

CIL Viability Update

March 2016



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Issued 29th March 2016

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1. Introduction

- 1.1 On 19th November 2015, Stroud District Council adopted a new Local Plan for the Stroud District. This Plan replaces the 2005 Local Plan entirely, and now provides a positive planning policy framework for the District for the period up to 2031. The Council is now working to introduce Community Infrastructure Levy (CIL). This update has been prepared to consider, and where appropriate, address the points raised by stakeholders following the consultation on the Preliminary Draft Charging Schedule (PDCS).
- 1.2 The February 2014 PDCS included the following rates of CIL:

Table 1.1 - Charging Authority Proposed Levy Rate (per m ²)					
Type of Development	CIL Rates £ per square metre				
	New additional floorspace				
Residential (including older people's housing)					
 Sites within the Stroud Valley area (see Annex 1 map) 	£0/m²				
Strategic sites identified in the Local Plan	£0/m²				
	on the basis that developers are required to meet their own site infrastructure costs and these costs are as set out in the Local Plan Viability Study				
All other sites	£80/m ²				
Supermarkets and Retail Warehouses	£150/m ²				
All other development (i.e. that is not mentioned above)	£10/m ²				

Source: Page 6, Stroud District Local Plan: Preliminary Draft Charging Schedule February 2014

1.3 This update will address:

- a) The comments of stakeholders.
- b) The various policy changes that have arisen through the Stroud Local Plan examination and the changes to national policy that have been announced (some of which remain uncertain).
- c) The updated strategic infrastructure and mitigation costs in relation to the strategic sites that has been further developed.
- 1.4 Over the last 3 or so years, HDH Planning and Development Ltd has undertaken several viability studies in the District:
 - a. Local Plan Viability Study (August 2013).
 - b. CIL Viability Study (January 2014).

- 1.5 The CIL Viability Study is an annex to the Stroud Local Plan Viability Study and builds directly on the Local Plan Viability Study. The Local Plan Viability Study forms the 'root' document setting out the detailed methodology and assumptions used. This current report is an update to the earlier documents. Like the earlier work, this update will draw on the existing available evidence. CIL is set having regard to a range of factors, one of which is viability. This update only considers viability. Outside this report, the Council is considering, amongst other things, the need for infrastructure and other sources of funding.
- 1.6 It is important to note that the Local Plan for the Stroud District has recently been adopted following a process of public examination. The examination included discussion of the viability evidence. It is therefore reasonable to use the existing viability work as the basis for this update although, as acknowledged at the Local Plan hearings it is necessary to revisit the principal inputs (values and costs) due to the passage of time before finalising CIL.

PDCS Consultation Responses

- 1.7 The Council has summarised the consultation responses. We have set out the main points that relate to viability below we have not set out those comments of support:
 - a. The $\pounds 10/m^2$ rate on 'all other development' is not justified^{1 2}.
 - The rate of £150/m² for supermarkets and retail warehouses should be revised. There is vacant space on the Bath Road Trading Estate (Stroud Valley) in spite of recent investment. Smaller formats should be considered³.
 - c. Higher rates may be justified in the AONB due to higher values in that area⁴.
 - d. The value assumptions for residential development are too high⁵ and their derivation is unclear⁶⁷.
 - e. Developers' return is too low at 17.5% of GDV and 20% should be used. 20% of GDV has been used and will be double checked⁵. Alternatively, a higher return closer to 25% should be used⁶.
 - f. The sites costs on smaller sites are too low and should be 15% on sites of 50 or more. It is also suggested a figure of £20,000/unit should be used⁵⁷.
 - g. Build costs should be updated and are too low⁶, and the full costs of CfSH is not included⁷.

¹ Turley for St Modwen in relation to Land at Quedgeley East.

² Cotswold Canals Trust, Stroud Valleys Canal Company and others

³ Indigo for Valad in relation to the Bath Road Trading Estate

⁴ Cotswold Conservation Board

⁵ Savills on behalf of the HBF

⁶ Pioneer for Robert Hitchins LTD.

⁷ GL Hearn for Gladman Developments.

- h. Abnormal costs should be included in the appraisals⁵. Additionally, site clearance costs are not clear⁷.
- i. A contingency of 5% should be used on all sites⁵⁶. Alternatively, a contingency of 10% should be used⁷.
- j. Land values and in particular threshold land values are too low. £494,000/ha is suggested as an alternative⁵. Alternatively, that the Viability Threshold is incorrect although no 'correct' value is suggested⁶⁷.
- k. The £1,000/ unit s106 cost should be justified 567.
- I. The Council should provide modelling of further strategic sites beyond Hunts Grove and North East of Cam⁶.
- m. The values of affordable rents rented property is based on the value of new affordable homes and it is suggested that this may not be correct. In addition, the values of intermediate housing may not be correct (although no suggestion is made that the assumption is too high or that an alternative should be used)⁶.
- n. Smaller sites are not properly reflected in the modelling⁸.
- o. The interest rate assumption of 7% is too high in the current market⁸. Alternatively, these should be in the range 6.5% to 7.5% with additional fees.
- p. Marketing costs should be increased from 5% to 6% of GDV⁷.
- q. Development density should generally be in the range of $2,429m^2/ha$ to $6,639m^2/ha$ (with the norm being about $2,919m^2/ha$)⁷.
- 1.8 In addition to the above it was suggested that not all the assumptions were agreed through the earlier consultation process so it was therefore defective. A broad consensus was achieved, however there were a range of views expressed so it is inevitable that not all consultees agreed on all points. It is necessary to use professional judgement in the derivation of the assumptions used. Bearing in mind that the earlier work was considered during the examination of the Local Plan for Stroud it is our firm opinion that it forms a sound basis for this update.

Report Structure

- 1.9 This report further considers the viability aspects of the CIL setting process for the Stroud District Council. This report follows the following format:
 - **Chapter 2** Commentary on the methodology and changes to the CIL Regulations and Guidance and changes that have been made to the Local Plan through the examination process.
 - **Chapter 3** Consideration of the income assumptions.

⁸ Tetlow King for South West HARP Planning Consortium.

- **Chapter 4** Consideration of the cost assumptions.
- **Chapter 5** Further consideration of threshold land values.
- **Chapter 6** Review of the modelling and strategic infrastructure and mitigation costs relating to the strategic sites.
- **Chapter 6** Brings together the changes that relate to residential development.
- **Chapter 7** Brings together the changes that relate to non-residential development.
- **Chapter 8** Conclusions and revisions to rates of CIL by development type and area.

2. Changes to the CIL Regulations, the CIL Guidance and to the Local Plan

CIL Regulations

2.1 The CIL Regulations have been subject to a number of amendments. The most recent of these was made since the earlier work was completed⁹. Whilst this contains some important matters concerning exemptions from CIL, these do not impact on the CIL setting process.

CIL Guidance and PPG

2.2 The CIL Guidance was assimilated into the PPG in June 2014. There have not been any relevant changes to the viability sections of the PPG or the CIL Guidance within the PPG since the earlier work.

Other PPG matters

2.3 In a written statement to Parliament, headed *Small-scale developers*, by Brandon Lewis of Department for Communities and Local Government on 28 November 2014, thresholds for affordable housing and developer contributions were introduced:

Due to the disproportionate burden of developer contributions on small-scale developers, for sites of 10-units or less, and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought. This will also apply to all residential annexes and extensions.

For designated rural areas under section 157 of the Housing Act 1985, which includes National Parks and Areas of Outstanding Natural Beauty, authorities may choose to implement a lower threshold of 5-units or less, beneath which affordable housing and tariff style contributions should not be sought. This will also apply to all residential annexes and extensions. Within these designated areas, if the 5unit threshold is implemented then payment of affordable housing and tariff style contributions on developments of between 6 to 10 units should also be sought as a cash payment only and be commuted until after completion of units within the development.

2.4 Some further clarity was provided by The Rt Hon Eric Pickles of Department for Communities and Local Government on 25th March 2015, in a paper headed *Energy efficiency in buildings and Planning system* which said:

From the date the Deregulation Bill 2015 is given Royal Assent, local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the Code for Sustainable Homes to be achieved by new development; the government has now withdrawn the code, aside from the management of legacy

⁹ S1 2015 No. 836. COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES, The Community Infrastructure Levy (Amendment) Regulations 2015. Made 20th March 2015.

cases. Particular standards or requirements for energy performance are considered later in this statement.

Local planning authorities and qualifying bodies preparing neighbourhood plans should consider their existing plan policies on technical housing standards or requirements and update them as appropriate, for example through a partial Local Plan review, or a full neighbourhood plan replacement in due course. Local planning authorities may also need to review their local information requirements to ensure that technical detail that is no longer necessary is not requested to support planning applications.

The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the National Planning Policy Framework and Planning Guidance. Neighbourhood plans should not be used to apply the new national technical standards.

For the specific issue of energy performance, local planning authorities will continue to be able to set and apply policies in their Local Plans which require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015.

This is expected to happen alongside the introduction of zero carbon homes policy in late 2016. The government has stated that, from then, the energy performance requirements in Building Regulations will be set at a level equivalent to the (outgoing) Code for Sustainable Homes Level 4. Until the amendment is commenced, we would expect local planning authorities to take this statement of the government's intention into account in applying existing policies and not set conditions with requirements above a Code level 4 equivalent. This statement does not modify the National Planning Policy Framework policy allowing the connection of new housing development to low carbon infrastructure such as district heating networks.

Measures relating to flood resilience and resistance and external noise will remain a matter to be dealt with through the planning process, in line with the existing national policy and guidance. In cases of very specific and clearly evidenced housing accessibility needs, where individual household requirements are clearly outside the new national technical standards, local planning authorities may ask for specific requirements outside of the access standard, subject to overall viability considerations.

2.5 These changes were considered at the Local Plan hearings and alterations were made to the affordable housing policies. Since then, on the 1st August 2015, the changes were reversed and the PPG was amended with a new paragraph (paragraph 30) added as follows¹⁰:

Please note that paragraphs 012-023 of the guidance on planning obligations will be removed following the judgment in R (on the application of West Berkshire District Council and Reading Borough Council) v Secretary of State for Communities and Local Government [2015] EWHC 2222 (Admin).

- 2.6 Following this announcement, the changes to the Local Plan policy were reversed to the wording in the submitted version.
- 2.7 Since this announcement, in response to a question at the Conservative party conference in early October 2015, Mr Lewis, speaking as Minister of Planning and Housing, said that it was the Government's intention to reintroduce the national threshold. It is not clear whether this change would be through bringing an appeal or through other changes to the NPPF or PPG. This update is based on the adopted policy wording.



¹⁰ http://planningguidance.planningportal.gov.uk/revisions/23b/030/

Summer 2015 Budget

2.8 On the 8th July 2015, the Chancellor of the Exchequer gave his post-election Summer Budget to Parliament. With the Budget a number of changes were announced that relate to planning.

Affordable Housing

- 2.9 Prior to the Budget, Affordable Rents were set at up to 80% of open market rent and then generally increased by 1% over inflation (CPI) each year. Social Rents were set through a formula, again with a CPI plus 1% uplift. These provisions were to prevail, under arrangements announced in 2013 until 2023 and have formed the basis of many housing associations' and other providers' business plans. The result was that housing associations knew their rents would go up and those people and organisations who invest in such properties (directly or indirectly) knew that the rents were going up year on year. This made them attractive as each year the rent would always be a little larger relative to inflation.
- 2.10 In the Budget it was announced that social rents and affordable rents would be reduced by 1% per year for 4 years although the mechanism for setting new rents on new lets will not change. The objective of these changes is to reduce the cost to the Exchequer of the housing elements of the social security budget (such as Local Housing Allowance, Housing Benefit and the housing elements of Universal Credit).
- 2.11 This change will reduce the value of affordable housing. We have considered this further in Chapter 3 below.

Starter Homes

2.12 The Summer Budget included the following statement¹¹:

Starter Homes – 58,000 people have already signed up to show their interest in owning one of these new homes – exclusively for first time buyers under 40, at a 20% discount. 200,000 of these new homes will be built over the next 5 years. And to deliver this, the government is today announcing that every reasonable sized housing site must include starter homes – and a new duty will be placed on councils to make sure they include starter homes in their future housing plans for their area

- 2.13 It is not clear what 'every reasonable sized housing site' means and it is expected that this will be clarified in due course.
- 2.14 The Planning and Housing Bill that is currently before Parliament does provide some further information. At the time of this update the Bill includes a definition:
 - (1) In this Chapter "starter home" means a building or part of a building that—
 - (a) is a new dwelling,
 - (b) is available for purchase by qualifying first-time buyers only,

¹¹ https://www.gov.uk/government/news/pm-and-chancellor-announce-one-nation-plans-to-spreadhomeownership-across-the-country

- (c) is to be sold at a discount of at least 20% of the market value,
- (d) is to be sold for less than the price cap, and
- (e) is subject to any restrictions on sale or letting specified in regulations made by the Secretary of State.
- (2) 15"New dwelling" means a building or part of a building that—
 - (a) has been constructed for use as a single dwelling and has not previously been occupied, or
 - (b) has been adapted for use as a single dwelling and has not been occupied since its adaptation.
- (3) "Qualifying first-time buyer" means an individual who—
 - (a) is a first-time buyer,
 - (b) is under the age of 40, and
 - (c) has any other characteristics specified in regulations made by the Secretary of State (for example, relating to nationality or minimum age).
- 2.15 The initial 'cap' is to be £250,000 outside London.
- 2.16 The PPG has not been updated since the Budget and, at the time of this update, the Starter Homes section of the PPG¹² only relates to 'exception' sites.
- 2.17 On the 7th October 2015, in his speech to the Conservative party conference, the Prime Minister announced that new affordable housing that is provided by developers under the s106 regime would all be 'to buy' rather than affordable housing for rent (i.e. Affordable Rent or Social Rent). At the time it was not clear when this change may be implemented and whether or not this will apply to all affordable housing or to some affordable housing on each site or if he was actually referring to Starter Homes. In early December 2015, the Government launched a consultation on changes to the NPPF. This included the following sections and provides a degree of clarification:

7. It is important that the definition of affordable housing for planning purposes supports present and future innovation by housing providers in meeting the needs of a wide range of households who are unable to access market housing. The provision of affordable housing is about supporting households to access home ownership, where that is their aspiration, as well as delivering homes for rent.

8. The current affordable housing definition includes some low cost home ownership models, such as shared ownership and shared equity, provided that they are subject to 'in perpetuity' restrictions or the subsidy is recycled for alternative affordable housing provision. This limits the current availability of home ownership options for households whose needs are not met by the market.

9. We propose to amend the national planning policy definition of affordable housing so that it encompasses a fuller range of products that can support people to access home ownership. We propose that the definition will continue to include a range of affordable products for rent and for ownership for households whose needs are not met by the market, but without being unnecessarily constrained by the parameters of products that are analogous to low cost market housing or intermediate rent, such as discount market sales or innovative rent to buy housing. Some of these products may not be subject to 'in perpetuity' restrictions or have recycled subsidy. We also propose to make clearer in policy the requirement to plan for the housing needs of those who aspire to home ownership



¹² From PPG Paragraph: 001 Reference ID: 55-001-20150318

alongside those whose needs are best met through rented homes, subject as now to the overall viability of individual sites.

10. By adopting the approach proposed, we are broadening the range of housing types that are taken into account by local authorities in addressing local housing needs to increase affordable home ownership opportunities. This includes allowing local planning authorities to secure starter homes as part of their negotiations on sites.

11. In parallel, the Housing and Planning Bill is introducing a statutory duty on local authorities to promote the delivery of starter homes, and a requirement for a proportion of starter homes to be delivered on all suitable reasonably-sized housing developments. We will consult separately on the level at which this requirement should be set. The Bill defines starter homes as new dwellings for first time buyers under 40, sold at a discount of at least 20% of market value and at less than the price cap of £250,000 (or £450,000 in London). Support is available through the Help to buy ISA to help purchasers save for a deposit.

- 2.18 This does provide further clarity, however the key question as to how much should be provided is not addressed.
- 2.19 These changes are certainly going to impact on viability; however, the impact is going to be positive rather than negative. Housing provided as Starter Homes would have a value of 80% of Market Value, compared to the lesser value if provided as social or intermediate housing. In Stroud, CIL is being set against the recently adopted Local Plan for the Stroud District which requires affordable housing (rather than a national Starter Homes policy that that may apply in the future)¹³. It is therefore not appropriate (or necessary) to test the impact of these changes.

Environmental Standards

2.20 The Government also confirmed, within the *Fixing the foundations producti*vity report¹⁴, its intention not to proceed with the zero carbon buildings policy.

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

- 2.21 As a result, there will be no uplift to Part L of the Building Regulations during 2016, and both the 2016 zero carbon homes target and the 2019 target for non-domestic zero carbon buildings will be dropped, including the Allowable Solutions programme.
- 2.22 This is considered further in Chapter 4 below.

¹³ On the 24th March 2016 the Government started a Technical Consultation on Starter Homes Regulations. At the time of this report it is not known what site threshold will be in terms of size (units or area) or what the requirement will be.

¹⁴ https://www.gov.uk/government/publications/fixing-the-foundations-creating-a-more-prosperous-nation

Local Plan Policy Changes

2.23 The earlier viability work was based on the submitted version of the Local Plan. Through the hearing sessions of the examination of the Plan various changes were made and the Plan is now adopted. In this update it is necessary to consider if there are changes through the Plan, that have an impact on viability (there are of course further changes than the ones listed but these do not have a direct impact on viability or setting CIL). For the purpose of setting CIL, the changes to the following policies are relevant.

Strategic Sites

2.24 The sizes are altered as follows:

Strategic sites				
Hunts Grove Extension	500- 750			
North East Cam	450			
Sharpness	300			
Stroud Valleys	300 450			
West of Stonehouse	1,350			

Source: Main Modification 007

2.25 These changes are reflected in the modelling in this report.

Core Policy CP6 Infrastructure and developer contributions

2.26 The following wording has been added to the policy

In determining the nature and scale of any provision, the Council will have regard to viability considerations and site specific circumstances.

2.27 In terms of viability testing in this study this does not alter the approach taken.

Core Policy CP9 Affordable housing

2.28 This policy is largely unchanged. A first sentence on need has been added. The full policy now reads:

There is an overall unadjusted need for affordable housing of 446 dwellings per annum.

Planning permission will be granted for residential (including extra care) development providing an appropriate density that is acceptable in townscape, local environment, character and amenity terms, dwelling types, tenures and sizes seamlessly integrated with existing development or proposed mixed-use development. Affordable housing should broadly reflect the sizes and types that meet the proven needs of people who are not able to compete in the general housing market as well as reflecting the dwelling sizes and design in the proposed development.

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

On sites capable of providing less than four dwellings (net) a financial contribution to affordable housing of at least 20% of total development value will be expected (where viable) and will usually be secured through a s106 agreement or any equivalent future legal mechanism.

The Council will negotiate the tenure, size and type of affordable units on a site by site basis having regard to housing needs, site specifics and other factors.

Delivery Policy ES1

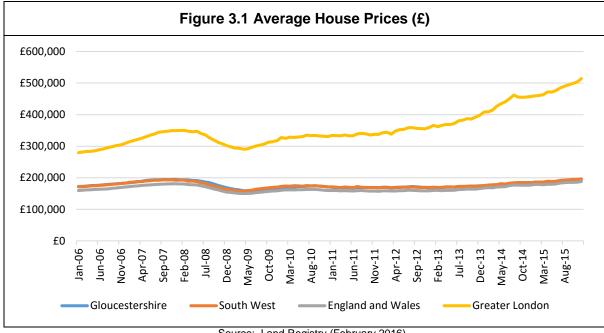
2.29 This policy has been reworded to bring it in line with national standards, moving away from the requirement to build to Code for Sustainable Homes. This is reflected in the revised modelling.

Consideration of the income assumptions 3.

- 3.1 In this chapter we have reviewed the residential and non-residential price assumptions:
- 3.2 A number of comments were received in response to the PDCS consultation:
 - i. Higher rates may be justified in the AONB due to higher values in that area.
 - ii. The value assumptions for residential development are too high and their derivation is unclear.

Market Housing

3.3 It is clear that the housing market has improved since the earlier work was undertaken. Average house prices across England and Wales have recovered to their pre-recession peak, however this is strongly influenced by London. Prices in London are now well in excess of the 2007/2008 peak but as can be seen in the Regions, away from the South East, in areas such as Gloucestershire (the Land Registry does not disaggregate this data to district level in the County), there has been a more modest recovery.



Source: Land Registry (February 2016)

Since the earlier work (the data was gathered in April 2013) the Land Registry records a 3.4 13.75% increase in house prices across all house types and all recorded sales:

Table 3.1 Land Registry Price Change							
Date	All	Detached	Semi- detached	Terraced	Flats		
Gloucestershire							
Dec-15	£193,399	£325,331	£179,224	£150,084	£129,073		
Apr-13	£170,015	£285,996	£157,554	£131,938	£113,467		
Change	£23,384	£39,335	£21,670	£18,146	£15,606		
	13.75%	13.75%	13.75%	13.75%	13.75%		
England and Wa	ales						
Dec-15	£188,270	£294,410	£178,140	£141,998	£180,598		
Apr-13	£159,907	£253,262	£151,989	£121,004	£150,309		
Change	£28,363	£41,148	£26,151	£20,994	£30,289		
	17.74%	16.25%	17.21%	17.35%	20.15%		

Source: Land Registry (February 2016)

3.5 This increase in house prices is confirmed through press coverage:

The RICS Residential Market Survey for December 2015 shows continued strong price growth to end the year with a net balance of 50% of respondents reporting prices to have risen. East Anglia and the South East are still seeing the firmest price momentum but all parts of the UK are reported to be experiencing some growth. This is being driven by a distinct demand supply imbalance with buyer enquiries rising at a faster pace than new instructions for the eleventh consecutive month.

The RICS reported in the RICS UK Residential Market Survey (December 2015)

3.6 The BBC News reported on 4th February 2016:

House price growth in the UK increased to 9.7% in the year to January, up from 9.5% a month earlier, according to the Halifax.

Britain's largest mortgage lender said the last time that figure was greater was in July 2014, when prices were rising by more than 10%.

Prices increased by 1.7% between December and January.

The Halifax said that the average cost of a house or flat in the UK had now risen to £212,430.

However, rival lender Nationwide has said the annual increase in the year to January was just 4.4%.

"The imbalance between supply and demand continues to exert significant upward pressure on house prices," said Martin Ellis, Halifax's housing economist.

"This situation looks set to persist over the coming months. Further ahead, increasing affordability issues, as price increases continue to exceed wage growth, are likely to curb housing demand and cause price growth to ease."

http://www.bbc.co.uk/news/business-35482234

3.7 The BBC News reported on 27th January 2016:

Nationwide has warned that a lag in construction activity will raise house prices in the coming months.

The building society said prices continued to rise in January, but the risks are skewed towards a "modest" acceleration in that trend.

Prices were up 0.3% compared with December - sharply slower than the December increase of 0.8%

However, annual growth remained stable at 4.4% compared with the figure of 4.5% the previous month.

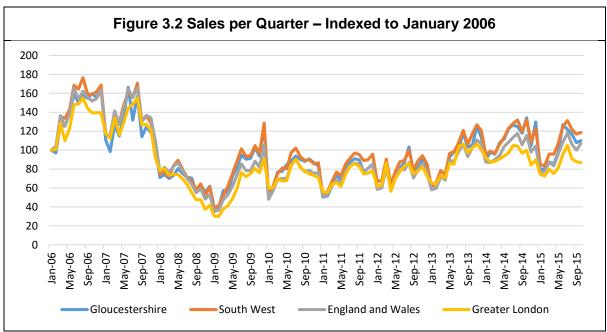
The average price of a property is now £196,829, slightly down on December.

But Nationwide warned the demand for homes was likely to strengthen in the coming months, as a result of a strong labour market, combined with wages going up at a "healthy pace" and the prospect of interest rates remaining at 0.5% for longer than previously expected.

"The concern remains that construction activity will lag behind strengthening demand," said Nationwide's chief economist, Robert Gardner, "putting upward pressure on house prices and eventually reducing affordability."

http://www.bbc.co.uk/news/business-35416806

3.8 The above figure shows that prices in Gloucestershire have seen a recovery since the bottom of the market in mid-2009 and remain on an upward trajectory. The rate of sales (i.e. sales per month) in the County has fallen substantially and is still running below that seen at the previous peak of the market – although it is a little better than the wider market and is seeing a recovery.

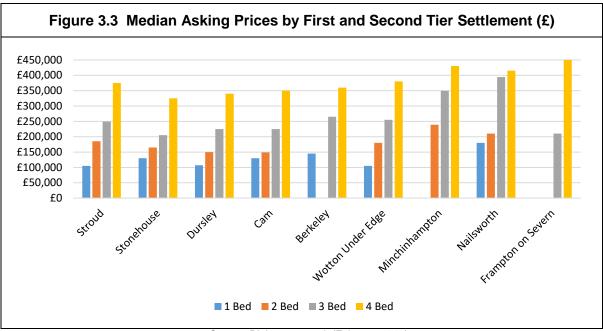


Source: Land Registry February 2016

3.9 It is not for this study to try to predict how the market may change in the coming years, and whether or not there will be a further increase in house prices. Having said this, it is notable that property agents Savills are predicting a 2.0% increase in 2016, a 3.0% increase in 2017 and a 19.9% increase over the next 5 years in the prime 'Wider South of England' residential markets¹⁵, and a 6.0% increase in 2016, a 3.5% increase in 2017, and a 19.1% increase over the next 5 years in the mainstream South West residential markets.

¹⁵ Residential Property Focus. Savills. Issue 3 2015 - http://pdf.euro.savills.co.uk/uk/residential-property-focus-uk/residential-property-focus-issue-3.pdf

3.10 Figure 4.3 of the Local Plan Viability Study set out the median asking prices for all homes by bedroom size for the first and second tier settlements. This has been updated in the following figure:



Source: Rightmove.co.uk (February 2016)

3.11 There has been an increase in almost all areas as shown in the following table – although it is important to note that in the smaller settlements that the sample size is small so must be treated with caution:

Table 3.2 Change in Median Asking Prices by First and Second Tier Settlementbetween April 2013 and February 2016(£)							
	2 bed	3 bed	4 bed				
Stroud	19%	21%	7%				
Stonehouse	18%	4%	0%				
Dursley	10%	25%	3%				
Cam	-4%	25%	-3%				
Berkeley		66%	18%				
Wotton Under Edge	27%	34%	9%				
Minchinhampton	-15%	1%	21%				
Nailsworth	11%	43%	28%				
Frampton on Severn		-24%	-20%				

Source: Rightmove.com April 2013 and February 2016

Land Registry

3.12 This study is concerned with the viability of newbuild residential property so the key input for the appraisals are the prices of new units (rather than the wider market). We have reviewed

recent newbuild sales prices from the Land Registry from the start of January 2015¹⁶. The Land Registry publishes data of all homes sold. Across Stroud District 190 newbuild home sales were recorded in the period. These transactions are summarised in the following table and detailed in **Appendix 1**. Each house sold requires an Energy Performance Certificate (EPC). This is a public document that can be viewed on the EPC Register¹⁷. The EPC contains the floor area as well as a wide range of other information about the construction and energy performance of the building. This information is also included in **Appendix 1**.

3.13 We have married the Price Paid Data from the Land Registry with homes' floor area from the EPC Register. The following table also includes the average and range of prices for the 1,594 not new houses also sold for context:

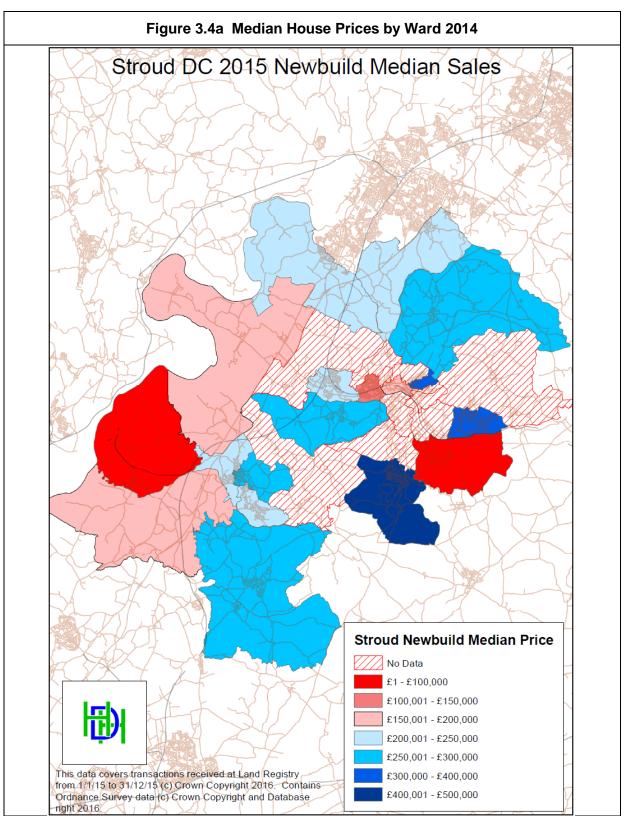
Table 3.3 Newbuild Price Paid by Floor Area, January 2015 to December 2015. \pounds/m^2								
		All Sa	ales					
Detached Semi Terraced Flats Al								
Count	628	500	505	150	1,783			
Min	£11,840	£11,840	£11,840	£43,000	£11,840			
Mean	£375,911	£226,811	£197,082	£132,419	£262,965			
Median	£330,000	£205,000	£175,000	£117,000	£220,000			
Max	£1,350,000	£1,118,500	£1,350,000	£482,273	£1,350,000			
		New Sale	es Only					
Count	78	62	42	8	190			
Min	£11,840	£11,840	£11,840	£85,000	£11,840			
Mean	£323,991	£206,416	£212,596	£164,000	£254,264			
Median	£317,995	£209,498	£189,498	£173,000	£238,998			
Max	£784,000	£340,000	£465,000	£285,000	£784,000			
	· · ·	New Sales	- Size m ²	·				
Mean	131	85	88	59	103			
Median	124	80	80	61	98			
	· · ·	New Sale	es - £/m²					
Mean	£2,502	£2,427	£2,420	£2,485	£2,457			
Median	£2,422	£2,500	£2,483	£2,820	£2,463			

Source: Land Registry and EPC Register (February 2016)

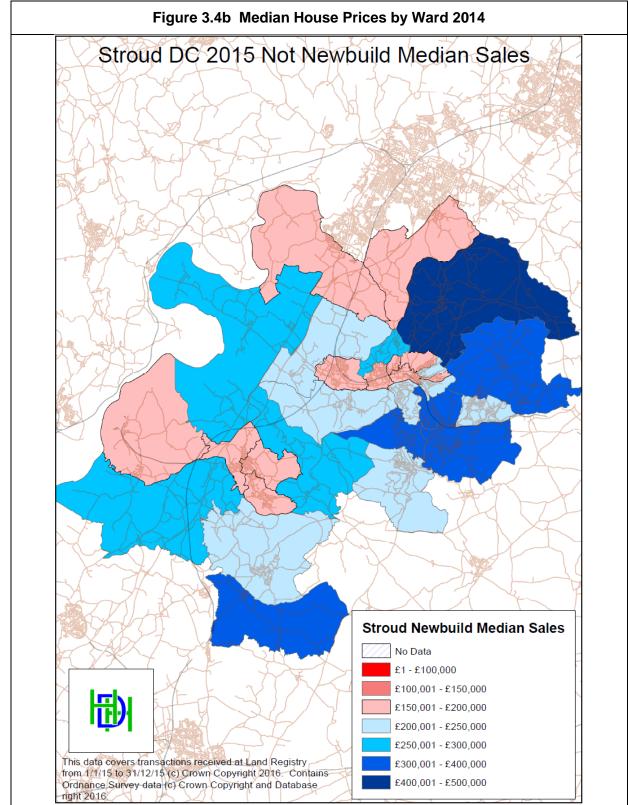
¹⁶ The Land Registry makes all transactions available as and when they are registered via the 'beta' format tool at <u>https://www.gov.uk/government/statistical-data-sets/price-paid-data-downloads</u>. It does take some time for transactions to be registered – we estimate this to be about 4 to 6 months.

¹⁷ https://www.epcregister.com/searchReport.html

3.14 The Price Paid Data for newbuild properties is mapped below. This is compared to the data from all sales (new homes and existing). The distribution of newbuild sales is limited, and in terms of price, different – although this may well be due to small sample sizes:



Source: Land Registry Price Paid Data



Source: Land Registry Price Paid Data

3.15 This data can be compared to that produced by Zoopla.com:

Table 3.4 Residential Values £/m²							
Detached Semi-detached Terraced							
Stroud	£3,035	£2,713	£2,766	£2,723			
Stonehouse	£2,626	£2,368	£2,325	£2,390			
Dursley	£2,691	£2,390	£2,077	£2,497			
Cam	£2,723	£2,239	£1,970				
Berkeley	£2,713	£2,357	£2,013	£2,379			
Wotton Under Edge	£2,809	£2,626	£2,605	£2,659			
Minchinhampton	£3,272	£2,777	£2,982	£2,777			
Nailsworth	£3,025	£2,971	£2,885	£2,303			
Frampton on Severn	£2,820	£2,917					

Source: Zoopla.com (February 2016)

Price Survey

3.16 In the earlier work a survey of newbuild homes for sale was undertaken. This has been refreshed. At the time of this review there are only 25 or so newbuild homes being advertised for sale across the District. These are listed in **Appendix 2** and summarised below.

Table 3.5 Newbuild Asking Prices – January 2016 (£/m²)							
Developer	Scheme		Minimum	Average	Maximum		
Hamptons	Far Oakridge	Stroud		£2,906			
Kingsley Evans	Vicarage Gardens	Nailsworth	£3,467		£3,571		
Crest	Potters Pond	Wootton-under-Edge	£2,706	£3,136	£3,654		
Bell Homes	Townsend	Randwick, Stroud	£2,549	£3,060	£3,316		
McCarthy& Stone	Stroudwater Court	Stroud	£3,137		£3,635		

Source: HDH Price Survey (January 2016)

3.17 The analysis of these shows that asking prices (which will be a little higher than prices achieved) for newbuild homes vary, very considerably, across the area ranging from just under £2,550/m² to over £3,650/m² with an average of about £3,200/m².

Affordable Housing

- iii. The values of affordable rents rented property is based on the value of new affordable homes and it is suggested that this may not be correct.
- 3.18 In the work to date, affordable housing to rent has been assumed to be Affordable Rent (rather than Social Rent). It was assumed that the value of Affordable Rent was derived based on 80% of the median open market rents, restricted to the Local Housing Allowance (LHA) cap and making allowance for 10% management costs, 4% voids and bad debts and

6% repairs. The income was then capitalised at a rate of 5.5% to give valuations of about \pounds 1,100/m² although the price was specific to each settlement. These assumptions were developed and tested through the consultation process. At the PDCS stage it was suggested that these may not be representative, although no alternative evidence was provided.

3.19 As set out in Chapter 2 above, prior to the 2015 Summer Budget, rents of affordable housing (both Affordable Rents and Social Rents) were generally increased by CPI plus 1% each year. In the Budget it was announced that social and affordable rents would be reduced by 1% per year for 4 years. The effect on the delivery of new housing isn't yet known, but the knock on effect of reducing rents is inevitably going to have an effect on values. There are a number of views as to what impact this change may have. Savills said in their paper *Impact On The Housing Sector of the July Budget*:

VALUATIONS

Valuations for Accounts – Existing Use Value Social Housing

The effect of the proposed rent reductions on valuations for accounts is significant.

The scale of the effect is broadly similar across different Provider types and we estimate will result in a reduction in current values of around 25%-30%. The impact will increase in future years. Relative to what they would have been, we estimate valuations will be some 30%-40% lower in ten years time.

The RPs at the higher end of the reduction scale tend to be those with smaller surpluses.

Valuations for Loan Security – Existing Use Value for Social Housing

Valuations for loan security on an EUV-SH basis are undertaken against the background of the rent freedoms granted to mortgagees in possession (**and** the landlord they sell the stock to) under the insolvency provisions originally in the Rent Influencing Guidance and now in the Rent Standard. Similar exemptions for mortgagees are contained in the Welfare Reform and Work Bill now before Parliament.

Our interpretation of these provisions is that Mortgagees and their successors would be able to charge a rent that they consider 'affordable' to those in low paid employment, and would be able to increase that rent in line with earnings in order to maintain a level affordability ratio (rent over household income). In our view valuations for loan security can therefore be based on rents and rent growth that sit outside the new rent regime.

As a result – on the assumption that the insolvency provisions in the Bill remain as they are - it is our view that the proposal to reduced rents by 1% per annum for the next four years **should not significantly affect current loan security valuations.** Our valuations would assume the current rent could quickly converge to our opinion of an appropriate 'affordable' rent and continue to grow in line with earnings – which we generally assume over the longer term is broadly equivalent to CPI+1% - and keep in step with growth in the sector over the long term.

