351,127

40% Affordable Housing

Table	18										
National Requirements (CIL, EV, BNG) + 2025 PtL & PV, Water - Developer Contributions v Affordable Housing											
40%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 1	Large Greenfield 500	East	25,000	375,000	1,107,581	1,041,366	975,151	908,937	842,722	776,508	710,293
Site 2	Large Green 250	East	25,000	375,000	1,536,813	1,447,061	1,357,310	1,267,559	1,177,807	1,088,056	998,304
Site 3	Green 75	East	25,000	375,000	972,060	881,961	791,862	701,764	611,665	521,566	431,467
Site 4	Green 35	East	25,000	375,000	1,106,704	1,003,102	899,501	795,899	692,298	588,696	485,094
Site 5	Green 14	East	25,000	375,000	1,333,497	1,224,191	1,114,885	1,005,579	896,273	786,967	677,661
Site 6	Green 6	East	50,000	400,000	994,603	877,833	761,063	644,293	526,095	407,023	287,952
Site 7	Green 3	East	50,000	400,000	930,702	819,073	707,443	595,814	484,185	372,556	260,927
Site 8	HD Housing 200	East	1,500,000	1,800,000	1,858,591	1,696,228	1,533,865	1,371,501	1,209,138	1,046,775	884,411
Site 9	HD Housing 100	East	1,500,000	1,800,000	763,173	654,398	545,624	436,849	328,074	219,300	110,525
Site 10	HD Housing 60	East	1,500,000	1,800,000	843,128	719,323	595,517	471,712	347,906	224,101	99,990
Site 11	HD Housing 30	East	1,500,000	1,800,000	1,018,031	876,180	734,329	592,478	450,627	308,776	164,516
Site 12	HD Housing 15	East	1,500,000	1,800,000	1,246,334	1,104,482	962,631	820,780	678,929	537,078	392,190
Site 13	HD Housing 6	East	1,500,000	1,800,000	844,546	689,390	533,109	376,828	220,547	64,266	-92,014
Site 14	Houses & Flats 100	East	1,500,000	1,800,000	1,032,047	839,548	647,049	454,549	262,050	68,524	-133,350
Site 15	Houses & Flats 60	East	1,500,000	1,800,000	611,977	431,470	250,962	67,288	-122,111	-311,699	-507,980
Site 16	Houses & Flats 30	East	1,500,000	1,800,000	1,012,442	813,850	615,259	416,667	214,252	5,961	-202,413
Site 17	Houses & Flats 12	East	1,500,000	1,800,000	1,119,479	953,986	788,493	619,923	449,633	276,227	102,581
Site 18	Flats 200	East	1,500,000	1,800,000	1,315,706	1,098,082	880,459	662,835	445,211	227,588	7,972
Site 19	Flats 100	East	1,500,000	1,800,000	560,572	298,016	31,413	-244,076	-523,430	-808,930	-1,094,430
Site 20	Flats 60	East	1,500,000	1,800,000	562,191	290,241	9,360	-275,987	-566,325	-862,047	-1,157,769
Site 21	Flats 20	East	1,500,000	1,800,000	484,218	242,627	-1,301	-245,229	-493,644	-746,441	-999,238
Site 22	Flats 12	East	1,500,000	1,800,000	787,939	566,519	340,780	115,041	-110,698	-336,437	-570,012
Site 23	Flats 6	East	1,500,000	1,800,000	13,440	-209,818	-436,494	-667,867	-899,240	-1,130,614	-1,361,987
Site 24	Flats HD 200	East	1,500,000	1,800,000	1,951,050	1,622,855	1,294,660	966,465	638,270	310,075	-22,633
Site 25	Flats HD 100	East	1,500,000	1,800,000	694,385	363,455	26,887	-320,345	-673,092	-1,032,945	-1,392,797
Site 26	Flats HD 40	East	1,500,000	1,800,000	597,455	309,486	10,932	-289,287	-594,618	-905,754	-1,216,889
Site 27	Flats HD 18	East	1,500,000	1,800,000	1,019,170	730,139	434,455	134,236	-165,983	-466,785	-777,920
Site 28	Flats VHD 200	East	1,500,000	1,800,000	622,365	56,481	-533,854	-1,133,238	-1,745,023	-2,356,808	-2,968,593
Site 29	Flats VHD 75	East	1,500,000	1,800,000	-2,545,130	-3,187,834	-3,830,538	-4,473,241	-5,117,644	-5,770,192	-6,422,740
Site 30	BTR Flats 60	East	1,500,000	1,800,000	-1,176,547	-1,444,203	-1,714,937	-1,986,820	-2,258,702	-2,530,585	-2,802,467

Sovereign

0% Affordable Housing

Table	14										
National Requirements (CIL, EV, BNG) + 2025 PtL & PV, Water - Developer Contributions v Affordable Housing											
0%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 8	HD Housing 200	Sovereign	1,500,000	1,800,000	2,949,132	2,786,718	2,624,303	2,461,888	2,299,474	2,137,059	1,974,644
Site 9	HD Housing 100	Sovereign	1,500,000	1,800,000	1,427,146	1,318,371	1,209,597	1,100,822	992,047	883,273	774,498
Site 10	HD Housing 60	Sovereign	1,500,000	1,800,000	1,587,419	1,463,614	1,339,808	1,216,003	1,092,197	968,392	844,586
Site 11	HD Housing 30	Sovereign	1,500,000	1,800,000	1,876,590	1,734,739	1,592,888	1,451,037	1,309,186	1,167,335	1,025,484
Site 12	HD Housing 15	Sovereign	1,500,000	1,800,000	2,126,776	1,984,925	1,843,074	1,701,223	1,559,372	1,417,521	1,275,670
Site 13	HD Housing 6	Sovereign	1,500,000	1,800,000	2,204,174	2,055,230	1,906,287	1,757,343	1,608,399	1,459,456	1,310,454
Site 14	Houses & Flats 100	Sovereign	1,500,000	1,800,000	2,277,385	2,084,886	1,892,386	1,699,887	1,507,388	1,314,889	1,122,390
Site 15	Houses & Flats 60	Sovereign	1,500,000	1,800,000	2,194,259	2,013,752	1,833,244	1,652,737	1,472,230	1,291,723	1,111,216
Site 16	Houses & Flats 30	Sovereign	1,500,000	1,800,000	2,270,578	2,071,986	1,873,395	1,674,803	1,476,212	1,277,620	1,079,029
Site 17	Houses & Flats 12	Sovereign	1,500,000	1,800,000	2,213,502	2,048,009	1,882,517	1,717,024	1,551,531	1,386,038	1,220,545
Site 18	Flats 200	Sovereign	1,500,000	1,800,000	4,082,408	3,864,784	3,647,160	3,429,537	3,211,913	2,994,289	2,776,666
Site 19	Flats 100	Sovereign	1,500,000	1,800,000	3,767,411	3,504,856	3,242,300	2,979,744	2,717,188	2,454,632	2,192,076
Site 20	Flats 60	Sovereign	1,500,000	1,800,000	3,860,936	3,588,986	3,317,036	3,045,086	2,773,135	2,501,185	2,229,235
Site 21	Flats 20	Sovereign	1,500,000	1,800,000	3,310,186	3,077,710	2,845,234	2,612,758	2,380,283	2,147,807	1,915,331
Site 22	Flats 12	Sovereign	1,500,000	1,800,000	3,484,704	3,269,563	3,054,422	2,839,281	2,624,140	2,409,000	2,193,859
Site 23	Flats 6	Sovereign	1,500,000	1,800,000	3,415,456	3,202,679	2,989,903	2,777,126	2,564,350	2,351,573	2,138,796
Site 24	Flats HD 200	Sovereign	1,500,000	1,800,000	6,094,090	5,765,895	5,437,700	5,109,505	4,781,310	4,453,115	4,124,920
Site 25	Flats HD 100	Sovereign	1,500,000	1,800,000	4,726,085	4,395,155	4,064,226	3,733,297	3,402,367	3,071,438	2,740,508
Site 26	Flats HD 40	Sovereign	1,500,000	1,800,000	4,066,439	3,780,315	3,494,191	3,208,067	2,921,943	2,635,819	2,349,695
Site 27	Flats HD 18	Sovereign	1,500,000	1,800,000	4,539,298	4,253,174	3,967,050	3,680,926	3,394,802	3,108,677	2,822,553
Site 28	Flats VHD 200	Sovereign	1,500,000	1,800,000	7,427,613	6,864,994	6,302,374	5,739,754	5,177,134	4,614,514	4,051,894
Site 29	Flats VHD 75	Sovereign	1,500,000	1,800,000	4,442,017	3,850,971	3,259,924	2,668,878	2,077,832	1,486,786	895,740
Site 30	BTR Flats 60	Sovereign	1,500,000	1,800,000	547,268	301,121	48,632	-209,640	-469,548	-737,204	-1,004,860

10% Affordable Housing

Table	15										
National Requirements (CIL, EV, BNG) + 2025 PtL & PV, Water - Developer Contributions v Affordable Housing											
10%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 8	HD Housing 200	Sovereign	1,500,000	1,800,000	2,718,974	2,556,610	2,394,247	2,231,884	2,069,520	1,907,157	1,744,793
Site 9	HD Housing 100	Sovereign	1,500,000	1,800,000	1,295,207	1,186,433	1,077,658	968,883	860,109	751,334	642,559
Site 10	HD Housing 60	Sovereign	1,500,000	1,800,000	1,438,254	1,314,448	1,190,643	1,066,837	943,032	819,226	695,421
Site 11	HD Housing 30	Sovereign	1,500,000	1,800,000	1,702,052	1,560,201	1,418,350	1,276,499	1,134,648	992,797	850,946
Site 12	HD Housing 15	Sovereign	1,500,000	1,800,000	1,952,077	1,810,226	1,668,375	1,526,524	1,384,673	1,242,822	1,100,971
Site 13	HD Housing 6	Sovereign	1,500,000	1,800,000	1,906,272	1,757,328	1,608,385	1,459,441	1,310,439	1,157,179	1,003,918
Site 14	Houses & Flats 100	Sovereign	1,500,000	1,800,000	2,012,684	1,820,185	1,627,686	1,435,187	1,242,688	1,050,189	857,689
Site 15	Houses & Flats 60	Sovereign	1,500,000	1,800,000	1,842,178	1,661,671	1,481,163	1,300,656	1,120,149	939,642	759,135
Site 16	Houses & Flats 30	Sovereign	1,500,000	1,800,000	1,997,157	1,798,566	1,599,974	1,401,382	1,202,791	1,004,199	805,608
Site 17	Houses & Flats 12	Sovereign	1,500,000	1,800,000	1,983,799	1,818,306	1,652,813	1,487,320	1,321,828	1,156,335	990,842
Site 18	Flats 200	Sovereign	1,500,000	1,800,000	3,807,010	3,589,386	3,371,763	3,154,139	2,936,515	2,718,892	2,501,268
Site 19	Flats 100	Sovereign	1,500,000	1,800,000	3,456,568	3,194,012	2,931,456	2,668,900	2,406,344	2,143,788	1,881,232
Site 20	Flats 60	Sovereign	1,500,000	1,800,000	3,542,171	3,270,221	2,998,271	2,726,321	2,454,371	2,182,421	1,910,471
Site 21	Flats 20	Sovereign	1,500,000	1,800,000	3,037,691	2,805,215	2,572,739	2,340,263	2,107,788	1,875,312	1,642,836
Site 22	Flats 12	Sovereign	1,500,000	1,800,000	3,220,651	3,005,511	2,790,370	2,575,229	2,360,088	2,144,947	1,929,806
Site 23	Flats 6	Sovereign	1,500,000	1,800,000	2,988,350	2,775,574	2,562,797	2,350,020	2,137,244	1,924,467	1,706,957
Site 24	Flats HD 200	Sovereign	1,500,000	1,800,000	5,683,599	5,355,404	5,027,209	4,699,014	4,370,819	4,042,624	3,714,429
Site 25	Flats HD 100	Sovereign	1,500,000	1,800,000	4,336,285	4,005,356	3,674,426	3,343,497	3,012,568	2,681,638	2,350,709
Site 26	Flats HD 40	Sovereign	1,500,000	1,800,000	3,731,061	3,444,937	3,158,813	2,872,689	2,586,565	2,300,440	2,014,316
Site 27	Flats HD 18	Sovereign	1,500,000	1,800,000	4,196,567	3,910,443	3,624,319	3,338,195	3,052,071	2,765,946	2,479,822
Site 28	Flats VHD 200	Sovereign	1,500,000	1,800,000	6,771,808	6,209,188	5,646,569	5,083,949	4,521,329	3,958,709	3,396,089
Site 29	Flats VHD 75	Sovereign	1,500,000	1,800,000	3,809,956	3,218,910	2,627,864	2,036,818	1,445,772	854,725	259,245
Site 30	BTR Flats 60	Sovereign	1,500,000	1,800,000	132,578	-125,667	-383,939	-650,921	-918,577	-1,186,233	-1,453,889