However valuations in future years valuations will not grow as previously expected (eg circa 5% relative reduction by year 10) as the starting rent for future valuations will be lower than it otherwise would have been.

3.20 It is clearly necessary to reconsider the value of affordable housing. From a valuation perspective, we reconsidered the value of affordable housing from first principles and adjusted the yield by up to 50BPS (i.e. 0.5%)¹⁸. We have also specifically consulted with housing associations.



¹⁸ An increase in yields leads to a reduction in prices.

3.21 As in the earlier work the values are derived by considering market rents and assuming that Affordable Rent will be set at about 80% of the median market rent, but capped at the Local Housing Allowance cap¹⁹, these are a little higher than at the time of the earlier work:

Table 3.6 Gloucester BRMA Caps							
Per week Per month Per ye							
Shared Acc	£68.18	£295.45	£3,545.36				
1 Bed	£92.05	£398.88	£4,786.60				
2 Bed	£122.36	£530.23	£6,362.72				
3 Bed	£147.13	£637.56	£7,650.76				
4 Bed £187.14 £810.94 £9,7							
Source: VOA (February 2016)							

3.22 We have updated the data on current rents.

Table 3.7 Updated Private Rents £/Month							
		April 2013	Feb	February 2016		% Change	
	2 bed	3 bed	2 Bed	3 Bed	2 bed	3 bed	
Stroud	£595	£685	£645	£1,000	8%	46%	
Stonehouse	£520	£625	£620	£725	19%	16%	
Dursley	£545	£695	£580	£825	6%	19%	
Cam	£595	£695	£620	£725	4%	4%	
Berkeley	£600	£650	£650	£1,495	8%	130%	
Wotton Under Edge	£550	£800	£625	£900	14%	13%	
Minchinhampton	£595	£900	£650	£1,295	9%	44%	
Nailsworth	£625	£635	£650	£735	4%	16%	
Frampton on Severn	£590	£620	£650	£740	10%	19%	

Source: HDH Market Survey (February 2016)

- 3.23 There has been a notable increase in rents across the District with the LHA cap now applying more widely. We have assumed affordable rents will not exceed the caps.
- 3.24 As a final element of research we have drawn on the HCA's Statistical Return which includes data on average rents for all homes let under affordable rent in the District. It is important to note that this relates to all lets and not just the lets of new affordable rented units (this study is only concerned with new homes).

¹⁹ The rents of new affordable housing is not actually subject to the LHA cap (the LHA cap applies to the PRS sector only), however, through the consultation process, this was considered a pragmatic assumption.

Table 3.8 Affordable Rent (£) Fiscal Calendar 2015							
1 Bedroom 2 Bedrooms 3 Bedrooms 4 Bedroon							
Per week	£88	£113	£139	£161			
Per Month	£382	£488	£603	£696			
Per Year £4,590 £5,856 £7,234							

Source: HCA Statistical Return (January 2016)

3.25 As in the earlier work, we assessed the value of Affordable Rents assuming 10% management costs, 4% voids and bad debts and 6% repairs, and capitalised the income at 6% - being an increase on the 5.5% used in the earlier work. The following table is the equivalent of Table 4.8 in the Local Plan Viability Study, and is based on a refreshed survey of rents.

		Та	ble	3.9	9 Re	vis	ed	Wo	rth	of	Af	for	dak	ole	Rer	nt ((£)		
rampton on	Severn	£650	£520	£530	f6 240	E4,992	£83,200	£1,109		rampton on	Severn	£740	£592	£638		E7,104	£5,683	£94,720	£1,114
Nailsworth Frampton on		£650	£520	£530	F6 240	E4,992	£83,200	£1,109		Nailsworth Frampton on		£735	£588	£638		£7,056	£5,645	£94,080	£1,107
Minch.pton		£650	£520	£530	F6 240	E4,992	£83,200	£1,109		Minch.pton		£1,295	£1,036	£638		£7,650.72	£6,121	£102,010	£1,200
Wotton	Under Edge	£625	£500	£530	f6 000	E4,800	£80,000	£1,067		Wotton	Under Edge	£900	£720	£638		£7,650.72	£6,121	£102,010	£1,200
Berkeley		£650	£520	£530	F6 740	E4,992	£83,200	£1,109		Berkeley		£1,495	£1,196	£638		£7,650.72	E6,121	£102,010	£1,200
Cam		£620	£496	£530	f5 Q57	E4,762	£79,360	£1,058	3 Bed	Cam		£725	£580	£638		£6,960	£5,568	£92,800	£1,092
Dursley		£580	£464	£530	f5 568	E4,454	E74,240	£990		Dursley		£825	£660	£638		£7,650.72	E6,121	£102,010	£1,200
Stonehouse		£620	£496	£530	ft qt7	E4,762	£79,360	£1,058		Stonehouse		£725	£580	£638		£6,960	£5,568	£92,800	£1,092
Stroud		£645	£516	£530	f6 197	E4,954	£82,560	£1,101		Stroud		£1,000	£800	£638		£7,650.72	£6,121	£102,010	£1,200
		Median Rent	Affordable Rent	LHA Cap	Groce rent	Net Rent	Worth	Approximate £/n				Median Rent	Affordable Rent	LHA Cap		Gross rent	Net Rent	Worth	Approximate £/n

Source HDH (February 2016)

- 3.26 We have consulted with housing associations as to their views of these changes. These vary, with a minority view being that there will be a reluctance to acquire new stock due to the general uncertainty that the change will bring to the whole organisation (and the potential impact on the organisation's balance sheet). There is a consensus that there will be a fall in the values of affordable housing, but this is unlikely to be fully reflected in the offers made by Housing Associations to developers. It is clear that some Housing Associations are continuing their acquisition programs.
- 3.27 The amount of the fall is likely to depend on the scheme in question. Housing Associations have indicated that this is likely to be in the range of 3% to 15%, with the smallest falls being seen on the largest sites and the largest falls being on sites with just a few units that are relatively unattractive due to the difficulties around management. Generally, it was felt that bids for Social Rented Housing would fall to be in the range of 45% to 52% of open market value, with larger sites being in the range of 50% to 52% of open market value, and smaller sites being worth 45% of open market value. It was also suggested that typically Affordable Rent property would be worth 5% to 7% over and above the value of Social Rent, with a top price (only achievable on the best, large scale sites) of 60% of Open Market Value.
- 3.28 Going forward, we would use a value £1,100/m² for the value of Affordable Rent across all the areas of the study.

Intermediate Housing (to buy)

- *iv.* The values of intermediate housing may not be correct (although no suggestion is made that the assumption is too high or that an alternative should be used).
- 3.29 It was suggested that the assumption for intermediate housing was too high at 70% of market value. We have revisited this, based on work we have been doing elsewhere in England. We have assumed a value of 65% of open market value for these units.
- 3.30 These values are based on purchasers buying an initial 50% share of a property and a 2.5% per annum rent payable on the equity retained. The rental income is capitalised at 5.5% having made a 10% management allowance.
- 3.31 It was suggested by a consultee that the share sold was critical it is. The following table shows 'typical' values for shared ownership housing at a range of proportions sold:

Mark	et Va	lue		% Sold		Rent			Unit Value	è	
m2		£/m2	£	%	£	%	£/year	Value	£	£/m2	% OMV
	77	£2,750	£211,750	30%	£63,525	2.75%	£4,076	£74,113	£137,638	£1,788	65%
	77	£2,750	£211,750	40%	£84,700	2.75%	£3,494	£63,525	£148,225	£1,925	70%
	77	£2,750	£211,750	50%	£105,875	2.75%	£2,912	£52,938	£158,813	£2,063	75%
	77	£2,750	£211,750	60%	£127,050	2.75%	£2,329	£42,350	£169,400	£2,200	80%
	77	£2,750	£211,750	70%	£148,225	2.75%	£1,747	£31,763	£179,988	£2,338	85%
	77	£2,750	£211,750	80%	£169,400	2.75%	£1,165	£21,175	£190,575	£2,475	90%
	125	£2,750	£343,750	30%	£103,125	2.75%	£6,617	£120,313	£223,438	£1,788	65%
	125	£2,750	£343,750	40%	£137,500	2.75%	£5,672	£103,125	£240,625	£1,925	70%
	125	£2,750	£343,750	50%	£171,875	2.75%	£4,727	£85,938	£257,813	£2,063	75%
	125	£2,750	£343,750	60%	£206,250	2.75%	£3,781	£68,750	£275,000	£2,200	80%
	125	£2,750	£343,750	70%	£240,625	2.75%	£2,836	£51,563	£292,188	£2,338	85%
	125	£2,750	£343,750	80%	£275,000	2.75%	£1,891	£34,375	£309,375	£2,475	90%

3.32 It can be seen that the assumption is cautious and takes into account that the portions sold may be across a range.

3.33 As set out in Chapter 2 above, the Government is consulting in relation to Starter Homes. If introduced, these changes are certainly going to impact on viability; however, the impact is going to be positive rather than negative. Housing provided as Starter Homes would have a value of 80% of Market Value, compared to 65% of market value if provided as intermediate housing or £1,100/m² for Affordable Rent. In Stroud, CIL is being set against the policies in the adopted Local Plan which is tenure neutral, but does not currently include Starter Homes.

Older People's Housing

3.34 No comments were received in relation to the values of older people's housing. We have reviewed the value assumptions and updated these as follows:

Table 3.11 Worth of Older People's Housing									
	Area (m ²)	£	£/m²						
3 bed semi-detached		235,000							
I bed Sheltered	50	176,250	3,525						
2 bed Sheltered	75	235,000	3,133						
1 bed Extracare	65	220,313	3,389						
2 bed Extracare	80	293,750	3,672						

Source: HDH February 2016

Non-Residential Development

Table 3.12 Non-Residential Values £/m²						
Industrial	£800					
Office	£1,700					
Supermarket	£3,200					
Retail Warehouse	£2,000					
Shop	£2,000					

3.35 In the earlier work we used the assumptions set out in the Stroud CIL Viability Study (January 2014)²⁰.

Source: Table 4.6 Stroud CIL Viability Study 2014

- 3.36 In addition, it was assumed a rental of £3,750 / room / year for newbuild hotels to apply across the area. Assuming a yield of 6.5%, this equates to a value of about £2,150/m². It is important to note that this study is only concerned with newbuild space. We do acknowledge that there are older units available at substantially lower rents than these.
 - v. The rate of £150/m² for supermarkets and retail warehouses should be revised. There is vacant space on the Bath Road Trading Estate (Stroud Valley) in spite of recent investment. Smaller formats should be considered.
- 3.37 Following representations from stakeholders, we extended the modelling in the earlier work, in relation to retail property and included an extra typology to be representative of smaller supermarkets. This sector is currently expanding through operators such as Aldi, Lidl, Farmfoods and Spar, but also includes some smaller format stores from the more established operators such as Waitrose and M&S.
- 3.38 We have reviewed data from CoStar²¹ concerning the value assumptions of non-residential uses. CoStar is a subscription service of non-residential property transactions. The following data shoes the standard CoStar report for the Stroud area.

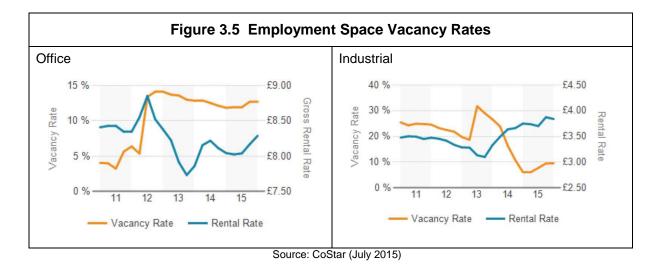
²⁰ Whilst the report was dated January 2014, much of the data was gathered through 2012.

²¹ CoStar is a property research resource providing information on rents and sales.

Table 3.13 Employment and Retail Data								
	Of	fice						
Survey			Survey	5-Year Avg				
£8.29	£8.22		106	105				
12.70%	10.60%		1,192,071	1,190,457				
		-	0	0				
13.20%	11.70%	Under Construction	0	0				
157,721	139,553	12 Mo. Deliveries	0	0				
0	358							
18	22.7							
Survey	5-Vear Avg	Sales	Past Vear	5-Year Avg				
			T d st Tedi	£64				
			f89	£69				
7,002	0,275		105	£1.60				
+ +				11.00				
	Indu							
Survey			Survey	5-Year Avg				
·	-			110				
				4,138,157				
				57,952				
			0	27,508				
		12 Mo. Deliveries	33,262	59,296				
16489			,	,				
6.1	19.1							
Survey	5-Vear Avg	Sales	Past Vear	5-Year Avg				
				£67				
				£41				
223,703	227,501			£3.70				
				5.60%				
	Re			010071				
Survey			Survey	5-Year Avg				
£21.31			114	112				
4.00%			900,772	893,292				
36,474	45,920	12 Mo. Const. Starts	0	1,216				
4.70%	7.90%	Under Construction	0	608				
42,331	70,979	12 Mo. Deliveries	0	1,459				
1325	634							
12.5	14.4							
Survey	5-Year Avg	Sales	Past Year	5-Year Avg				
				£408				
				£165				
1,002				£8.20				
			7.50%	7.20%				
	Survey f8.29 12.70% 151,058 13.20% 157,721 0 0 18 Survey -6,575 7,082 - - Survey f3.84 9.60% 413,746 11.00% 473,734 16489 6.1 - Survey 80,927 223,763 - Survey 80,927 223,763 - Survey 80,927 223,763 - Survey 41,00% 36,474 4,00% 36,474 4,2,331 1325	Of Survey 5-Year Avg £8.29 £8.22 12.70% 10.60% 151,058 126,240 1320% 11.70% 157,721 139,553 0 358 157,721 139,553 0 358 157,721 139,553 0 358 118 22.7 0 358 12.7 139,553 0 358 13.20% 11.70% 157,721 139,553 0 358 110 22.7 7,082 8,279 7,082 8,279 10.00 20.20% 11.00% 20.20% 13.84 13.48 9.60% 19.90% 413,746 825,265 11.00% 20.20% 473,734 839,294 16489 19545 6.1 19.1 16489 19545	Office Survey 5-Year Avg Inventory £8.29 £8.22 Existing Buildings 12.70% 10.60% Existing SF 151,058 126,240 12 Mo. Const. Starts 13.20% 11.70% Under Construction 157,721 139,553 12 Mo. Deliveries 0 358	Office Survey 5-Year Avg Inventory Survey f.8.29 f.8.22 Existing Buildings 106 12.70% 10.60% Existing SF 1,192,071 151,058 126,240 12 Mo. Const. Starts 0 13.20% 11.70% Under Construction 0 13.20% 11.70% Under Construction 0 0 358				

Source: CoStar (February 2016)

3.39 It is important to note that this data includes both older as well as new units (CIL will only apply to new units) and the data does not include any supermarkets. Interestingly, CoStar includes information about vacant space. This is summarised in the following figure:



3.40 The amount of vacant space has declined somewhat over the last few years. It is likely that this will put pressure on rents and values, however, as yet, there is little firm evidence to take a more positive approach and use higher values in the appraisals. It is our recommendation that this is kept under review. We have revisited the assumptions used based on the comparable evidence set out in **Appendix 3** (this data is taken from CoStar).

Table 3.14 Capitalised rents £/m²							
	Rent	Yield	Worth				
Industrial	£80	6.00%	£1,333				
Office	£140	7.00%	£2,000				
Large Supermarket	£180	5.50%	£3,273				
Smaller Supermarket	£160	5.25%	£3,048				
Large retail - Non food	£130	6.00%	£2,167				
Small retail (Shop)	£200	11.00%	£1,818				

- Source: HDH 2016
- 3.41 Having considered the above with the comments made by consultees earlier in the process we have used the following values in this update:

Table 3.15 Updated Non-residential Values £/m²							
Industrial	£1,000						
Office	£2,000						
Large Supermarket	£3,250						
Smaller Supermarket	£3,050						
Large retail - Non food	£2,100						
Small retail (Shop)	£2,000						
Hotels	£3,472						

4. Consideration of the cost assumptions

- 4.1 In the earlier work the construction costs assumptions were derived using the BCIS build costs and a series of assumptions that built on those. The cost assumptions are set out in full in Chapter 7 of the Local Plan Viability Study.
- 4.2 A number of comments were received in response to the PDCS consultation:
 - *i.* Developers return is too low at 17.5% of GDV and 20% should be used. Alternatively, a higher return closer to 25% should be used.
- 4.3 We confirm that 20% of GDV has been used in the appraisals. We have not increased the assumption above 20%. The 20% is applied to both market and affordable housing (and non-residential development).
- 4.4 We have considered whether or not it is appropriate to use a higher return than 20%. Bearing in mind that the viability study has been through the local plan process, we do not believe that is it necessary to make such a fundamental adjustment. Further, it is important to note that this assumption relates to both market and affordable housing, as a lower return (6%) is often assumed on affordable housing.
 - ii. The sites costs on smaller sites are too low and should be 15% on sites of 50 or more. It is also suggested a figure of £20,000/unit should be used.
- 4.5 We have reviewed the assumption in this regard and have adjusted the study, using an assumption of 10% for sites of fewer than 25 units, 15% for sites of 25 to 75 units and 20% for larger sites. The exception to this is in relation to constrained sites in the Stroud Valleys that will (because they are constrained) have lower site costs.
- 4.6 We are unclear as to the derivation of the £20,000/unit figure, however the above assumptions, on the larger sites, result in a cost in excess of £15,000/unit.
 - iii. Build costs should be updated and are too low. RH and the full costs of CfSH is not included.
- 4.7 In the analysis in this review we have used the most recent BCIS costs (taken from the Quarterly Review of Building Prices, Issue 139, November 2015). In the initial study we used the costs weighted to Stroud. In this update we have used the figures weighted to Gloucestershire due to concerns about the small sample size in the Stroud data.
- 4.8 In August 2015, a report was published that considered the construction costs on smaller sites. Housing development: the economics of small sites the effect of project size on the cost of housing construction (August 2015)²² was carried out by BCIS, having been commissioned by the Federation of Small Businesses. This study concluded that the construction price for schemes of 1 to 5 units was about 13% higher than that for schemes of

²² http://www.fsb.org.uk/docs/default-source/Publications/reports/bcis.pdf?sfvrsn=0

over 10 units and that the construction price for schemes of 1 to 10 units was about 6% higher than that for schemes of over 10 units. These adjustments have been made to the smallest schemes modelled in this update.

4.9 As set out at the start of this report, since commencing this work the national standards in relation to environmental standards have been altered. As part of this process DCLG commissioned EC Harris (a firm of quantity surveyors) to undertake an assessment of the impact of the changes in *Housing Standards Review. Cost Impacts* (September 2014)²³. These are summarised in Table 1 of that report copied below:

	Current S	tandards	Proposed Standards			
	Standard	Range of cost / dwelling	Standard	Range of cost / dwelling		
Security	Secured by Design	£299 to £352	Security	£40 to £107		
Energy	Code for sustainable homes	£0 to £31,435	Building	£0		
	Renewable energy	£1,027 to £4,726	regulations			
	Lifetime homes*	£1,082 to £1,100*	Category 2 access*	£520 to £940*		
Access	Wheelchair housing standards*	£10,552 to £25,282	Category 3 access	£7,764 to £23,052		
Water	Water efficiency	£0 - £2,697	Single standard (110 ltrs / day)	£0 - £9		
Process costs**	£16 -	£159	£0.4	- £57		

* figures exclude costs of additional space associated with requirements of the access standards – see later sections of the report for costs in this respect.

** process costs relate to general needs dwellings, additional costs are incurred for homes for wheelchair users

Source: DCLG Housing Standards Review Cost Impacts (September 2014)

- 4.10 In light of these changes we have reviewed the assumption in which the build costs were inflated by 6% to cover the costs of building to CfSH Level 4. We have revised this assumption to a 1.5% uplift.
- 4.11 We have not removed the costs of building to Lifetime Home Standards as we understand that whilst this is not a requirement the Council seeks developers to take into account the need for lifetime accommodation to help address the needs of its ageing population.

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https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/353387/021c_Cost_Report_11th_ Sept_2014_FINAL.pdf

iv. Abnormal costs should be included in the appraisals. Additionally, site clearance costs are not clear.

4.12 The NPPF says (with our emphasis) at Paragraph 174:

... 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 <u>normal</u> cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable...

- 4.13 Abnormal costs will be reflected in land value. Those sites that are less expensive to develop will command a premium price over and above those that have exceptional or abnormal costs. It is not the purpose of a study of this type to standardise land prices across an area.
- 4.14 The treatment of abnormals was considered at Gedling Council's Examination in Public. There is an argument, as set out in Gedling²⁴, that it may not be appropriate for abnormals to be built into appraisals in a high level study of this type. A council should not plan for the worst case scenario rather for the norm. For example, if two sites of identical type were offered to the market and one was previously in industrial use with significant contamination and one was 'clean' then the landowner of the contaminated site would have to take a lower land receipt for the same form of development due to the condition of the land. The Inspector said:

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

- 4.15 We have made allowance for abnormal costs associated with brownfield sites. In some cases, where the site involves redevelopment of land which was previously developed, there is the potential for abnormal costs to be incurred. Abnormal development costs might include demolition of substantial existing structures; flood prevention measures at waterside locations; remediation of any land contamination; remodelling of land levels; and so on.
- 4.16 In the case of brownfield sites, we have made an additional allowance of 10% of the BCIS costs. For non-residential property, we have run a scenario where the site is on previously developed land. With this variable we have increased the costs by an additional 5%.
 - v. A contingency of 5% should be used on all sites. Alternatively, a contingency of 10% should be used.
- 4.17 Development appraisal is not an exact science. The same applies to plan-wide viability testing. The process is based on high level modelling and assumptions and development costs and assumptions. The process adopted by many developers is similar. It is therefore

²⁴ REPORT TO GEDLING BOROUGH COUNCIL, THE PLANNING INSPECTORATE REF PINS/N3020/429/4, MAY 2015

appropriate to include a contingency sum in the appraisals to acknowledge the unknown costs that may arise. In this study it is assumed that the development of brownfield sites is less certain and this should be reflected in the contingency. This should be considered with the competitive return assumptions and the generally cautious approach.

vi. The £1,000/ unit s106 cost should be justified.

- 4.18 Under this heading we consider the costs associated with the strategic sites as well. It was suggested by a consultee that further strategic sites should be considered, but no detail provided.
- 4.19 The earlier work was based on the best information that was available at the time. First, the total infrastructure costs were considered and then an assessment was made as to whether or not, bearing in mind CIL Regulations 122 and 123 the Council could reasonably seek funding through the s106 regime. In the Local Plan Viability Study (April 2013) and CIL Viability Update (January 2014) the following infrastructure costs were used:

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Table 4.1 S	Strategic Site Inf	rastructure Co	sts from IDP	
Site	Hunts Grove	Sharpness Dock	West of Stonehouse	NE Cam
Location	Hardwick	Newton	Stonehouse	Cam
Units	500	300	1,500	450
Sites in area	2,418	1,612	2,239	1,612
% of area development	20.68%	18.61%	66.99%	27.92%
Libraries	131,100	52,440	196,650	104,880
Community Centres	278,156	111,263	417,234	222,525
Youth Support Services	84,000	33,600	126,000	67,200
Education				
Early years	104,907	62,944	314,722	94,417
Primary	1,471,432	882,859	4,414,297	1,324,289
Secondary	1,367,821	820,692	4,103,462	1,231,039
Further	547,128	328,277	1,641,385	492,415
Higher	0	0	0	0
Emergency Services				
Ambulance				
Fire and rescue				
Healthcare				
GP Services	164,646	65,858	246,969	131,717
Dentists	104,650	41,860	156,975	83,720
Hospitals	173,995	69,598	260,993	139,196
Energy				
Flood				
Water and Waste water				
Open Space, Sport and Rec				
Swimming Pools	168,059	67,224	252,088	134,447
Sports Halls	211,747	84,699	317,620	169,398
Playing Pitches	134,468	53,787	201,702	107,574
Outdoor Sports	384,029	153,612	576,044	307,223
Children's Play	142,313	56,925	213,469	113,850
Informal Play	10,753	4,301	16,129	8,602
Green Space	276,000	110,400	414,000	220,800
Transport				
Highways	500,000		2,000,000	
TOTAL	6,255,205	3,000,340	15,869,739	4,953,292
Per Dwelling	12,510	10,001	10,580	11,007

4.20 It is now possible to update this table based on improved information as follows. This is detailed in Appendix 4 and draws on the Council's IDP. These may be subject to further change as individual planning applications are progressed.

Table 4.2 Strategic Sites Infrastructure Costs										
Name	Units	TOTAL	£/unit							
North East Cam	450	£5,730,551	£12,735							
Hunts Grove	750	£3,627,668	£4,837							
Sharpness Docks	300	£5,349,279	£17,831							
West of Stonehouse	1,350	£9,352,296	£6,928							
Stroud Valleys	(5.1	£7,112,146								

Source: Arup (February 2015)

- 4.21 The Stroud Valleys strategic allocation is made up from a number of small separate (geographically and ownership) sites so are not modelled individually.
- 4.22 The land West of Stonehouse is subject to a current planning application that has been considered by the planning committee and been approved subject to the completion of the necessary legal agreements. In this study, as is appropriate for a high level study of this nature, we have used the figures from the Council's IDP that have been prepared on the same basis as for the other sites listed. It is inevitable that through the detailed development management process different assumptions will be used.
- 4.23 Paragraph 4.57 of the CIL Viability Study said:

In the Local Plan Viability Study, the base appraisals incorporate the assumption that all units (market and affordable) on all the modelled sites will be subject to the £2,500/unit s106 contribution. In the move towards CIL it may be appropriate to remove this cost from the equation. We have not done this completely as the s106 regime is not being abolished, and development sites will be expected to continue to mitigate their direct, site specific, impact in the future, we have taken the prudent step to assume that all units on all modelled sites will continue bear a cost of £1,000/unit under s106 in the following work.

- 4.24 Following the introduction of CIL the Council can still request s106 payments towards strategic infrastructure and site mitigation, albeit subject to the restrictions in CIL Regulations 122 and 123. Through the consultation process it was suggested that the derivation of this assumption needs to be clarified.
- 4.25 The Council has produced a draft 123 List, setting out the items of infrastructure that it will use CIL to deliver. S106 contributions cannot be sought in relation to the infrastructure included on the 123 List (so as to avoid 'double dipping' where a developer in effect pays for infrastructure through both s106 and CIL). On the non-strategic sites, the Council may therefore continue to reasonably request, where it is necessary to make a development acceptable, a s106 contribution over and above CIL, so long as there is no element of double dipping. In particular, this may relate to local highways improvements or the like that are site specific to the development in question. It is therefore important to recognise this in the appraisals hence the assumption of £1,000 per unit being applied to both market and affordable housing.

- 4.26 This is not a number than can be calculated or assessed by looking backwards as to what has been collected in the past as the past payments were made before the pooling restrictions came into effect.
 - vii. The interest rate assumption of 7% is too high in the current market. Alternatively, these should be in the range 6.5% to 7.5% with additional fees.
- 4.27 We have not altered this assumption as whilst it is certainly possible to borrow at lower costs this is typical across the economic cycle.

viii. Marketing costs should be increased to 5% to 6% of GDV.

- 4.28 The assumption in this regard was revisited following the initial consultation and has not been altered.
 - ix. Contributions towards maintenance of openspace should be made and for the provision of public art.
- 4.29 This is covered under the £1,000/unit s106 contribution.

5. Threshold Land Values

- 5.1 A number of comments were made with regard to the Viability Threshold assumptions. Whilst a number of comments were made, no alternative methodology was suggested by consultees. The land value assumptions were tested through the consultation process. The approach to the Viability Threshold was agreed to be appropriate being the Existing Use Value Plus as set out in the Harman Guidance and the PPG. Both the Harman Guidance and the PPG put weight on consultation and we stress that the basic methodology was first agreed with the industry back in May 2013. There was universal agreement that the method and approach were appropriate.
- 5.2 We have rehearsed the reasoning behind the use of the EUV Plus method in Chapter 6 of the Local Plan Viability Study. When considering which approach to use it is useful to refer back to paragraphs 173 and 174 of the NPPF.

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... In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle. Evidence supporting the assessment should be proportionate, using only appropriate available evidence.

5.3 The NPPF makes reference to competitive returns for the willing land owner. The PPG helps us with what competitive return means. The key to this is at Paragraph: 015 Reference ID: 10-015-20140306 where it says

A competitive return for the land owner is the price at which a reasonable land owner would be willing to sell their land for the development. The price will need to provide an incentive for the land owner to sell in comparison with the other options available. Those options may include the current use value of the land or its value for a realistic alternative use that complies with planning policy.

5.4 What is clear is that the EUV Plus approach is fully compliant with the NPPF, PPG and Inspector's decisions. Further, it is widely used in the CIL setting process.

Land Values Used

5.5 The land value assumptions were explored through the consultation process and through discussion with agents. In addition, all the values used were sense checked against confidential development appraisals submitted through the development management process. At this stage we have carried out one further piece of research. The price paid for land is available from the Land Registry²⁵ for a modest fee. We have carried out a search for each development site sold over the last few years and set out the price paid in £/ha in

²⁵

https://eservices.landregistry.gov.uk/www/wps/portal/!ut/p/b1/04_Sj9CPykssy0xPLMnMz0vMAfGjzOKNjSxMDA1 NjDwsjM3MDTxN3dyNDUNMjQ1MjPWDU_P0C7IdFQG9k5Tz/

Table 5.1 Recent Planning consents – Land Prices																		
Date	2003	2013	2010	2003		2002	2006		2007	2015		2015	2014	2015		2013		
£/Ha	£3,555	£178,571	£745,098	£1,611,111		£331,081	£623,077	£0	£1,148,148	£495,786		£1,388,889	£342,105	£763,636		£2,660,000		
Price Paid	£348,400	£25,000	£380,000	£580,000		£245,000	£810,000		£1,240,000	£1,710,460		£1,000,000	£65,000	£2,100,000		£186,200		
Site Area (ha)	98 4.5	0.14	0.51	0.36	1.83	0.74	1.3	16.82	1.08	3.45	0.13	0.72	0.19	2.75	1.1	0.07		
Site Name	Land West Of Stonehouse, Nastend Lane, Stonehouse Wimberley Mill, Knapp Lane, Brimscombe	The Bymacks Site, Long Street, Dursley	Land Adjoining Stroud Rugby Club, Dudbridge Hill, Stroud	Land at Bath Place, Cheapside, Stroud	Nupend Farm, Horsley	Lewiston Mill, Toadsmoor Road, Brimscombe	Parklands Farm, School Lane, Whitminster	Land at Littlecombe (Lister Petter Site), Dursley	Rooksmoor Mills, Bath Road, Woodchester	Bownham Park School, Rodborough Common	Opposite 8 Chapel Street, Cam	Bowden Hall Farm, Bondend Road, Upton St Leonards	Land On The North West Side Of Lynch Road, Berkeley	Woodside Lane, Kings Stanley	Horsemarling Farm, Horsemarling Lane, Standish	91 Westward Road, Stroud		

the following table for the latest residential schemes, for 10 or more dwellings, granted planning permission/ resolved to grant subject to s106, since January 2015.

Source: Land Registry

- 5.6 It is necessary to treat this information with caution as in some cases title plans were not available. It is likely that the price paid for the land West of Stonehouse only apples to part of the land. The Land adjoining the Rugby Club includes further land included in planning from the Rugby Club. The remainder of the site (i.e. the whole rugby club) was purchased for £3,000,000 paid in 2013.
- 5.7 These findings support the assumptions used in the earlier work. These have not been altered here.

6. Revised Modelling

- 6.1 The earlier work was based on the best information that was available at the time. In this update we have considered three matters:
 - a) The land West of Stonehouse was not specifically included in the earlier CIL work as at that stage it was not to be included in the draft Plan (it was considered in the Local Plan Viability Study). The site is now allocated for housing and as this is a large strategic site it is necessary to consider it at the CIL setting stage. The site is subject to a current planning application that has been considered by the planning committee and been approved subject to the completion of the necessary legal agreements. This site has been included in the viability testing.
 - b) It was suggested, through the consultation process, that smaller sites were not properly represented in the existing work. This has been revisited and additional typologies have been added in.
 - c) An additional smaller supermarket typology has been added in line with the consultation responses.
- 6.2 **Appendix 5** includes a brief update of the progress of the allocated sites in the Plan.

West of Stonehouse

6.3 Prior to the submission of the Local Plan, this site was modelled on the following basis. At the CIL stage it was not considered as, at that time, it was not to be included in the Plan. A planning application has now been submitted for 1,350 homes, with the following mix of affordable housing being sought by the Council:

Table 6.2 West of Stonehouse Affordable Housing										
	Affordable rent	Intermediate								
1 bed 2 person flats	20									
2 bed 4 person flats	20	20								
2 bed 4 person terrace or semi-detached houses	134	142								
3 bed 6 person semi-detached houses	16	40								
4 bed 8 person semi-detached houses	12									

Source: SDC

6.6 The Council is seeking the following minimum unit sizes:

	Table 6.3 West of Stonehouse. Affordable Housing Unit Sizes -										
Туре	square metres	square feet									
1 bed 2 person flat	45	485									
2 bed 4 person flat	67	720									
2 bed 4 person house	73	807									
3 bed 5 person house	85	915									
4 bed 6 person house	105	1184									

Source: SDC

6.7 These requirements have been incorporated into the modelling, together with the updated estimate of the strategic infrastructure and mitigation costs included in Chapter 5 above.