20% Affordable Housing

Table	16										
National Requirements (CIL, EV, BNG) + 2025 PtL & PV, Water - Developer Contributions v Affordable Housing											
20%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 8	HD Housing 200	Sovereign	1,500,000	1,800,000	2,432,180	2,269,816	2,107,453	1,945,090	1,782,726	1,620,363	1,457,999
Site 9	HD Housing 100	Sovereign	1,500,000	1,800,000	1,117,862	1,009,088	900,313	791,538	682,764	573,989	465,214
Site 10	HD Housing 60	Sovereign	1,500,000	1,800,000	1,240,071	1,116,265	992,460	868,654	744,849	621,043	497,238
Site 11	HD Housing 30	Sovereign	1,500,000	1,800,000	1,474,045	1,332,194	1,190,343	1,048,492	906,641	764,790	622,939
Site 12	HD Housing 15	Sovereign	1,500,000	1,800,000	1,716,829	1,574,978	1,433,127	1,291,276	1,149,425	1,007,574	865,723
Site 13	HD Housing 6	Sovereign	1,500,000	1,800,000	1,556,757	1,407,814	1,257,316	1,104,055	950,794	797,533	641,450
Site 14	Houses & Flats 100	Sovereign	1,500,000	1,800,000	1,685,805	1,493,306	1,300,807	1,108,308	915,809	723,309	530,810
Site 15	Houses & Flats 60	Sovereign	1,500,000	1,800,000	1,432,111	1,251,604	1,071,096	890,589	710,082	529,575	349,068
Site 16	Houses & Flats 30	Sovereign	1,500,000	1,800,000	1,668,919	1,470,327	1,271,736	1,073,144	874,552	675,961	477,369
Site 17	Houses & Flats 12	Sovereign	1,500,000	1,800,000	1,695,692	1,530,200	1,364,707	1,199,214	1,033,721	868,228	701,969
Site 18	Flats 200	Sovereign	1,500,000	1,800,000	3,362,027	3,144,404	2,926,780	2,709,157	2,491,533	2,273,909	2,056,286
Site 19	Flats 100	Sovereign	1,500,000	1,800,000	2,954,503	2,691,947	2,429,391	2,166,835	1,904,279	1,641,723	1,379,167
Site 20	Flats 60	Sovereign	1,500,000	1,800,000	3,027,430	2,755,480	2,483,530	2,211,580	1,939,630	1,667,679	1,395,729
Site 21	Flats 20	Sovereign	1,500,000	1,800,000	2,596,826	2,364,350	2,131,874	1,899,398	1,666,922	1,434,447	1,201,971
Site 22	Flats 12	Sovereign	1,500,000	1,800,000	2,795,463	2,580,322	2,365,181	2,150,040	1,934,900	1,719,759	1,504,618
Site 23	Flats 6	Sovereign	1,500,000	1,800,000	2,362,582	2,149,805	1,937,029	1,719,882	1,500,938	1,281,994	1,061,829
Site 24	Flats HD 200	Sovereign	1,500,000	1,800,000	5,018,500	4,690,305	4,362,110	4,033,915	3,705,720	3,377,525	3,049,330
Site 25	Flats HD 100	Sovereign	1,500,000	1,800,000	3,705,436	3,374,506	3,043,577	2,712,648	2,381,718	2,050,789	1,719,860
Site 26	Flats HD 40	Sovereign	1,500,000	1,800,000	3,190,055	2,903,931	2,617,807	2,331,683	2,045,558	1,759,434	1,473,310
Site 27	Flats HD 18	Sovereign	1,500,000	1,800,000	3,640,964	3,354,840	3,068,715	2,782,591	2,496,467	2,210,343	1,924,219
Site 28	Flats VHD 200	Sovereign	1,500,000	1,800,000	5,714,710	5,152,090	4,589,470	4,026,850	3,464,230	2,901,610	2,338,990
Site 29	Flats VHD 75	Sovereign	1,500,000	1,800,000	2,794,281	2,203,235	1,612,189	1,021,143	430,096	-186,120	-806,282
Site 30	BTR Flats 60	Sovereign	1,500,000	1,800,000	-294,026	-558,474	-826,130	-1,093,786	-1,361,442	-1,629,098	-1,899,785

30% Affordable Housing

Table	17										
National Requirements (CIL, EV, BNG) + 2025 PtL & PV, Water - Developer Contributions v Affordable Housing											
30%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 8	HD Housing 200	Sovereign	1,500,000	1,800,000	2,145,397	1,983,033	1,820,670	1,658,307	1,495,943	1,333,580	1,171,217
Site 9	HD Housing 100	Sovereign	1,500,000	1,800,000	940,527	831,752	722,977	614,203	505,428	396,653	287,879
Site 10	HD Housing 60	Sovereign	1,500,000	1,800,000	1,041,897	918,092	794,286	670,481	546,675	422,870	299,064
Site 11	HD Housing 30	Sovereign	1,500,000	1,800,000	1,246,049	1,104,198	962,347	820,495	678,644	536,793	394,942
Site 12	HD Housing 15	Sovereign	1,500,000	1,800,000	1,481,594	1,339,742	1,197,891	1,056,040	914,189	772,338	630,487
Site 13	HD Housing 6	Sovereign	1,500,000	1,800,000	1,204,202	1,050,942	897,681	743,571	587,290	431,009	274,729
Site 14	Houses & Flats 100	Sovereign	1,500,000	1,800,000	1,358,939	1,166,439	973,940	781,441	588,942	396,443	203,943
Site 15	Houses & Flats 60	Sovereign	1,500,000	1,800,000	1,022,055	841,548	661,041	480,534	300,027	118,334	-70,630
Site 16	Houses & Flats 30	Sovereign	1,500,000	1,800,000	1,340,691	1,142,100	943,508	744,916	546,325	347,668	142,006
Site 17	Houses & Flats 12	Sovereign	1,500,000	1,800,000	1,407,597	1,242,104	1,076,611	911,118	745,626	575,813	404,893
Site 18	Flats 200	Sovereign	1,500,000	1,800,000	2,917,079	2,699,455	2,481,832	2,264,208	2,046,584	1,828,961	1,611,337
Site 19	Flats 100	Sovereign	1,500,000	1,800,000	2,452,477	2,189,921	1,927,365	1,664,809	1,402,253	1,139,697	877,141
Site 20	Flats 60	Sovereign	1,500,000	1,800,000	2,512,727	2,240,777	1,968,827	1,696,877	1,424,927	1,152,977	881,027
Site 21	Flats 20	Sovereign	1,500,000	1,800,000	2,155,994	1,923,518	1,691,043	1,458,567	1,226,091	993,615	761,139
Site 22	Flats 12	Sovereign	1,500,000	1,800,000	2,370,307	2,155,166	1,940,025	1,724,884	1,509,743	1,294,603	1,079,462
Site 23	Flats 6	Sovereign	1,500,000	1,800,000	1,732,849	1,513,905	1,294,961	1,075,051	851,793	628,535	405,277
Site 24	Flats HD 200	Sovereign	1,500,000	1,800,000	4,353,452	4,025,257	3,697,062	3,368,867	3,040,672	2,712,477	2,384,282
Site 25	Flats HD 100	Sovereign	1,500,000	1,800,000	3,074,635	2,743,705	2,412,776	2,081,847	1,750,917	1,419,988	1,089,059
Site 26	Flats HD 40	Sovereign	1,500,000	1,800,000	2,649,090	2,362,966	2,076,842	1,790,717	1,504,593	1,218,469	932,345
Site 27	Flats HD 18	Sovereign	1,500,000	1,800,000	3,085,403	2,799,279	2,513,155	2,227,031	1,940,906	1,654,782	1,368,658
Site 28	Flats VHD 200	Sovereign	1,500,000	1,800,000	4,657,691	4,095,071	3,532,451	2,969,832	2,407,212	1,844,592	1,281,972
Site 29	Flats VHD 75	Sovereign	1,500,000	1,800,000	1,778,683	1,187,636	596,590	-11,424	-631,586	-1,255,999	-1,898,703
Site 30	BTR Flats 60	Sovereign	1,500,000	1,800,000	-733,684	-1,001,340	-1,268,996	-1,536,652	-1,807,362	-2,079,245	-2,351,127

40% Affordable Housing

Table	18										
National Requirements (CIL, EV, BNG) + 2025 PtL & PV, Water - Developer Contributions v Affordable Housing											
40%	Affordable		EUV	BLV	Residual Value						
	Developer Contributions				£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 8	HD Housing 200	Sovereign	1,500,000	1,800,000	1,858,591	1,696,228	1,533,865	1,371,501	1,209,138	1,046,775	884,411
Site 9	HD Housing 100	Sovereign	1,500,000	1,800,000	763,173	654,398	545,624	436,849	328,074	219,300	110,525
Site 10	HD Housing 60	Sovereign	1,500,000	1,800,000	843,128	719,323	595,517	471,712	347,906	224,101	99,990
Site 11	HD Housing 30	Sovereign	1,500,000	1,800,000	1,018,031	876,180	734,329	592,478	450,627	308,776	164,516
Site 12	HD Housing 15	Sovereign	1,500,000	1,800,000	1,246,334	1,104,482	962,631	820,780	678,929	537,078	392,190
Site 13	HD Housing 6	Sovereign	1,500,000	1,800,000	844,546	689,390	533,109	376,828	220,547	64,266	-92,014
Site 14	Houses & Flats 100	Sovereign	1,500,000	1,800,000	1,032,047	839,548	647,049	454,549	262,050	68,524	-133,350
Site 15	Houses & Flats 60	Sovereign	1,500,000	1,800,000	611,977	431,470	250,962	67,288	-122,111	-311,699	-507,980
Site 16	Houses & Flats 30	Sovereign	1,500,000	1,800,000	1,012,442	813,850	615,259	416,667	214,252	5,961	-202,413
Site 17	Houses & Flats 12	Sovereign	1,500,000	1,800,000	1,119,479	953,986	788,493	619,923	449,633	276,227	102,581
Site 18	Flats 200	Sovereign	1,500,000	1,800,000	2,472,062	2,254,439	2,036,815	1,819,192	1,601,568	1,383,944	1,166,321
Site 19	Flats 100	Sovereign	1,500,000	1,800,000	1,950,374	1,687,818	1,425,262	1,162,706	900,150	637,594	375,038
Site 20	Flats 60	Sovereign	1,500,000	1,800,000	1,997,947	1,725,997	1,454,047	1,182,097	910,146	638,196	366,246
Site 21	Flats 20	Sovereign	1,500,000	1,800,000	1,715,095	1,482,620	1,250,144	1,017,668	785,192	551,074	310,800
Site 22	Flats 12	Sovereign	1,500,000	1,800,000	1,945,086	1,729,945	1,514,804	1,299,663	1,084,523	867,105	645,729
Site 23	Flats 6	Sovereign	1,500,000	1,800,000	1,088,190	864,931	641,673	418,415	195,157	-28,102	-251,360
Site 24	Flats HD 200	Sovereign	1,500,000	1,800,000	3,688,302	3,360,107	3,031,912	2,703,718	2,375,523	2,047,328	1,719,133
Site 25	Flats HD 100	Sovereign	1,500,000	1,800,000	2,443,737	2,112,808	1,781,878	1,450,949	1,120,020	789,090	458,161
Site 26	Flats HD 40	Sovereign	1,500,000	1,800,000	2,108,043	1,821,918	1,535,794	1,249,670	963,546	677,422	391,298
Site 27	Flats HD 18	Sovereign	1,500,000	1,800,000	2,529,757	2,243,633	1,957,509	1,671,385	1,385,260	1,099,136	812,423
Site 28	Flats VHD 200	Sovereign	1,500,000	1,800,000	3,600,512	3,037,892	2,475,272	1,912,653	1,350,033	787,413	224,793
Site 29	Flats VHD 75	Sovereign	1,500,000	1,800,000	762,931	163,110	-457,051	-1,077,802	-1,720,506	-2,363,210	-3,005,913
Site 30	BTR Flats 60	Sovereign	1,500,000	1,800,000	-1,176,547	-1,444,203	-1,714,937	-1,986,820	-2,258,702	-2,530,585	-2,802,467