Typologies

6.8 The modelling has been updated to include a range of smaller sites. The revised typologies are summarised as follows:

Gross Net Gross Net	Agricultural 750 28.00 16.00 26.79 46.88 4,268	1,350 73.00 44.00 18.49	al 450 30.00 18.00 15.00 25.00 2,306	300 13.00 8.40 23.08 35.71 3,298	178 8.50 5.95 20.94 29.92 2.772	36 1.24 0.99 29.03 36.36 3,300	20 0.20 0.20 100.00 100.00 6,480	65 2.00 1.60 32.50 40.63 3,698	384 16.00 11.20 24.00 34.29 3,158	5 3.50 2.80 27.14 33.93 3,114	0.40 0.40 50.00 50.00 3,480	2.25 1.80 28.44 35.56 3,309	3.00 2.10 23.33 33.33 3,059	0.30 0.30 60.00 60.00 4,443	0.45 0.35 28.89 37.14 4,149	1.25 1.00 25.60 32.00 2,941	2.00 1.60 28.00 35.00 3,260	5.00 3.50 20.60 29.43 2,748	2.01 1.52 24.88 32.89 3,055	0.45 0.45 66.67 66.67 4,862	0.20 0.20 30.00 30.00 2,910	0.10 0.10 30.00 30.00 3,110	0.15 0.15 40.00 40.00 3,267	0.08 0.08 40.00 40.00 3,360	0.10 0.10 10.00 10.00 1,250	183.09 122.79 22.41 33.42 3,050
Gross INet Gross	750 28.00 16.00 26.79	1,350 73.00 44.00 18.49	450 30.00 18.00 15.00	13.00 8.40 23.08	8.50 5.95 20.94	1.24 0.99 29.03	0.20 0.20 100.00	2.00 1.60 32.50	16.00 11.20 24.00	3.50 2.80 27.14	0.40 0.40 50.00	2.25 1.80 28.44	2.10 23.33	0.30 60.00	0.35 28.89	1.00 25.60	1.60 28.00	3.50 20.60	1.52 24.88	0.45 66.67	0.20 30.00	0.10 30.00	0.15 40.00	0.08 40.00	0.10 10.00	122.79 22.41
GIOSS INEL	750 28.00 16.00	1,350 73.00 44.00	450 30.00 18.00	13.00 8.40	8.50 5.95	1.24 0.99	0.20 0.20	2.00 1.60	16.00 11.20	3.50 2.80	0.40 0.40	2.25 1.80	2.10	0.30	0.35	1.00	1.60	3.50	1.52	0.45	0.20	0.10	0.15	0.08	0.10	122.79
GIOSS	750 28.00	1,350 73.00	450 30.00	13.00	8.50	1.24	0.20	2.00	16.00	3.50	0.40	2.25														
	750	1,350	450										3.00	0.30	0.45	1.25	2.00	5.00	2.01	0.45	0.20	0.10	0.15	0.08	0.10	183.09
		1		300	178	36	20	65	384	10	_				1											
	ultural	ural	al	-		1	1			36	20	64	20	18	13	32	56	103	50	30	9	3	9	3	1	4,103
	Agricu	Agricultural	Agricultural	Industrial	Agricultural	Paddock	Carpark	Paddock	Agricultural	Agricultural	Garden	Industrial	Agricultural	Garage	Residential	Paddock	Agricultural	Agricultural	Industrial	Industrial	Paddock	Paddock	Industrial	Industrial	Paddock	
	Green	Green	Green	Brown	Green	Green	Brown	Green	Green	Green	Green	Brown	Green	Brown	Green	Green	Green	Green	Brown	Brown	Green	Green	Brown	Brown	Green	
	Hardwick	Stonehouse	Cam	Sharpness	Rural North	Stonehouse	Stonehouse	Stonehouse	Stroud	Stroud	Stroud	Cam	Cam	Dursley	Wotton-under-edge	Nailsworth	Minchinhampton	Frampton	Stroud	Thrupp	Rural	Rural	Urban	Urban	Villages	
	ts Grove	Vest of Stonehouse	NE of Cam	Sharpness Dock	Rural North	Town Edge	Infill	Infill	Town Edge			Infill	Town Edge	Infill	Rural South	Rural East	Rural East	Rural West	Valley Bottom	Valley Bottom	Small Rural 1	Small Rural 2	Small Urban 1	Small Urban 2		
			Hunts Grove Hardwick West of Stonehouse Stonehouse				Hunts Grove West of Stonehouse NE of Cam Sharpness Dock Rural North Town Edge	Hunts Grove West of Stonehouse NE of Cam Sharpness Dock Rural North Town Edge Infill	Hunts Grove West of Stonehouse NE of Cam Sharpness Dock Rural North Town Edge Infill Infill	Hunts Grove West of Stonehouse NE of Cam Sharpness Dock Rural North Town Edge Infill Infill Town Edge	Hunts Grove West of Stonehouse NE of Cam Sharpness Dock Rural North Town Edge Infill Infill Infill Infill Infill	Hunts Grove West of Stonehouse NE of Cam Sharpness Dock Rural North Town Edge Infill Infill Town Edge Infill Infill Infill Infill	Hunts Grove West of Stonehouse NE of Cam Sharpness Dock Rural North Town Edge Infill Infill Infill Infill Infill Infill Infill Infill	Hunts Grove West of Stonehouse NE of Cam Sharpness Dock Rural North Town Edge Infill Infill Infill Infill Infill Infill Infill Infill Infill Infill Infill	Hunts Grove West of Stonehouse NE of Cam Sharpness Dock Rural North Town Edge Infill I	Hunts Grove West of Stonehouse NE of Cam Sharpness Dock Rural North Town Edge Infill I	Hunts Grove West of Stonehouse NE of Cam Sharpness Dock Rural North Town Edge Infill Rura South Rura East	Hunts Grove West of Stonehouse NE of Cam Sharpness Dock Rural North Town Edge Infill Infill Infill Infill Infill Infill Infill Infill Infill Infill Infill Rural South Rural East Rural East	Hunts Grove West of Stonehouse NE of Cam Sharpness Dock Rural North Town Edge Infill Infill Infill Infill Infill Infill Infill Infill Rural South Rural East Rural East Rural East	Hunts Grove West of Stonehouse NE of Cam Sharpness Dock Rural North Town Edge Infill Infill Infill Infill Infill Infill Infill Infill Infill Infill Infill Rural East Rural East Rural East Rural West Nalley Bottom	Hunts GroveWest of StonehouseNE of CamNE of CamSharpness DockRural NorthRural NorthTown EdgeInfillInfillInfillInfillInfillRural SouthRural EastRural WestRural WestValley Bottom	Hunts Grove West of Stonehouse NE of Cam Sharpness Dock Rural North Town Edge Infill Infill Infill Infill Infill Infill Infill Infill Infill Infill Rural South Rural East Rural East Rural East Rural East Rural East Rural East Rural West Valley Bottom Valley Bottom	Hunts GroveWest of StonehouseWest of StonehouseNE of CamSharpness DockRural NorthTown EdgeInfillInfillInfillInfillInfillRural SouthRural EastRural KestRural WestValley BottomSmall Rural 2Small Rural 2	Hunts Grove West of Stonehouse NE of Cam Sharpness Dock Rural North Town Edge Infill Infill Infill Infill Infill Infill Infill Infill Infill Infill Infill Infill Rural South Rural East Rural East Rural East Rural Bottom Valley Bottom Small Rural 1 Small Urban 1	Hunts GroveWest of StonehouseWest of StonehouseNE of CamSharpness DockRural NorthTown EdgeInfillInfillInfillInfillInfillInfillRural SouthRural EastRural EastRural EastRural WestValley BottomValley BottomSmall Rural 1Small Urban 1Small Urban 2	Hunts GroveWest of StonehouseWest of StonehouseNE of CamSharpness DockRural NorthTown EdgeInfillInfillInfillInfillInfillInfillNown EdgeInfillInfillNown EdgeInfillInfillNown EdgeInfillInfillInfillNural SouthRural EastRural EastRural EastRural WestValley BottomValley BottomSmall Rural 2Small Urban 1SingleSingle

Source: HDH 2016

6.9 Sites 21 to 25 are new typologies added for this update.

Retail

- 6.10 In this update we have assessed the following types of space. It is important to remember that this assessment is looking at the ability of new projects to bear an element of CIL it is only therefore necessary to look at the main types of development likely to come forward in the future. We have modelled the following distinct types of retail development for the sake of completeness although it should be noted that the only such development anticipated at the current time is a supermarket on the Stroud Valleys Land at Dudbridge.
 - a. Supermarkets. Two typologies have been modelled.

First is a single storey retail unit development with a gross (i.e. GIA) area of 4,000m². It is assumed to require 400 car parking spaces, and to occupy a total site area of 1.6 ha. The building is taken to be of steel construction. The development was modelled alternatively on greenfield and on previously developed sites. There are currently no plans for such development in the area.

Second, and based on a smaller supermarket, typical of the units that may be developed by operators such as Aldi and Lidl, we have assumed a 1,200m² unit on a 0.4ha site (30% coverage) to allow for car parking.

- b. **Retail Warehouse** is a single storey retail unit development with a gross (i.e. GIA) area of 4,000m². It is assumed to require 150 car parking spaces, and to occupy a total site area of 0.8ha. The building is taken to be of steel construction. The development was modelled alternatively on greenfield and on previously developed sites.
- c. **Shop** is a brick built development on two storeys, of 150m². No car parking or loading space is allowed for, and the total site area (effectively the building footprint) is 0.019 ha.
- 6.11 In line with the CIL Regulations, we have only assessed developments of over 100m². There are other types of retail development, such as small single farm shops, petrol filling stations and garden centres. We have not included these in this high level study due to the great diversity of project that may arise.
- 6.12 In developing these typologies, we have made assumptions about the site coverage and density of development on the sites. We have assumed simple, single storey construction and have assumed there are no mezzanine floors.

7. Changes that relate to the residential development

- 7.1 In the first part of this report we have considered the comments of consultees and the changes in the market that arise from alterations to the regulatory framework. In this chapter we have re-run the appraisals that relate to residential development sites.
- 7.2 As in the earlier work, the appraisals use the Residual Valuation approach that is, they are designed to assess the value of the site after taking into account the costs of development, the likely income from sales and/or rents and an appropriate amount of developers' profit. The Residual Value represents the maximum bid for the site where the payment is made in a single tranche on the acquisition of a site. In order for the proposed development to be described as viable, it is necessary for this value to exceed the Existing Use Value by a satisfactory margin.
- 7.3 We have run multiple sets of appraisals. The initial appraisals are based on the full policy requirements of the Plan (as amended). For each development type we have calculated the Residual Value. In the tables we have colour coded the results using a simple traffic light system:
 - a) **Green** Viable where the Residual Value per hectare exceeds the indicative Viability Threshold Value per hectare (being the Existing Use Value (EUV) plus the appropriate uplift to provide a competitive return for the landowner).
 - b) Amber Marginal where the Residual Value per hectare exceeds the EUV, but not the Viability Threshold Value per hectare. These sites should not be considered as viable when measured against the test set out – however, depending on the nature of the site and the owner, they may come forward.
 - c) **Red** Non-viable where the Residual Value does not exceed the EUV.
- 7.4 The results are set out and presented for each site and per gross hectare to allow comparison between sites.
- 7.5 In this current work the latest BCIS costs have been used. There has been a notable increase since the previous viability work was undertaken..

Appraisal Results

- 7.6 We prepared financial appraisals for each of the modelled and strategic residential sites using the spreadsheet-based financial analysis package used in the earlier work.
- 7.7 These initial appraisals are based on the full policy requirements of the Local Plan. These are summarised below:

a)	Environmental	Building Regulations as enhanced (BCIS +1.5%) as per the BCIS advice of August 2015.	, Small sites
b)	Affordable Housing	30% on sites of 4 or more dwellings provided as h rent and half intermediate housing.	alf affordable
c)	Strategic Sites s106	As summarised below:	
		North East Cam	£5,730,551
		Hunts Grove	£3,627,668
		Sharpness Docks	£5,349,279
		West of Stonehouse	£9,352,296
d)	s106	£1,000 per unit – applied to all units (market and a modelled sites (not strategic sites).	ffordable) on
e)	CIL rate	As shown (in line with the Council's PDCS) being strategic sites and in the Stroud Valleys, elsewhere.	

7.8 The full results for the base appraisals are included in **Appendix 6.**

•	Гab	le	7.1	A	pp	orai	isa	I R	es	ult	s.	Re	sic	dua	ıl V	'alı	Je.	۴F	Poli	icy	or	ı' v	vitl	ו C	IL	
	Site	12,429,714	33,960,984	11,604,555	3,856,263	8,190,179	1,247,657	-68,921	2,463,306	15,561,348	2,328,300	343,791	968,728	1,975,720	373,829	930,288	1,577,174	2,743,213	3,015,822	750,369	-6,221	410,188	261,001	137,404	102,490	116,111
Residual Value (£)	Net ha	776,857	771,841	644,697	459,079	1,376,501	1,260,259	-344,605	1,539,566	1,389,406	831,536	859,477	538, 182	940,819	1,246,097	2,657,966	1,577,174	1,714,508	861,663	493,664	-13,825	2,050,938	2,610,009	916,029	1,366,538	1,161,108
Resi	Gross ha	443,918	465,219	386,818	296,636	963,550	1,006,175	-344,605	1,231,653	972,584	665,229	859,477	430,546	658,573	1,246,097	2,067,307	1,261,740	1,371,606	603,164	373,318	-13,825	2,050,938	2,610,009	916,029	1,366,538	1,161,108
Units		750	1350	450	300	178	36	20	65	384	95	20	64	70	18	13	32	56	103	50	30	9	с	9	ю	-
(ha)	Net	16	44	18	8.4	5.95	0.99	0.2	1.6	11.2	2.8	0.4	1.8	2.1	0.3	0.35	-	1.6	3.5	1.52	0.45	0.2	0.1	0.15	0.075	0.1
Area (ha)	Gross	28	73	30	13	8.5	1.24	0.2	2	16	3.5	0.4	2.25	e	0.3	0.45	1.25	2	5	2.01	0.45	0.2	0.1	0.15	0.075	0.1
		Agricultural	Agricultural	Agricultural	Industrial	Agricultural	Paddock	Carpark	Paddock	Agricultural	Agricultural	Garden	Industrial	Agricultural	Garage	Residential	Paddock	Agricultural	Agricultural	Industrial	Industrial	Paddock	Paddock	Industrial	Industrial	Paddock
		Green	Green	Green	Brown		Green	Brown		Green	Green	Green	Brown	Green	Brown	Green	Green	Green	Green	Brown	Brown	Green	Green	Brown	Brown	Green
		Hardwick	Stonehouse	Cam	Sharpness	Rural North	Stonehouse	Stonehouse	Stonehouse	Stroud	Stroud	Stroud	Cam	Cam	Dursley	Wotton-under-edge	Nailsworth	Minchinhampton	Frampton	Stroud	Thrupp	Rural	Rural	Urban	Urban	Villages
		Hunts Grove	West of Stonehouse	NE of Cam	Sharpness Dock	Rural North	Town Edge	Infill	Infill	Town Edge	Infill	Infill	Infill	Town Edge	Infill	Rural South	Rural East	Rural East	Rural West	Valley Bottom	Valley Bottom	Small Rural 1	Small Rural 2	Small Urban 1	Small Urban 2	Single
		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

7.9	As in the earlier work the results vary across the typologies and locations.	The Residual
	Value is compared to the Existing Use Value and Viability Thresholds in the fo	llowing table.

	Table 7.2	Residual Value with	full 'policy on'	£/gross ha	
			Alternative Use Value	Viability Threshold	Residual Value
1	Hunts Grove	Hardwick	25,000	380,000	443,918
2	West of Stonehouse	Stonehouse	25,000	380,000	465,219
3	NE of Cam	Cam	25,000	380,000	386,818
4	Sharpness Dock	Sharpness	400,000	480,000	296,636
5	Rural North	Rural North	25,000	380,000	963,550
6	Town Edge	Stonehouse	50,000	410,000	1,006,175
7	Infill	Stonehouse	400,000	480,000	-344,605
8	Infill	Stonehouse	50,000	410,000	1,231,653
9	Town Edge	Stroud	25,000	380,000	972,584
10	Infill	Stroud	25,000	380,000	665,229
11	Infill	Stroud	800,000	960,000	859,477
12	Infill	Cam	400,000	480,000	430,546
13	Town Edge	Cam	25,000	380,000	658,573
14	Infill	Dursley	400,000	480,000	1,246,097
15	Rural South	Wotton-under-Edge	800,000	960,000	2,067,307
16	Rural East	Nailsworth	50,000	410,000	1,261,740
17	Rural East	Minchinhampton	25,000	380,000	1,371,606
18	Rural West	Frampton	50,000	410,000	603,164
19	Valley Bottom	Stroud	400,000	480,000	373,318
20	Valley Bottom	Thrupp	400,000	480,000	-13,825
21	Small Rural 1	Rural	50,000	410,000	2,050,938
22	Small Rural 2	Rural	50,000	410,000	2,610,009
23	Small Urban 1	Urban	400,000	480,000	916,029
24	Small Urban 2	Urban	400,000	480,000	1,366,538
25	Single	Villages Source: HDH Ma	50,000	410,000	1,161,108

Source: HDH March 2016

7.10 Since 2013 there has been a change in viability due to the increase in construction costs and values (both have gone up). The results are broadly as in the CIL Viability Study.

Additional Profit

7.11 In the earlier work we calculated the additional profit, being the capacity to bear CIL. This analysis is repeated below.

		Table 7.3 Addition	nal Profit	
			£ site	£/m2
1	Hunts Grove	Hardwick	2,539,073	49
2	West of Stonehouse	Stonehouse	9,834,604	106
3	NE of Cam	Cam	290,202	9
4	Sharpness Dock	Sharpness	-2,934,871	-142
5	Rural North	Rural North	7,029,594	571
6	Town Edge	Stonehouse	1,039,232	427
7	Infill	Stonehouse	-94,785	-102
8	Infill	Stonehouse	2,256,316	507
9	Town Edge	Stroud	13,915,877	527
10	Infill	Stroud	1,730,351	265
11	Infill	Stroud	41,958	42
12	Infill	Cam	244,803	55
13	Town Edge	Cam	1,370,419	287
14	Infill	Dursley	339,044	345
15	Rural South	Wotton-under-Edge	656,997	572
16	Rural East	Nailsworth	1,415,777	636
17	Rural East	Minchinhampton	2,563,757	665
18	Rural West	Frampton	1,768,291	246
19	Valley Bottom	Stroud	-245,745	-72
20	Valley Bottom	Thrupp	-241,193	-149
21	Small Rural 1	Rural	394,274	861
22	Small Rural 2	Rural	266,932	858
23	Small Urban 1	Urban	100,363	278
24	Small Urban 2	Urban	91,449	363
25	Single	Villages	89,368	715

Source: HDH March 2016

CIL as a proportion of Land Value and Gross Development Value

- 7.12 To further inform the CIL rate setting process, we have calculated CIL as a proportion of the Residual Value and the Gross Development Value.
- 7.13 CIL as the proportion of the Residual Value, in approximate terms, represents the percentage fall in land value that a landowner may receive. It is inevitable that CIL or any other developer contribution, will depress land prices. This is recognised in the RICS

Guidance and was considered at the Greater Norwich CIL examination²⁶. In Greater Norwich it was suggested that landowners may accept a 25% fall in land prices following the introduction of CIL saying:

22. Thirdly the work done by the Councils to demonstrate what funds are likely to be available for CIL (Appendix 1 of the Note following Day 1) relies on the full 25% of the benchmark land value being available for the CIL "pot". While this may sometimes be the case it is unlikely that it will always apply. Even if some landowners may be prepared to accept less than 75% of the benchmark value, the 25% figure should be treated as a maximum and not an average. Using 25% to try to establish what the theoretical maximum amount in a CIL "pot" may be is reasonable, but when thinking about setting a CIL charge in the real world it would be prudent to treat it as a maximum that will only apply on some occasions in some circumstances.

- 7.14 It is important to note that a wide ranging debate took place at that Greater Norwich CIL Examination and on the specific local circumstances. It would however be prudent to set CIL at a rate that does not result in a fall in land prices of greater than 25% or so.
- 7.15 The following tables show CIL, at a range of rates, as a percentage of the Residual Value.

²⁶ Greater Norwich Development Partnership – for Broadland District Council, Norwich City Council and South Norfolk Council. by Keith Holland BA (Hons) Dip TP, MRTPI ARICS Date: 4 December 2012

	Table	7.4 CIL as a Percenta	ige of Residua	I Value	
		FULL Policy Req	uirements		
			CIL	Residual Value	
1	Hunts Grove	Hardwick	0	12,429,714	0.00%
2	West of Stonehouse	Stonehouse	0	33,960,984	0.00%
3	NE of Cam	Cam	0	11,604,555	0.00%
4	Sharpness Dock	Sharpness	0	3,856,263	0.00%
5	Rural North	Rural North	985,063	8,190,179	12.03%
6	Town Edge	Stonehouse	194,699	1,247,657	15.61%
7	Infill	Stonehouse	74,560	-68,921	-108.18%
8	Infill	Stonehouse	355,830	2,463,306	14.45%
9	Town Edge	Stroud	2,111,789	15,561,348	13.57%
10	Infill	Stroud	523,214	2,328,300	22.47%
11	Infill	Stroud	80,000	343,791	23.27%
12	Infill	Cam	357,260	968,728	36.88%
13	Town Edge	Cam	382,400	1,975,720	19.35%
14	Infill	Dursley	78,624	373,829	21.03%
15	Rural South	Wotton-under-Edge	91,890	930,288	9.88%
16	Rural East	Nailsworth	177,978	1,577,174	11.28%
17	Rural East	Minchinhampton	308,426	2,743,213	11.24%
18	Rural West	Frampton	574,035	3,015,822	19.03%
19	Valley Bottom	Stroud	0	750,369	0.00%
20	Valley Bottom	Thrupp	0	-6,221	0.00%
21	Small Rural 1	Rural	36,624	410,188	8.93%
22	Small Rural 2	Rural	24,880	261,001	9.53%
23	Small Urban 1	Urban	28,896	137,404	21.03%
24	Small Urban 2	Urban	20,160	102,490	19.67%
25	Single	Villages	10,000	116,111	8.61%

Source: HDH March 2016

- 7.16 Plan-wide viability testing is not an exact science. The process is based on a series of high level modelling and value and development costs and assumptions. The process adopted by many developers is similar, hence the use of contingency sums, the competitive return assumptions and the generally cautious approach.
- 7.17 In the following tables we have set out CIL, at a range of rates, as a proportion of the Gross Development Value. Generally, we advise that CIL should be less than 5% of GDV.

	Table 7.5 CIL as a Percentage of Gross Development Value FULL Policy Requirements											
			CIL	GDV								
1	Hunts Grove	Hardwick	0	148,907,919	0.00%							
2	West of Stonehouse	Stonehouse	0	298,854,079	0.00%							
3	NE of Cam	Cam	0	102,171,660	0.00%							
4	Sharpness Dock	Sharpness	0	63,555,219	0.00%							
5	Rural North	Rural North	985,063	44,701,634	2.20%							
6	Town Edge	Stonehouse	194,699	7,871,574	2.47%							
7	Infill	Stonehouse	74,560	3,036,010	2.46%							
8	Infill	Stonehouse	355,830	14,614,931	2.43%							
9	Town Edge	Stroud	2,111,789	92,869,147	2.27%							
10	Infill	Stroud	523,214	20,060,297	2.61%							
11	Infill	Stroud	80,000	3,259,580	2.45%							
12	Infill	Cam	357,260	13,465,703	2.65%							
13	Town Edge	Cam	382,400	14,719,985	2.60%							
14	Infill	Dursley	78,624	3,528,531	2.23%							
15	Rural South	Wotton-under-Edge	91,890	3,978,157	2.31%							
16	Rural East	Nailsworth	177,978	7,903,996	2.25%							
17	Rural East	Minchinhampton	308,426	13,833,403	2.23%							
18	Rural West	Frampton	574,035	22,834,810	2.51%							
19	Valley Bottom	Stroud	0	9,987,858	0.00%							
20	Valley Bottom	Thrupp	0	4,752,227	0.00%							
21	Small Rural 1	Rural	36,624	1,698,911	2.16%							
22	Small Rural 2	Rural	24,880	1,010,750	2.46%							
23	Small Urban 1	Urban	28,896	1,203,204	2.40%							
24	Small Urban 2	Urban	20,160	705,600	2.86%							
25	Single	Villages	10,000	425,000	2.35%							

Source: HDH March 2016

7.18 These findings are related to the proposed rates of CIL towards the end of this report.

Older People's Housing

7.19 As well as mainstream housing, we have considered the retirement and extracare sectors separately. In the earlier work appraisals were run for a range of affordable housing requirements. In this update the analysis is based on the affordable housing requirements as set out in the adopted Plan (30%), as set out towards the end of Chapter 2 above. The results of these are set out in **Appendix 7** and summarised as follows.

 			Т	ab	le	7.	6	OI	de	er I	Pe	op	ole	's	Ho	ous	sin	g,	A	pp	ora	isa	al	Re	รเ	ult	S				
	_			_		_	orc	lab	le	Н	ou		ng		d (. fr	on	n £	_	'n:	2 to	o £	210)0/	ím:	2				
	30%	100	189,366	25,000	280,000	378,731			30%	100	-795,043	370,000	444,000	-1,590,086			30%	100	-2, 141, 520	25,000	280,000	4,283,039			30%	100	-2,574,214	370,000	444,000	-5, 148, 428	
	30%	90	214,220	25,000	280,000	428,440			30%	90	-770,189	370,000	444,000	-1,540,378			30%	90	-2,116,968	25,000	280,000	4,233,936			30%	90	-2,549,662	370,000	444,000	-5,099,325	
	30%	80	239,074	25,000	280,000	478,149			30%	80	-745,334	370,000	444,000	-1,490,669			30%	80	-2,092,416	25,000	280,000	4,184,832			30%	80	-2,525,111	370,000	444,000	-5,050,221	
	30%	70	263,929	25,000	280,000	527,858			30%	70	-720,480	370,000	444,000	-1,440,960			30%	70	-2,067,864	25,000	280,000	4,135,729			30%	70	-2,500,559	370,000	444,000	-5,001,118	
	30%	60	288,783	25,000	280,000	577,566			30%	60	-695,626	370,000	444,000	-1,391,251			30%	60	-2,043,313	25,000	280,000	-4,086,625			30%	60	-2,476,007	370,000	444,000	-4,952,014	
	30%	50	313,638	25,000	280,000	627,275			30%	50	670,771	370,000	444,000	-1,341,543			30%	50	-2,018,761	25,000	280,000	4,037,521			30%	50	-2,461,455	370,000	444,000	4,902,910	
	30%	40	338,492	25,000	280,000	676,984			30%	40	-645,917	370,000	444,000	-1,291,834			30%	40	-1,994,209	25,000	280,000	-3,988,418			30%	40	-2,426,903	370,000	444,000	-4,853,807	
	30%	30	363,346	25,000	280,000	726,693			30%	30	-621,063	370,000	444,000	-1,242,125			30%	30	-1,969,667	25,000	280,000	3,939,314			30%	30	-2,402,352	370,000	444,000	4,804,703	
	30%	20	388,201	25,000	280,000	776,401			30%	20	-596,208	370,000	444,000	-1,192,416			30%	20	-1,945,105	25,000	280,000	3,890,211			30%	20	-2,377,800	370,000	444,000	4,755,600	
pa	30%	10	413,055	25,000	280,000	826,110		þ	30%	10	-671,354	370,000	444,000	-1,142,708		re	30%	10	-1,920,554	25,000	280,000	-3,841,107		re	30%	10	-2,353,248	370,000	444,000	4,706,496	
Sheltered	30%	0	437,909	25,000	280,000	875,819		Sheltered	30%	0	-546,499	370,000	444,000	-1,092,999		Extracare	30%	0	-1, 896, 002	25,000	280,000	-3,792,003		Extracare	30%	0	-2,328,696	370,000	444,000	4,667,392	
	BLE %	£/m2	Site	£/ha	£/ha	£/ha			BLE %	£/m2	Site	£/ha	£/ha	£/ha			BLE %	£/m2	Site	£/ha	£/ha	£/ha			BLE %	£/m2	Site	£/ha	£/ha	£/ha	
	AFFORDABLE	CIL							AFFORDABLE	CIL							AFFORDABLE	CIL							AFFORDABLE	CIL					
Greenfield			Residual Land Worth	Existing Use Value	Viability Threshold	Residual Value		Brownfield			Residual Land Worth	Existing Use Value	Viability Threshold	Residual Value		Greenfield			Residual Land Worth	Existing Use Value	Viability Threshold	Residual Value		Brownfield			Residual Land Worth	Existing Use Value	Viability Threshold	Residual Value	

Source: HDH March 2016

7.20 The results in relation to older people's housing are less good. This is principally because the January 2014 analysis did not allow for 30% affordable housing. These findings are related to the proposed rates of CIL towards the end of this report.

8. Changes that relate to non-residential development

8.1 For the non-residential development we ran a set of development financial appraisals for the development types expected to come forward over the plan period. We have updated these based on current costs and values. The results are summarised as follows, the full appraisals are included in **Appendix 8**:

Table 8.1 Non	Resi	iden	tia	l De	vel	ор	men	t A	bb	ora	isa	al R	esi	ults – No CIL
Small	Industrial	0	-108,566	75,000	378,750	-3,256,969			0	-120,179		400,000 460,000	-3,605,362	
Industrial		0	-373,997	25,000	378, 750	-1,645,588			0	-461,096		400,000	-2,028,820	
Small er Office		0	-82,651	0 00 26	378, 750	-2,755,049			0	-97,187	0	400,000	-3, 239, 579	
Larger Office		0	-157,648	000 35	378,750	-1,891,773			0	-208,602		400,000	-2,503,218	
Town Centre	Shop	0	-7,880	000.35	378,750	-414,731			0	-17,762		400,000	-934,840	
Retail	Warehouse	0	2,706,678		378,750	1,503,710			0	2,501,925		400,000	1,389,958	
Smaller	Supermarkets	0	827,796		378, 750	2,069,490			0	718,823		400,000	1,797,059	
Larger	Supermarkets	- 0	1,757,235		378,750	1,098,272			0	1,288,960		400,000	805,600	
		£/m2	Site	c/h3	£/ha	£/ha			£/m2	Site		£/ha £/ha	£/ha	
		CIL	d Worth	Eviction Lice Value	Viability Threshold	Residual Value			CIL	d Worth		Existing Use Value Viahility Threshold	Residual Value	
		Greenfield	Residual Land Worth				March	Brownfield		Residual Land Worth				

Source: HDH March 2016

8.2 These results broadly follow the earlier research finding that that the main employment uses are not able to bear CIL but the large format retail uses are. In the following table we have set out the results with a range a CIL rates so the impact can be reviewed.

		150	663,760	400,000	460,000	414,850	1050	4.81%	5.08% 90.39%			150	531,263	400,000	460,000	1,328,159	5.12%	6.04%	33.88%			150	1,876,725	400,000	460,000	1,042,625	7.44%	9.70%	31.97%
		125	767,960	400,000	460,000	479,975	10000	4.01%	4.27% 65.11%			125	562,523	400,000	460,000	1,406,309	4.27%	5.08%	26.67%			125	1,980,925	400,000	460,000	1,100,514	6.20%	8.22%	25.24%
		100	872,160	400,000	460,000	545,100	10000	3.21%	3.45% 45.86%			100	593,783	400,000	460,000	1,484,459	3.42%	4.11%	20.21%			100	2,085,125	400,000	460,000	1,158,403	4.96%	6.69%	19.18%
		75	976,360	400,000	460,000	610,225	1000 0	2.40%	2.61% 30.73%			75	625,043	400,000	460,000	1,562,609	2.56%	3.12%	14.40%			75	2,189,325	400,000	460,000	1,216,292	3.72%	5.11%	13.70%
		50	1,080,560	400,000	460,000	675,350	1007	1.0U%	1.75% 18.51%			50	656,303	400,000	460,000	1,640,759	1.71%	2.10%	9.14%			50	2,293,525	400,000	460,000	1,274,180	2.48%	3.47%	8.72%
		25	1,184,760	400,000	460,000	740,475	1000 0	0.80%	0.89% 8.44%			25	687,563	400,000	460,000	1,718,909	0.85%	1.06%	4.36%			25	2,397,725	400,000	460,000	1,332,069	1.24%	1.76%	4.17%
	Brownfield	0	1,288,960	400,000	460,000	805,600	/000 0	0.UU%	0.00% 0.00%		Brownfield	0	718,823	400,000	460,000	1,797,059	0.00%	0.00%	0.00%		Brownfield	0	2,501,925	400,000	460,000	1,389,958	0.00%	0.00%	0.00%
ts		150	1,132,035	25,000	378,750	707,522	1000	4.81%	5.29% 53.00%		3	150	640,236	25,000	378,750	1,600,590	5.12%	6.26%	28.11%	S		150	2,081,478	25,000	378,750	1,156,377	7.44%	10.03%	28.83%
Larger Supermarkets	-	125	1,236,235 1	25,000	378,750	772,647	1000	4.01%	4.45% 40.45%	Cmallor Cunormarkate		125	671,496	25,000	378,750	1,678,740 1	4.27%	5.28%	22.34%	Retail Warehouses		125	2,185,678 2	25,000	378,750	1,214,265 1	6.20%	8.51%	22.88%
Larger Si		100	1,340,435	25,000	378,750	837,772	1000	3.2170	3.59% 29.84%	Cmollor C		100	702,756	25,000	378,750	1,756,890	3.42%	4.27%	17.08%	Retail V		100	2,289,878	25,000	378,750	1,272,154	4.96%	6.93%	17.47%
		75	1,444,635	25,000	378,750	902,897	1000 0	2.40%	2.72% 20.77%			75	734,016	25,000	378,750	1,835,040	2.56%	3.24%	12.26%			75	2,394,078	25,000	378,750	1,330,043	3.72%	5.29%	12.53%
		50	1,548,835	25,000	378,750	968,022	1001	1.0U%	1.83% 12.91%			50	765,276	25,000	378,750	1,913,190	1.71%	2.18%	7.84%			50	2,498,278	25,000	378,750	1,387,932	2.48%	3.59%	8.01%
		25	1,653,035	25,000	378,750	1,033,147	1000 0	0.80%	0.92%		_	25	796,536		378,750	1,991,340	0.85%		3.77%		-	25	2,706,678 2,602,478	25,000	<u>۳</u>	1,445,821	1.24%	1.83%	3.84%
	Greenfield	0	1,757,235 1,653,035	25,000	378,750	1,098,272 1,033,147	1000 0		0.00%		Greenfield	0	827,796	25,000	378,750	2,069,490 1,991,340	0.00%				Greenfield	0	2,706,678	25,000	378,750	1,503,710 1,445,821	0.00%	0.00%	0.00%
		£/m2	Site	 £/ha	£/ha	£/ha	10000	%/nn/%	0.00% 0.00%			£/m2	Site	£/ha	£/ha	£/ha	0.00%	0.00%	0.00%			£/m2	Site	£/ha		£/ha	0.00%	0.00%	0.00%
		CIL	Residual Land Worth	Existing Use Value	Viability Threshold	Residual Value		UL as % DV	CIL as % Costs CIL as % RV			cıl	Residual Land Worth	Existing Use Value	Viability Threshold	Residual Value	CIL as % GDV	CIL as % Costs	CIL as % RV			CIL	Residual Land Worth	Existing Use Value	I	Residual Value	CIL as % GDV	CIL as % Costs	CIL as % RV

Source: HDH March 2016

8.3 The viability of the larger format retail development has declined since the earlier work was undertaken. The consequence of this is discussed later in this report.

Summary

8.4 The impact of the above analysis is discussed in the final chapter below.

9. Conclusions and revisions to rates of CIL

- 9.1 This update has been carried out early in 2016, following the adoption of the new Local Plan for the Stroud District for the period to 2031. The purpose of the update is threefold:
 - a) To address the concerns and comments made by consultees to the consultation on the Council's CIL Preliminary Draft Charging Schedule (PDCS).
 - b) To consider the impact of the changes in national policy (in particular around affordable housing) on the CIL setting process, and to consider the policy changes that have arisen through the Stroud Local Plan examination.
 - c) To reconsider the strategic sites in light of the updated cost information.
- 9.2 In Chapter 7 of the January 2014 CIL Viability Study, we set out some of the matters to be considered when setting CIL which led to the following rates being taken forward:

Table 9.1 - PDCS Prope	Table 9.1 - PDCS Proposed Levy Rate (per m ²)									
Type of Development	CIL Rates £ per square metre New additional floorspace									
Residential (including older people's housing)										
 Sites within the Stroud Valleys area (see Annex 1 map) Strategic sites identified in the Local Plan 	£0/m ²									
Strategic sites identified in the Local Plan	£0/m ²									
	on the basis that developers are required to meet their own site infrastructure costs and these costs are as set out in the Local Plan Viability Study									
All other sites	£80/m ²									
Supermarkets and Retail Warehouses	£150/m ²									
All other development (i.e. that is not mentioned above)	£10/m ²									

Source: Page 6, Stroud District Local Plan: Preliminary Draft Charging Schedule February 2014

- 9.3 It is important to note that the findings of viability work do not determine the rates of CIL, but are one of a number of factors that the Council may consider when setting CIL. Whilst viability is an important element of the CIL setting process, it is just one of a number of elements.
- 9.4 This update is restricted to reviewing the proposed rates of CIL in the published PDCS and in the context of the NPPF and PPG. The test being whether or not the cumulative impact of policy (local and national, including CIL) would put the development plan at serious risk, or whether development is threatened by CIL.

Infrastructure Delivery and CIL v s106

- 9.5 Since the consideration of CIL started, the Council has continued to work with the County Council in its capacity as the Highways and Education Authority. Generally, there is a preference for infrastructure to be delivered through s106 where appropriate. It is recognised that this may allow greater control over the timing of delivery and thus giving greater certainty to both the Council and the developers.
- 9.6 In Chapter 2 of the CIL Viability Study, we set out the restrictions on future use of s106 agreements. Those infrastructure costs that can be met through s106 have been included in the modelling and viability appraisals under the assumption that the items (physical and financial) that make up the figures will be delivered through s106 by the developer. These are summarised in Table 4.2 above which is repeated below.

Table 9.2 Strategic Sites Infrastructure Costs									
Name	Units	TOTAL	£/unit						
North East Cam	450	£5,730,551	£12,735						
Hunts Grove	750	£3,627,668	£4,837						
Sharpness Docks	300	£5,349,279	£17,831						
West of Stonehouse	1350	£9,352,296	£6,928						
Stroud Valleys	n (February 2015)	£7,112,146							

Source: Arup (February 2015)

9.7 The appraisals of the general residential development (those not on the strategic sites) include an allowance of £1,000 per unit (market and affordable) to be paid in s106 contributions over and above CIL. This is a cautious approach as s106 may only be requested where need arises.

Neighbouring Authorities

9.8 There is no requirement to keep CIL rates consistent across Charging Authority boundaries, however it is a relevant factor to consider. It is necessary also to consider the Council's approach to s106 payment, infrastructure requirements and affordable housing.

Table	9.3 Local Published	I CIL Rates	
Herefordshire			
Stage	Draft PDCS	Date	March 2013
	Zones	Upper	Lower
Residential	4	£140	£0
Res Institutions		£0	
Retail			
Town Centre Comp		£90	
Out of town Comp		£125	
Small Convenience		£80	
Large Convenience		£120	
Hotel		£25	
Cheltenham, Gloucester and Tev	wksbury JCS		
Stage	DCS Consultation	Date	May 2015
	Cheltenham	Gloucester	Tewksbury
Residential			
10 units and under	£110	£0	£110
11 and over	£70	£0	£70
Strategic Sites	£110 to £500		£40 to £500
Retail	£150	£150	£150
All Other Used	£0	£0	£0
South Worcestershire			
Stage	Revised PDCS	Date	February 2015
	Malvern Hills	Worcester City	Wychavon
Residential	£60	£40	£60
All other areas	£40	£0	£40
Urban areas	£0	£0	£0
Some strategic sites	£0	£0	£0
Student Accommodation	£100	£100	£100
Food Retail (Supermarkets)	£100	£100	£100
Retail Warehouses	£100	£100	£100
Shops	£0	£0	£0
Hotel	£0	£0	£0
Industrial and Office	£0	£0	£0
Education, health, community and other uses	£0	£0	£0
Shropshire			
Stage	Adopted	Date	January 2012
	Zones	Upper	Lower
Residential	2	£80	£40

Wiltshire			
Stage	Adopted	Date	Mau 2015
Retail	£0		
retail warehouses, supermarkets, similar development	£175		
Student housing and hotels	£70		
all other uses	£0		
Residential	Zone 1	Zone 2	
Strategic Sites	£85	£55	
Other Sites	£40	£30	

Source: Council websites - Note these may be subject to change as the CIL setting process continues

S106 History

9.9 The Council has set out its past track record of collecting developer contributions (affordable housing and financial) under s106 separately to this report. This has been updated.

Instalment Policy

9.10 It remains our firm recommendation that the Council introduces an Instalment Policy. Not to do so could put the Development Plan at serious risk. The CIL Guidance sets out:

Regulation 70 (as amended by the 2012 and 2013 Regulations) provides for payment by instalment where an instalment policy is in place. Where no instalment policy is in place, payment is due in full at the end of 60 days after development commenced (see Regulation 7, and section 56(4) of the Town and Country Planning Act 1990, for the definition of 'commencement of development').

PPG Reference ID: 25-055-20140612

- 9.11 If an Instalment Policy is not adopted, then payment is due in full at the end of 60 days after commencement. To require payment, particularly on large schemes in line with the above, could have a dramatic and serious impact on the delivery of projects. It is our firm recommendation that the Council introduces an Instalment Policy. Not to do so could put the Development Plan at serious risk.
- 9.12 The modelling in this study is on the basis that the Council does introduce an Instalment Policy that enables CIL to be paid, through the life of a project, in equal instalments. There are a range of alternative instalment policy structures that could be adopted such as the one set out below as an example. In any event any instalment policy should have a provision whereby, in all cases, the full balance is payable on occupation / opening of the development if this is earlier than the instalment dates set out in the table.

Table 9.4 Potential Instalment Policy											
CIL in £	Number of Instalments	Total Timescale for Instalments	Payment Amounts	Payment Periods							
up to £6,000	2	270 days (9 months)	10%	60 days from commencement.							
			90%	270 days from commencement.							
£6,001 to £30,000	3	365 days (1 year)	10%	60 days from commencement.							
			45%	270 days from commencement.							
			45%	365 days from commencement.							
£30,001 to £150,000	3	548 days (18 months)	10%	60 days from commencement.							
			45%	365 days from commencement.							
			45%	548 days from commencement.							
£150,001 to £300,000	4	730 days (2 years)	10%	60 days from commencement.							
			30%	365 days from commencement.							
			30%	548 days from commencement.							
			30%	730 days from commencement.							
£300,001 to £600,000	5	1095 days (3 years)	10%	60 days from commencement.							
			23%	365 days from commencement.							
			23%	548 days from commencement.							
			23%	730 days from commencement.							
			21%	1095 days from commencement.							
£600,001 to £1,200,000	6	1460 days (4 years)	10%	60 days from commencement.							
			18%	365 days from commencement.							
			18%	548 days from commencement.							
			18%	730 days from commencement.							
			18%	1095 days from commencement.							
			18%	1460 days from commencement.							
£1,200,001 to £1,800,000	7	1825 days (5 years)	10%	60 days from commencement.							
			15%	365 days from commencement.							
			15%	548 days from commencement.							
			15%	730 days from commencement.							
			15%	1095 days from commencement.							
			15%	1460 days from commencement.							
			15%	1825 days from commencement.							
£1,800,001 and over	8	2190 days (6 years)	10%	60 days from commencement.							
			13%	365 days from commencement.							
			13%	548 days from commencement.							
			13%	730 days from commencement.							
	1		13%	1095 days from commencement.							
			13%	1460 days from commencement.							
			13%	1825 days from commencement.							
	1		12%	2190 days from commencement.							

Source: HDH 2015

Viability Evidence

- 9.13 The viability evidence has been updated. This has identified that there have been some changes in viability, but, the findings of the January 2014 Local Plan Viability Study stand, in that the majority of residential development that is planned is viable and that the cumulative impact of the policies (as amended) does not put the Local Plan at serious risk. In most cases the Residual Value exceeds the Viability Threshold, but those typologies that are not viable (on the whole, the brownfield sites) represent a small proportion of the planned development.
- 9.14 When considering CIL, we have drawn on the viability evidence that is updated in this paper. This evidence has been prepared in line with the viability sections of the PPG, with the Harman Guidance and the RICS Guidance and takes the comments of consultees into account. It is therefore an appropriate evidence base for the setting of CIL. We have recommended rates of CIL based on the adopted Local Plan.

Residential Development - Strategic Sites

- 9.15 The PDCS included the site specific rates of £0/m² for the strategic sites at North East Cam, Hunts Grove, Sharpness Docks, West of Stonehouse, and the Stroud Valleys.
- 9.16 Based on the full policy requirements and the updated infrastructure costs (as set out in Table 4.2), based on the Residual Values set out in Table 7.1 and Table 7.2 above we recommend that these sites remain subject to the £0/m² rate.
- 9.17 The North East Cam, Hunts Grove and West of Stonehouse are shown as viable all generating residual values over the Viability Threshold before CIL is applied. The margin is however small, the largest being £85,000/ha which is a cushion of less than 25%.
- 9.18 The sites in the valley bottom at Stroud and Thrupp, modelled to represent the Stroud Valleys Strategic Location are shown as unviable (without CIL), as is the Sharpness Docks site. We confirm the recommendation that these sites remain subject to the £0/m² rate.

Residential Development – Non-strategic Sites

- 9.19 The PDCS included the rate of £80/m² in all other areas other than the strategic sites (North East Cam, Hunts Grove, Sharpness Docks, West of Stonehouse and the Stroud Valleys). In reviewing these we have compared the Residual Value with the Viability Threshold, we have then considered CIL as a proportion of the GDV seeking to ensure CIL will be less than 5%, and finally we have considered CIL as a percentage of the Residual Value, using a test that it should be less than 25%.
- 9.20 Two of the brownfield sites (7 Infill Stroud and 12 Infill Cam) are shown as unviable and the site modelled on garden land (11 Infill, Stroud) is also shown as unviable. Without CIL, site 7 remains unviable indicating that it is not CIL that is rendering the site unviable. The other two sites are viable by a very small margin. These typologies make up a very small

proportion of the development anticipated in the area and in themselves do not threaten delivery of the Plan.

- 9.21 All the other sites, taking CIL into account, generate a Residual Value in excess of £600,000/ha, with most generating a Residual Value of well over £1,000,000/ha. On all bar one of the sites, the cushion between the Residual Value and Viability Threshold is at least 75%. These results indicate that £80/m² remains appropriate.
- 9.22 In all cases CIL at £80/m² would be less than 3% of the Gross Development Value. This is well below 5% so this further supports this rate. Of the viable sites, in all cases, CIL at £80/m² would be less than 25% of the Residual Value. This is an indication of the fall in land values that may arise due to the introduction of CIL. This further analysis also supports the recommendation that £80/m² remains appropriate.

Older people's housing

- 9.23 Under the PDCS it was proposed that older people's housing should be subject to the same rates of CIL as other housing. Whilst the greenfield sites are shown as viable, at £80/m² the cushion is small. Most such development is anticipated to be on brownfield sites close to the town centres and brownfield sites are shown as being unviable.
- 9.24 We now recommend, based on the viability evidence, that this is reduced to zero.

Non-Residential Development

- 9.25 The PDCS proposed two remaining rates, £150/m² for larger format retail development and £10/m² for all other development.
- 9.26 Having considered the revised viability evidence, particularly the increase in costs, we now recommend, based on the viability evidence the following changes:
 - Retail Uses We recommend that the CIL rate is reduced from £100/m² to £75/m². The Council does not anticipate further large supermarket development to come forward at the current time, but it does anticipate smaller supermarkets and retail warehousing to continue to come forward.

CIL at this level would reduce land values but not to the extent as to threaten development.

b. **All other uses** – It is contended that this rate is not supported by the updated viability evidence. We recommend that this is reduced to $\pm 0/m^2$.

Summary of Recommended Rates of CIL

9.27 The revised recommended rates of CIL are summarised as follows. These are largely determined on viability and our understanding of the future requirements for s106 payments. The Council will need to consider these with their wider infrastructure evidence.

Table 9.5 – Revised Levy Rate											
Type of Development	CIL Rates £/m ²										
Residential (excluding older people's housing)	New additional floorspace										
 Sites within the Stroud Valleys area Strategic sites identified in the Local Plan 	£0/m ² £0/m ² on the basis that developers are required to meet their own site infrastructure costs and these costs are as set out in the Local Plan Viability Study										
All other sites	£80/m ²										
Older people's housing	£0/m ²										
Supermarkets and Retail Warehouses	£75/m ²										

Source: Post PDCSCIL Viability Update March 2016

- 9.28 Based on the viability evidence set out in the Local Plan Viability Study (August 2013) and the CIL Viability Study (January 2014) and this Post PDCS CIL Viability Update, we confirm that CIL, when set at these rates, would not threaten delivery of Local Plan for Stroud as a whole.
- 9.29 Separately to this report the Council will set out how funds raised through CIL will be used to deliver the Plan, and how it will form an important source of funding for infrastructure.

Appendix 1 – Land Registry Price Paid Data

Price Paid	Date	Postcode	Туре	saon	paon	Street	Locality	Town	m2	£/m2
£250,000	23-01-15	GL10 2BT	D		88	RENARD RISE		STONEHOUSE	112	£2,232
£300,000	22-05-15	GL10 3JL	D		BATH ROW HOUSE	BATH ROAD	KINGS STANLEY	STONEHOUSE	128	£2,344
£310,000	30-04-15	GL11 5BE	D		29	BUDDING WAY		DURSLEY	135	£2,296
£385,995	23-04-15	GL11 5DB	D		10	SHEARING CLOSE		DURSLEY		
£437,500	05-06-15	GL11 5DB	D		11	SHEARING CLOSE		DURSLEY	88	£4,972
£399,995	31-03-15	GL11 5DB	D		12	SHEARING CLOSE		DURSLEY		
£397,500	14-05-15	GL11 5DB	D		13	SHEARING CLOSE		DURSLEY		
£249,995	29-05-15	GL11 5DB	D		22	SHEARING CLOSE		DURSLEY	88	£2,841
£352,555	07-08-15	GL11 5HE	D		OLD COTTAGE	FARFIELD	CAM	DURSLEY	117	£3,013
£220,000	15-05-15	GL11 5SF	D		11A	BIRCH ROAD	NORMAN HILL	DURSLEY	70	£3,143
£311,000	08-05-15	GL11 6JQ	D		11	ELSTUB LANE		DURSLEY	77	£4,039
£333,900	26-03-15	GL11 6JQ	D		13	ELSTUB LANE		DURSLEY	121	£2,760
£180,000	30-10-15	GL12 7EJ	D		18	BRITANNIA MEWS		WOTTON-UNDER- EDGE	61	£2,951
£252,000	30-10-15	GL12 7EJ	D		19	BRITANNIA MEWS		WOTTON-UNDER- EDGE	74	£3,405
£185,000	15-10-15	GL12 7EJ	D		31	BRITANNIA MEWS		WOTTON-UNDER- EDGE	61	£3,033
£350,000	27-10-15	GL12 7EJ	D		46	BRITANNIA MEWS		WOTTON-UNDER- EDGE	110	£3,182
£415,000	13-02-15	GL12 8RJ	D		43	CHESTNUT PARK	KINGSWOOD	WOTTON-UNDER- EDGE	189	£2,196
£210,000	31-03-15	GL2 4AY	D		6	ACORN WAY	HARDWICKE	GLOUCESTER	95	£2,211
£279,950	13-02-15	GL2 4AZ	D		2	COLETHROP WAY	HARDWICKE	GLOUCESTER	153	£1,830
£309,995	27-03-15	GL2 4BD	D		21	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	128	£2,422
£362,995	20-03-15	GL2 4BD	D		23	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	150	£2,420
£362,995	30-04-15	GL2 4BD	D		25	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	150	£2,420
£309,995	19-06-15	GL2 4BD	D		27	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	128	£2,422
£317,995	19-05-15	GL2 4BD	D		29	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	128	£2,484
£362,995	14-05-15	GL2 4BD	D		31	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	150	£2,420
£255,995	23-01-15	GL2 4BE	D		20	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	107	£2,392
£234,995	20-02-15	GL2 4BE	D		26	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	98	£2,398
£257,995	10-04-15	GL2 4BE	D		32	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	107	£2,411

£257,995	24-04-15	GL2 4BE	D	34	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	107	£2,411
£299,995	24-04-15	GL2 4BE	D	36	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	122	£2,459
£299,995	16-06-15	GL2 4BE	D	38	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	122	£2,459
£255,995	22-05-15	GL2 4BE	D	40	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	107	£2,392
£299,995	14-05-15	GL2 4BE	D	42	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	122	£2,459
£238,995	24-09-15	GL2 4BE	D	64	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	98	£2,439
£234,995	23-01-15	GL2 4BE	D	80	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	98	£2,398
£345,000	05-01-15	GL2 4BG	D	7	COLLETT CLOSE	HARDWICKE	GLOUCESTER	140	£2,464
£275,000	24-04-15	GL2 4BH	D	7	HUNTS GROVE DRIVE	HARDWICKE	GLOUCESTER	136	£2,022
£430,995	25-03-15	GL2 4BN	D	1	MYLNE CLOSE	HARDWICKE	GLOUCESTER	177	,
£430,995	23-04-15	GL2 4BN	D	2	MYLNE CLOSE	HARDWICKE	GLOUCESTER	177	
£359,995	18-02-15	GL2 4BN	D	3	MYLNE CLOSE	HARDWICKE	GLOUCESTER	150	£2,400
£352,995	17-04-15	GL2 4BN	D	4	MYLNE CLOSE	HARDWICKE	GLOUCESTER	140	£2,521
£425,995	19-02-15	GL2 4BN	D	5	MYLNE CLOSE	HARDWICKE	GLOUCESTER	168	£2,536
£335,000	02-04-15	GL2 4BN	D	6	MYLNE CLOSE	HARDWICKE	GLOUCESTER	131	£2,557
£317,995	11-09-15	GL2 4BP	D	1	DADFORD CLOSE	HARDWICKE	GLOUCESTER	128	£2,484
£399,995	26-06-15	GL2 4BP	D	2	DADFORD CLOSE	HARDWICKE	GLOUCESTER	168	£2,381
£430,995	26-06-15	GL2 4BP	D	3	DADFORD CLOSE	HARDWICKE	GLOUCESTER	168	£2,565
£320,995	26-06-15	GL2 4BP	D	4	DADFORD CLOSE	HARDWICKE	GLOUCESTER	128	£2,508
£425,995	17-06-15	GL2 4BP	D	5	DADFORD CLOSE	HARDWICKE	GLOUCESTER	168	£2,536
£362,995	26-06-15	GL2 4BP	D	6	DADFORD CLOSE	HARDWICKE	GLOUCESTER	150	£2,420
£235,995	11-09-15	GL2 4BQ	D	1	CULLIS CLOSE	HARDWICKE	GLOUCESTER	96	£2,458
£263,995	08-01-15	GL2 4BS	D	18	PURTON CLOSE	HARDWICKE	GLOUCESTER	109	£2,422
£273,500	24-04-15	GL2 4DA	D	5	FOXWHELP WAY	QUEDGELEY	GLOUCESTER		
£379,950	20-02-15	GL2 4RG	D	1	THE GROVE	HARDWICKE	GLOUCESTER	172	£2,209
£359,000	21-05-15	GL2 4RG	D	4	THE GROVE	HARDWICKE	GLOUCESTER		
£316,500	20-05-15	GL2 4RG	D	5	THE GROVE	HARDWICKE	GLOUCESTER		
£204,995	20-04-15	GL2 7DH	D	9	BARTON FIELD	CAMBRIDGE	GLOUCESTER	78	£2,628
£580,000	28-08-15	GL2 7PR	D	HORSE CHESTNUT	WHITMINSTER LANE	FRAMPTON ON SEVERN	GLOUCESTER		
				HOUSE		SEVERN			
£279,000	03-09-15	GL3 4GN	D	11	MARTYN CLOSE	BROCKWORTH	GLOUCESTER	126	£2,214
£329,800	27-02-15	GL3 4GQ	D	1	SIDDELEY CLOSE	BROCKWORTH	GLOUCESTER	166	£1,987
£266,000	30-04-15	GL3 4GQ	D	4	SIDDELEY CLOSE	BROCKWORTH	GLOUCESTER	121	£2,198
£260,000	30-06-15	GL3 4GQ	D	5	SIDDELEY CLOSE	BROCKWORTH	GLOUCESTER	121	£2,149
£328,000	29-05-15	GL3 4GQ	D	6	SIDDELEY CLOSE	BROCKWORTH	GLOUCESTER	166	£1,976
£340,000	27-02-15	GL3 4GR	D	1	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	166	£2,048
£335,000	03-04-15	GL3 4GR	D	13	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	166	£2,018
£325,000	27-02-15	GL3 4GR	D	3	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	166	£1,958
£275,000	31-03-15	GL3 4GR	D	7	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	121	£2,273

£310,000	27-04-15	GL3 4GR	D		9	DONALDSON DRIVE	BROCKWORTH	GLOUCESTER	170	£1,824
£333,200	27-08-15	GL4 8HP	D		POTTERY		CRANHAM	GLOUCESTER	109	£3,057
					COTTAGE					
£338,000	02-07-15	GL5 1LQ	D		7	GAINEYS WELL		STROUD	120	£2,817
£350,000	10-08-15	GL5 1LQ	D		8	GAINEYS WELL		STROUD	120	£2,917
£351,300	14-09-15	GL5 1LQ	D		9	GAINEYS WELL		STROUD	120	£2,928
£310,000	04-06-15	GL5 2UA	D	1A	SOUTHVIEW	COTSWOLD CLOSE	BOURNE	STROUD	83	£3,735
£295,000	20-03-15	GL6 0DX	D		5B	CHERRY TREE CLOSE	NAILSWORTH	STROUD		
£517,000	11-09-15	GL6 0NN	D		NEWHOUSE	WINDSOREDGE	NAILSWORTH	STROUD		
£450,000	27-02-15	GL6 0PT	D		22	PRIORY FIELDS	HORSLEY	STROUD	162	£2,778
£784,000	04-03-15	GL6 0QS	D		1	VICARAGE GARDENS	NAILSWORTH	STROUD	410	£1,912
£170,000	17-02-15	GL6 8LE	D	PLOT 3	PEACEY'S ORCHARD	RANDALLS GREEN	CHALFORD HILL	STROUD		
£11,840	26-06-15	GL6 9EQ	D		1	CIRENCESTER ROAD	MINCHINHAMPTON	STROUD	119	£99
£85,000	30-07-15	GL11 4JB	F	FLAT 3	54	LONG STREET		DURSLEY	36	£2,361
£182,000	30-04-15	GL12 7EJ	F		1	BRITANNIA MEWS		WOTTON-UNDER- EDGE	61	£2,984
£174,000	17-07-15	GL12 7EJ	F		3	BRITANNIA MEWS		WOTTON-UNDER- EDGE	61	£2,852
£172,000	17-07-15	GL12 7EJ	F		4	BRITANNIA MEWS		WOTTON-UNDER- EDGE	61	£2,820
£174,000	29-07-15	GL12 7EJ	F		6	BRITANNIA MEWS		WOTTON-UNDER- EDGE	61	£2,852
£90,000	16-04-15	GL13 9NE	F		1A	OLDMINSTER ROAD	SHARPNESS	BERKELEY	59	£1,525
£150,000	16-03-15	GL3 4EB	F		48	GAUNTLET ROAD	BROCKWORTH	GLOUCESTER	75	£2,000
£285,000	30-04-15	GL6 6UL	F	SUITE 0/7	RICHMOND VILLAGE CENTRE	STROUD ROAD	PAINSWICK	STROUD		
£269,995	28-08-15	GL11 5BE	S		43	BUDDING WAY		DURSLEY	117	£2,308
£186,950	30-01-15	GL11 5DB	S		15	SHEARING CLOSE		DURSLEY	67	£2,790
£186,950	29-05-15	GL11 5DB	S		16	SHEARING CLOSE		DURSLEY		
£186,950	27-03-15	GL11 5DB	S		20	SHEARING CLOSE		DURSLEY	67	£2,790
£212,000	19-06-15	GL11 5DB	S		23	SHEARING CLOSE		DURSLEY	80	£2,650
£220,000	28-05-15	GL11 5DB	S		24	SHEARING CLOSE		DURSLEY	80	£2,750
£210,000	27-03-15	GL11 5DB	S		6	SHEARING CLOSE		DURSLEY		
£208,000	13-02-15	GL11 5DB	S		7	SHEARING CLOSE		DURSLEY		
£205,000	10-03-15	GL11 5DB	S		9	SHEARING CLOSE		DURSLEY		
£180,452	20-03-15	GL11 6BU	S		10	STRAWBERRY FIELD		DURSLEY	70	£2,578
£237,452	20-03-15	GL11 6BU	S		11	STRAWBERRY FIELD		DURSLEY	95	£2,499
£180,452	16-04-15	GL11 6BU	S		12	STRAWBERRY FIELD		DURSLEY	70	£2,578

£249,950	30-04-15	GL11 6BU	S	7	STRAWBERRY FIELD		DURSLEY	95	£2,631
£180,453	26-03-15	GL11 6BU	S	8	STRAWBERRY FIELD		DURSLEY	70	£2,578
£244,995	27-03-15	GL11 6BU	S	9	STRAWBERRY FIELD		DURSLEY	95	£2,579
£292,995	31-07-15	GL12 7EF	S	7	TABERNACLE ROAD		WOTTON-UNDER- EDGE	83	£3,530
£270,000	30-04-15	GL12 7EJ	S	44	BRITANNIA MEWS		WOTTON-UNDER- EDGE	104	£2,596
£270,000	30-04-15	GL12 7EJ	S	45	BRITANNIA MEWS		WOTTON-UNDER- EDGE	104	£2,596
£172,000	27-03-15	GL13 9PZ	S	6	CHAPEL HILL	NEWPORT	BERKELEY	80	£2,150
£155,000	31-03-15	GL2 4AS	S	9	LIME TREE AVENUE	HARDWICKE	GLOUCESTER	62	£2,500
£186,995	29-05-15	GL2 4AU	S	20	LIME TREE AVENUE	HARDWICKE	GLOUCESTER	100	£1,870
£175,950	09-01-15	GL2 4AY	S	10	ACORN WAY	HARDWICKE	GLOUCESTER	80	£2,199
£210,000	27-03-15	GL2 4AY	S	2	ACORN WAY	HARDWICKE	GLOUCESTER	100	£2,100
£194,000	10-04-15	GL2 4AY	S	4	ACORN WAY	HARDWICKE	GLOUCESTER	110	£1,764
£177,150	30-01-15	GL2 4AY	S	8	ACORN WAY	HARDWICKE	GLOUCESTER	80	£2,214
£221,995	27-03-15	GL2 4BE	S	28	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	89	£2,494
£220,995	24-04-15	GL2 4BE	S	30	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	89	£2,483
£221,995	13-02-15	GL2 4BE	S	76	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	89	£2,494
£221,995	23-01-15	GL2 4BE	S	78	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	89	£2,494
£190,000	24-04-15	GL2 4BH	S	9	HUNTS GROVE DRIVE	HARDWICKE	GLOUCESTER	78	£2,436
£225,995	18-09-15	GL2 4BQ	S	21	CULLIS CLOSE	HARDWICKE	GLOUCESTER	89	£2,539
£225,995	18-09-15	GL2 4BQ	S	22	CULLIS CLOSE	HARDWICKE	GLOUCESTER	89	£2,539
£160,995	30-01-15	GL2 4BS	S	14	PURTON CLOSE	HARDWICKE	GLOUCESTER	65	£2,477
£162,995	30-01-15	GL2 4BS	S	17	PURTON CLOSE	HARDWICKE	GLOUCESTER	65	£2,508
£208,995	25-03-15	GL2 4BW	S	22	MEERBROOK WAY	QUEDGELEY	GLOUCESTER	77	£2,714
£162,995	29-05-15	GL2 4BW	S	30	MEERBROOK WAY	QUEDGELEY	GLOUCESTER	63	£2,587
£260,995	06-03-15	GL2 4BY	S	16	FOXWHELP WAY	QUEDGELEY	GLOUCESTER	123	£2,122
£159,995	06-02-15	GL2 4BY	S	24	FOXWHELP WAY	QUEDGELEY	GLOUCESTER	63	£2,540
£229,995	27-03-15	GL2 4BY	S	28	FOXWHELP WAY	QUEDGELEY	GLOUCESTER	89	£2,584
£225,995	26-06-15	GL2 4BY	S	32	FOXWHELP WAY	QUEDGELEY	GLOUCESTER	89	£2,539
£264,995	30-06-15	GL2 4DA	S	7	FOXWHELP WAY	QUEDGELEY	GLOUC	ESTER	
£159,995	01-04-15	GL2 7DH	S	1	BARTON FIELD	CAMBRIDGE	GLOUCESTER	65	£2,461
£164,995	24-04-15	GL2 7DH	S	2	BARTON FIELD	CAMBRIDGE	GLOUCESTER	65	£2,538
£164,995	16-07-15	GL2 7DH	S	3	BARTON FIELD	CAMBRIDGE	GLOUCESTER	65	£2,538
£164,995	31-03-15	GL2 7DH	S	4	BARTON FIELD	CAMBRIDGE	GLOUCESTER	65	£2,538
£179,995	21-04-15	GL2 7DH	S	5	BARTON FIELD	CAMBRIDGE	GLOUCESTER	78	£2,308
£179,995	21-04-15	GL2 7DH	S	6	BARTON FIELD	CAMBRIDGE	GLOUCESTER	78	£2,308
£179,995	22-04-15	GL2 7DH	S	7	BARTON FIELD	CAMBRIDGE	GLOUCESTER	78	£2,308
£184,995	20-04-15	GL2 7DH	S	8	BARTON FIELD	CAMBRIDGE	GLOUCESTER	78	£2,372

£315,000	23-01-15	GL3 4EB	S	32	GAUNTLET ROAD	BROCKWORTH	GLOUCESTER	153	£2,059
£215,000	12-01-15	GL3 4EB	S	34	GAUNTLET ROAD	BROCKWORTH	GLOUCESTER	100	£2,059 £2,150
£210,000		GL3 4EB	S	42	GAUNTLET ROAD	BROCKWORTH	GLOUCESTER	100	£2,100
£216,400	20-02-15	GL3 4EB	S	50	GAUNTLET ROAD	BROCKWORTH	GLOUCESTER	100	£2,164
£225,000	06-02-15	GL3 4EB	S	52	GAUNTLET ROAD	BROCKWORTH	GLOUCESTER	100	£2,250
£204,000	26-02-15	GL3 4GP	S	1	REGENT CLOSE	BROCKWORTH	GLOUCESTER	79	£2,582
£210,000	19-02-15	GL3 4GP	S	3	REGENT CLOSE	BROCKWORTH	GLOUCESTER	79	£2,658
£235,000	10-07-15	GL3 4GP	S	5	REGENT CLOSE	BROCKWORTH	GLOUCESTER	100	£2,350
£220,000	06-03-15	GL3 4GP	S	7	REGENT CLOSE	BROCKWORTH	GLOUCESTER	79	£2,785
£145,000	29-05-15	GL5 4LU	S		MOSELEY ROAD		STROUD	58	£2,500
£240,000	04-03-15	GL6 0EU	S	2 SHERWOOD COTTAGES	NYMPSFIELD ROAD	NAILSWORTH	STROUD	116	£2,069
£340,000	10-09-15	GL6 8QQ	S	ASH TREE HOUSE	SILVER STREET	CHALFORD HILL	STROUD	102	£3,333
£11,840	26-06-15	GL6 9EH	S	8A	OLD COMMON	MINCHINHAMPTON	STROUD	64	£185
£242,000	16-10-15	GL12 7EJ	Т	13	BRITANNIA MEWS		WOTTON-UNDER- EDGE	74	£3,270
£292,000	23-10-15	GL12 7EJ	Т	15	BRITANNIA MEWS		WOTTON-UNDER- EDGE	104	£2,808
£297,000	30-10-15	GL12 7EJ	Т	16	BRITANNIA MEWS		WOTTON-UNDER- EDGE	104	£2,856
£277,000	02-10-15	GL12 7EJ	Т	33	BRITANNIA MEWS		WOTTON-UNDER- EDGE	85	£3,259
£239,000	18-09-15	GL12 7EJ	Т	34	BRITANNIA MEWS		WOTTON-UNDER- EDGE	74	£3,230
£242,000	18-09-15	GL12 7EJ	Т	35	BRITANNIA MEWS		WOTTON-UNDER- EDGE	74	£3,270
£289,000	25-09-15	GL12 7EJ	Т	36	BRITANNIA MEWS		WOTTON-UNDER- EDGE	111	£2,604
£280,000	27-10-15	GL12 7EJ	Т	38	BRITANNIA MEWS		WOTTON-UNDER- EDGE	100	£2,800
£283,000	11-09-15	GL12 7EJ	Т	39	BRITANNIA MEWS		WOTTON-UNDER- EDGE	104	£2,721
£285,000	14-08-15	GL12 7EJ	Т	40	BRITANNIA MEWS		WOTTON-UNDER- EDGE	104	£2,740
£262,000	17-08-15	GL12 7EJ	Т	41	BRITANNIA MEWS		WOTTON-UNDER- EDGE	85	£3,082
£282,000	21-08-15	GL12 7EJ	Т	42	BRITANNIA MEWS		WOTTON-UNDER- EDGE	104	£2,712
£278,000	31-07-15	GL12 7EJ	Т	43	BRITANNIA MEWS		WOTTON-UNDER- EDGE	111	£2,505

£160,000	20-02-15	GL13 9PZ	Т	3	CHAPEL HILL	NEWPORT	BERKELEY	67	£2,388
£208,000	15-04-15	GL2 4AS	Т	1	LIME TREE AVENUE	HARDWICKE	GLOUCESTER	95	£2,189
£208,995	20-02-15	GL2 4AS	Т	11	LIME TREE AVENUE	HARDWICKE	GLOUCESTER	110	£1,900
£189,995	12-03-15	GL2 4AS	Т	15	LIME TREE AVENUE	HARDWICKE	GLOUCESTER	100	£1,900
£190,000	29-04-15	GL2 4AS	Т	17	LIME TREE AVENUE	HARDWICKE	GLOUCESTER	100	£1,900
£179,995	13-02-15	GL2 4AS	Т	3	LIME TREE AVENUE	HARDWICKE	GLOUCESTER	81	£2,222
£150,000	27-02-15	GL2 4AS	Т	5	LIME TREE AVENUE	HARDWICKE	GLOUCESTER	62	£2,419
£149,400	22-05-15	GL2 4AS	Т	7	LIME TREE AVENUE	HARDWICKE	GLOUCESTER	62	£2,410
£150,000	16-01-15	GL2 4AY	Т	17	ACORN WAY	HARDWICKE	GLOUCESTER	62	£2,419
£165,995	25-09-15	GL2 4BE	Т	66	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	65	£2,554
£182,995	25-09-15	GL2 4BE	Т	68	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	65	£2,815
£168,995	25-09-15	GL2 4BE	Т	70	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	65	£2,600
£168,995	25-09-15	GL2 4BE	Т	72	BRIDGE KEEPERS WAY	HARDWICKE	GLOUCESTER	65	£2,600
£158,000	15-05-15	GL2 4BH	Т	53	HUNTS GROVE DRIVE	HARDWICKE	GLOUCESTER	62	£2,548
£150,000	30-04-15	GL2 4BH	Т	55	HUNTS GROVE DRIVE	HARDWICKE	GLOUCESTER	62	£2,419
£189,000	24-04-15	GL2 4BH	Т	57	HUNTS GROVE DRIVE	HARDWICKE	GLOUCESTER	80	£2,363
£157,000	12-06-15	GL2 4BH	Т	61	HUNTS GROVE DRIVE	HARDWICKE	GLOUCESTER	62	£2,532
£184,000	30-04-15	GL2 4BH	Т	63	HUNTS GROVE DRIVE	HARDWICKE	GLOUCESTER	80	£2,300
£162,995	16-01-15	GL2 4BS	Т	15	PURTON CLOSE	HARDWICKE	GLOUCESTER	65	£2,508
£180,995	27-02-15	GL2 4BS	Т	16	PURTON CLOSE	HARDWICKE	GLOUCESTER	75	£2,413
£154,995	21-04-15	GL2 7DH	Т	22	BARTON FIELD	CAMBRIDGE	GLOUCESTER	65	£2,385
£159,995	21-04-15	GL2 7DH	Т	24	BARTON FIELD	CAMBRIDGE	GLOUCESTER	65	£2,461
£240,000	14-05-15	GL3 4ED	Т	23	GOLDEN ARROW WAY	BROCKWORTH	GLOUCESTER	113	£2,124
£235,000	01-06-15	GL3 4ED	Т	25	GOLDEN ARROW WAY	BROCKWORTH	GLOUCESTER	113	£2,080
£182,000	05-06-15	GL5 4AN	Т	119B	STRATFORD ROAD		STROUD	119	£1,529
£465,000	04-02-15	GL6 0PT	Т	20	PRIORY FIELDS	HORSLEY	STROUD	153	£3,039
£465,000	09-01-15	GL6 0PT	Т	21	PRIORY FIELDS	HORSLEY	STROUD	192	£2,422
£11,840	12-06-15	GL6 9EH	Т	11	OLD COMMON	MINCHINHAMPTON	STROUD	64	£185
£11,840	26-06-15	GL6 9EH	Т	9	OLD COMMON	MINCHINHAMPTON	STROUD	80	£148

Appendix 2 – Newbuild Asking Prices

Developer	Scheme		Postcode	Туре	Bedrooms	D/SD/T	flat m2	house m2	Price	
Lovell	The Paddocks	Minchinhampton	GL6 9EW	Illford	4	d			£429,995	
	dev of 66 homes			Rainford	4	d			£475,000	
				Chelford x2	4	d			£465,000	
				Chelford x2	4	d			£465,000	
				Pickford	4	d			£475,000	
NK Lewis	Atcombe Rd	South Woodchester	GL5	Oakstone House	5	d		437		
Hamptons	Far Oakridge	Stroud	GL6	Far Oakridge	5	d		465	£1,350,000	£2,906
Kingsley Evans	Vicarage Gardens	Nailsworth	GL6 0BS	plot 1	5	d		225	£780,000	£3,467
					5	d		210	£750,000	£3,571
Crest	Potters Pond	Wootton-under-Edge	GL12	Elmswell	3	sd		72	£255,000	£3,542
	dev of 46 homes			Hallingbury x2	4	t		109	£295,000	£2,706
				Halstead	3	d		105	£290,000	£2,762
				Walberswick	4	d		104	£380,000	£3,654
				Britannia Mill x2	2	f	58		£175,000	£3,017
Bell Homes	Townsend	Randwick, Stroud	GL6 6JY	Willowdale x4	4	sd		118	£299,995	£2,549
	dev of 13			Kingswood x2	3	sd		75	£249,995	£3,316
				Kingscote x2	3	sd		75	£249,995	£3,316
McCarthy&Stone	Stroudwater Court	Stroud	GL5 4ET		1	f	55		£199,950	£3,635
					2	f	80		£250,950	£3,137

Appendix 3 – Non-Residential property information

The pages in this appendix are not numbered.