Appendix 17 – Impact Changes in Costs and Values

West

			EUV	BLV	Residual Value													
		Value								-20%	-15%	-10%	-5%	+0%	+5%	+10%	+15%	+20%
		BCIS			+20%	+15%	+10%	+5%	+0%									
Site 1	Large Greenfield 500	West	25,000	375,000	833,955	932,658	1,031,360	1,130,062	**1,228,765**	641,565	789,698	936,789	1,083,408	**1,228,765**	1,372,478	1,514,454	1,655,560	1,795,040
Site 2	Large Green 250	West	25,000	375,000	1,164,689	1,298,936	1,433,182	1,567,429	**1,701,675**	897,938	1,100,708	1,302,120	1,502,759	**1,701,675**	1,898,459	2,093,659	2,288,859	2,481,993
Site 3	Green 75	West	25,000	375,000	492,918	647,267	801,616	955,964	**1,110,313**	337,839	532,537	726,321	919,340	**1,110,313**	1,299,011	1,486,141	1,673,272	1,858,357
Site 4	Green 35	West	25,000	375,000	561,181	734,404	907,626	1,080,849	**1,254,072**	388,380	605,391	822,402	1,039,413	**1,254,072**	1,466,115	1,676,358	1,886,600	2,094,491
Site 5	Green 14	West	25,000	375,000	810,241	981,941	1,153,640	1,325,340	**1,497,039**	582,850	811,397	1,039,945	1,268,492	**1,497,039**	1,725,587	1,954,134	2,182,681	2,401,338
Site 6	Green 6	West	50,000	400,000	312,776	572,651	828,033	1,080,552	**1,328,226**	200,808	488,675	773,131	1,053,874	**1,328,226**	1,602,579	1,876,931	2,151,284	2,425,636
Site 7	Green 3	West	50,000	400,000	294,308	533,962	773,616	1,013,270	**1,250,453**	189,729	455,528	721,327	987,126	**1,250,453**	1,511,115	1,771,778	2,028,006	2,281,326
Site 8	HD Housing 200	West	1,500,000	1,800,000	1,090,414	1,333,864	1,577,314	1,820,765	**2,064,215**	794,141	1,112,435	1,430,067	1,747,141	**2,064,215**	2,375,953	2,686,685	2,997,417	3,308,149
Site 9	HD Housing 100	West	1,500,000	1,800,000	136,366	323,809	511,253	698,696	**886,139**	39,010	252,269	464,054	675,097	**886,139**	1,093,632	1,300,454	1,507,277	1,714,100
Site 10	HD Housing 60	West	1,500,000	1,800,000	132,053	344,038	556,024	768,009	**979,994**	19,651	262,331	501,563	740,794	**979,994**	1,214,625	1,448,465	1,682,305	1,916,145
Site 11	HD Housing 30	West	1,500,000	1,800,000	183,374	432,719	680,187	927,655	**1,175,123**	43,094	331,979	613,027	894,075	**1,175,123**	1,451,605	1,726,596	2,001,587	2,276,577
Site 12	HD Housing 15	West	1,500,000	1,800,000	468,974	705,053	940,258	1,175,463	**1,410,668**	277,375	565,720	847,369	1,129,019	**1,410,668**	1,685,468	1,958,031	2,230,594	2,503,157
Site 13	HD Housing 6	West	1,500,000	1,800,000	74,467	339,419	604,370	867,740	**1,127,572**	9,823	290,936	572,048	851,892	**1,127,572**	1,400,696	1,668,610	1,936,525	2,204,440
Site 14	Houses & Flats 100	West	1,500,000	1,800,000	-61,384	274,901	604,164	933,426	**1,262,689**	-195,307	179,174	540,346	901,517	**1,262,689**	1,623,860	1,985,032	2,342,326	2,698,969
Site 15	Houses & Flats 60	West	1,500,000	1,800,000	-323,425	197	314,944	623,373	**931,802**	-381,944	-40,933	288,811	610,306	**931,802**	1,253,297	1,574,793	1,896,289	2,217,784
Site 16	Houses & Flats 30	West	1,500,000	1,800,000	-136,850	219,197	562,386	901,891	**1,241,395**	-260,341	126,760	503,540	872,468	**1,241,395**	1,610,323	1,979,251	2,344,336	2,705,632
Site 17	Houses & Flats 12	West	1,500,000	1,800,000	218,406	502,509	780,879	1,052,865	**1,324,851**	65,284	388,949	707,297	1,016,382	**1,324,851**	1,633,320	1,941,789	2,250,258	2,558,727
Site 18	Flats 200	West	1,500,000	1,800,000	1,528,828	1,848,688	2,168,548	2,488,407	**2,808,267**	1,138,991	1,556,310	1,973,629	2,390,948	**2,808,267**	3,225,586	3,642,905	4,060,224	4,463,473
Site 19	Flats 100	West	1,500,000	1,800,000	581,941	1,016,756	1,451,570	1,886,384	**2,321,199**	314,788	816,391	1,317,994	1,819,596	**2,321,199**	2,822,801	3,324,404	3,826,006	4,310,698
Site 20	Flats 60	West	1,500,000	1,800,000	581,351	1,030,201	1,479,052	1,927,902	**2,376,752**	303,870	822,091	1,340,311	1,858,532	**2,376,752**	2,894,973	3,413,193	3,931,414	4,432,165
Site 21	Flats 20	West	1,500,000	1,800,000	499,493	886,880	1,271,172	1,655,464	**2,039,756**	255,733	710,758	1,153,757	1,596,757	**2,039,756**	2,482,756	2,925,755	3,368,755	3,796,820
Site 22	Flats 12	West	1,500,000	1,800,000	883,223	1,229,468	1,573,891	1,918,314	**2,262,736**	588,302	1,014,508	1,430,584	1,846,660	**2,262,736**	2,678,812	3,094,888	3,510,965	3,913,202
Site 23	Flats 6	West	1,500,000	1,800,000	114,501	494,175	873,849	1,251,039	**1,623,377**	21,059	424,093	827,128	1,228,130	**1,623,377**	2,014,577	2,398,690	2,782,803	3,166,915
Site 24	Flats HD 200	West	1,500,000	1,800,000	2,273,765	2,752,662	3,231,560	3,710,457	**4,189,354**	1,681,342	2,308,345	2,935,348	3,562,351	**4,189,354**	4,816,358	5,443,361	6,070,364	6,676,229
Site 25	Flats HD 100	West	1,500,000	1,800,000	716,985	1,265,031	1,813,077	2,361,124	**2,909,170**	383,608	1,014,999	1,646,389	2,277,780	**2,909,170**	3,540,560	4,171,951	4,803,341	5,413,446
Site 26	Flats HD 40	West	1,500,000	1,800,000	618,644	1,090,490	1,562,336	2,034,182	**2,506,028**	323,661	870,337	1,415,567	1,960,798	**2,506,028**	3,051,258	3,596,488	4,141,718	4,668,568
Site 27	Flats HD 18	West	1,500,000	1,800,000	1,136,048	1,587,621	2,039,194	2,490,767	**2,942,341**	759,336	1,306,650	1,851,881	2,397,111	**2,942,341**	3,487,571	4,032,801	4,578,031	5,104,881
Site 28	Flats VHD 200	West	1,500,000	1,800,000	531,405	1,492,649	2,453,893	3,415,137	**4,376,381**	74,513	1,151,793	2,226,656	3,301,519	**4,376,381**	5,451,244	6,526,107	7,600,969	8,639,595
Site 29	Flats VHD 75	West	1,500,000	1,800,000	-3,415,375	-2,152,489	-898,203	319,028	**1,483,160**	-3,265,762	-2,040,280	-822,595	356,102	**1,483,160**	2,608,511	3,733,863	4,859,214	5,946,547
Site 30	BTR Flats 60	West	1,500,000	1,800,000	-2,712,950	-2,248,656	-1,784,362	-1,324,588	**-867,512**	-2,314,539	-1,949,848	-1,585,156	-1,225,491	**-867,512**	-509,533	-159,947	183,938	513,649