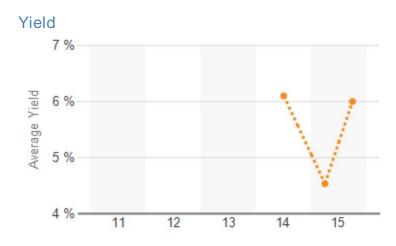
Stroud Industrial

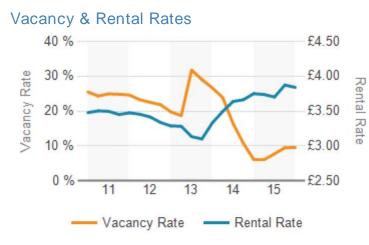
Availability	Survey	5-Year Avg
Rent Per SF	£3.84	£3.48
Vacancy Rate	9.6%	19.9%
Vacant SF	413,746	825,265
Availability Rate	11.0%	20.2%
Available SF	473,734	839,294
Sublet SF	16,489	19,545
Months on Market	6.1	19.1

Inventory	Survey	5-Year Avg
Existing Buildings	116	110
Existing SF	4,317,752	4,138,157
12 Mo. Const. Starts	33,262	57,952
Under Construction	0	27,508
12 Mo. Deliveries	33,262	59,296

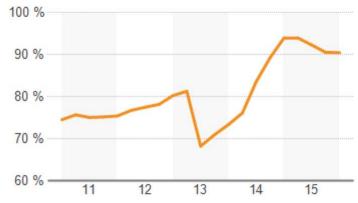
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	80,927	188,790
12 Mo. Leasing SF	223,763	227,381

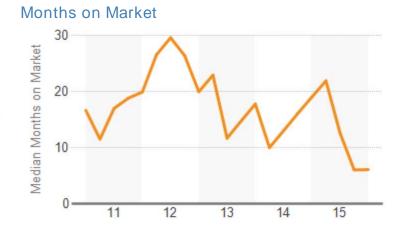
Sales	Past Year	5-Year Avg
Sale Price Per SF	£79	£67
Asking Price Per SF	£31	£41
Sales Volume (Mil.)	£8.8	£3.7
Yield	5.3%	5.6%











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Location Submarket Stroud (Swindon & Gloucester) property Type of Property Industrial
Submarket Stroud (Swindon & Gloucester)

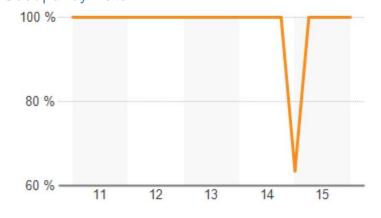
Stroud - Light Industrial

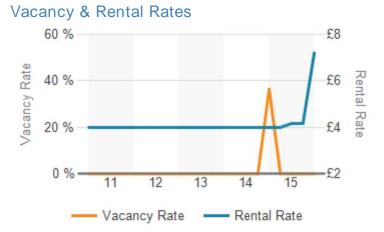
Availability	Survey	5-Year Avg	Inventory	Survey	5-Year Avg
Rent Per SF	£7.20	£4.02	Existing Buildings	9	10
Vacancy Rate	0.0%	1.9%	Existing SF	289,835	431,074
Vacant SF	0	8,308	12 Mo. Const. Starts	0	0
Availability Rate	1.1%	1.7%	Under Construction	0	0
Available SF	3,270	7,101	12 Mo. Deliveries	0	0
Sublet SF	0	0			
Months on Market	-	23.4			

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-166,164	-33,233
12 Mo. Leasing SF	2,712	450

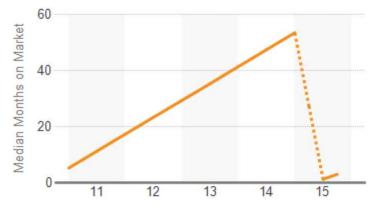
Sales	Past Year	5-Year Avg
Sale Price Per SF	-	-
Asking Price Per SF	£92	£92
Sales Volume (Mil.)	-	-
Yield	-	-











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Occupancy Rate

Stroud - Office

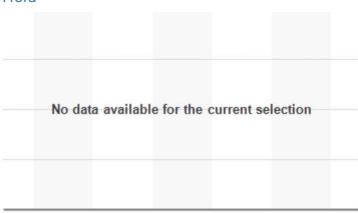
Availability	Survey	5-Year Avg
Rent Per SF	£8.29	£8.22
Vacancy Rate	12.7%	10.6%
Vacant SF	151,058	126,240
Availability Rate	13.2%	11.7%
Available SF	157,721	139,553
Sublet SF	0	358
Months on Market	18.0	22.7

Inventory	Survey	5-Year Avg
Existing Buildings	106	105
Existing SF	1,192,071	1,190,457
12 Mo. Const. Starts	0	0
Under Construction	0	0
12 Mo. Deliveries	0	0

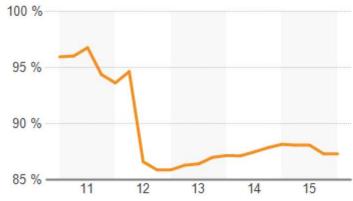
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-6,575	-21,470
12 Mo. Leasing SF	7,082	8,279

Sales	Past Year	5-Year Avg
Sale Price Per SF	-	£64
Asking Price Per SF	£89	£69
Sales Volume (Mil.)	-	£1.6
Yield	-	-



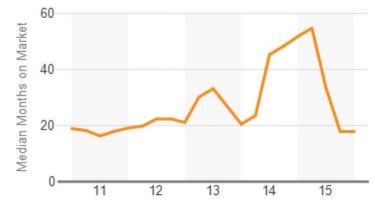












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Report Criteria			
location Submarket	Stroud (Swindon & Gloucester)		
property Type of Property	Office		
L			

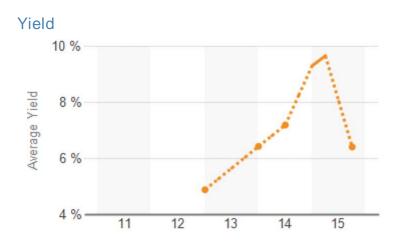
Stroud - Retail

Availability	Survey	5-Year Avg
Rent Per SF	£21.31	£16.18
Vacancy Rate	4.0%	5.1%
Vacant SF	36,474	45,920
Availability Rate	4.7%	7.9%
Available SF	42,331	70,979
Sublet SF	1,325	634
Months on Market	12.5	14.4

Inventory	Survey	5-Year Avg
Existing Buildings	114	112
Existing SF	900,772	893,292
12 Mo. Const. Starts	0	1,216
Under Construction	0	608
12 Mo. Deliveries	0	1,459

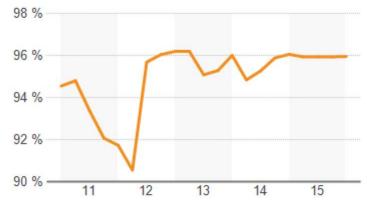
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	527	2,495
12 Mo. Leasing SF	4,062	15,009

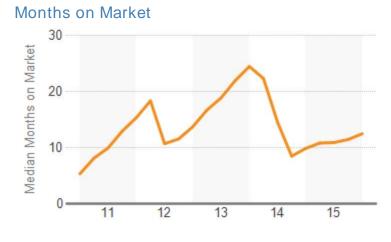
Sales	Past Year	5-Year Avg
Sale Price Per SF	£210	£408
Asking Price Per SF	£117	£165
Sales Volume (Mil.)	£0.7	£8.2
Yield	7.5%	7.2%











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Quick Stats Report

	Comps	Statistics			
	Low	Average	Median	High	Coun
General Retail					
Sale Price	£80,500	£28,770,679	£20,500,000	£167,000,000	1
Centre Size	1,045 SF	44,613 SF	40,229 SF	361,743 SF	2
Price per SF	£77.03	£606.65	£448.14	£1,865.50	1
Net Initial Yield	4.25%	5.91%	5.47%	9.60%	1
Days on Market	9	18	18	27	
Sale Price to Asking Price Ratio	0 102.13%	142.76%	108.57%	217.57%	
Mixed					
Sale Price	£36,650,000	£203,325,000	£203,325,000	£370,000,000	
NIA	302,941 SF	587,024 SF	587,024 SF	871,107 SF	
Price per SF	-	£346.37	-	-	
Net Initial Yield	6.00%	7.00%	7.00%	8.00%	
Days on Market	-	-	-	-	
Sale Price to Asking Price Ratio) -	-	-	-	
Sold Transactions	Total Sales Volume:	£809,439,500		Transactions:	2
	Survey	/ Criteria			
Under Offer, Sold, For Sale geography criteria: Submar (Oxford), West Oxfordshire	erty - Retail; Secondary Type e; Exclude Non-Arms Length ket - South Gloucestershire e (Oxford), Central Cheltenh otswold (Swindon & Glouce	Comps - Yes (Bristol), Cherwe am (Swindon & G	ell (Oxford), Vale Gloucester), Cen	of White Horse tral Swindon	
	oucester), Outer Cheltenhar troud (Swindon & Gloucest				re

Appendix 4 – Site Specific Strategic Infrastructure and Mitigation Costs

North East Cam	No. Dwellings				
	450				
Sector	Unit Demand	Benchmark Calculation or Reference	Estimated Demand	Estimated Capital Cost	Notes
Community Centres	SQM	SQM x benchmark cost	158.19	£237,279	
Libraries	SQM	SQM x benchmark cost	30.38	£88,200	GCC estimate. No offsite location for spend identified
Youth Support	Cost per Annum	Cost per annum x number of years	6.21	£0	No Requirement Identified by GCC
Education Early Years	Places	Theoretical demand x benchmark cost	50.30	£389.309	Offsite solution. Financial contribution to Slimbridge Primary or extension of hours at existing community halls
Education Primary	Places	Theoretical demand x benchmark cost	109.35	£1,351,312	Offsite solution. Financial obligation to Slimbridge Primary
Education Secondary (inc. sixth form)	Places	Theoretical demand x benchmark cost	68.69	£0	Slow build out trajectory. Capacity in existing secondary provision given slow build out trajectory. Assumed as 50 units per annum
Education Further	Places	Theoretical demand x benchmark cost	20.05	£377,843	No Requirement Identified by GCC
Healthcare GPs	No. GPs	1800 patients per GP x 150m2 x £2000 per m2	0.55	£163,500	CCG identified need for offsite contribution - possibly May Lane Surgery in Cam. No request made yet to developer as part of application negotiations.
Healthcare Dentists	No. Dentists	0.5 dentists per 1000 patients x 130m2 per dentist x £1400 per m2	0.49	£89,271	CCG identiied need for offsite contribution. No request made yet to developer as part of application negotations.
Healthcare Acute	No. Bedspaces	1.78 beds per 1000 people x 50m2 x £1700 per m2	1.75	£148,425	Site calculator figure. Nothing raised by developer or CCG. Leave in as a contribution for viability.
Swimming	No. Pools	Proportion of overall need - Sport England SFC tool	0.05	£170,769	No new build. Refurbishment strategy of existing provision. Build up pot of funds through CIL R123 List
Sports Halls	No. Halls	Proportion of overall need - Sport England SFC tool	0.07	£220,130	Developer resisting obligation. Evidence base from SDC officers is anecdotal only. No offiste scheme identified by SDC
Playing Pitches	Hectare	1.2 Hectares per 1000 population Sport England Planning Contributions Kitbag costs = £9.75 per m2	1.18	£114,777	Developer resisting obligation. No requirement identified by Cam Parish Council. SDC officer indicating offsite contribution for Jubilee Playing Fields.
Outdoor Sport	Hectare	0.4 Hectares per 1000 population Sport England Planning Contributions Kitbag costs = £99.60 per m2	0.39	£390,830	Developer resisting obligation. No requirement identified by Cam Parish Council. SDC officer indicating offsite contribution for Jubilee Playing Fields.
Play Space	Hectare	0.25 Hectares per 1000 population x £495,000 per Hectare	0.25	£0	Adequate on site provision made as part of planning application
Open Space Informal	Hectare	0.55 Hectares per 1000 population x £17,000 per Hectare	0.54	£0	Adequate on site provision made as part of planning application
Open Space Natural	Hectare	1 Hectare per 1000 population x £240,000 per Hectare	0.98	£0	Adequate on site provision made as part of planning application
Transport (Highways Offsite)		Atkins Stroud Local Plan Capacity Assessment 2015		£1,723,155	No contributions being offered by developer at present. GCC disagree and interim response being prepared. TA does not draw correct conclusions. Use Atkins estimate although this may change as a result of more detailed work by GCC.
Public Transport (Inc Bus & Rail)		GCC Estimate - Service Provider Meeting 11.02.16		£40,000	4 bus stop upgrades + 2 new bus stops on Box Road. Real Time + Bus Shelters for all upgrades and new stops.
Walking & Cycling		GCC Estimate - Service Provider Meeting 11.02.16		£120,000	Offsite tie in of walking and cycle route to the south of site (Box Road) 200 m of 3m wide cycle lane with lighting £600 per linear m x 200 = £120,000
Emergency Services (Policing)	Dwelling	Dwelling x benchmark cost £235 per unit		£105,750	
Water Management / Flood Risk				£0	Nothing above normal site based SUDs solutions
Energy / Utilities				£0	Nothing above normal site based requirements
				£5,730,551	

SA4 - Hunts Grove Extension -	No. Dwellings				
South of Harefield Road	750				
Sector	Unit Demand	Benchmark Calculation or Reference	Estimated Demand	Estimated Capital Cost	Notes
Community Centres	SQM	SQM x benchmark cost	158.19	£0	On site provision being made by developer for a sports pavilion and community space. Building is suitably sized to allow for Phase II. No financial contribtion to GCC.
Libraries	SQM	SQM x benchmark cost	50.63	£177,107	Developer ngotating stance is non provision at present. Apply threoretica site calculator cost as GCC may seek to negotiate this requirement.
Youth Support	Cost per Annum	Cost per annum x number of years	6.21	£0	No Requirement Identified by GCC
Education Early Years	Places	Theoretical demand x benchmark cost	50.30	£0	Crest Nicholson will provide places as part of Phase I Primary onsite provision. No contribution will be made to GCC
Education Primary	Places	Theoretical demand x benchmark cost	109.35	£0	Phase I provides a 2 FE primary school. Site has been sized to extend for Phase II. SA4 requires another 1 FE of provision. Most likely solution will be extension to existing onsite primary. Maximum size preferred for Primary is 3 FE. Crest Nicholson will be provided the school so no financial contribution will be made to GCC LEA.
Education Secondary (inc. sixth					GCC seeking contribution but unlikely for full standard based contribution. Estimate provided here is Crest Nicholsons negoatiating figure which GCC are minded to agree. Extension to existing secondary
form)	Places	Theoretical demand x benchmark cost	114.48	£2,450,000	offsite Severn Vale or Beaufort. No requirement yet identified by GCC. Test viability with throretical need
Education Further	Places	Theoretical demand x benchmark cost	20.05	£377,843	cost of £377k Appropriately sized site has been identified within the Phase I Local
Healthcare GPs	No. GPs	1800 patients per GP x 150m2 x £2000 per m2	0.55	£0	Centre. Site will be marketed for a period of 10 years for a private practice. No additional financial contribution is to be provided.
Healthcare Dentists	No. Dentists	0.5 dentists per 1000 patients x 130m2 per dentist x £1400 per m2			Appropriately sized site has been identified within the Phase I Local Centre. Site will be marketed for a period of 10 years for a private
			0.49	£0	practice. No additional financial contribution is to be provided.
Healthcare Acute	No. Beds paces	1.78 beds per 1000 people x 50m2 x £1700 per m2	1.75	£148,425	Site calculator figure. Nothing raised by developer or CCG. Leave in as a contribution for viability.
Swimming	No. Pools	Proportion of overall need - Sport England SFC tool	0.05	£170,769	No new build. Refurbishment strategy of existing provision. Build up pot of funds through CIL R123 List. Not identified by developer as a requirement.
Sports Halls	No. Halls	Proportion of overall need - Sport England SFC tool	0.07	£0	Adequate on site provision within Phase 1 Masterplan (already consented).
Playing Pitches	Hectare	1.2 Hectares per 1000 population Sport England Planning Contributions Kitbag costs = £9.75 per m2	1.18	£0	Adequate on site provision within Phase 1 Masterplan (already consented).
Outdoor Sport	Hectare	0.4 Hectares per 1000 population Sport England Planning Contributions Kitbag costs = £99.60 per m2	0.39	£0	Adequate on site provision within Phase 1 Masterplan (already consented).
Play Space	Hectare	0.25 Hectares per 1000 population x £495,000 per Hectare	0.25	£0	Adequate on site provision within Phase 1 Masterplan (already consented).
Open Space Informal	Hectare	0.55 Hectares per 1000 population x £17,000 per Hectare	0.54	£0	Adequate on site provision within Phase 1 Masterplan (already consented).
Open Space Natural	Hectare	1 Hectare per 1000 population x £240,000 per Hectare	0.98	£0	Adequate on site provision within Phase 1 Masterplan (already consented).
Transport (Highways Offsite)		Atkins Stroud Local Plan Capacity Assessment 2015		£127,275	Junction is costing £5.5m. No allowance needs to be made for this junction under Phase II. £127 equates to SA4 contribution to identified offsite works.
Public Transport (Inc Bus & Rail)		GCC Estimate - Service Provider Meeting 11.02.16		£0	stops required in SA4. Walk to bus stops on Harefield Lane. Safeguarded site for rail station Awaiting decision on priority location for new station Business case undertaken for Hunts Grove as the preferred location.
Walking & Cycling		GCC Estimate - Service Provider Meeting 11.02.16		£0	1st Phase of Hunts Grove delivers adequate provision.
Emergency Services (Policing)	Dwelling	Dwelling x benchmark cost £235 per unit		£176,250	Theoretical cost using Constabulary formulas. No request made of developer under current negotiations. Developer will resist as it is revenue funding not contributiond to identified capital projects
Water Management / Flood Risk	owening	Dwennig x benchmark cost £235 per unit		£176,250 £0	Nothing above normal site based SUDs solutions
Energy / Utilities				£0 £0	Nothing above normal site based requirements
LINEIGY / ULTITUES	1			τU	nouring above normal site based requirements

Sharpness	No. Dwellings				
	300				
Sector	Unit Demand	Benchmark Calculation or Reference	Estimated Demand	Estimated Capital Cost	Notes
Community Centres	SQM	SQM x benchmark cost	105.50	£158,186	No specific provision specified in the current masterplan. Use site calculator estimate for viability assesment
Libraries	SQM	SQM x benchmark cost	20.30	£70,845	No specific provision specified in the current masterplan. Use site calculator estimate for viability assesment
Youth Support	Cost per Annum	Cost per annum x number of years	6.21	£0	No Requirement Identified by GCC.
Education Early Years	Places	Theoretical demand x benchmark cost	33.5	£414,577	Possibility of reduced financial contribution depending on offiste solution identified. Use site calculator estimates for viabilty assessment.
Education Primary	Places	Theoretical demand x benchmark cost	72.9	£900,875	Possibility of reduced financial contribution as spare capacity identified in Newtown Primary allowing for 5% headroom for parental choice. Funds may be sought for refurbishment and upgrading of Newtown Primary. Berkley Vale will not be a growth hotspot for the plan period.
Education Secondary					
(inc. sixth form)	Places	Theoretical demand x benchmark cost	45.80	£862,391	Offsite solution. Use site calculator estimates for viabilty assessment.
Education Further	Places	Theoretical demand x benchmark cost	13.4	£251,895	No requirement yet identified by GCC. Test viability with theoretical need cost of $\pm 251k$
Healthcare GPs	No. GPs	1800 patients per GP x 150m2 x £2000 per m2	0.4	£109,000	CCG would seek an offsite financial contribution to support an extension to Berkeley Surgery. Figure allowed based on standard formula = £109k
Healthcare Dentists	No. Dentists	0.5 dentists per 1000 patients x 130m2 per dentist x £1400 per m2	0.3	£59,514	CCG would seek an offsite financial contribution to support an extension to Berkeley Surgery. Figure allowed based on standard formula = £59k
Healthcare Acute	No. Bedspaces	1.78 beds per 1000 people x 50m2 x £1700 per m2	1.75	£148,425	Site calculator figure. Nothing raised by developer or CCG. Leave in as a contribution for viability.
Swimming	No. Pools	Proportion of overall need - Sport England SFC tool	0.05	£170,769	No new build. Refurbishment strategy of existing provision. Build up pot of funds through CIL R123 List. Not identified by developer as a requirement.
Sports Halls	No. Halls	Proportion of overall need - Sport England SFC tool	0.07	£0	No provision made within Masterplan or requirement in Local Plan Policy. SDC officers did not regard Berkeley Vale as a priority for indoor sprts provision. Assume no contribution.
Playing Pitches	Hectare	1.2 Hectares per 1000 population Sport England Planning Contributions	1.18	£0	Adequate on site provision within Masterplan. Community football pitch
Outdoor Sport	Hectare	0.4 Hectares per 1000 population Sport England Planning Contributions Kitbag costs = £99.60 per m2	0.39	£0	Adequate on site provision within Masterplan.
Play Space	Hectare	0.25 Hectares per 1000 population x £495,000 per Hectare	0.25	£0	Adequate on site provision within Masterplan.
		0.55 Hectares per 1000 population x	0.54		Adequate on site provision within Masterplan. Community gardens in Local Plan
Open Space Informal	Hectare	£17,000 per Hectare 1 Hectare per 1000 population x		£0	policy Adequate on site provision within Masterplan. Community gardens in Local Plan
Open Space Natural Transport (Highways Offsite)	Hectare	£240,000 per Hectare Atkins Stroud Local Plan Capacity Assessment 2015	0.98	£0 £2,112,302	policy Scale of contribution will be challenged by developer. Atkins work assumes a higher level of B1 use in the employment mix which in turn generates a higher trip rate than is expected from industrial uses anticpated by developer. Junction 14 M5 Upgrade scheme is emerging. No costs or solution as yet. Likely to be a Highways England LEP funded scheme although developer contributions may be sought. No allowance currently made for this scheme in the offsite highway contribution.
Public Transport (Inc Bus & Rail)		GCC Estimate - Service Provider Meeting 11.02.16		£20,000	Bus Shelters and Real Time Information offsite. Contributions to bus services to connect development to Berkeley and Dursley sought through Local Plan policy for Sharpness. No business case work currently undertaken. Timetabling will require a new bus and subsidy of route. GCC questioned whether an obligation would be sought. For the purposes of the viability assessment we should assume no contribution to new buses or services. Contribution only to provision of new stops on existing service routes to serve the new development.
Walking & Cycling		GCC Estimate - Service Provider Meeting 11.02.16		£0	Walking and cycling opportunties are provided as part of the Masterplan. No offsite (outside of the redline boundary) tie in costs have been raised by GCC.
Emergency Services (Policing)	Dwelling	Dwelling x benchmark cost £235 per unit		£70,500	current negotiations. Developer will resist as it is revenue funding not contributiond to identified capital projects
Water Management / Flood Risk				£0	Nothing above normal site based SUDs solutions
Energy / Utilities				£0	Nothing above normal site based requirements.
				£5,349,279	

Stroud Valleys	No. Dwellings				
	450				
Sector	Unit Demand	Benchmark Calculation or Reference	Estimated Demand	Estimated Capital Cost	Notes
			Demand	COSC	Local Plan Policy SA1 seeks contributions to community uses. Off site financial contribution sought by
Community Centres	SQM	GCC Estimate. Information provided 17.2.16	158.19	£211,000	GCC.
Libraries	SQM	GCC Estimate. Information provided 17.2.16	50.63	£177,107	Local Plan Policy SA1 seeks contributions to community uses. Off site financial contribution sought by GCC.
Youth Support	Cost per Annum	Cost per annum x number of years	6.21	£0	No Requirement Identified by GCC
Education Early Years	Places	Theoretical demand x benchmark cost	50.30	£622,265	Offsite contributions to Brinchcombe Primary School for provision of early years places. GCC currently assessing expansion feasibility and suitability.
					Contributions to Brinchcombe Primary School required. GCC currently assessing expansion feasibility and suitability. Strategy is provision through expansion of existing schools as 450
Education Primary	Places	Theoretical demand x benchmark cost		£1,351,570	dwellings is insufficient to generate the need for a new stand alone 1 Form Entry Primary. All of the existing schools have on site space for extensions and require no additional land take.
Education Secondary (inc. sixth form)	Places	GCC Estimate. Information provided 17.2.16		£1,200,000	Financial contributions to existing secondary provision in Stroud Valleys. Strategy to expand one schoold rather than multiple schools. Specific school not yet identified.
Education Further	Places	Theoretical demand x benchmark cost	20.05	£377,843	No requirement yet identified by GCC. Test viability with throretical need cost of £378k
Healthcare GPs	No. GPs	1800 patients per GP x 150m2 x £2000 per m2	0.55	£163,500	Financial contribution to upgrades of existing surgery. Provision of additional consultation rooms at Beeches Green
Heal thcare Dentists	No. Dentists	0.5 dentists per 1000 patients x 130m2 per			
		dentist x £1400 per m2	0.49	£89,271	Financial contribution to offsite provision.
Healthcare Acute	No. Bedspaces	1.78 beds per 1000 people x 50m2 x £1700 per m2			
		Proportion of overall need - Sport England	1.75	£148,425	Site calculator figure. Nothing raised by developer or CCG. Leave in as a contribution for viability.
Swimming	No. Pools	SFC tool	0.05	£170,769	No new build. Refurbishment strategy of existing provision. Build up pot of funds through CIL R123 List.
Sports Halls	No. Halls	Proportion of overall need - Sport England SFC tool	0.07	£186,347	Financial contribution to refurbishment and upgrades of existing off site provision.
Playing Pitches	Hectare	1.2 Hectares per 1000 population Sport England Planning Contributions Kitbag costs = £9.75 per m2	1.18	£114,777	Financial contribution to refurbishment and upgrades of existing off site provision.
Outdoor Sport	Hectare	0.4 Hectares per 1000 population Sport England Planning Contributions Kitbag costs = £99.60 per m2	0.39	£390,830	Financial contribution to refurbishment and upgrades of existing off site provision.
Play Space	Hectare	0.25 Hectares per 1000 population x £495,000 per Hectare	0.25	£121,399	Financial contribution to refurbishment and upgrades of existing off site provision.
Open Space Informal	Hectare	0.55 Hectares per 1000 population x £17,000 per Hectare	0.54	£9,172	Financial contribution to refurbishment and upgrades of existing off site provision.
Oran Caraca Natural	Hectare	1 Hectare per 1000 population x £240,000	0.98	6225 440	
Open Space Natural	Hectare	per Hectare	0.98	£235,440	Financial contribution to refurbishment and upgrades of existing off site provision.
Open Space Natural (Rodborough Common)	Dwolling	SDC Formula = £200 per dwelling	N.A.	£90,000	Rodborough Common Special Area of Conservation. Interim Strategy for the avoidance of likely significant adverse effects arising from increased recreational activity on the Common from growth in population within Shm Catchment Zone of the Common. All Stroud Valleys sites fall within the Zone. The requirement is supported by Policy ES6 of the Local Plan.
(Rodborough Common)	Dweiling	SDC Formula = £200 per dwelling	N.A.	190,000	Supported by Policy ESG of the Local Plan. Phase 1 Junction on A38 has been sized to allow for the SA4 extension. Junction is costing £5.5m. No
Transport (Highways Offsite)		Atkins Stroud Local Plan Capacity Assessment 2015	N.A.	£246,682	allowance needs to be made for this junction under Phase II. £127 equates to SA4 contribution to identified offsite works.
Public Transport (Inc Bus & Rail)		GCC Estimate - Service Provider Meeting 11.02.16	N.A.	£100,000	Local Plan Policy SA1 seeks contributions towards bus services to improve frequencies and quality to connect the sites to Stroud and adjoining settlements. Allowance
& nony		GCC Estimate - Service Provider Meeting		2200,000	Connect mester to should and appointing settlements. Fallowarte Local Plan Policy SAI seeks cycle and pedestrian routes along the canal and river corridor linking into the existing network. No offsite contribution currently assumed. Assumed that walking and cycle links will be
Walking & Cycling		11.02.16	N.A.	£0	provided within each Stroud Valleys site as part of normal site infrastructure cost assumptions.
Emergency Services (Policing)	Dwelling	Dwelling x benchmark cost £235 per unit		£105,750	Theoretical cost using Constabulary formulas. No request made of developer under current negotiations. Developer will resist as it is revenue funding not contributiond to identified capital projects
Surface Water Management & Flood Risk		SDC Estimate - Service Provider Meeting 11.02.16		£1,000,000	Local Plan Policy SA1 seeks contributions to the restoration of the river corridor for biodiersity and flood risk enhancement. Contribitions to be sought to the Stroud Valleys Initiative which are in addition to the abnormal costs associated with the reintroduction of the canal and basin. Programme of projects for the initiative are emerging. Funding will be a mixture of EA,DEFAASUC,GCC and developer contributions. For the purposes of the viability assessment it is assumed that the developer contribution from SA1 sites should be apportioned £1M of the programme cost. SDC have allocated £4M which it is assumed will be match funded with EA, Defra and GCC funds.
Energy & Utilities				£0	Nothing above normal site based requirements
chorgy & outrues	L			£7,112,146	nooming above normal site based requirements

West of Stonehouse	No. Dwellings				
	1350				
Sector	Unit Demand	Benchmark Calculation or Reference	Estimated Demand	Estimated Capital Cost	Notes
					Section 106 Agreement includes planning obligation for on site construction of a Community Natil of 350m2 accommodating a hall of 18mX 10m, a community room, toalets, changing facilities, kitchen, foyer, store and office situated within the Local Centre. Estimate Capital cost based on SQM benchmark standards taken assumption made this would encoupsulate maintennee costs. The SIG6 poligation states 'on completion the Owners shall pay to the Community Nall Transferes the sum of E3000000000000000000000000000000000000
Community Centres	SQM	SQM x benchmark cost	158.19	£711,838	towards the future costs of maintaining the Community Hall') Library Obligation for the purpose of contributing to new future and / or increasing stock and or resources and/ or
Libraries Youth Support	SQM Cost per Annum	Draft Section 106 Agreement Cost per annum x number of years	30.38 6.21	£264,600 £0	the costs of extending opening hours and or capital cost in libraries in Stonehouse No Requirement Identified by GCC
Education Early Years	Places	Draft Section 106 Agreement	50.30	£0	Adequate on site provision made as part of planning application.
Education Primary	Places	Draft Section 106 Agreement	109.35	£0	Planning obligations for construction of pre-school and primary education School constructed on the site.
ducation Secondary (inc. sixth form) ducation Further Healthcare GPs	Places Places No. GPs	Draft Section 106 Agreement Draft Section 106 Agreement 1800 patients per GP x 150m2 x £2000 per m2	68.69 20.05 0.55	£6,000,000 £0	Send seuring E5,000,000 (the Education Basic Sum) (being the estimated cast of providing a school) The Section 106 Agreement includes on site provision of an appropriately sized site for healthcare facilities (0.5ha). Site will be marketed for a period of 5 years for a private practice. Transferable to the Council for £1. No additional financial contribution is to be provided.
Healthcare Dentists	No. Dentists	0.5 dentists per 1000 patients x 130m2 per dentist x £1400 per m2			The Section 106 Agreement includes on site provision of an appropriately sized site for healthcare facilities (0.5ha). Site will be marketed for a period of 5 years for a private practice. Transferrable to the Council for £1. No
Healthcare Acute	No. Bed spaces	1.78 beds per 1000 people x 50m2 x £1700 per m2	0.49	£0	additional financial contribution is to be provided. Site calculator figure. Nothing raised by developer or
			1.75	£445,276	CCG. Leave in as a contribution for viability. No new build. Refurbishment strategy of existing
iwimming	No. Pools	Proportion of overall need - Sport England SFC tool	0.05	£492,043	provision. Build up pot of funds through CIL R123 List Adequate on site provision made as part of planning
					Augustation are provident makes as parts or planning application Alignment with the adopted standard of 2.4 hectares per 1,000 people. The proposals make adequate and policy compliant provision for public open space through the provision of: • Play pitches (5.26ha)
Sports Halls	No. Halls	Proportion of overall need - Sport England SFC tool	0.07	£0	Children's Play area (0.91ha) Green Infrastructure (22.12ha)
Playing Pitches	Hectare	12 Hectares per 1000 population Sport England Planning Contributions Kitbag costs = £9.75 per m2			Adequates on site provision made as part of planning application Jigmment with the adopted standard of 2.4 hectares per 1,000 people. The proposals make adequate and policy compliant provision for public open space through the provision of: • Play pitches (5.26ha)
			1.18	£0	Children's Play area (0.91ha) Green Infrastructure (22.12ha)
					Adequate on site provision made as part of planning application
Dutdoor Sport	Hectare	0.4 Mectares per 1000 population Sport England Planning Contributions Kitbag costs = £99.60 per m2			Alignment with the adopted standard of 2.4 hectares per 1,000 people. The proposals make adequate and policy compliant provision for public open space through the provision of: • Play pitches (5.26ha)
			0.39	£0	Children's Play area (0.91ha) Green Infrastructure (22.12ha)
Play Space	Hectare	0.25 Mectares per 1000 population x £495,000 per Mectare	0.25	50	Adequate on site provision made as part of planning application Alignment with the adopted standard of 2.4 hectares per 1,000 expect. The proposils made adequate and policy compliant provision for public open space through the provision of Public per space through the standard provision of Public per space through the complex provision of Public per space through the complex provision of Public per space through the complex per space to public per space through the complex per space to public per space through the complex per space to public per space to publi
					Adequate on it ite provision made as part of planning application JL000 people. The proposals made adequate and policy compliant provision for public open space through the provision of: Play pickets (5.26ha) Childrer (9.18) area (0.51ha)
Dpen Space Informal	Hectare	0.55 Hectares per 1000 population x £17,000 per Hectare	0.54	£0	Green Infrastructure (22.12ha) Adequate on site provision made as part of planning
					application Alignment with the adopted standard of 2.4 hectares per 1,000 people. The proposals make adequate and policy compliant provision for public open space through the provision of: •Play priches (5.26ha) •Children's Play area (0.91ha)
Open Space Natural	Hectare	1 Hectare per 1000 population x £240,000 per Hectare	0.98	£0	Green Infrastructure (22.12ha)
					Highways England (HG) ta be Highway Authority for the MS Junction 13, and has the device life M discussion and analysis with the developer. His has raised a concern with the development with it impact to the MS Mistheband on silp A scheme has been agred between the HG and anglicant to enhance the merge from the silp road to the main MS northboard carriageway to address HS as alfer and capacity concern regarding the impact of Interested traffic from the development. However there are no contributions identified to the junctions identified as being at capacity for complexity can 5521,289 as a total mitigation contribution for these sets of a high pace and a scheme the development.
Transport (Highways Offsite) Public Transport (Inc. Bus & Rail)		Abins Stroud Local Plan Capacity Assessment 2015 Draft Section 106 Agreement		£521,289 £525,000	junctions has been used of although this may change as result of more detailed work by GCC. A financial contribution of £242,700 payable to in 2 instalments, f112,800 prior to commencement and £129,900 prior to 600 occupations. Indexed to RPI (Commercial Travel Plan dealt with by condition on submission of applications for approved matters approval.)
-uunc Transport (Inc. Bus & Rail)		Draft Section 106 Agreement Development Control Committee Schedule		1525,000	approval.) There is a condition relating to off-site footpath and cycleway improvement to be implemented prior to 200 occupations which will cost
Walking & Cycling		12/01/2016		£75,000	some £75,000. Theoretical cost using Constabulary formulas. No request made of developer under current negotiations.
	D				Developer will resist as it is revenue funding not
Emergency Services (Policing) Water Management / Flood Risk	Dwelling	Dwelling x benchmark cost £235 per unit		£317,250 £0	contribution to identified capital projects Nothing above normal site based SUDs solutions
				£0	Nothing above normal site based requirements
Energy / Utilities			1	£9,352,296	1
Energy / Utilities					
Energy / Utilities Additional Contributions					
Additional Contributions					Canal Contribution to be used towards the costs of maintaining the Stroud water Canal tow-path and/or
		Draft Section 106 Agreement			maintaining the Stroud water Canal tow-path and/or towards the cost of providing associated amenities Refuse and Recycling Contributions to be used towards
Additional Contributions		Draft Section 106 Agreement			maintaining the Stroud water Canal tow-path and/or towards the cost of providing associated amenities

Appendix 5 – Strategic Sites, Planning Update

SA1 Stroud Valleys

SA1a Land at Dudbridge

S.14/0677/FUL

The Council resolved on 14 April 2015 to grant permission for the erection of a new retail foodstore with ancillary cafe, along with associated access arrangements, car parking, servicing, flood mitigation / compensation, drainage works and landscaping.

SA1b Cheapside

S.15/1589/FUL

A planning application has been submitted for 37 dwellings, retail units and parking.

SA1c Ham Mill

S.15/1751/FUL

A planning application has been submitted for 100 homes, 686 sqm B1 and 283 sqm flexible floorspace (A1/A2/A3/A4/B1/B2/D1/D2).

SA1d Brimscombe Mill

The owners have recently confirmed that the site is available for redevelopment and that a viable scheme is likely to come forward within the next 2 - 3 years. The owners are currently working with the Council to identify an engineering solution for the canal and river flood alleviation scheme relating to Brimscombe Port which is likely to involve a cross-site solution.

SA1e Brimscombe Port

The Council is managing the site on behalf of the owners Stroud Valleys Canal Company (supported by the Homes and Communities Agency (HCA)). A management strategy is in place and short term leases have been let for leisure and employment uses to generate income to assist with future redevelopment of the site. Feasibility work and funding discussions are underway as part of the development of a long term masterplan. A report by Savills has been produced. The Council has put aside £2M towards the Stroud Valleys Initiative to look at flood alleviation measures to enable future development and there is potential for this funding to help bridge any funding gap on this strategic site. The HCA confirmed a £2M contribution to fund a bridge at Brimscombe Hill, the river/canal routing and a new site access in October 2015.

SA1f Wimberley Mills

S.13/2668/OUT

The Council resolved on 12 January 2016 to grant permission for the erection of up to 104 dwellings, vehicular and pedestrian access, internal access roads, car parking, surface water drainage and related works, various engineering operations including changes to site levels,

de-culverting the River Frome and works to create new flow and flood channels, associated landscaping including a play area.

SA1g Dockyard Works

The owners have recently confirmed that business uses on the site continue to flourish and any release of land for residential is likely to be phased in the foreseeable future. Continued commercial use on site will need to be reviewed as and when plans for adjacent sites come forward for residential development. The owners remain interested in release for residential use within the Local Plan period.

SA2 West of Stonehouse

S.14/0810/OUT

The Council resolved on 12 January 2016 to grant permission for a mixed use development comprising up to 1,350 dwellings and 9.3 hectares of employment land for use classes B1, B2 and B8; a mixed use local centre comprising use classes A1, A2, A3, A4, A5, D1, D2 and B1; primary school, open space and landscaping, parking and supporting infrastructure and utilities; and the creation of new vehicular accesses from Grove Lane, Oldends Lane and Brunel Way.

SA3 North east of Cam

S.15/2804/OUT

A planning application has been submitted for a mixed use development comprising of up to 450 dwellings, 10.7 hectares of employment land for Use Classes B1, B2 and B8 with associated parking and servicing; open space and landscaping including riverside park; flood storage ponds and infrastructure; creation of new vehicular accesses to Draycott (A4135) and Box Road and supporting infrastructure and utilities.

SA4 Hunts Grove Extension

Existing site

Land at Colethrop Farm, Hardwicke was granted outline permission on 10 July 2008 for 1,750 dwellings, a neighbourhood centre (including primary school), 5.75 ha of employment development within use classes B1, B2 and B8, recreational open space, sports/play facilities and access. Subsequent applications (including: S.09/1692/VAR; S.09/2273/REM; S.14/1552/REM) have resulted in the completion of 333 dwellings on site by April 2015.

A planning application has been submitted (S.15/1498/VAR) to vary a number of the conditions.

Extension

No pre-application discussions have taken place with the developers of the Hunts Grove existing site for the additional 750 dwellings on the extension site.

SA4A Quedgeley East

Pre-application discussions are underway with the promoters of this Local Plan allocation for B1-B8 employment uses.

SA5 Sharpness Docks

Pre-application discussions are underway with the promoters of this Local Plan allocation for up to 300 dwellings, expanded marine basin, tourism and recreational related facilities.

SA5a South of Severn Distribution Park

S.13/2153/OUT

A planning application has been submitted for the erection of 2 no. buildings for light industrial / storage and distribution purposes (Use Classes B1 and B8) and associated works, as an extension to Severn Distribution Park.

Appendix 6 – Updated Residential Appraisals

The pages in this appendix are not numbered.

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Rate

£/m2

Rate £/m2

917.09

917.13



nber		1 Units	NET Area	Densitye Units/ha	rage Unit Size m2	Developed m2	Density m2/ha		Total Cos
ts Grove		750	16.00	46.88	91	68,291	4,268		62,632,05
		Beds	No		m2	Total		BCIS	COS
	Market								
	Flat	1	0		58.0	0	10%	1,104	
		2	0		70.0	0	10%	1,104	
	Terrace	2	52		70.0	3,640		908	3,305,12
		3	105		84.0	8,820		908	8,008,56
	Semi	2	53		79.0	4,187		908	3,801,79
		3	158		93.0	14,694		908	13,342,15
	Det	3	0		102.0	0		908	
		4	131		125.0	16,375		908	14,868,50
		5	26		150.0	3,900		908	3,541,20
	Flat 1 High*	1	0		58.0	0	10%	1,507	
	Flat 2 High*	2	0		70.0	0	10%	1,507	
	Flat 3 High*	3	0		84.0	0	10%	1,507	
	Affordable								
	Flat	1	11		45.0	495	10%	1,104	601,12
	_	2	23		67.0	1,541	10%	1,104	1,871,39
	Terrace	2	90		73.0	6,570		908	5,965,56
		3	16		85.0	1,360		908	1,234,88
	Semi	2	63		73.0	4,599		908	4,175,89
		3	16		85.0	1,360		908	1,234,88
	Det	3	0		105.0	0		908	
		4	6		125.0	750		908	681,00
		5	0		150.0	0		908	
	Flat 1 High*	1	0		58.0	0	10%	1,507	
ber	Flat 2 High* Flat 3 High*	2 3 2 Units	0 0 Area ha		70.0 84.0 rage Unit Size m2	0 0 Developed m2	10% 10% Density m2/ba	1,507 1,507	
nber t of Stone	Flat 3 High*	3	0	Densitye Units/ha 30.68	84.0	0	10%		Total Cos
	Flat 3 High*	2 Units	0 Area ha	Units/ha	84.0 rage Unit Size m2	0 Developed m2	10% Density m2/ha		Total Cos 112,778,74 COS
	Flat 3 High* house Market	2 Units 1,350 Beds	0 Area ha 44.00 No	Units/ha	84.0 rage Unit Size m2 91 m2	0 Developed m2 122,975 Total	10% Density m2/ha 2,795	1,507 BCIS	Total Cos 112,778,74 COS
	Flat 3 High*	2 Units 1,350 Beds 1	0 Area ha 44.00 No 0	Units/ha	84.0 rage Unit Size m2 91 m2 58.00	0 Developed m2 122,975 Total 0	10% Density m2/ha 2,795 10%	1,507 BCIS 1,104	Total Cos 112,778,74 COS
	Flat 3 High* house Market Flat	2 Units 1,350 Beds 1 1 2	0 Area ha 44.00 No 0 0	Units/ha	84.0 rage Unit Size m2 91 m2 58.00 70.00	0 Developed m2 122,975 Total 0 0	10% Density m2/ha 2,795	1,507 BCIS 1,104 1,104	Total Cos 112,778,74 COS
	Flat 3 High* house Market	2 Units 1,350 Beds 1 2 2 2 2	0 Area ha 44.00 No 0 0 0 95	Units/ha	84.0 rage Unit Size m2 91 m2 58.00 70.00 70.00	0 Developed m2 122,975 Total 0 0 6,650	10% Density m2/ha 2,795 10%	1,507 BCIS 1,104 1,104 908	Total Co: 112,778,74 COS 6,038,20
	Flat 3 High* house Market Flat Terrace	2 Units 1,350 Beds 1 2 2 3	0 Area ha 44.00 No 0 0 0 95 189	Units/ha	84.0 rage Unit Size m2 91 m2 58.00 70.00 70.00 84.00	0 Developed m2 122,975 Total 0 0 6,650 15,876	10% Density m2/ha 2,795 10%	1,507 BCIS 1,104 1,104 908 908	Total Co: 112,778,74 COS <u>6,038,20</u> 14,415,40
	Flat 3 High* house Market Flat	2 Units 1,350 Beds 1 1 2 2 2 3 3 2 2	0 Area ha 44.00 No 0 0 95 189 95	Units/ha	84.0 rage Unit Size m2 91 m2 58.00 70.00 70.00 84.00 79.00	0 Developed m2 122,975 Total 0 0 6,650 15,876 7,505	10% Density m2/ha 2,795 10%	1,507 BCIS 1,104 1,104 908 908 908	Total Co: 112,778,74 COS 6,038,20 14,415,40 6,814,54
	Flat 3 High* house Market Flat Terrace Semi	2 Units 1,350 Beds 1 2 2 2 3 3 2 3 3	0 Area ha 44.00 0 0 0 95 189 95 284	Units/ha	84.0 rage Unit Size 91 58.00 70.00 84.00 79.00 93.00	0 Developed m2 122,975 0 0 6,650 15,876 7,505 26,412	10% Density m2/ha 2,795 10%	1,507 BCIS 1,104 1,104 908 908 908 908	Total Co: 112,778,74 COS 6,038,20 14,415,40 6,814,54
	Flat 3 High* house Market Flat Terrace	2 Units 1,350 Beds 1 1 2 2 3 3 2 3 3 3 3	0 Area ha 44.00 No 0 0 0 95 189 95 284 0	Units/ha	84.0 rage Unit Size m2 91 58.00 70.00 70.00 84.00 79.00 93.00 93.00 102.00	0 Developed m2 122,975 Total 0 0 6,650 15,876 7,505 26,412 0	10% Density m2/ha 2,795 10%	1,507 BCIS 1,104 908 908 908 908 908 908	Total Co: 112,778,74 COS 6,038,20 14,415,40 6,814,54 23,982,09
	Flat 3 High* house Market Flat Terrace Semi	2 Units 1,350 Beds 1 2 2 3 2 3 2 3 3 4 4	0 Area ha 44.00 0 0 95 189 95 284 0 0 236	Units/ha	84.0 rage Unit Size m2 91 m2 58.00 70.00 70.00 70.00 84.00 79.00 93.00 102.00 125.00	0 Developed m2 122,975 Total 0 0 6,650 15,876 7,505 26,412 0 29,500	10% Density m2/ha 2,795 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908	Total Co: 112,778,74 COS 6,038,20 14,415,40 6,814,54 23,982,09 26,786,00
	Flat 3 High* house Market Flat Terrace Semi Det	2 Units 1,350 Beds 1 2 2 2 3 3 3 3 3 4 4 5	0 Area ha 44.00 0 0 0 95 189 95 284 0 236 47	Units/ha	84.0 rage Unit Size m2 91 58.00 70.00 70.00 84.00 79.00 93.00 102.00 125.00	0 Developed m2 122,975 Total 0 0 6,650 15,876 7,505 26,412 0 29,500 7,050	10% Density m2/ha 2,795	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908	Total Co: 112,778,74 COS 6,038,20 14,415,44 (6,814,54 23,982,05 26,786,00 6,401,40
	Flat 3 High* house Market Flat Terrace Semi Det Flat 1 High*	2 Units 1,350 Beds 1 2 2 3 3 3 3 3 4 4 5 5 1	0 Area ha 44.00 0 0 95 189 95 284 0 2366 47 0 0	Units/ha	84.0 rage Unit Size m2 91 58.00 70.00 70.00 84.00 79.00 93.00 102.00 125.00 150.00 58.00	0 Developed m2 122,975 Total 0 0 6,650 15,876 7,505 26,412 0 29,500 7,050 0 0 0	10% Density m2/ha 2,795	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 908	Total Co: 112,778,74 COS 6,038,20 14,415,40 6,814,54 23,982,06 26,786,00 6,401,40
	Flat 3 High* house Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	2 Units 1,350 Beds 1 1 2 2 3 3 2 2 3 3 4 4 5 1 1 2	0 Area ha 44.00 0 0 0 95 189 95 284 0 236 47 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	84.0 rage Unit Size m2 91 m2 58.00 70.00 84.00 79.00 93.00 93.00 102.00 125.00 150.00 58.00 70.00	0 Developed m2 122,975 Total 0 0 6,650 15,876 7,505 26,412 0 29,500 7,050 0 29,500 0 0 0 0 0 0	10% Density m2/ha 2,795	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 908	Total Co: 112,778,74 COS 6,038,2C 14,415,4C 6,814,54 23,982,09 26,786,0C 6,401,4C
	Flat 3 High* house Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	2 Units 1,350 Beds 1 2 2 3 3 3 3 3 4 4 5 5 1	0 Area ha 44.00 0 0 95 189 95 284 0 2366 47 0 0	Units/ha	84.0 rage Unit Size m2 91 58.00 70.00 70.00 84.00 79.00 93.00 102.00 125.00 150.00 58.00	0 Developed m2 122,975 Total 0 0 6,650 15,876 7,505 26,412 0 29,500 7,050 0 0 0	10% Density m2/ha 2,795	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 908	Total Co: 112,778,74 COS 6,038,2C 14,415,4C 6,814,54 23,982,09 26,786,0C 6,401,4C
	Flat 3 High* house Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	2 Units 1,350 Beds 1,350 1 2 2 2 3 3 3 3 3 4 4 5 1 1 2 2 3 3 3 3 3 4 4 5 1 1 2 2 3 3 3 3 3 4 4 5 5 1 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0 Area ha 44.00 0 0 0 95 189 95 284 0 236 47 0 0 0 0 0 0 0	Units/ha	84.0 rage Unit Size m2 91 58.00 70.00 70.00 84.00 79.00 102.00 125.00 150.00 58.00 70.00 84.00	0 Developed m2 122,975 Total 0 0 0 6,650 15,876 7,505 26,412 0 29,500 7,050 7,050 0 0 0 0	10% Density m2/ha 2,795	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908	Total Co: 112,778,74 COS 6,038,20 14,415,40 6,814,54 23,982,00 26,786,00 6,401,40
	Flat 3 High* house Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	2 Units 1,350 Beds 1 2 3 4 5 1 2 3 3 4 5 1 2 3 3 4 4 5 1 1 1 1 1 1 1 1 1 1 1 1 1	0 Area ha 44.00 No 0 0 0 95 189 95 284 0 236 47 0 236 47 0 0 0 0 0 0	Units/ha	84.0 rage Unit Size m2 91 m2 58.00 70.00 70.00 84.00 93.00 102.00 125.00 150.00 58.00 70.00 84.00 45.00	0 Developed m2 122,975 Total 0 0 6,650 15,876 7,505 26,412 0 29,500 7,050 7,050 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 2,795 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908	Total Co: 112,778,74 COS 6,038,2C 14,415,4C 6,814,54 23,982,09 26,786,0C 6,401,4C 1,092,96
	Flat 3 High* house Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Flat	2 Units 1,350 Beds 1,350 2 2 3 2 3 2 3 4 5 1 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 1 1 2 2 3 3 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 1 2 2 3 3 1 1 2 2 2 3 3 1 1 2 2 2 3 3 1 2 2 2 3 3 1 2 2 2 3 3 1 2 2 2 3 3 2 2 2 3 3 2 2 2 2 3 3 2 2 2 2 3 3 2 2 2 2 3 3 2 2 2 2 2 3 3 2 2 2 2 2 2 2 2 3 3 2 2 2 2 2 2 2 2 2 2 2 2 2	0 Area ha 44.00 0 0 0 0 95 189 9 95 284 0 236 47 0 236 47 0 0 0 236 47 47	Units/ha	84.0 rage Unit Size m2 91 m2 58.00 70.00 84.00 79.00 93.00 102.00 125.00 150.00 58.00 70.00 84.00 70.00 84.00 67.00	0 Developed m2 122,975 Total 0 0 6,650 15,876 7,505 26,412 0 29,500 7,050 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 2,795	1,507 BCIS 1,104 908 908 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,104	Total Co: 112,778,74 COS 6,038,2C 14,415,4C 6,814,54 23,982,09 26,786,0C 6,401,4C 1,092,96 3,335,95
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3 18 85.00 1,530 908 1,389,240 Det 3 0 105.00 0 908 0 4 2 125.00 250 908 227,000 5 0 150.00 0 908 0 Flat 1 High* 1 0 58.00 0 10% 1,507 0 Flat 2 High* 2 0 70.00 0 10% 1,507 0		Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	300 Beds 1 2 2 3 3 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 4 5 1 1 1 2 2 2 3 3 3 3 3 3 4 4 5 1 1 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 4 4 5 5 5 5	ha 8.40 0 0 221 42 21 63 0 0 53 11 0 0 0 0 0 0 0 0 0 11 1 0 0 11 11 0 0 0 11 11	Units/ha m 35.71 9 58.0 70.0 84.0 70.0 93.0 102.0 125.0 125.0 58.0 70.0 84.0 70.0 58.0 70.0 58.0 70.0 150.0 58.0 70.0 155.0 70.0 155.0 70.0 155.0 70.0 75.0 75.0 75.0 75.0 75.0 75.0	2 m2 2 27,706 2 7704 2 7704 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 7705 77	m2/ha 3,298	1,104 1,104 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,507	25,356,208 COST 0 0 1,334,760 3,203,424 1,506,372 5,319,972 0 6,015,500 1,498,200 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
Det 3 0 105.00 0 908 0 4 2 125.00 250 908 227,000 5 0 150.00 0 908 0 Flat 1 High* 1 0 58.00 10% 1,507 0 Flat 2 High* 2 0 70.00 0 10% 1,507 0		Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 4 High* Flat 4 High*	300 Beds 1 2 2 2 3 3 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 1 1 2 2 3 3 1 2 2 3 3 3 3 3	ha 8.40 0 0 21 42 21 42 21 63 0 53 11 0 0 0 0 0 0 0 0 0 0 1 7 5 5 8 8 27	Units/ha m 35.71 9 m 58.0 770.0 70.0 84.0 79.0 93.0 102.0 102.0 102.0 150.0 58.0 70.0 84.0 70.0 84.0 70.0 150.0 65.0 70.0 84.0 70.0 84.0 70.0 84.0 70.0 84.0 70.0 84.0 70.0 84.0 70.0 84.0 70.0 84.0 70.0 84.0 70.0 84.0 70.0 84.0 70.0 84.0 70.0 85.0 84.0 70.0 85.0	2 m2 2 27,706 2 7 total 0 0 0 0 0,0 0 1,470 0 3,528 0 1,659 0 6,625 0 6,625 0 0,6625 0 0,6625 0 0,00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0,0 0 0	m2/ha 3,298	1,104 1,104 908 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,507 1,507 1,507 1,507	25,356,208 	£/m2
4 2 125.00 250 908 227,000 5 0 150.00 0 908 0 Flat 1 High* 1 0 58.00 0 10% 1,507 0 Flat 2 High* 2 0 70.00 0 10% 1,507 0		Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 4 High* Flat 4 High*	300 Beds 1 1 2 2 2 3 3 2 2 3 3 3 4 4 5 5 1 1 1 2 2 3 3 1 1 2 2 3 3 1 1 1 2 2 3 3 1 2 2 3 3 1 1 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 3 3	ha 8.40 No 0 0 21 42 21 63 0 53 111 0 0 0 0 0 7 7 5 18 27 12	Units/ha m 35.71 9 m 58.0 70.0 70.0 84.0 79.0 102.0 150.0 58.0 79.0 84.0 79.0 84.0 79.0 84.0 79.0 84.0 79.0 84.0 79.0 84.0 79.0 84.0 79.0 84.0 79.0 84.0 79.0 84.0 79.0 84.0 79.0 85.0 79.0 84.0 79.0 85.0 70.0 84.0 70.0 85.0 70.0 85.0 70.0 85.0 70.0 70.0 84.0 70.0 70.0 70.0 84.0 70.0	2 m2 2 7,706 2 7,706 2 Total 0 0 0 0 0 0 1,470 0 3,528 0 1,659 0 5,859 0 0 5,859 0 0 5,859 0	m2/ha 3,298	1,104 1,104 908 908 908 908 908 908 908 1,507 1,	25,356,208 	£/m2
5 0 150.00 0 908 0 Flat 1 High* 1 0 58.00 0 10% 1,507 0 Flat 2 High* 2 0 70.00 0 10% 1,507 0		Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	300 Beds 1 1 2 2 2 3 3 3 3 3 4 4 5 1 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 2 2 2 3 3 3 3	ha 8.40 No 0 0 21 42 21 42 21 63 0 53 11 0 0 0 0 7 7 5 18 27 12 18	Units/ha m 35.71 9 m 58.0 770.0 84.0 79.0 93.0 102.0 125.0 125.0 125.0 125.0 125.0 125.0 125.0 145.0 58.0 70.0 58.0 70.0 84.0 125.0 1	2 m2 2 7,706 2 7,707 2 7,706 2 7,707 2	m2/ha 3,298	1,104 1,104 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,507 1,507 1,104 908 908 908	25,356,208 COST 0 0 0 1,334,760 3,203,424 1,506,372 5,319,972 0 6,015,500 1,498,200 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
Flat 2 High* 2 0 70.00 0 10% 1,507 0		Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	300 Beds 2 2 2 3 3 2 2 3 3 3 3 3 3 3 3 3 3 3 3	ha 8.40 0 0 21 42 21 63 0 0 53 11 10 0 0 0 0 0 11 11 21 53 11 11 0 0 0 11 11 0 11 11 0 11 12 13 14 15 15 15 15 15 15 15 15 15 15	Units/ha m 35.71 9 5.71 9 5.71 700 5.80 770.0 79.0 930.0 102.0 102.0 125.0 125.0 125.0 125.0 125.0 150.0 58.0 770.0 58.0 770.0 58.0 773.0 84.0 773.0 85.0 773.0 175.0 17	2 m2 2 7,706 2 7,706 2 7,706 2 7,706 2 7,706 0 0 0 0 0 0 0 0 0 0 0 0,5859 0 0,625 0 1,650 0 0,625 0 1,650 0,5859 0 0,000 0 0 0 0 0 0 0 0 0 0 0,5859 0 0,000 0 0,0000 0 0,000 0 0,00000000	m2/ha 3,298	1,104 1,104 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,104 1,104 1,104 908 908 908	25,356,208 0 0 0 1,334,760 3,203,424 1,506,372 5,319,972 0 0 6,015,500 1,498,200 0 0 0 382,536 406,824 1,193,112 2,083,860 795,408 1,389,240 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
Flat 2 High* 2 0 70.00 0 10% 1,507 0		Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	300 Beds 1 2 2 3 3 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 8.40 0 0 0 21 42 21 63 63 0 0 53 11 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha m 35.71 9 m 5.80 770.0 70.0	2 m2 2 7,706 2 7,706 2 7,706 2 7,706 2 7,706 0 0 0 0 0 0 0 0 0 0 0 0,7589 0 0,6625 0 0,6625 0 0,6625 0 0,6625 0 0,00 0	m2/ha 3,298	1,104 1,104 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,507 1,507 1,507 1,507 1,507 908 908 908	25,356,208 	£/m2
Flat 3 High* 3 0 84.00 0 10% 1,507 0		Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det	300 Beds 1 2 2 2 3 3 3 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 1 2 2 3 3 3 1 2 2 3 3 1 2 2 3 3 3 1 2 2 3 3 3 3	ha 8.40 No 0 0 211 422 211 63 0 0 53 111 0 0 0 0 0 7 7 5 18 277 18 0 0 2 18 0 0 0 0 0 0 19 19 19 19 19 19 19 19 19 19	Units/ha m 35.71 9 m 58.0 70.0 70.0 84.0 79.0 93.0 125.0 150.0 88.0 70.0 84.0 125.0 125.0 80.0 70.0 84.0 70.0 84.0 70.0 84.0 70.0 84.0 70.0 84.0 70.0 84.0 70.0 84.0 70.0 84.0 70.0 84.0 70.0 84.0 70.0 84.0 70.0 84.0 70.0 84.0 70.0 84.0 70.0 85.0 70.0 85.0 70.0 85.0 70.0 85.0 70.0 85.0 70.0 85.0 70.0 85.0 70.0 85.0 70.0 70.0 85.0 70.0 70.0 85.0 70	2 m2 2 7,706 2 7,707 2 7,706 2 7,707 2	m2/ha 3,298	1,104 1,104 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,507 1,507 908 908 908 908 908	25,356,208 0 0 0 1,334,760 3,203,424 1,506,372 5,319,972 0 6,015,500 1,498,200 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
		Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Elat 1 High* Elat Det Det Flat 1 High*	300 Beds 	ha 8.40 0 0 21 42 21 63 0 0 53 11 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha m 35.71 9 5.71 9 5.71 700 770.0 770.0 84.0 770.0 102.0 102.0 102.0 102.0 102.0 102.0 102.0 102.0 102.0 102.0 102.0 105.0 10	2 m2 2 7,706 2 7,706 2 7,706 2 7,706 2 7,706 2 7,706 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	m2/ha 3,298	1,104 1,104 908 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,104 1,104 908 908 908 908 908 908	25,356,208 COST 0 0 1,334,760 3,203,424 1,506,372 5,319,972 0 6,015,500 1,498,200 0 0 0 0 0 382,536 406,824 1,193,112 2,083,860 795,408 1,389,240 0 0 227,000 0 0 0 0 0 0 0 0 0 0 0 0	£/m2

Locality een/Brown Iternative Use

Cam	Green	Agricultural
Area	Gross	
	Net	

Sharpness	Brown	Industrial
Area	Gross	13
	Net	8.4

Locality een/Brown Iternative Use

受

Number 5 Units Area Density erage Unit Size Developed Density ha Units/ha m2 m2 m2/ha	Total Cost Rate £/m2
Rural North 178 5.95 29.92 93 16,494 2,772	15,093,290 915.08
Beds No m2 Total BC	s cost
Market design de	0
Flat 1 0 58.00 0 10% 1,10	4 0
2 0 70.00 0 10% 1,10	4 0
Terrace 2 12 70.00 840 90	8 762,720
3 25 84.00 2,100 90	
Semi 2 12 79.00 948 90	
3 37 93.00 3,441 90	
Det 3 0 102.00 0 90 4 31 125.00 3,875 90	
4 31 125.00 3,875 90 5 7 150.00 1,050 90	
Flat 1 High* 1 0 58.00 0 10% 1,50	
Flat 2 High* 2 0 70.00 0 10% 1,50	
Flat 3 High* 3 0 84.00 0 10% 1,55	
Affordable	
Flat 1 4 45.00 180 10% 1,10	4 218,592
2 3 67.00 201 10% 1,10	4 244,094
Terrace 2 11 73.00 803 90	8 729,124
<u> </u>	
Semi 2 7 73.00 511 90	
3 11 85.00 935 90	
Det 3 0 105.00 0 90	
4 2 125.00 250 90 5 0 150.00 0 90	
5 0 150.00 90 Flat 1 High* 1 0 58.00 0 10% 1,50	
Flat 2 High* 2 0 70.00 0 10% 1,50	
Flat 3 High* 3 0 84.00 0 10% 1,50	
ILIA STILL ST UN 184.00 01 10% 1.50	/ 0
יימי א דואָזיי א דער איז	7 0
Hat 3 High* 3 0 84.00 0 1.50 Number 6 Units Area Densityerage Unit Size Developed Density	7 U Total Cost Rate
Number 6 Units Area Densityerage Unit Size Developed Density ha Units/ha m2 m2 m2/ha	Total Cost Rate £/m2
Number 6 Units Area Densityerage Unit Size Developed Density	Total Cost Rate
Number 6 Units Area Density erage Unit Size Developed Density ha Units/ha m2 m2 m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300	Total Cost Rate £/m2 3,000,753 918.50
Number 6 Units Area Densityerage Unit Size Developed Density ha Units/ha m2 m2 m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Beds No m2 Total BC	Total Cost Rate £/m2 3,000,753 918.50
Number 6 Units Area Density erage Units/lize Developed Density ha Units/ha m2 m2 m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Beds No m2 Total BC Market	Total Cost Rate £/m2 3,000,753 918.50 5 COST 0
Number 6 Units Area ha Density grage Unit Size Units/ha Developed m2 Density m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Market Beds No m2 m2/ha Market Image: Colspan="4">BC Flat 1 0 58.00 0 10% 1,10	Total Cost Rate £/m2 3,000,753 918.50 S COST 0 4 0 0
Number 6 Units Area ha Density erage Unit Size Units/ha Developed m2 Density m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Market 0 m2 Total BCC Flat 1 0 58.00 0 10% 1,10 2 0 70.00 0 10% 1,10	Total Cost Rate £/m2 3,000,753 918.50 5 COST 4 0 4 0
Number 6 Units Area ha Density erage Unit Size Units/ha Developed m2 Density m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Market	Total Cost Rate £/m2 3,000,753 918.50 S COST 0 4 0 0 4 0 190,680
Number 6 Units Area ha Density grage Unit Size Units/ha Developed m2 Density m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Market m2 m2 m2/ha Beds No m2 Total BC Flat 1 0 58.00 0 10% 1,10 Terrace 2 3 70.00 210 90 3 5 84.00 420 910	Total Cost Rate £/m2 3,000,753 918.50 S COST 0 4 0 0 4 0 0 8 190,680 8 8 381,360 381,360
Number 6 Units Area ha Density erage Unit Size Units/ha Developed m2 Density m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Market Beds No m2 m2/ha Flat 1 0 58.00 0 10% 1,10 Terrace 2 3 70.00 210 90 Semi 2 3 79.00 237 90	Total Cost Rate £/m2 3,000,753 918.50 S COST 0 0 4 0 8 190,680 8 381,360 8 215,196
Number 6 Units Area ha Density erage Unit Size Units/ha Developed m2 Density m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Market m2 m2 m2/ha Beds No m2 Town Edge Flat 1 0 58.00 0 10% 1,10 Terrace 2 3 70.00 210 90 Semi 2 3 79.00 237 90	Total Cost Rate £/m2 3,000,753 918.50 S COST 0 0 4 0 4 0 8 190,680 8 381,360 8 215,196 8 675,552
Number 6 Units Area ha Density erage Unit Size Units/ha Developed m2 Density m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Market 0 m2 Total BC Flat 1 0 58.00 0 10% 1,10 Terrace 2 3 70.00 210 90 Semi 2 3 79.00 237 90 Semi 2 3 79.00 237 90 1 3 8 93.00 744 99 Det 3 0 102.00 99	Total Cost Rate £/m2 3,000,753 918.50 S COST 0 0 4 0 8 190,680 8 381.360 8 675,552 8 0 8 681,000
Number 6 Units Area ha Density erage Unit Size Units/ha Developed m2 Density m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Market m2 m2 m2/ha Beds No m2 m2/ha Bec Flat 1 0 58.00 0 10% 1,10 Terrace 2 3 70.00 210 90 Semi 2 3 79.00 237 90 Semi 2 3 0 102.00 0 90 Det 3 8 93.00 744 90 90 90 Semi 2 3 0 102.00 0 90	Total Cost Rate £/m2 3,000,753 918.50 S COST 0 0 4 0 4 0 8 190,680 8 381,360 8 675,552 8 0 8 631,000 8 136,200
Number 6 Units Area ha Density grage Unit Size Units/ha Developed m2 Density m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Market	Total Cost Rate £/m2 3,000,753 918.50 S COST 0 4 0 0 4 0 0 8 190,680 8 381,360 8 675,552 8 0 8 681,000 8 136,200 7 0
Number 6 Units Area ha Density grage Unit Size Units/ha Developed m2 Density m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Market 36.36 91 3,267 3,300 Flat 1 0 58.00 0 10% 1,10 Terrace 2 3 70.00 0 10% 1,10 Terrace 2 3 79.00 210 90 Semi 2 3 79.00 237 99 3 8 93.00 744 99 Det 3 0 102.00 99 Efat 1 0 58.00 99 Flat 1 High* 1 0 58.00 10% 99	Total Cost Rate £/m2 3,000,753 918.50 S COST 0 4 0 0 4 0 0 8 190,680 8 8 215,196 0 8 681,000 8 8 136,200 7 7 0 0
Number 6 Units Area ha Density erage Unit Size Units/ha Developed m2 Density m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Market 36 0.99 36.36 91 3,267 3,300 Flat 1 0 58.00 0 10% 1,11 Terrace 2 0 70.00 0 10% 1,11 Terrace 2 3 79.00 210 90 Semi 2 3 79.00 237 90 Semi 2 3 79.00 237 90 Det 3 0 102.00 0 90 4 6 125.00 750 99 Flat 1 High* 1 0 58.00 0 10% Flat 2 High* 3 0 84.00 0 10% 1,55	Total Cost Rate £/m2 3,000,753 918.50 S COST 0 4 0 0 4 0 0 8 190,680 8 8 215,196 0 8 681,000 8 8 136,200 7 7 0 0
Number 6 Units Area ha Density grage Unit Size Units/ha Developed m2 Density m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Market	Total Cost Rate £/m2 3,000,753 918.50 S COST 0 4 0 0 4 0 0 8 190,680 8 8 381,360 8 8 675,552 8 8 681,000 8 7 0 0 7 0 0 7 0 0
Number 6 Units Area ha Density grage Unit Size Units/ha Developed m2 Density m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Market Beds No m2 Total BC Flat 1 0 58.00 0 10% 1,10 Terrace 2 3 70.00 20 99 3 5 84.00 420 99 Semi 2 3 79.00 237 99 Det 3 8 93.00 744 90 Det 3 0 102.00 0 99 Efat 1 0 58.00 0 10% 1,50 Flat High* 1 0 58.00 0 10% 1,50 Flat High* 3 0 75.00 90 1,50 1,50 Flat High* 3	Total Cost Rate £/m2 3,000,753 918.50 S COST 0 4 0 0 4 0 0 8 130,680 8 8 675,552 8 8 681,000 8 8 136,200 7 7 0 0 4 54,648 54,648
Number 6 Units Area ha Density grage Unit Size Units/ha Developed m2 Density m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Market Beds No m2 m2/ha Flat 1 0 58.00 0 10% 1,10 Terrace 2 3 70.00 210 90 Semi 2 3 79.00 237 90 Semi 2 3 79.00 237 90 Det 3 0 102.00 99 99 Flat 1 High* 1 0 58.00 0 10% Flat 2 High* 2 0 70.00 0 99 Gemi 2 3 0 102.00 99 Flat 1 High* 1 0 58.00 0 10% Flat 1 High* 3 0 84.00 0 <td>Total Cost Rate £/m2 3,000,753 918.50 S COST 0 4 0 0 4 0 0 8 190,680 8 8 215,196 0 8 675,552 8 8 681,000 0 7 0 0 7 0 0 4 54,648 4</td>	Total Cost Rate £/m2 3,000,753 918.50 S COST 0 4 0 0 4 0 0 8 190,680 8 8 215,196 0 8 675,552 8 8 681,000 0 7 0 0 7 0 0 4 54,648 4
Number 6 Units Area ha Density grage Unit Size Units/ha Developed m2 Density m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Market	Total Cost Rate £/m2 3,000,753 918.50 S COST 0 4 0 0 4 0 0 4 0 0 8 190,680 8 8 675,552 8 8 675,552 8 8 681,000 7 7 0 0 7 0 0 4 54,648 81,365 8 132,568 132,568
Number 6 Units Area ha Density grage Unit Size Units/ha Developed m2 Density m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Market Beds No m2 m2/ha Flat 1 0 58.00 0 10% 1,10 Terrace 2 3 70.00 210 90 Semi 2 3 79.00 237 90 Semi 2 3 79.00 237 90 Det 3 0 102.00 99 99 Flat 1 High* 1 0 58.00 0 10% Flat 2 High* 2 0 70.00 0 99 Gemi 2 3 0 102.00 99 Flat 1 High* 1 0 58.00 0 10% Flat 1 High* 3 0 84.00 0 <td>Total Cost Rate £/m2 3,000,753 918.50 S COST 0 0 4 0 8 190,680 8 381,360 8 675,552 8 681,000 8 136,200 7 0 4 54,648 4 81,365 8 132,568 8 231,540</td>	Total Cost Rate £/m2 3,000,753 918.50 S COST 0 0 4 0 8 190,680 8 381,360 8 675,552 8 681,000 8 136,200 7 0 4 54,648 4 81,365 8 132,568 8 231,540
Number 6 Units Area ha Density grage Unit Size Units/ha Developed m2 Density m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Market	Total Cost Rate £/m2 3,000,753 918.50 S COST 0 4 0 0 4 0 0 8 190,680 8 8 215,196 8 8 681,000 8 7 0 0 7 0 0 4 54,648 4 4 81,365 8 8 132,558 8 8 66,224 8
Number 6 Units Area ha Densityerage Unit Size Units/ha Developed m2 Density m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Market Beds No m2 Total BC Flat 1 0 58.00 0 10% 1,10 Terrace 2 3 70.00 210 90 Semi 2 3 79.00 237 90 Semi 2 3 79.00 237 90 Det 3 8 93.00 744 90 Det 3 0 102.00 0 99 Flat 1 High* 1 0 58.00 0 10% 1,50 Flat 2 High* 2 0 70.00 0 10% 1,50 Flat 1 High* 3 0 84.00 0 10% 1,50 Flat 2 High	Total Cost Rate £/m2 3,000,753 918.50 S COST 0 4 0 0 4 0 0 8 190,680 8 8 215,196 8 8 675,552 8 8 0 8 8 681,000 8 7 0 0 7 0 0 7 0 0 4 54,648 4 4 132,568 8 8 132,568 8 8 132,568 8
Number 6 Units Area ha Densityerage Unit Size Units/ha Developed m2 Density m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Market 36.36 91 3,267 3,300 Flat 1 0 58.00 0 10% 1,10 Terrace 2 3 70.00 210 90 Semi 2 3 79.00 237 90 Semi 2 3 79.00 109 90 Det 3 8 93.00 744 90 Det 3 0 102.00 0 99 Etal 1 0 580.00 10% 1,55 Flat 1 High* 1 0 580.00 10% 1,55 Flat 1 High* 3 0 84.00 0 10% 1,55 Flat 1 High* 3 0 84.00 10% 1,55	Total Cost Rate £/m2 3,000,753 918.50 S COST 0 0 4 0 8 190,680 8 381,360 8 215,196 8 681,000 8 136,200 7 0 7 0 4 54,648 4 81,3258 8 231,540 8 66,284 8 154,360 8 0
Number 6 Units Area ha Densityerage Unit Size Units/ha Developed m2 Density m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Market Beds No m2 m2/ha Flat 1 0 58.00 0 10% 1,10 Terrace 2 3 70.00 210 90 Semi 2 3 79.00 237 90 Semi 2 3 79.00 10% 1,50 Det 3 0 102.00 0 99 Eflat 1 High* 1 0 58.00 0 10% 1,50 Flat 2 High* 2 0 70.00 0 10% 1,50 Flat 1 High* 3 0 84.00 0 10% 1,50 Flat 2 High* 2 0 70.00 0 10% 1,50 <t< td=""><td>Total Cost Rate £/m2 3,000,753 918.50 S COST 0 0 4 0 8 190,680 8 381,360 8 215,196 8 675,552 8 0 8 681,000 7 0 7 0 7 0 4 54,648 4 81,365 8 231,540 8 662,284 8 154,360 8 0 8 0 8 0</td></t<>	Total Cost Rate £/m2 3,000,753 918.50 S COST 0 0 4 0 8 190,680 8 381,360 8 215,196 8 675,552 8 0 8 681,000 7 0 7 0 7 0 4 54,648 4 81,365 8 231,540 8 662,284 8 154,360 8 0 8 0 8 0
Number 6 Units Area ha Density erage Unit Size Units/ha Developed m2 Density m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Market 0 m2 Total BC Flat 1 0 58.00 0 10% 1,11 Terrace 2 3 70.00 210 99 Semi 2 3 70.00 237 99 Det 3 0 102.00 0 99 Flat 1 1 0 58.00 0 10% 1,50 Flat 1 High* 3 0 84.00 0 10% 1,50 Flat 3 High* 3 0 85.00 255 90	Total Cost Rate £/m2 3,000,753 918.50 3,000,753 918.50 \$ COST 0 0 4 0 4 0 4 0 8 190,680 8 381,360 8 675,552 8 675,552 8 675,552 8 0 8 662,000 7 0 7 0 7 0 7 0 4 54,648 4 81,365 8 132,568 8 154,360 8 0 8 0 8 0 8 0 8 0 8 0 8 0 8 0 8 0 8 0 8 0<
Number 6 Units Area ha Densityerage Unit Size Units/ha Developed m2 Density m2/ha Town Edge 36 0.99 36.36 91 3,267 3,300 Market Beds No m2 m2/ha Flat 1 0 58.00 0 10% 1,10 Terrace 2 3 70.00 210 90 Semi 2 3 79.00 237 90 Semi 2 3 79.00 10% 1,90 Det 3 8 93.00 744 90 Det 3 0 102.00 0 90 Efat 1 High* 1 0 580.00 0 10% 1,50 Flat 2 High* 2 0 70.00 0 10% 1,50 Flat 1 High* 1 0 580.00 10% 1,50 Flat 2 High* 3 <	Total Cost Rate £/m2 3,000,753 918.50 S COST 4 0 4 0 8 190,680 8 381,360 8 215,196 8 675,552 8 681,000 8 136,200 7 0 7 0 4 54,648 4 31,540 8 662,284 8 132,568 8 231,540 8 0 8 0 8 0 8 0 8 0 7 0