East

			EUV	BLV	Residual Value													
		Value								-20%	-15%	-10%	-5%	+0%	+5%	+10%	+15%	+20%
		BCIS			+20%	+15%	+10%	+5%	+0%									
Site 1	Large Greenfield 500	East	25,000	375,000	833,955	932,658	1,031,360	1,130,062	**1,228,765**	641,565	789,698	936,789	1,083,408	**1,228,765**	1,372,478	1,514,454	1,655,560	1,795,040
Site 2	Large Green 250	East	25,000	375,000	1,164,689	1,298,936	1,433,182	1,567,429	**1,701,675**	897,938	1,100,708	1,302,120	1,502,759	**1,701,675**	1,898,459	2,093,659	2,288,859	2,481,993
Site 3	Green 75	East	25,000	375,000	492,918	647,267	801,616	955,964	**1,110,313**	337,839	532,537	726,321	919,340	**1,110,313**	1,299,011	1,486,141	1,673,272	1,858,357
Site 4	Green 35	East	25,000	375,000	561,181	734,404	907,626	1,080,849	**1,254,072**	388,380	605,391	822,402	1,039,413	**1,254,072**	1,466,115	1,676,358	1,886,600	2,094,491
Site 5	Green 14	East	25,000	375,000	810,241	981,941	1,153,640	1,325,340	**1,497,039**	582,850	811,397	1,039,945	1,268,492	**1,497,039**	1,725,587	1,954,134	2,182,681	2,401,338
Site 6	Green 6	East	50,000	400,000	312,776	572,651	828,033	1,080,552	**1,328,226**	200,808	488,675	773,131	1,053,874	**1,328,226**	1,602,579	1,876,931	2,151,284	2,425,636
Site 7	Green 3	East	50,000	400,000	294,308	533,962	773,616	1,013,270	**1,250,453**	189,729	455,528	721,327	987,126	**1,250,453**	1,511,115	1,771,778	2,028,006	2,281,326
Site 8	HD Housing 200	East	1,500,000	1,800,000	1,090,414	1,333,864	1,577,314	1,820,765	**2,064,215**	794,141	1,112,435	1,430,067	1,747,141	**2,064,215**	2,375,953	2,686,685	2,997,417	3,308,149
Site 9	HD Housing 100	East	1,500,000	1,800,000	136,366	323,809	511,253	698,696	**886,139**	39,010	252,269	464,054	675,097	**886,139**	1,093,632	1,300,454	1,507,277	1,714,100
Site 10	HD Housing 60	East	1,500,000	1,800,000	132,053	344,038	556,024	768,009	**979,994**	19,651	262,331	501,563	740,794	**979,994**	1,214,625	1,448,465	1,682,305	1,916,145
Site 11	HD Housing 30	East	1,500,000	1,800,000	183,374	432,719	680,187	927,655	**1,175,123**	43,094	331,979	613,027	894,075	**1,175,123**	1,451,605	1,726,596	2,001,587	2,276,577
Site 12	HD Housing 15	East	1,500,000	1,800,000	468,974	705,053	940,258	1,175,463	**1,410,668**	277,375	565,720	847,369	1,129,019	**1,410,668**	1,685,468	1,958,031	2,230,594	2,503,157
Site 13	HD Housing 6	East	1,500,000	1,800,000	74,467	339,419	604,370	867,740	**1,127,572**	9,823	290,936	572,048	851,892	**1,127,572**	1,400,696	1,668,610	1,936,525	2,204,440
Site 14	Houses & Flats 100	East	1,500,000	1,800,000	-61,384	274,901	604,164	933,426	**1,262,689**	-195,307	179,174	540,346	901,517	**1,262,689**	1,623,860	1,985,032	2,342,326	2,698,969
Site 15	Houses & Flats 60	East	1,500,000	1,800,000	-323,425	197	314,944	623,373	**931,802**	-381,944	-40,933	288,811	610,306	**931,802**	1,253,297	1,574,793	1,896,289	2,217,784
Site 16	Houses & Flats 30	East	1,500,000	1,800,000	-136,850	219,197	562,386	901,891	**1,241,395**	-260,341	126,760	503,540	872,468	**1,241,395**	1,610,323	1,979,251	2,344,336	2,705,632
Site 17	Houses & Flats 12	East	1,500,000	1,800,000	218,406	502,509	780,879	1,052,865	**1,324,851**	65,284	388,949	707,297	1,016,382	**1,324,851**	1,633,320	1,941,789	2,250,258	2,558,727
Site 18	Flats 200	East	1,500,000	1,800,000	193,407	513,267	833,127	1,152,986	**1,472,846**	70,654	421,202	771,750	1,122,298	**1,472,846**	1,823,394	2,173,942	2,524,490	2,875,038
Site 19	Flats 100	East	1,500,000	1,800,000	-1,102,726	-629,915	-166,916	281,256	**716,070**	-1,046,827	-587,990	-138,653	294,724	**716,070**	1,137,417	1,558,763	1,980,109	2,401,455
Site 20	Flats 60	East	1,500,000	1,800,000	-1,164,970	-676,885	-197,916	269,597	**718,447**	-1,108,777	-634,740	-169,492	283,142	**718,447**	1,153,752	1,589,057	2,024,362	2,459,668
Site 21	Flats 20	East	1,500,000	1,800,000	-1,007,070	-589,186	-178,855	224,368	**622,158**	-956,452	-551,222	-153,311	237,140	**622,158**	994,278	1,366,397	1,738,517	2,110,636
Site 22	Flats 12	East	1,500,000	1,800,000	-512,751	-146,223	215,166	576,405	**930,811**	-537,058	-162,218	204,503	571,176	**930,811**	1,280,797	1,630,300	1,979,804	2,329,308
Site 23	Flats 6	East	1,500,000	1,800,000	-1,204,938	-811,463	-417,989	-36,187	**343,487**	-1,036,495	-685,131	-333,767	4,938	**343,487**	682,036	1,020,584	1,354,609	1,686,616
Site 24	Flats HD 200	East	1,500,000	1,800,000	267,355	746,252	1,225,149	1,704,047	**2,182,944**	75,886	602,896	1,129,579	1,656,262	**2,182,944**	2,709,627	3,236,310	3,762,992	4,289,675
Site 25	Flats HD 100	East	1,500,000	1,800,000	-1,405,067	-809,121	-224,829	340,674	**888,721**	-1,331,520	-753,961	-187,730	358,353	**888,721**	1,419,089	1,949,457	2,479,825	3,010,192
Site 26	Flats HD 40	East	1,500,000	1,800,000	-1,223,340	-710,248	-206,903	286,965	**761,291**	-1,165,951	-667,206	-177,833	301,220	**761,291**	1,219,285	1,677,278	2,135,271	2,593,265
Site 27	Flats HD 18	East	1,500,000	1,800,000	-680,333	-199,338	274,480	743,501	**1,197,604**	-711,123	-219,547	261,008	736,894	**1,197,604**	1,655,598	2,113,591	2,571,584	3,029,578
Site 28	Flats VHD 200	East	1,500,000	1,800,000	-3,135,064	-2,089,821	-1,044,577	-31,833	**936,821**	-2,886,972	-1,903,752	-920,531	29,401	**936,821**	1,839,705	2,742,590	3,645,475	4,548,359
Site 29	Flats VHD 75	East	1,500,000	1,800,000	-7,368,086	-6,085,857	-4,811,147	-3,548,262	**-2,285,376**	-6,433,996	-5,385,289	-4,344,186	-3,314,781	**-2,285,376**	-1,255,971	-255,817	717,921	1,663,216
Site 30	BTR Flats 60	East	1,500,000	1,800,000	-2,712,950	-2,248,656	-1,784,362	-1,324,588	**-867,512**	-2,314,539	-1,949,848	-1,585,156	-1,225,491	**-867,512**	-509,533	-159,947	183,938	513,649