Locality een/Brown Iternative Use	
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Rural No	orth Green	Agricultural
Area	Gross	8.
	Net	5.9

Locality een/Brown Iternative Use

1.24

0.99

Stonehouse Green Paddock

Gross Net

Area



Rate

£/m2 **1,218.80**

> Rate £/m2 **916.13**

受

ber		7 Units	Area ha	Density erag Units/ha	ge Unit Size m2	Developed m2	Density m2/ha		Total Cos
		20	0.20	100.00	65	1,296	6,480		1,579,564
		Beds	No		m2	Total		BCIS	COS
	Market								(
	Flat	1	4		58.00	232	10%	1,104	281,74
		2	7		70.00	490	10%	1,104	595,05
	FLAT	3	3		70.00	210	10%	1,104	255,02
		3	0		84.00	0		908	
	Semi	2	0		79.00	0		908	
		3	0		93.00	0		908	
	Det	3	0		102.00	0		908	
		4	0		125.00	0		908	
		5	0		150.00	0		908	
	Flat 1 High*	1	0		58.00	0	10%	1,507	
	Flat 2 High*	2	0		70.00	0	10%	1,507	
	Flat 3 High*	3	0		84.00	0	10%	1,507	
	Affordable	5	0		84.00	0	10%	1,507	
		-	2		45.00		100/		100.20
	Flat	1	2		45.00	90	10%	1,104	109,29
		2	3		67.00	201	10%	1,104	244,09
	FLAT	3	1		73.00	73	10%	1,175	94,35
		3	0		85.00	0		908	
	Semi	2	0		73.00	0		908	
		3	0		85.00	0		908	
	Det	3	0		105.00	0		908	
		4	0		125.00	0		908	
		5	0		150.00	0		908	
	Flat 1 High*	1	0		58.00	0	10%	1,507	
	Flat 2 High*	2	0				100/		
	FIAL Z FIIGH	2	0		70.00	0	10%	1,507	
≥r	Flat 3 High*	8 Units	0 Area	Densityerag	84.00 ge Unit Size	0 Developed	10% Density	1,507	
er		3	0	Densityerag Units/ha 40.63	84.00	0	10%		Total Cos
er		8 Units	0 Area ha	Units/ha	84.00 ge Unit Size m2	0 Developed m2	10% Density m2/ha		Total Cos 5,420,74
er		8 Units 65	0 Area ha 1.60	Units/ha	84.00 ge Unit Size m2 91	0 Developed m2 5,917	10% Density m2/ha	1,507	Total Co: 5,420,74 COS
2r	Flat 3 High*	8 Units 65 Beds	0 Area ha 1.60 No	Units/ha	84.00 ge Unit Size m2 91 m2	0 Developed m2 5,917 Total	10% Density m2/ha 3,698	1,507 BCIS	Total Co: 5,420,74 COS
er	Flat 3 High*	8 Units 65 Beds	0 Area ha 1.60 No	Units/ha	84.00 ge Unit Size m2 91 m2 58.00	0 Developed m2 5,917	10% Density m2/ha 3,698 10%	1,507 BCIS 1,104	Total Co: 5,420,74 COS
er	Flat 3 High* Market Flat	8 Units 65 Beds 1 2	0 Area ha 1.60 No 0 0	Units/ha	84.00 ge Unit Size m2 91 m2 58.00 70.00	0 Developed m2 5,917 Total 0 0	10% Density m2/ha 3,698	1,507 BCIS 1,104 1,104	Total Cos 5,420,74 COS
er	Flat 3 High*	8 Units 65 Beds 1 2 2 2	0 Area ha 1.60 No 0 0 5	Units/ha	84.00 ge Unit Size m2 91 m2 58.00 70.00 70.00	0 Developed 5,917 Total 0 0 350	10% Density m2/ha 3,698 10%	1,507 BCIS 1,104 1,104 908	Total Cos 5,420,74 COS 317,80
er	Flat 3 High* Market Flat Terrace	8 Units 65 Beds 1 2 2 2 3	0 Area ha 1.60 No 0 0 5 9	Units/ha	84.00 ge Unit Size m2 91 m2 58.00 70.00 70.00 84.00	0 Developed m2 5,917 Total 0 0 0 350 756	10% Density m2/ha 3,698 10%	1,507 BCIS 1,104 1,104 908 908	Total Co: 5,420,74 COS 317,80 686,44
er	Flat 3 High* Market Flat	8 Units 65 Beds 1 1 2 2 2 3 3 2	0 Area ha 1.60 No 0 0 0 0 9 4	Units/ha	84.00 ge Unit Size m2 91 58.00 70.00 70.00 84.00 79.00	0 Developed m2 5,917 Total 0 0 0 350 756 316	10% Density m2/ha 3,698 10%	1,507 BCIS 1,104 1,104 908 908 908	Total Co: 5,420,74 COS 317,80 686,44 286,92
er	Flat 3 High* Market Flat Terrace Semi	8 Units 65 Beds 1 2 2 3 3 2 2 3 3	Area ha 1.60 No 0 0 0 5 9 9 4 4 14	Units/ha	84.00 ge Unit Size m2 91 58.00 70.00 70.00 84.00 79.00 93.00	0 Developed m2 5,917 Total 0 0 0 350 756 316 1,302	10% Density m2/ha 3,698 10%	1,507 BCIS 1,104 1,104 908 908 908 908	Total Co: 5,420,74 COS 317,80 686,44 286,92 1,182,21
er	Flat 3 High* Market Flat Terrace	8 Units 65 Beds 1 2 2 2 3 3 2 3 3 3 3 3 3	0 Area ha 1.60 No 0 0 5 9 4 4 14 0	Units/ha	84.00 ge Unit Size m2 91 58.00 70.00 70.00 84.00 79.00 93.00 102.00	0 Developed 5,917 Total 0 0 350 756 316 1,302 0 0	10% Density m2/ha 3,698 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908	Total Co: 5,420,74 COS 317,80 686,44 286,92 1,182,21
er	Flat 3 High* Market Flat Terrace Semi	8 Units 65 Beds 11 2 2 3 3 2 3 3 3 4 4	0 Area ha 1.60 0 0 0 5 9 4 4 14 0 0 11	Units/ha	84.00 ge Unit Size m2 91 58.00 70.00 70.00 70.00 84.00 79.00 93.00 102.00 125.00	0 Developed m2 5,917 Total 0 0 350 756 316 1,302 0 0 1,375	10% Density m2/ha 3,698 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908	Total Co: 5,420,74 COS 317,80 686,44 286,92 1,182,21 1,248,50
27	Flat 3 High* Market Flat Terrace Semi Det	8 Units 65 Beds 1 2 2 3 3 2 2 3 3 3 4 4 5	0 Area ha 1.60 0 0 0 5 9 9 4 14 14 0 11 2	Units/ha	84.00 ge Unit Size m2 91 58.00 70.00 70.00 70.00 93.00 102.00 125.00 150.00	0 Developed m2 5,917 Total 0 0 350 756 316 1,302 0 1,375 300	10% Density m2/ha 3,698 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908	Total Cos 5,420,74 COS 317,80 686,44 286,92 1,182,21 1,286,92 1,182,21 1,248,50 272,40
er	Flat 3 High* Market Flat Terrace Semi Det Flat 1 High*	8 Units 65 Beds 1 2 2 3 3 2 3 3 3 3 4 4 5 5 1	0 Area ha 1.60 0 0 0 0 5 9 9 4 4 14 10 0 11 2 0 0	Units/ha	84.00 ge Unit Size m2 91 58.00 70.00 84.00 79.00 93.00 102.00 125.00 150.00 58.00	0 Developed m2 5,917 Total 0 0 350 756 316 1,302 0 1,375 300 0 0 0	10% Density m2/ha 3,698 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908	Total Co: 5,420,74 COS 317,80 686,44 286,92 1,182,21 1,248,50 272,40
er	Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	8 Units 65 8645 1 2 2 3 3 3 3 3 3 3 4 4 5 1 1 2 2	Area ha 1.60 0 0 0 5 9 4 4 14 0 0 111 2 0 0 0 0 0 0 0 0	Units/ha	84.00 ge Unit Size m2 91 58.00 70.00 70.00 84.00 79.00 93.00 102.00 1125.00 1125.00 158.00 70.00	0 Developed m2 5,917 0 0 0 350 756 316 1,302 0 1,375 300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,698 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 1,104 908 908 908 908 908 908 908 908 908 908	Total Co: 5,420,74 COS 317,80 686,44 286,92 1,182,21 1,248,50 272,40
Pr	Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	8 Units 65 Beds 1 2 2 3 3 2 3 3 3 3 4 4 5 5 1	0 Area ha 1.60 0 0 0 0 5 9 9 4 4 14 10 0 11 2 0 0	Units/ha	84.00 ge Unit Size m2 91 58.00 70.00 84.00 79.00 93.00 102.00 125.00 150.00 58.00	0 Developed m2 5,917 Total 0 0 350 756 316 1,302 0 1,375 300 0 0 0	10% Density m2/ha 3,698 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908	Total Co: 5,420,74 COS 317,80 686,44 286,92 1,182,21 1,248,50 272,40
2r	Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	8 Units 65 Beds 2 2 3 3 2 2 3 3 3 3 4 4 5 5 11 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0 Area ha 1.60 0 0 0 0 5 9 9 4 14 0 0 11 1 2 0 0 0 0 0 0 0 0	Units/ha	84.00 ge Unit Size m2 91 58.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 102.00 102.00 102.00 102.00 102.00 84.00 84.00	0 Developed m2 5,917 0 0 0 350 756 316 1,302 0 1,375 300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,698 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 1,507 1,507	Total Cos 5,420,74 COS 317,80 686,44 286,92 1,182,21 1,248,50 272,40
2r	Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	8 Units 65 8645 1 2 2 3 3 3 3 3 3 3 4 4 5 1 1 2 2	Area ha 1.60 0 0 0 5 9 4 4 14 0 0 111 2 0 0 0 0 0 0 0 0	Units/ha	84.00 ge Unit Size m2 91 58.00 70.00 70.00 84.00 79.00 93.00 102.00 1125.00 1125.00 158.00 70.00	0 Developed m2 5,917 0 0 0 350 756 316 1,302 0 1,375 300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,698 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 1,104 908 908 908 908 908 908 908 908 908 908	Total Cos 5,420,74 COS 317,80 686,44 286,92 1,182,21 1,248,50 272,40
er	Flat 3 High* Market Flat Flat Terrace Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	8 Units 65 Beds 2 2 3 3 2 2 3 3 3 3 4 4 5 5 11 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0 Area ha 1.60 0 0 0 0 5 9 9 4 14 0 0 11 1 2 0 0 0 0 0 0 0 0	Units/ha	84.00 ge Unit Size m2 91 58.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 102.00 102.00 102.00 102.00 102.00 84.00 84.00	0 Developed m2 5,917 0 0 0 350 756 316 1,302 0 1,375 300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,698 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 1,507 1,507	Total Cos 5,420,74 COS 317,80 686,44 286,92 1,182,21 1,248,50 272,40 109,29
≘r	Flat 3 High* Market Flat Flat Terrace Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	8 Units 65 Beds 1 1 2 2 3 3 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 3 1 3 3 1 1 1 2 2 3 3 3 3	0 Area ha 1.60 0 0 0 0 0 0 0 11 1 2 0 0 0 0 0 0 0 0 0	Units/ha	84.00 ge Unit Size m2 91 58.00 70.00 84.00 79.00 93.00 102.00 125.00 125.00 102.00 58.00 70.00 84.00 70.00 84.00	0 Developed m2 5,917 0 0 0 350 756 316 1,302 0 1,375 300 0 0 0 0 0 0 0 0 90	10% Density m2/ha 3,698 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 1,507 1,507 1,507 1,104	Total Co: 5,420,74 COS 317,80 686,44 286,92 1,182,21 1,248,50 272,40 272,40 109,29 81,36
2r	Flat 3 High* Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High*	8 Units 65 86ds 11 2 2 3 3 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 3 1 3 3 1 2 2 1 2 2 1 3 3 3 1 2 2 1 3 3 1 2 2 1 1 2 2 2 3 3 1 2 2 1 1 1 2 2 2 3 3 1 2 2 1 1 1 2 2 2 3 3 1 2 2 1 1 1 2 2 2 3 3 1 2 2 2 1 3 3 1 2 2 2 3 3 1 2 2 2 3 3 1 2 2 2 3 3 3 1 2 2 2 3 3 3 1 2 2 2 3 3 3 1 2 2 2 1 3 3 1 2 2 2 2	0 Area ha 1.60 0 0 0 5 9 9 4 4 14 14 0 0 11 1 12 2 0 0 0 0 0 0 0 0 1 1	Units/ha	84.00 ge Unit Size m2 91 58.00 70.00 70.00 84.00 102.00 1125.00 1125.00 1125.00 158.00 70.00 84.00 84.00 67.00	0 Developed m2 5,917 Total 0 0 350 756 316 1,302 0 1,375 300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,698 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 1,507 1,507 1,507 1,104	Total Cos 5,420,74 COS 317,80 686,44 286,92 1,182,21 1,248,50 272,40 272,40 109,29 81,36 265,13
er	Flat 3 High* Market Flat Flat Terrace Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Flat 4 High* Flat Terrace	8 Units 65 Beds 2 2 3 3 2 2 3 3 3 3 3 4 4 5 1 1 2 2 3 3 3 3 3 4 4 5 1 1 2 2 3 3 3 3 3 4 4 4 5 5 1 1 2 2 2 3 3 3 3 3 3 3 3 3 2 2 2 3 3 3 3	Area ha 1.60 0 0 0 0 0 0 0 0 11 1 1 2 0 0 0 0 0 0 0	Units/ha	84.00 ge Unit Size m2 91 58.00 70.00 84.00 79.00 93.00 102.00 125.00 102.00 125.00 102.00 102.00 125.00 102.00 70.00 84.00 70.00 85.00 67.00 73.00 85.00	0 Developed m2 5,917 0 0 0 350 756 316 1,302 0 1,375 300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,698 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507	Total Co: 5,420,74 COS 317,80 686,44 286,92 1,182,21 1,248,50 272,40 109,29 81,36 265,13 463,08
er	Flat 3 High* Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High*	8 Units 65 	Area ha 1.60 0 0 0 0 0 0 11 11 2 0 0 0 0 0 0 0 0 0	Units/ha	84.00 ge Unit Size m2 91 58.00 70.00 70.00 84.00 79.00 93.00 102.00 1125.00 1125.00 1125.00 1125.00 1125.00 1125.00 1125.00 1125.00 1125.00 1125.00 1125.00 1125.00 70.00 84.00 73.00 85.00 73.00	0 Developed m2 5,917 0 0 0 350 756 316 1,302 0 1,375 300 0 0 1,375 300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 2 90 67 292 510 0 0 0 0 219	10% Density m2/ha 3,698 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 1,104 908 908 908 908 908 908 908 908	Total Co: 5,420,74 COS 317,80 686,44 286,92 1,182,21 1,248,50 272,40 272,40 109,29 81,36 265,13 463,08 198,85
2r	Flat 3 High* Market Flat Flat Terrace Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Terrace Semi Terrace Semi	8 Units 65 	Area ha 1.60 0 0 0 0 0 5 9 9 4 14 0 0 11 2 0 0 0 0 0 0 0 0 0 0 11 1 4 6 3 3 4 4	Units/ha	84.00 ge Unit Size m2 91 58.00 70.00 70.00 93.00 102.00 102.00 150.00 58.00 70.00 58.00 70.00 84.00 73.00 84.00 73.00 85.00 73.00 85.00	0 Developed m2 5,917 0 0 0 350 756 316 1,302 0 1,375 300 0 0 1,375 300 0 0 0 1,375 300 0 0 0 0 0 0 0 0 0 0 0 0 1,375 300 0 0 1,375 300 0 0 1,375 300 0 0 1,375 300 0 0 1,375 300 0 1,375 300 0 0 1,375 300 0 1,375 300 0 0 1,375 300 0 0 1,375 300 0 0 0 1,375 300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,698 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 908	Total Cos 5,420,74 COS 317,80 686,44 286,92 1,182,21 1,248,50 272,40 272,40 109,29 81,36 265,13 463,08 198,85 308,72
er	Flat 3 High* Market Flat Flat Terrace Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Flat 4 High* Flat Terrace	8 Units 65 Beds 2 2 3 3 2 2 3 3 3 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 3 2 2 3 3 3 2 2 3 3 3 3 3 3	0 Area ha 1.60 0 0 0 0 0 0 111 12 0 0 0 0 0 0 0 0 0 0	Units/ha	84.00 ge Unit Size m2 91 58.00 70.00 84.00 79.00 93.00 102.00 102.00 102.00 102.00 102.00 102.00 105.00 70.00 85.00 73.00 85.00 73.00 85.00 73.00 85.00	0 Developed m2 5,917 0 0 0 350 756 316 1,302 0 0 1,375 300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,698 10% 10% 10% 10% 10%	1,507 1,104 1,104 908 908 908 908 908 908 908 908 908 908	Total Co: 5,420,74 COS 317,80 686,44 286,92 1,182,21 1,248,50 272,40 109,29 81,36 265,13 463,08 198,85 308,72
er	Flat 3 High* Market Flat Flat Terrace Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Terrace Semi Terrace Semi	8 Units 65 	Area ha 1.60 0 0 0 0 0 0 0 1 1 1 1 2 0 0 0 0 0 0 0	Units/ha	84.00 ge Unit Size m2 91 58.00 70.00 84.00 79.00 93.00 102.00 125.00 102.00 125.00 100.00 58.00 70.00 84.00 70.00 84.00 70.00 85.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00	0 Developed m2 5,917 0 0 0 350 756 316 1,302 0 1,375 300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,698 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,507 1,507 1,104 908 908 908 908 908 908 908 908	Total Cos 5,420,74 COS 317,80 686,44 286,92 1,182,21 1,248,50 272,40 109,29 81,36 265,13 463,08 198,85 308,72
2r	Flat 3 High* Market Flat Flat Terrace Det Flat 1 High* Flat2 High* Flat2 High* Flat3 High* Flat3 High* Flat3 Det	8 Units 65 Beds 2 2 3 3 2 2 3 3 3 4 4 5 1 1 2 2 3 3 4 4 5 5 1 1 2 2 3 3 3 4 4 5 5 3 3 4 4 5 5 3 3 4 4 5 5 5 5	0 Area ha 1.60 0 0 0 5 9 9 4 14 14 0 11 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	84.00 ge Unit Size m2 91 58.00 70.00 70.00 93.00 102.00 125.00 150.00 58.00 70.00 84.00 70.00 84.00 73.00 85.00 73.00 85.00 73.00 85.00 125.00 150.00	0 Developed m2 5,917 0 0 350 756 316 1,302 0 1,375 300 0 0 1,375 300 0 0 0 1,375 300 0 0 0 2,927 292 510 0 219 340 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,698 10% 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 908	Total Cos 5,420,74 COS 317,80 686,44 286,92 1,182,21 1,248,50 272,40 1109,29 81,36 265,13 463,08 198,85 308,72
2r	Flat 3 High* Market Flat Flat Terrace Flat 1 High* Flat 1 High* Flat 3 High* Affordable Flat 3 High* Terrace Semi Det Lat Flat 1 High* Flat	8 Units 65 Beds 2 2 3 3 2 2 3 3 3 3 3 3 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0 Area ha 1.60 0 0 0 0 0 0 3 4 14 0 0 11 1 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	84.00 ge Unit Size m2 91 58.00 70.00 70.00 70.00 70.00 70.00 102.00 102.00 102.00 102.00 102.00 102.00 58.00 70.00 85.00 73.00 85.00 73.00 85.00 100 105.00 100 100	0 Developed m2 5,917 0 0 0 350 756 316 1,302 0 0 1,375 300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,698 10% 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,104 1,104 908 908 908 908 908	COS 5,420,74: COS 5,420,74: COS (((((((((((((
er	Flat 3 High* Market Flat Flat Terrace Det Flat 1 High* Flat2 High* Flat2 High* Flat3 High* Flat3 High* Flat3 Det	8 Units 65 Beds 2 2 3 3 2 2 3 3 3 4 4 5 1 1 2 2 3 3 4 4 5 5 1 1 2 2 3 3 3 4 4 5 5 3 3 4 4 5 5 3 3 4 4 5 5 5 5	0 Area ha 1.60 0 0 0 5 9 9 4 14 14 0 11 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	84.00 ge Unit Size m2 91 58.00 70.00 70.00 93.00 102.00 125.00 150.00 58.00 70.00 84.00 70.00 84.00 73.00 85.00 73.00 85.00 73.00 85.00 125.00 150.00	0 Developed m2 5,917 0 0 350 756 316 1,302 0 1,375 300 0 0 1,375 300 0 0 0 1,375 300 0 0 0 2,927 292 510 0 219 340 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,698 10% 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 908	Total Cos 5,420,74 COS 317,80 686,44 286,92 1,182,21 1,248,50 272,40 1109,29 81,36 265,13 463,08 198,85 308,72

Locality een/Brown Iternative Use

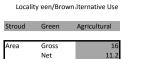
Stonehouse Green Paddock

Gross Net

Area

Locality een/Brown Iternative Use

Number		9 Units	Area	Densityerage Uni				Total Cost	Rate
Town Edge		384	ha 11.20	Units/ha 34.29	m2 m 92 35,37			32,383,754	£/m2 915.57
		Beds	No		m2 Tot	al	BCIS	COST	
	Market							0	
	Flat	1	0		58.00	0 10%	1,104	0	
	- lat	2	0			0 10%	1,104	0	
	Terrace	2	27		70.00 1,89		908	1,716,120	
	Terrace	3	54		34.00 4,53		908	4,118,688	
	Semi	2	27		79.00 2,13		908	1,936,764	
	Jenn	3	81		93.00 7,53		908	6,839,964	
	Det	3	0			0	908	0,859,904	
	Det					-		-	
		4	67 13		25.00 8,37		908 908	7,604,500	
	chara an tair a th	-			50.00 1,95			1,770,600	
	Flat 1 High*	1	0			0 10%	1,507	0	
	Flat 2 High*	2	0			0 10%	1,507	0	
	Flat 3 High*	3	0		34.00	0 10%	1,507	0	
	Affordable								
	Flat	1	9		45.00 40		1,104	491,832	
		2	7		57.00 46		1,104	569,554	
	Terrace	2	23		73.00 1,67		908	1,524,532	
		3	35		35.00 2,97		908	2,701,300	
	Semi	2	15		73.00 1,09		908	994,260	
		3	23		35.00 1,95	5	908	1,775,140	
	Det	3	0			0	908	0	
		4	3	1	25.00 37	5	908	340,500	
		5	0	1	50.00	0	908	0	
	Flat 1 High*	1	0		58.00	0 10%	1,507	0	
	Flat 2 High*	2	0		70.00	0 10%	1,507	0	
	Flat 3 High*	3	0		34.00	0 10%	1,507	0	
Number		10 Units	Area ha	Densityerage Uni Units/ha	t Size Develope m2 m			Total Cost	Rate £/m2
Number Infill		10 Units 95				2 m2/ha		Total Cost 7,986,394	
		95	ha 2.80	Units/ha	m2 m 92 8,72	2 m2/ha 0 3,114	BCIS	7,986,394	£/m2
			ha	Units/ha	m2 m	2 m2/ha 0 3,114	BCIS	7,986,394 COST	£/m2
	Market	95 Beds	ha 2.80 No	Units/ha 33.93	m2 m 92 8,72 m2 Tot	2 m2/ha 0 3,114		7,986,394 COST 0	£/m2
		95 Beds	ha 2.80 No 0	Units/ha 33.93	m2 m 92 8,72 m2 Tot 58.00	2 m2/ha 0 3,114	1,104	7,986,394 COST 0 0	£/m2
	<mark>Market</mark> Flat	95 Beds 1 2	ha 2.80 No 0 0	Units/ha 33.93	m2 m 92 8,72 m2 Tot 58.00 70.00	2 m2/ha 0 3,114 0 10% 0 10%	1,104 1,104	7,986,394 <u> </u>	£/m2
	Market	95 Beds 1 2 2	ha 2.80 No 0 0 7	Units/ha 33.93	m2 m 92 8,72 m2 Tot 58.00 70.00 70.00 45	2 m2/ha 0 3,114 0 10% 0 10% 0 0	1,104 1,104 908	7,986,394 COST 0 0 0 444,920	£/m2
	Market Flat Terrace	95 Beds 11 22 2 3	ha 2.80 No 0 0 7 13	Units/ha 33.93	m2 m 92 8,72 m2 Tot 58.00 70.00 45 34.00 1,05	2 m2/ha 0 3,114 0 10% 0 10% 0 2	1,104 1,104 908 908	7,986,394 <u> </u>	£/m2
	<mark>Market</mark> Flat	95 Beds 1 1 2 2 2 3 3 2 2	ha 2.80 No 0 0 7 7 13 6	Units/ha 33.93	m2 m 92 8,72 m2 Tot 58.00 70.00 45 70.00 1,00 79.00 47	2 m2/ha 0 3,114 al 0 10% 0 10% 0 2 4	1,104 1,104 908 908 908	7,986,394 COST 0 0 444,920 991,536 430,392	£/m2
	Market Flat Terrace Semi	95 Beds 11 22 20 33 22 3 3 22 3	ha 2.80 0 0 7 7 13 6 20	Units/ha 33.93	m2 m 92 8,72 m2 Tot 58.00 70.00 44.00 54.00 79.00 47 33.00 1,86	2 m2/ha 0 3,114 1 0 10% 0 10% 0 2 4 0	1,104 1,104 908 908 908 908 908	7,986,394 COST 0 0 0 444,920 991,536 430,392 1,688,880	£/m2
	Market Flat Terrace	95 Beds 1 2 2 2 3 3 2 2 3 3 3 3 3 3 3	ha 2.80 0 0 7 7 13 6 20 0 0	Units/ha 33.93	m2 m 92 8,72 m2 Tot 58.00	2 m2/ha 0 3,114 0 10% 0 10% 0 2 2 4 0 0 0	1,104 1,104 908 908 908 908 908 908	7,986,394 COST 0 0 0 444,920 991,536 430,392 1,688,880 0 0	£/m2
	Market Flat Terrace Semi	95 Beds 1 1 2 2 2 3 3 2 2 3 3 3 4 4	ha 2.80 0 0 7 7 13 6 20 0 0 17	Units/ha 33.93	m2 m 92 8,72 m2 Tot 58.00 58.00 58.00 59.00 44.00 1,05 79.00 44.00 1,05 79.00 44.00 1,05 79.00 44.00 1,05 79.00 25.00 2,12	2 m2/ha 0 3,114 10 0 10% 0 10% 0 2 2 4 0 0 5	1,104 1,104 908 908 908 908 908 908 908	7,986,394 COST 0 0 0 444,920 991,536 430,392 1,688,880 0 1,929,500	£/m2
	Market Flat Terrace Semi Det	95 Beds 1 1 2 2 2 3 3 2 2 3 3 3 4 4 5	ha 2.80 0 0 0 7 7 3 3 6 20 0 0 17 3	Units/ha 33.93	m2 m7 92 8,72 m2 Tot 58.00 70.00 45 34.00 1,05 33.00 1,86 22.00 2,112 55.00 2,112	2 m2/ha 0 3,114 al 0 10% 0 10% 0 2 2 4 0 5 0	1,104 1,104 908 908 908 908 908 908 908 908	7,986,394 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High*	95 Beds 1 1 2 2 3 3 2 2 3 3 3 3 3 3 3 4 4 5 5 1	ha 2.80 0 0 7 13 6 6 20 0 0 17 3 3 0	Units/ha 33.93	m2 m3 m2 Tot 58.00	2 m2/ha 0 3,114 10 0 10% 0 10% 0 2 4 0 0 5 5 0 0 10% 0 10%	1,104 1,104 908 908 908 908 908 908 908 908 908 908	7,986,394	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	95 Beds 1 1 2 2 2 3 3 3 2 2 3 3 3 4 4 5 5 1 1 1 2	ha 2.80 0 0 0 7 13 6 20 0 0 117 3 0 0 0 0	Units/ha 33.93	m2 m 92 8,72 m2 Tot 58.00 70.00 70.00 70.00 44.00 1,09 79.00 47.03 33.00 1,86 22.00 25.00 2,120 55.00 2,120 70.00 45 88.00	2 m2/ha 0 3,114 al 0 10% 0 10% 0 10% 0 2 4 0 0 0 5 0 0 0 0 10% 10%	1,104 1,104 908 908 908 908 908 908 908 908 1,507 1,507	7,986,394 	£/m2
	Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 3 High*	95 Beds 1 1 2 2 3 3 2 2 3 3 3 3 3 3 3 4 4 5 5 1	ha 2.80 0 0 7 13 6 6 20 0 0 17 3 3 0	Units/ha 33.93	m2 m 92 8,72 m2 Tot 58.00 70.00 70.00 70.00 44.00 1,09 79.00 47.03 33.00 1,86 22.00 25.00 2,120 55.00 2,120 70.00 45 88.00	2 m2/ha 0 3,114 10 0 10% 0 10% 0 2 4 0 0 5 5 0 0 10% 0 10%	1,104 1,104 908 908 908 908 908 908 908 908 908 908	7,986,394 COST 0 0 444,920 991,336 430,392 1,688,880 0 1,929,500 408,600 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Affordable	95 Beds 1 2 2 3 2 3 3 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 2 2 3 3 2 2 3 3 3 3 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5	ha 2.80 0 0 7 13 6 20 0 0 17 3 3 0 0 0 0 0 0	Units/ha 33.93	m2 m 92 8,72 m2 Tot 58.00	2 m2/ha 0 3,114 al 0 10% 0 10% 0 2 2 4 0 0 0 0 5 0 0 10% 0 10%	1,104 1,104 908 908 908 908 908 908 908 908 908 1,507 1,507 1,507	7,986,394 COST 0 0 0 444,920 991,536 430,392 1,688,880 0 1,929,500 408,600 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 3 High*	95 Beds 1 1 2 2 3 3 3 2 2 3 3 3 3 3 3 3 3 3 3 3	ha 2.80 0 0 13 6 20 0 0 17 7 3 0 0 0 0 0 0 0 0 0 2 2	Units/ha 33.93	m2 m3 m2 Tot 58.00 - 70.00 45 34.00 1,05 79.00 47 33.00 1,86 22.00 - 25.00 2,12 50.00 45 38.00 - 70.00 45 14.00 - 15.00 2	2 m2/ha 0 3,114 10 0 10% 0 10% 0 2 2 4 0 0 0 0 0 10% 0 0 0 10% 0 0 0 10% 0 0 0 0 10% 0 0 0 0 0 0 0 0 0 0 0 0 0	1,104 1,104 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507	7,986,394 COST 0 0 444,920 991,536 430,392 1,688,880 0 1,929,500 408,600 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	95 Beds 1 1 2 2 3 3 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 4 5 1 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 2.80 No 0 7 7 3 6 20 0 0 0 7 7 3 0 0 0 0 0 0 0 0 2 2 2 2	Units/ha 33.93	m2 m 92 8,72 m2 Tot 58.00	2 m2/ha 0 3,114 11 0 10% 0 10% 0 10% 0 2 2 4 0 0 5 5 0 10% 0 10%	1,104 1,104 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,104	7,986,394 0 0 0 0 0 0 0 0 0 1,929,500 408,600 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Affordable	95 Beds 1 2 2 3 3 2 3 3 4 4 5 1 1 2 3 3 4 4 5 1 1 2 3 3 4 4 5 1 1 1 2 2 3 3 2 2 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 3 4 4 5 5 1 1 1 1 1 2 2 2 3 3 3 3 3 3 4 4 4 5 5 1 1 1 1 1 1 1 1 1 1 1 1 1	ha 2.80 0 0 7 7 13 6 6 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 33.93	m2 m 92 8,72 m2 Tot is.00	2 m2/ha 0 3,114 10 0 10% 0 10% 0 2 2 4 4 0 0 0 10% 0 10% 0 10% 0 10% 0 10% 0 10% 0 10% 8	1,104 1,104 908 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507	7,986,394	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Affordable Flat Affordable Flat	95 Beds 1 1 2 2 3 3 2 2 3 3 3 4 4 5 1 1 2 3 3 3 4 4 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 2.80 0 0 0 7 13 6 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 33.93	m2 m 92 8,72 m2 Tot 58.00	2 m2/ha 0 3,114 10 0 10% 0 10% 0 2 2 4 0 0 0 0 0 0 0 0 0 0 0 0 0	1,104 1,104 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,507 1,507 1,507	7,986,394	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	95 Beds 1 1 2 2 3 3 3 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 3 4 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 2.80 No 0 0 7 7 3 3 6 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 33.93	m2 m2 m2 Tot 38.00	2 m2/ha 0 3,114 11 0 10% 0 10% 0 10% 2 2 4 0 0 0 0 10% 0 10% 0 10% 0 10% 0 10% 0 10% 2 2 2 2 4 4 0 0 10% 2 10% 0 10% 0 10% 0 10% 0 10% 0 10% 0 10% 2 10% 0 10% 10% 10% 10% 10% 10%	1,104 1,104 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,507 1,507	7,986,394 0 0 0 0 0 0 0 0 0 1,929,500 408,600 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Flat 3 High* Terrace Semi	95 Beds 1 1 2 2 3 3 2 3 3 3 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 3 3 3 4 4 5 1 1 2 3 3 3 3 3 4 4 5 1 1 1 2 3 3 3 3 3 4 4 5 5 1 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 2.80 0 0 7 7 13 6 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 33.93	m2 m m2 Tot 70.00 45 70.00 45 70.00 45 70.00 45 70.00 45 70.00 45 70.00 43 70.00 43 70.00 43 70.00 43 70.00 43 70.00 43 70.00 13 73.00 43 73.00 43 73.00 55 75.00 51 75.00 51	2 m2/ha 0 3,114 10 10% 0 10% 0 10% 0 2 2 4 4 0 0 10% 0 10% 0 10% 0 10% 0 10% 0 10% 8 5 5 0 10% 0 10% 0 2 2 0 10% 0 10% 0 2 2 0 10% 0 1	1,104 1,104 908 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,104 1,104 908 908	7,986,394	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Affordable Flat Affordable Flat	95 Beds 1 1 2 2 3 3 2 3 3 4 4 5 1 1 2 3 3 4 4 5 1 1 2 3 3 4 4 5 1 1 2 3 3 3 4 4 5 1 1 2 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 3 3 3 3 3 3 3 4 4 5 5 1 1 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 2.80 0 0 0 7 13 6 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 33.93	m2 m 92 8,72 m2 Tot 58.00	2 m2/ha 0 3,114 10 0 10% 0 10% 0 2 2 4 0 0 0 10% 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,104 1,104 908 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,507 1,507 1,507 908 908 908 908	7,986,394	£/m2
	Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Flat 3 High* Terrace Semi	95 Beds 1 1 2 2 3 3 2 2 3 3 3 3 3 3 3 3 3 3 1 2 2 3 3 1 2 2 2 3 3 3 2 2 2 3 3 3 3	ha 2.80 0 0 0 13 6 20 0 0 17 7 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 33.93	m2 m 92 8,72 m2 Tot 70.00	2 m2/ha 0 3,114 0 10% 0 10% 0 10% 0 2 2 4 4 0 0 5 5 0 0 10% 0 10% 0 10% 4 10% 8 5 2 0 10% 0 10% 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,104 1,104 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,104 1,104 1,104 908 908 908	7,986,394 	£/m2
	Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat 3 Terrace Semi Det Det	95 Beds 1 1 2 2 3 3 2 3 3 3 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 3 4 4 5 5 1 1 2 3 3 3 3 4 4 5 5 1 1 2 3 3 3 3 3 4 4 5 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 2.80 0 0 7 7 3 6 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 33.93	m2 m 92 8,72 m2 Tot 58.00	2 m2/ha 0 3,114 10 10% 0 10% 0 10% 0 2 2 4 0 0 0 10% 0 10% 0 10% 0 10% 0 10% 0 10% 0 10% 0 10% 0 2 2 2 0 0 0 0 0 0 0 0 0 0 0	1,104 1,104 908 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,507 1,104 1,104 908 908 908 908	7,986,394	£/m2
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat 4 Terrace Semi Det Terrace Flat 1 High* Flat 1 High*	95 Beds 1 1 2 2 3 3 2 3 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 3 3 4 4 5 1 1 2 2 3 3 3 4 4 5 1 1 2 2 3 3 3 3 4 4 5 1 1 1 2 2 3 3 3 3 3 4 4 5 1 1 1 2 2 3 3 3 3 4 4 5 1 1 1 2 2 3 3 3 3 4 4 5 1 1 1 2 2 3 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 4 4 4 5 5 1 1 1 2 2 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 2.80 0 0 7 13 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 33.93	m2 m 92 8,72 m2 Tot 70.00	2 m2/ha 0 3,114 10 0 10% 0 10% 0 2 2 4 4 0 0 0 10% 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,104 1,104 908 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,104 1,104 1,104 908 908 908 908 908	7,986,394	£/m2
	Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat 3 Terrace Semi Det Det	95 Beds 1 1 2 2 3 3 2 3 3 3 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 3 4 4 5 5 1 1 2 3 3 3 3 4 4 5 5 1 1 2 3 3 3 3 3 4 4 5 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 2.80 0 0 7 7 3 6 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 33.93	m2 m 92 8,72 m2 Tot 58.00	2 m2/ha 0 3,114 10 10% 0 10% 0 10% 0 2 2 4 0 0 0 10% 0 10% 0 10% 0 10% 0 10% 0 10% 0 10% 0 10% 0 2 2 2 0 0 0 0 0 0 0 0 0 0 0	1,104 1,104 908 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,507 1,104 1,104 908 908 908 908	7,986,394	£/m2



Stroud	Green	Agricultural
Area	Gross	3.
	Net	2.