Sovereign

			EUV	BLV	Residual Value													
		Value								-20%	-15%	-10%	-5%	+0%	+5%	+10%	+15%	+20%
		BCIS			+20%	+15%	+10%	+5%	+0%									
Site 8	HD Housing 200	Sovereign	1,500,000	1,800,000	1,090,414	1,333,864	1,577,314	1,820,765	**2,064,215**	794,141	1,112,435	1,430,067	1,747,141	**2,064,215**	2,375,953	2,686,685	2,997,417	3,308,149
Site 9	HD Housing 100	Sovereign	1,500,000	1,800,000	136,366	323,809	511,253	698,696	**886,139**	39,010	252,269	464,054	675,097	**886,139**	1,093,632	1,300,454	1,507,277	1,714,100
Site 10	HD Housing 60	Sovereign	1,500,000	1,800,000	132,053	344,038	556,024	768,009	**979,994**	19,651	262,331	501,563	740,794	**979,994**	1,214,625	1,448,465	1,682,305	1,916,145
Site 11	HD Housing 30	Sovereign	1,500,000	1,800,000	183,374	432,719	680,187	927,655	**1,175,123**	43,094	331,979	613,027	894,075	**1,175,123**	1,451,605	1,726,596	2,001,587	2,276,577
Site 12	HD Housing 15	Sovereign	1,500,000	1,800,000	468,974	705,053	940,258	1,175,463	**1,410,668**	277,375	565,720	847,369	1,129,019	**1,410,668**	1,685,468	1,958,031	2,230,594	2,503,157
Site 13	HD Housing 6	Sovereign	1,500,000	1,800,000	74,467	339,419	604,370	867,740	**1,127,572**	9,823	290,936	572,048	851,892	**1,127,572**	1,400,696	1,668,610	1,936,525	2,204,440
Site 14	Houses & Flats 100	Sovereign	1,500,000	1,800,000	-61,384	274,901	604,164	933,426	**1,262,689**	-195,307	179,174	540,346	901,517	**1,262,689**	1,623,860	1,985,032	2,342,326	2,698,969
Site 15	Houses & Flats 60	Sovereign	1,500,000	1,800,000	-323,425	197	314,944	623,373	**931,802**	-381,944	-40,933	288,811	610,306	**931,802**	1,253,297	1,574,793	1,896,289	2,217,784
Site 16	Houses & Flats 30	Sovereign	1,500,000	1,800,000	-136,850	219,197	562,386	901,891	**1,241,395**	-260,341	126,760	503,540	872,468	**1,241,395**	1,610,323	1,979,251	2,344,336	2,705,632
Site 17	Houses & Flats 12	Sovereign	1,500,000	1,800,000	218,406	502,509	780,879	1,052,865	**1,324,851**	65,284	388,949	707,297	1,016,382	**1,324,851**	1,633,320	1,941,789	2,250,258	2,558,727
Site 18	Flats 200	Sovereign	1,500,000	1,800,000	1,528,828	1,848,688	2,168,548	2,488,407	**2,808,267**	1,138,991	1,556,310	1,973,629	2,390,948	**2,808,267**	3,225,586	3,642,905	4,060,224	4,463,473
Site 19	Flats 100	Sovereign	1,500,000	1,800,000	581,941	1,016,756	1,451,570	1,886,384	**2,321,199**	314,788	816,391	1,317,994	1,819,596	**2,321,199**	2,822,801	3,324,404	3,826,006	4,310,698
Site 20	Flats 60	Sovereign	1,500,000	1,800,000	581,351	1,030,201	1,479,052	1,927,902	**2,376,752**	303,870	822,091	1,340,311	1,858,532	**2,376,752**	2,894,973	3,413,193	3,931,414	4,432,165
Site 21	Flats 20	Sovereign	1,500,000	1,800,000	499,493	886,880	1,271,172	1,655,464	**2,039,756**	255,733	710,758	1,153,757	1,596,757	**2,039,756**	2,482,756	2,925,755	3,368,755	3,796,820
Site 22	Flats 12	Sovereign	1,500,000	1,800,000	883,223	1,229,468	1,573,891	1,918,314	**2,262,736**	588,302	1,014,508	1,430,584	1,846,660	**2,262,736**	2,678,812	3,094,888	3,510,965	3,913,202
Site 23	Flats 6	Sovereign	1,500,000	1,800,000	114,501	494,175	873,849	1,251,039	**1,623,377**	21,059	424,093	827,128	1,228,130	**1,623,377**	2,014,577	2,398,690	2,782,803	3,166,915
Site 24	Flats HD 200	Sovereign	1,500,000	1,800,000	2,273,765	2,752,662	3,231,560	3,710,457	**4,189,354**	1,681,342	2,308,345	2,935,348	3,562,351	**4,189,354**	4,816,358	5,443,361	6,070,364	6,676,229
Site 25	Flats HD 100	Sovereign	1,500,000	1,800,000	716,985	1,265,031	1,813,077	2,361,124	**2,909,170**	383,608	1,014,999	1,646,389	2,277,780	**2,909,170**	3,540,560	4,171,951	4,803,341	5,413,446
Site 26	Flats HD 40	Sovereign	1,500,000	1,800,000	618,644	1,090,490	1,562,336	2,034,182	**2,506,028**	323,661	870,337	1,415,567	1,960,798	**2,506,028**	3,051,258	3,596,488	4,141,718	4,668,568
Site 27	Flats HD 18	Sovereign	1,500,000	1,800,000	1,136,048	1,587,621	2,039,194	2,490,767	**2,942,341**	759,336	1,306,650	1,851,881	2,397,111	**2,942,341**	3,487,571	4,032,801	4,578,031	5,104,881
Site 28	Flats VHD 200	Sovereign	1,500,000	1,800,000	531,405	1,492,649	2,453,893	3,415,137	**4,376,381**	74,513	1,151,793	2,226,656	3,301,519	**4,376,381**	5,451,244	6,526,107	7,600,969	8,639,595
Site 29	Flats VHD 75	Sovereign	1,500,000	1,800,000	-3,415,375	-2,152,489	-898,203	319,028	**1,483,160**	-3,265,762	-2,040,280	-822,595	356,102	**1,483,160**	2,608,511	3,733,863	4,859,214	5,946,547
Site 30	BTR Flats 60	Sovereign	1,500,000	1,800,000	-2,712,950	-2,248,656	-1,784,362	-1,324,588	**-867,512**	-2,314,539	-1,949,848	-1,585,156	-1,225,491	**-867,512**	-509,533	-159,947	183,938	513,649

Appendix 18 – Non Residential Appraisals

			Offices - Central	Offices - Small	Offices - Park	Industrial	Distribution
	CIL	**£/m2**	**0**	**0**	**0**	**0**	**0**
Income	m2		2,000	500	2,000	4,000	4,000
	£/m2		3,050	3,050	3,050	1,155	2,250
	Capital Value		**5,490,000**	**1,372,500**	**5,490,000**	**4,389,000**	**9,000,000**
	Buyers Costs		247,050	61,763	247,050	197,505	405,000
	Capital Value		**5,242,950**	**1,310,738**	**5,242,950**	**4,191,495**	**8,595,000**
Costs	Land Used	Coverage	300%	140%	50%	40%	35%
		ha	0.067	0.036	0.400	1.000	1.143
		£/ha	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
		Uplift £/ha	0	0	0	0	0
			300,000	300,000	300,000	300,000	300,000
		Site Cost	**120,000**	**64,286**	**720,000**	**1,800,000**	**2,057,143**
	Stamp Duty (on VT)	4.00%	4,800	2,571	28,800	72,000	82,286
	Acquisition	1.50%	1,800	964	10,800	27,000	30,857
	Strategic Promotion	0.00%	0	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000	10,000
	Construction	/m2	2,299	2,299	2,299	1,284	711
		£	4,598,160	1,149,540	4,598,160	5,136,720	2,843,760
	Infrastructure	15.00%	689,724	172,431	689,724	770,508	426,564
	BNG	47,885	3,192	1,710	19,154	47,885	54,726
	Abnormals	5.00%	264,394	66,099	264,394	295,361	163,516
	Fees	8.00%	444,182	111,046	444,182	496,207	274,707
	S106		40,000	10,000	40,000	80,000	80,000
	CIL		0	0	0	0	0
	Contingency	5.00%	277,614	69,403	277,614	310,129	85,846
	Finance Costs	0.00%	0	0	0	0	0
	Sales	2.50%	68,625	17,156	68,625	54,863	112,500
	Misc. Financial	0.00%	10,000	10,000	10,000	10,000	10,000
	Subtotal	**0.00%**	**6,412,492**	**1,620,921**	**6,461,453**	**7,310,674**	**4,174,762**
	Interest	7.50%	240,468	60,785	242,305	274,150	156,554
	Profit % GDV	17.50%	917,516	229,379	917,516	733,512	1,504,125
	COSTS		**7,570,476**	**1,911,084**	**7,621,274**	**8,318,335**	**5,835,441**
Residual Land Worth		**Site**	**-2,327,526**	**-600,347**	**-2,378,324**	**-4,126,840**	**2,759,559**
	Existing Use Value	£/ha	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
	Viability Threshold	£/ha	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
	Residual Value	£/ha	-34,912,896	-16,809,711	-5,945,810	-4,126,840	2,414,615

			Prime Retail Central	Secondary Retail	Supermarket	Small Supermarket	Retail Warehouse	Hotel
	CIL	**£/m2**	**102.76**	**102.76**	**102.76**	**102.76**	**102.76**	**0**
Income	m2		200	200	4,000	1,200	4,000	1,482
	£/m2		2,375	1,310	3,460	3,150	2,670	3,315
	Capital Value		**475,000**	**262,000**	**13,840,000**	**3,780,000**	**10,680,000**	**4,912,830**
	Buyers Costs		21,375	11,790	622,800	170,100	480,600	221,077
	Capital Value		**453,625**	**250,210**	**13,217,200**	**3,609,900**	**10,199,400**	**4,691,753**
						0		
Costs	Land Used	Coverage	80%	80%	40%	40%	50%	40%
		ha	0.025	0.025	1.000	0.300	0.800	0.440
		£/ha	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
		Uplift £/ha	0	0	0	0	0	0
			300,000	300,000	300,000	300,000	300,000	300,000
		Site Cost	**45,000**	**45,000**	**1,800,000**	**540,000**	**1,440,000**	**792,000**
	Stamp Duty (on VT)	4.00%	1,800	1,800	72,000	21,600	57,600	31,680
	Acquisition	1.50%	675	675	27,000	8,100	21,600	11,880
	Strategic Promotion	0.00%	0	0	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000	10,000	10,000
	Construction	/m2	1,581	1,581	2,077	2,077	1,022	2,118
		£	316,200	316,200	8,306,880	2,492,064	4,088,160	3,138,165
	Infrastructure	15.00%	47,430	47,430	1,246,032	373,810	613,224	470,725
	BNG	47,885	1,197	1,197	47,885	14,366	38,308	21,069
	Abnormals	5.00%	18,182	18,182	477,646	143,294	235,069	180,444
	Fees	8.00%	30,545	30,545	802,445	240,733	394,916	303,147
	S106		4,000	4,000	80,000	24,000	80,000	29,640
	CIL		20,552	20,552	411,040	123,312	411,040	0
	Contingency	5.00%	19,091	19,091	501,528	150,458	246,823	189,467
	Finance Costs	0.00%	0	0	0	25,000	0	0
	Sales	2.50%	5,938	3,275	173,000	47,250	133,500	61,410
	Misc. Financial	0.00%	10,000	25,000	25,000	25,000	25,000	15,000
	Subtotal	**0.00%**	**485,609**	**497,946**	**12,180,455**	**3,698,987**	**6,355,240**	**4,462,627**
	Interest	7.50%	18,210	18,673	456,767	138,712	238,322	167,349
	Profit % GDV	17.50%	79,384	43,787	2,313,010		1,784,895	821,057
						0.00%		
	COSTS		**583,203**	**560,406**	**14,950,232**	**4,469,431**	**8,378,457**	**5,451,032**
Residual Land Worth		**Site**	**-129,578**	**-310,196**	**-1,733,032**	**-859,531**	**1,820,943**	**-759,280**
	Existing Use Value	£/ha	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
	Viability Threshold	£/ha	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
	Residual Value	£/ha	-5,183,133	-12,407,834	-1,733,032	-2,865,103	2,276,179	-1,725,635

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

The main areas of expertise are:

- Community Infrastructure Levy (CIL)
- District wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments

HDH Planning and Development have clients throughout England and Wales.

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