Locality een/Brown Iternative Use

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mber	1	L1 Units	Area ha	Densitye Units/ha	rage Unit Size	Developed	Density m2/ha		Total Cost	Rate £/m2
ill		20	0.40	50.00	m2 70	m2 1,392	3,480		1,456,968	1,046.67
		Beds	No		m2	Total		BCIS	COST	
	Market								0	
	Flat	1	3		58.00	174	10%	1,104	211,306	
		2	3		70.00	210	10%	1,104	255,024	
	Terrace	2	4		70.00	280		908	254,240	
		3	4		84.00	336		908	305,088	
	Semi	2	0		79.00	0		908	0	
		3	0		93.00	0		908	0	
	Det	3	0		102.00	0		908	0	
		4	0		125.00	0		908	0	
		5	0		150.00	0		908	0	
	Flat 1 High*	1	0		58.00	0	10%	1,507	0	
	Flat 2 High*	2	0		70.00	0	10%	1,507	0	
	Flat 3 High*	3	0		84.00	0	10%	1,507	0	
	Affordable									
	Flat	1	1		45.00	45	10%	1,104	54,648	
		2	3		67.00	201	10%	1,104	244,094	
	Terrace	2	2		73.00	146		908	132,568	
		3	0		85.00	0		908	0	
	Semi	2	0		73.00	0		908	0	
		3	0		85.00	0		908	0	
	Det	3	0		105.00	0		908	0	
		4	0		125.00	0		908	0	
		5	0		150.00	0		908	0	
	The All Color	1	0		58.00	0	10%	1,507	0	
								1,507	0	
	Flat 1 High* Flat 2 High*						10%	1 507	0	
nber	Flat 2 High* Flat 3 High*	1 2 3 12 Units	0 0 Area		70.00 84.00 rage Unit Size	0 0 Developed	10% 10% Density m2/ha	1,507 1,507	0 0 Total Cost	Rate £/m2
nber II	Flat 2 High* Flat 3 High*	2	0 0	Densitye Units/ha 35.56	70.00 84.00	0 0	10%		0	Rate £/m2 916.08
	Flat 2 High* Flat 3 High*	2 3 12 Units 64	0 0 Area ha 1.80	Units/ha	70.00 84.00 rage Unit Size m2 93	0 0 Developed m2 5,956	10% Density m2/ha	1,507	0 Total Cost 5,456,153	£/m2
	Flat 2 High* Flat 3 High* 1	2 3 1.2 Units	0 0 Area ha	Units/ha	70.00 84.00 rage Unit Size m2	0 0 Developed m2	10% Density m2/ha		0 Total Cost	£/m2
	Flat 2 High* Flat 3 High* 1 Market	2 3 12 Units 64	0 0 Area ha 1.80 No	Units/ha	70.00 84.00 rage Unit Size m2 93 m2 m2	0 0 Developed m2 5,956 Total	10% Density m2/ha 3,309	1,507 BCIS	0 Total Cost 5,456,153 COST	£/m2
	Flat 2 High* Flat 3 High* 1	2 3 12 Units 64 Beds	0 0 Area ha 1.80 No 0	Units/ha	70.00 84.00 rage Unit Size m2 93 m2 58.00	0 0 Developed m2 5,956 Total 0	10% Density m2/ha 3,309 10%	1,507 BCIS 1,104	0 Total Cost 5,456,153 COST 0	£/m2
	Flat 2 High* Flat 3 High* 1 Market Flat	2 3 12 Units 64 Beds 1 1 2	0 0 Area ha 1.80 No 0 0	Units/ha	70.00 84.00 rage Unit Size m2 93 m2 58.00 70.00	0 0 Developed m2 5,956 Total 0 0	10% Density m2/ha 3,309	1,507 BCIS 1,104 1,104	0 Total Cost 5,456,153 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 1 Market	2 3 3 64 64 9 8 64 1 1 2 2 2	0 0 Area ha 1.80 No 0	Units/ha	70.00 84.00 rage Unit Size m2 93 m2 58.00 70.00 70.00	0 0 0 0 0 0 0 0 280	10% Density m2/ha 3,309 10%	1,507 BCIS 1,104 1,104 908	0 Total Cost 5,456,153 0 0 0 254,240	£/m2
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace	2 3 2 4 64 8 8 64 1 1 2 2 3 3	0 0 Area ha 1.80 No 0 0 0 4 9	Units/ha	70.00 84.00 rage Unit Size m2 93 m2 58.00 70.00 70.00 84.00	0 0 0 0 0 5,956 70tal 0 0 0 280 756	10% Density m2/ha 3,309 10%	1,507 BCIS 1,104 1,104 908 908	0 Total Cost 5,456,153 0 0 0 0 254,240 686,448	£/m2
	Flat 2 High* Flat 3 High* 1 Market Flat	2 3 2 64 8 8 8 8 8 8 8 8 3 3 3 2	0 0 Area ha 1.80 No 0 0 4 9 4	Units/ha	70.00 84.00 rage Unit Size m2 93 m2 58.00 70.00 70.00 70.00 84.00 79.00	0 0 0 0 0 5,956 Total 0 0 280 0 280 756 316	10% Density m2/ha 3,309 10%	1,507 BCIS 1,104 1,104 908	0 Total Cost 5,456,153 0 0 0 0 254,240 686,448 286,928	£/m2
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi	2 3 2 4 64 8 8 64 1 1 2 2 3 3	0 0 Area ha 1.80 No 0 0 0 4 9	Units/ha	70.00 84.00 rage Unit Size m2 93 m2 58.00 70.00 70.00 84.00 79.00 93.00	0 0 0 0 0 5,956 70tal 0 0 0 280 756	10% Density m2/ha 3,309 10%	1,507 BCIS 1,104 1,104 908 908 908 908	0 Total Cost 5,456,153 0 0 0 0 254,240 686,448	£/m2
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace	2 3 3 64 8 8 8 8 8 8 8 8 9 2 2 3 3 2 2 3 3	0 0 0 Area ha 1.80 0 0 0 0 0 4 4 9 4 4 13 0 0	Units/ha	70.00 84.00 rage Unit Size m2 93 m2 58.00 70.00 70.00 70.00 84.00 79.00	0 0 0 0 0 5,956 7,956 7,956 0 0 0 0 280 756 316 316 1,209	10% Density m2/ha 3,309 10%	1,507 BCIS 1,104 1,104 908 908 908	0 Total Cost 5,456,153 0 0 0 0 254,240 686,448 286,928	£/m2
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi	2 3 3 64 64 1 2 2 2 2 3 3 3 3 3 3 3 3	0 0 0 Area ha 1.80 No 0 0 0 4 4 9 9 4 13 0 0 11	Units/ha	70.00 84.00 rage Unit Size m2 93 m2 58.00 70.00 70.00 70.00 70.00 70.00 93.00 93.00 102.00	0 0 0 0 0 5,956 7 0 0 280 0 756 316 1,209 0 1,375	10% Density m2/ha 3,309 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908	0 Total Cost 5,456,153 0 0 0 254,240 686,448 286,928 1,097,772 0 0 1,248,500	£/m2
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi Det	2 3 3 2 4 64 64 1 1 1 2 2 2 3 3 3 3 3 4 4	0 0 0 Area ha 1.80 0 0 0 0 0 4 4 9 4 4 13 0 0	Units/ha	70.00 84.00 rage Unit Size m2 93 m2 58.00 70.00 70.00 84.00 93.00 102.00 125.00 150.00	0 0 0 0 0 0 5,956 7 0 0 0 280 756 316 1,209 0 0 1,375 450	10% Density m2/ha 3,309 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908	0 Total Cost 5,456,153 0 0 0 254,240 686,448 286,928 1,097,772 0	£/m2
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi Det Flat 1 High*	2 3 3 64 64 1 2 2 2 3 3 3 3 3 4 5 5 1	0 0 Area ha 1.80 No 0 0 0 4 4 9 4 4 13 0 11 3	Units/ha	70.00 84.00 rage Unit Size m2 93 m2 58.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 102.00 102.00 150.00 58.00	0 0 0 0 0 5,956 7 0 0 280 0 756 316 1,209 0 1,375	10% Density m2/ha 3,309 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 5,456,153 0 0 0 254,240 686,448 286,928 1,097,772 0 1,248,500 408,600	£/m2
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	2 3 3 64 64 0 1 1 2 2 2 3 3 3 3 4 4 5	0 0 0 Area ha 1.80 0 0 0 0 0 4 4 9 9 4 13 0 11 1 3 0 0	Units/ha	70.00 84.00 rage Unit Size m2 93 m2 58.00 70.00 70.00 70.00 84.00 79.00 93.00 102.00 102.00 125.00 150.00 58.00 70.00	0 0 0 0 0 5,956 Total 0 0 0 280 756 316 1,209 0 1,375 450 0 0	10% Density m2/ha 3,309 10% 10%	1,507 BCIS 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 5,456,153 COST 0 0 0 0 0 254,240 686,448 286,928 1,097,772 0 1,248,500 408,600 0 0	£/m2
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi Det Flat 1 High*	2 3 3 2 4 64 64 1 1 1 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0 0 0 Area ha 1.80 0 0 0 0 4 4 9 9 4 13 0 0 11 13 3 0 0 0 0	Units/ha	70.00 84.00 rage Unit Size m2 93 m2 58.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 102.00 102.00 150.00 58.00	0 0 0 0 0 0 5,956 7 0 0 0 280 0 756 316 1,209 0 0 1,375 450 0 0 0 0 0	10% Density m2/ha 3,309 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 5,456,153 0 0 0 0 0 254,240 686,448 286,928 1,097,772 0 1,248,500 408,600 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	2 3 3 2 4 64 64 1 1 1 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0 0 0 Area ha 1.80 0 0 0 0 4 4 9 9 4 13 0 0 11 13 3 0 0 0 0	Units/ha	70.00 84.00 rage Unit Size m2 93 m2 58.00 70.00 70.00 70.00 84.00 79.00 93.00 102.00 102.00 125.00 150.00 58.00 70.00	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 756 316 1,209 0 0 1,375 450 0 0 0 0 0	10% Density m2/ha 3,309 10% 10% 10% 10%	1,507 BCIS 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 5,456,153 0 0 0 0 0 254,240 686,448 286,928 1,097,772 0 1,248,500 408,600 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi Det Flat 1 High* Flat 1 High* Flat 3 High* Affordable	2 3 3 64 64 1 1 2 2 2 3 3 3 3 4 4 5 1 2 3 3 3 3 3 4 4 5 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0 0 0 Area ha 1.80 0 0 0 0 0 0 4 4 9 9 4 13 0 0 11 13 0 0 0 0 0 0 0 0 0	Units/ha	70.00 84.00 rage Unit Size m2 93 m2 58.00 70.00 70.00 84.00 102.00 125.00 125.00 150.00 58.00 70.00 84.00 45.00	0 0 0 0 0 0 5,956 7 0 0 0 280 0 280 0 756 316 1,209 0 0 1,375 450 0 0 0 0 0 0 90	10% Density m2/ha 3,309 10% 10% 10% 10% 10%	1,507 BCIS 1,104 908 908 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507	0 Total Cost 5,456,153 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 1 Market Flat Flat Terrace Det Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	2 3 3 64 64 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0 0 0 Area ha 1.80 No 0 0 0 0 4 4 4 13 0 0 111 3 0 0 0 0 0 0 2 2	Units/ha	70.00 84.00 rage Unit Size m2 93 m2 58.00 70.00 70.00 84.00 102.00 102.00 125.00 150.00 58.00 70.00 84.00 70.00 84.00 67.00	0 0 0 0 0 2 5,956 7 0 0 0 0 280 756 316 1,209 0 0 1,375 450 0 0 0 0 0 0 0 0 0 67 67	10% Density m2/ha 3,309 10% 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 1,507 1,507 1,507 1,104 1,104	0 Total Cost 5,456,153 COST 0 0 0 254,240 686,448 286,928 1,097,772 0 1,248,500 408,600 0 0 0 0 0 0 0 0 0 0 1,248,500 408,600 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi Det Flat 1 High* Flat 1 High* Flat 3 High* Affordable	2 3 3 64 64 1 1 2 2 2 3 3 3 3 3 4 4 5 1 1 2 2 3 3 3 3 4 4 5 1 1 2 2 2 3 3 3 3 4 4 5 5 1 2 2 2 2 3 3 3 3 3 2 2 2 2 2 3 3 3 3 3	0 0 0 Area ha 1.80 0 0 0 4 4 9 4 4 13 0 0 11 3 0 0 0 0 0 2 1 1 4	Units/ha	70.00 84.00 rage Unit Size m2 93 m2 58.00 70.00 70.00 84.00 125.00 125.00 125.00 150.00 58.00 70.00 84.00 84.00 67.00 73.00	0 0 0 0 0 0 5,956 7 0 0 0 280 756 316 1,209 0 0 1,375 450 0 0 0 0 0 0 7 6 7 6 7 6 7 292	10% Density m2/ha 3,309 10% 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 5,456,153 COST 0 0 0 254,240 668,448 286,928 1,097,772 0 1,248,500 408,600 0 0 0 0 0 1,097,926 81,365 265,136	£/m2
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 4 High* Flat 4 High* Flat 3 High* Flat 1 High* Flat 1 High*	2 2 3 4 64 64 1 2 2 2 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0 0 0 Area ha 1.80 0 0 0 0 4 4 9 9 4 4 13 0 0 11 13 0 0 0 0 0 0 0 0 0 0 11 13 4 6 6	Units/ha	70.00 84.00 rage Unit Size m2 93 m2 58.00 70.00 70.00 70.00 70.00 70.00 102.00 125.00 125.00 150.00 58.00 70.00 84.00 45.00 67.000 85.00	0 0 0 0 0 0 0 0 0 0 0 0 280 756 316 1,209 0 1,375 450 0 0 0 0 0 0 0 0 0 0 0 0 0 0 2 5 5 5 5	10% Density m2/ha 3,309 10% 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,104 1,104 908 908	0 Total Cost 5,456,153 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 1 Market Flat Flat Terrace Det Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	2 3 3 64 64 1 1 2 2 2 2 2 2 3 3 3 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 4 4 5 5 1 1 2 2 2 2 2 2 2 2 3 3 3 3 3 3 3 3 3 3	0 0 0 Area ha 1.80 No 0 0 0 4 4 4 3 3 0 0 111 3 3 0 0 0 0 0 0 0 11 4 4 6 2 2	Units/ha	70.00 84.00 rage Unit Size m2 93 m2 58.00 70.00 70.00 84.00 102.00 102.00 102.00 150.00 58.00 70.00 84.00 67.00 67.00 73.00 85.00 73.00	0 0 0 0 0 2 5,956 7 0 0 0 0 280 0 756 316 1,209 0 0 1,375 450 0 0 0 0 0 0 0 0 0 7 5 6 316 1,209 0 0 7 5 6 316 16 1,209 0 0 7 5 6 316 16 1,200 0 7 5 6 316 16 1,200 0 7 5 6 316 16 1,200 0 7 5 6 316 16 1,200 0 7 5 6 316 16 1,200 0 7 5 6 316 16 1,200 0 7 5 6 316 16 1,200 0 7 5 6 316 16 1,200 0 7 5 6 316 16 1,200 0 0 7 5 6 316 16 1,200 0 0 0 7 5 6 316 16 1,200 0 0 0 0 7 5 6 316 16 1,200 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,309 10% 10% 10% 10% 10% 10%	1,507 BCIS 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 5,456,153 COST 0 0 0 0 0 254,240 686,448 286,928 1,097,772 0 1,248,500 408,600 0 0 0 0 0 1,248,500 408,600 0 0 0 0 1,248,500 408,600 0 0 0 0 1,248,500 408,600 0 0 0 1,248,500 408,600 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	2 2 3 4 64 64 1 2 2 2 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0 0 0 Area ha 1.80 0 0 0 4 4 9 4 1 3 0 0 11 1 3 0 0 0 0 0 0 0 0 11 1 4 6 6 2 2 4	Units/ha	70.00 84.00 rage Unit Size m2 93 m2 58.00 70.00 70.00 84.00 102.00 125.00 125.00 125.00 150.00 58.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 84.00 85.00 85.00	0 0 0 0 0 0 5,956 7 0 0 0 0 0 0 0 1,209 0 0 1,209 0 0 1,209 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1,375 450 0 0 0 1,209 0 0 1,209 0 0 1,209 0 0 1,209 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,309 10% 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 5,456,153 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 4 High* Flat 4 High* Flat 3 High* Flat 1 High* Flat 1 High*	2 2 3 64 64 1 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0 0 0 Area ha 1.80 0 0 0 0 0 4 4 9 9 4 4 13 0 0 0 11 3 0 0 0 0 0 0 0 0 0 0 0 11 4 4 6 6 2 2 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	70.00 84.00 rage Unit Size m2 93 70.00 70.00 70.00 70.00 93.00 102.00 102.00 125.00 125.00 125.00 150.00 88.00 70.00 73.00 85.00 73.00 85.00 105.00	0 0 0 0 0 0 5,956 7 0 0 0 280 756 316 1,209 0 0 1,375 450 0 0 0 0 0 7 56 316 1,209 0 0 1,375 450 0 0 0 1,375 450 0 0 0 1,375 450 0 0 0 1,375 1,470 0 0 0 1,275 0 0 1,275 0 0 0 0 1,275 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,309 10% 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,507 1,507 1,507 1,507 1,04 1,104 908 908 908 908 908	0 Total Cost 5,456,153 COST 0 0 0 0 0 254,240 668,448 286,928 1,097,772 0 1,248,500 408,600 0 0 0 0 0 1,248,500 1,248,500 0 0 0 0 0 1,248,500 1,097,772 0 1,248,500 0 0 0 0 0 0 1,248,500 0 0 0 0 1,248,500 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	2 3 3 64 64 1 1 2 2 2 2 2 2 2 2 2 2 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 2 2 2 3 3 3 3 3 3 3 3 3	0 0 0 Area ha 1.80 No 0 0 0 4 4 9 4 4 13 3 0 0 11 1 3 3 0 0 0 0 0 0 0 0 1 1 4 4 6 6 2 2 4 4 0 0	Units/ha	70.00 84.00 rage Unit Size m2 93 m2 58.00 70.00 70.00 70.00 84.00 102.00 102.00 102.00 150.00 58.00 70.00 84.00 67.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00	0 0 0 0 0 0 5,956 7 0 0 0 0 0 0 0 1,375 450 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,309 10% 10% 10% 10% 10% 10%	1,507 BCIS 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 5,456,153 COST 0 0 0 0 0 254,240 686,448 286,928 1,097,772 0 1,248,500 408,600 0 0 0 0 0 1,248,500 408,600 0 0 0 0 1,248,500 408,600 0 0 0 0 1,248,500 408,600 0 0 0 1,248,500 408,600 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 1 Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Semi Det	2 3 3 64 64 1 1 2 2 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	0 0 0 Area ha 1.80 0 0 0 4 4 9 4 4 13 0 0 11 11 3 0 0 0 0 0 0 0 0 2 1 1 4 4 6 6 2 2 4 0 0 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	70.00 84.00 rage Unit Size m2 93 58.00 70.00 70.00 84.00 102.00 102.00 125.00 150.00 58.00 70.00 84.00 70.00 84.00 70.00 84.00 73.00 85.00 73.00 85.00 125.00 125.00 125.00	0 0 0 0 0 0 2 5,956 7 0 0 0 0 0 0 0 0 0 0 1,209 0 0 0 1,375 450 0 0 0 0 0 0 0 0 0 0 1,375 450 0 0 0 1,235 0 0 0 0 1,209 0 0 1,209 0 0 1,209 0 0 1,209 0 0 1,209 0 0 1,209 0 0 1,209 0 0 1,209 0 0 1,209 0 0 1,209 0 0 1,209 0 0 1,209 0 0 0 1,209 0 0 0 1,209 0 0 0 1,209 0 0 0 1,209 0 0 0 0 1,209 0 0 0 0 1,209 0 0 0 0 1,209 0 0 0 0 0 1,209 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,309 10% 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,507 1,104 1,104 908 908 908 908 908 908	0 Total Cost 5,456,153 COST 0 0 0 254,240 668,448 286,928 1,097,772 0 1,248,500 408,600 0 0 109,296 81,365 265,136 463,080 132,568 308,720 0 113,500 0 0	£/m2
	Flat 2 High* Flat 3 High* 1 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	2 3 3 64 64 1 1 2 2 2 2 2 2 2 2 2 2 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 2 2 2 3 3 3 3 3 3 3 3 3	0 0 0 Area ha 1.80 No 0 0 0 4 4 9 4 4 13 3 0 0 11 1 3 3 0 0 0 0 0 0 0 0 1 1 4 4 6 6 2 2 4 4 0 0	Units/ha	70.00 84.00 rage Unit Size m2 93 m2 58.00 70.00 70.00 70.00 84.00 102.00 102.00 102.00 150.00 58.00 70.00 84.00 67.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00	0 0 0 0 0 0 5,956 7 0 0 0 0 0 0 0 1,375 450 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,309 10% 10% 10% 10% 10% 10%	1,507 BCIS 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 5,456,153 0 0 0 0 0 0 0 0 0 0 254,240 686,448 286,928 1,097,772 0 1,248,500 408,600 0 0 0 0 0 0 1,248,500 109,296 81,365 265,136 463,080 132,568 308,720 0 0 113,500	£/m2

Area Gross

Cam	Brown	Industrial
Area	Gross	2.25
	Net	1.8

Locality een/Brown Iternative Use

ПJ

Number	13	Units	Area	Density erage U	nit Size	Developed	Density		Total Cost	Rate
Town Edge		70	ha 2.10	Units/ha 33.33	m2 92	m2 6,423	m2/ha 3,059		5,880,189	£/m2 915.49
TownEuge		70	2.10	55.55	92	0,425	3,039		5,000,105	913.49
		Beds	No		m2	Total		BCIS	COST	
	Market								0	
	Flat	1	0		58.00	0	10%	1,104	0	
	_	2	0		70.00	0	10%	1,104	0	
	Terrace	2	5		70.00	350 840		908	317,800	
	Comi	3	10 5		84.00 79.00	840 395		908 908	762,720 358,660	
	Semi	3	15		93.00	1,395		908	1,266,660	
	Det	3	0		102.00	1,595		908	1,200,000	
	bet	4	12		125.00	1,500		908	1,362,000	
		5	2		150.00	300		908	272,400	
	Flat 1 High*	1	0		58.00	0	10%	1,507	0	
	Flat 2 High*	2	0		70.00	0	10%	1,507	0	
	Flat 3 High*	3	0		84.00	0	10%	1,507	0	
	Affordable									
	Flat	1	2		45.00	90	10%	1,104	109,296	
		2	1		67.00	67	10%	1,104	81,365	
	Terrace	2	4		73.00	292		908	265,136	
	Comi	3	6		85.00 73.00	510 219		908 908	463,080	
	Semi	3	4		85.00	340		908	198,852 308,720	
	Det	3			105.00	340		908	508,720	
	bet	4	1		125.00	125		908	113,500	
		5	0		150.00	0		908	0	
							10%	1,507	0	
	Flat 1 High*	1	0		58.00	0				
	Flat 1 High* Flat 2 High*	2	0		58.00 70.00	0	10%	1,507	0	
Number	Flat 2 High* Flat 3 High*	2	0	Densityerage II	70.00 84.00	0	10% 10%		0	Rate
Number Infill	Flat 2 High*	2	0	Densityerage U Units/ha 60.00	70.00 84.00	0	10%	1,507		Rate £/m2 1,039.48
	Flat 2 High* Flat 3 High*	2 3 Units 18	0 0 Area ha 0.30	Units/ha	70.00 84.00 nit Size m2 74	0 0 Developed m2 1,333	10% 10% Density m2/ha	1,507 1,507	0 Total Cost 1,385,625	£/m2
	Flat 2 High* Flat 3 High* 14	2 3 Units	0 0 Area ha	Units/ha	70.00 84.00 nit Size m2	0 0 Developed m2	10% 10% Density m2/ha	1,507	0 Total Cost 1,385,625 COST	£/m2
	Flat 2 High* Flat 3 High* 14 Market	2 3 Units 18 Beds	0 0 Area ha 0.30 No	Units/ha	70.00 84.00 nit Size m2 74 m2 m2	0 0 Developed m2 1,333 Total	10% 10% Density m2/ha 4,443	1,507 1,507 BCIS	0 Total Cost 1,385,625 COST 0	£/m2
	Flat 2 High* Flat 3 High* 14	2 3 Units 18 Beds 1	0 0 Area ha 0.30 No 2	Units/ha	70.00 84.00 nit Size m2 74 m2 58.00	0 0 Developed 1,333 Total 116	10% 10% Density m2/ha 4,443	1,507 1,507 BCIS 1,104	0 Total Cost 1,385,625 COST 0 140,870	£/m2
	Flat 2 High* Flat 3 High* 14 Market Flat	2 3 Units 18 Beds	0 0 Area ha 0.30 No	Units/ha	70.00 84.00 nit Size m2 74 m2 m2	0 0 Developed m2 1,333 Total	10% 10% Density m2/ha 4,443	1,507 1,507 BCIS	0 Total Cost 1,385,625 COST 0	£/m2
	Flat 2 High* Flat 3 High* 14 Market	2 3 Units 18 Beds 1 1 2	0 0 Area ha 0.30 No 2 3	Units/ha	70.00 84.00 nit Size m2 74 m2 58.00 70.00	0 0 Developed m2 1,333 Total 116 210	10% 10% Density m2/ha 4,443	1,507 1,507 BCIS 1,104 1,104	0 Total Cost 1,385,625 0 140,870 255,024	£/m2
	Flat 2 High* Flat 3 High* 14 Market Flat	2 3 Units 18 Beds 1 1 2 2 2	0 0 Area ha 0.30 No 2 3 0	Units/ha	70.00 84.00 nit Size 74 58.00 70.00 70.00	0 0 0 0 0 0 0 0 0 0 0	10% 10% Density m2/ha 4,443	1,507 1,507 BCIS 1,104 1,104 908	0 Total Cost 1,385,625 0 140,870 255,024 0	£/m2
	Flat 2 High* Flat 3 High* 14 Market Flat Terrace	2 3 Units 18 Beds 1 1 2 2 3	0 0 Area ha 0.30 No 2 3 0 0	Units/ha	70.00 84.00 nit Size m2 74 m2 58.00 70.00 70.00 84.00	0 0 0 0 0 0 0 0 0 0 0 0	10% 10% Density m2/ha 4,443	1,507 1,507 BCIS 1,104 1,104 908 908	0 Total Cost 1,385,625 0 140,870 255,024 0 0	£/m2
	Flat 2 High* Flat 3 High* 14 Market Flat Terrace	2 3 Units 18 Beds 1 1 2 2 2 3 3 2 3 3 3 3 3	0 0 Area ha 0.30 No 2 3 0 0 0 0 4 4 0 0	Units/ha 60.00	70.00 84.00 mit Size m2 74 m2 58.00 70.00 84.00 79.00 93.00 102.00	0 0 0 0 0 0 1,333 Total 116 210 0 0 0 316 372 0	10% 10% Density m2/ha 4,443	1,507 1,507 1,507 1,104 1,104 908 908 908 908 908	0 Total Cost 1,385,625 0 140,870 255,024 0 0 226,928 337,776 0 0	£/m2
	Flat 2 High* Flat 3 High* 14 Market Flat Terrace Semi	2 3 3 Units 18 6 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	0 0 Area ha 0.30 No 2 3 3 0 0 0 4 4 4 0 0 0	Units/ha 60.00	70.00 84.00 mit Size m2 74 m2 58.00 70.00 70.00 84.00 79.00 102.00 125.00	0 0 0 0 0 0 1,333 Total 116 210 0 0 0 316 372 0 0 0 0 0 0 0	10% 10% Density m2/ha 4,443	1,507 1,507 1,507 1,104 1,104 1,104 908 908 908 908 908	0 Total Cost 1,385,625 0 140,870 255,024 0 0 286,928 337,776 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 14 Market Flat Terrace Semi Det	2 3 Units 18 Beds 1 2 2 3 3 2 2 3 3 3 4 5	0 0 Area ha 0.30 No 2 3 0 0 0 4 4 4 0 0 0 0	Units/ha 60.00	70.00 84.00 nit Size m2 74 m2 58.00 70.00 70.00 84.00 79.00 93.00 102.00 155.00	0 0 0 0 0 0 1,333 Total 116 210 0 0 0 316 372 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% 10% Density m2/ha 4,443 10% 10%	1,507 1,507 1,507 1,104 1,104 1,104 908 908 908 908 908 908	0 Total Cost 1,385,625 0 140,870 255,024 0 0 286,928 337,776 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 14 Market Flat Terrace Semi Det Flat 1 High*	2 3 Units 18 Beds 1 1 2 2 2 3 3 2 2 3 3 3 4 5 1	0 0 Area ha 0.30 No 2 2 3 3 0 0 0 4 4 4 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	70.00 84.00 mit Size m2 74 58.00 70.00 84.00 70.00 84.00 79.00 93.00 102.00 125.00 58.00	0 0 0 0 0 0 1,333 Total 116 210 0 0 0 316 372 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% 10% Density m2/ha 4,443 10%	1,507 1,507 1,507 1,104 1,104 908 908 908 908 908 908 908 908	0 Total Cost 1,385,625 COST 0 140,870 255,024 0 0 286,928 337,776 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 14 Market Flat Terrace Semi Det Det Flat 1 High* Flat 2 High*	2 3 3 Units 18 Beds 1 1 2 2 2 3 3 2 2 3 3 3 4 4 5 1 1 2 2	0 0 Area ha 0.30 No 2 3 3 0 0 4 4 4 4 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	70.00 84.00 mit Size m2 74 m2 58.00 70.00 84.00 79.00 93.00 102.00 125.00 58.00 70.00	0 0 0 0 0 0 1,333 70tal 116 210 0 0 0 316 372 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% 10% Density m2/ha 4,443 10% 10%	1,507 1,507 1,507 1,104 1,104 1,104 908 908 908 908 908 908 908 908 908	0 Total Cost 1,385,625 COST 0 140,870 255,024 0 0 0 286,928 337,776 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 14 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High*	2 3 Units 18 Beds 1 1 2 2 2 3 3 2 2 3 3 3 4 5 1	0 0 Area ha 0.30 No 2 2 3 3 0 0 0 4 4 4 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	70.00 84.00 mit Size m2 74 58.00 70.00 84.00 70.00 84.00 79.00 93.00 102.00 125.00 58.00	0 0 0 0 0 0 1,333 Total 116 210 0 0 0 316 372 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% 10% Density m2/ha 4,443 10%	1,507 1,507 1,507 1,104 1,104 908 908 908 908 908 908 908 908	0 Total Cost 1,385,625 0 140,870 255,024 0 0 286,928 337,776 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 14 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable	2 3 3 Units 18 8 eds 1 1 2 2 2 3 2 2 3 3 4 4 5 1 1 2 3 3 3 3 4 4 5 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0 0 Area ha 0.30 No 2 3 0 0 0 4 4 4 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	70.00 84.00 nit Size m2 74 m2 58.00 70.00 70.00 79.00 93.00 102.00 125.00 58.00 70.00 58.00 70.00 84.00	0 0 0 Developed m2 1,333 Total 116 210 0 0 316 372 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% 10% Density m2/ha 4,443 10% 10% 10% 10% 10%	1,507 1,507 1,507 1,507 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 1,385,625 COST 0 140,870 255,024 0 0 286,928 337,776 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 14 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High*	2 3 3 Units 18 8 eds 1 1 2 2 2 3 3 2 3 3 3 4 4 5 1 1 2 2 3 3 1 1 2 1 2 1 1 2 1 2 3 3 1 1 1 2 1 3 1 1 1 1	0 0 Area ha 0.30 No 2 2 3 0 0 0 4 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	70.00 84.00 nit Size m2 74 m2 58.00 70.00 84.00 79.00 93.00 102.00 125.00 150.00 75.00 70.00 84.00 84.00 70.00 84.00 84.00 84.00 70.00 84.00 70.00 84.00 84.00 84.	0 0 0 0 0 0 1,333 Total 116 210 0 0 0 316 372 0 0 0 0 0 0 0 0 0 0 0 45	10% 10% Density m2/ha 4,443 10% 10% 10% 10% 10% 10% 10%	1,507 1,507 1,507 1,507 1,104 1,104 1,104 908 908 908 908 908 908 908 908 908 1,507 1,507 1,507	0 Total Cost 1,385,625 0 140,870 255,024 0 0 0 286,928 337,776 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 14 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable	2 3 3 Units 18 8 eds 1 1 2 2 2 3 2 2 3 3 4 4 5 1 1 2 3 3 3 3 4 4 5 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0 0 Area ha 0.30 No 2 3 0 0 0 4 4 4 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	70.00 84.00 nit Size m2 74 m2 58.00 70.00 70.00 79.00 93.00 102.00 125.00 58.00 70.00 58.00 70.00 84.00	0 0 0 Developed m2 1,333 Total 116 210 0 0 316 372 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% 10% Density m2/ha 4,443 10% 10% 10% 10% 10%	1,507 1,507 1,507 1,507 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 1,385,625 COST 0 140,870 255,024 0 0 286,928 337,776 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 14 Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat	2 3 3 Units 18 8 eds 1 2 2 3 3 2 2 3 3 3 4 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0 0 0 Area ha 0.30 2 3 0 0 0 4 4 4 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	70.00 84.00 nit Size m2 74 m2 58.00 70.00 84.00 70.00 93.00 102.00 125.00 150.00 58.00 70.00 84.00 70.00 64.00 70.00 64.00 65.00 70.00 65.00 70.00 65.00 70.00 65.00 70.00 65.00 70.00 65.00 70.00 65.00 70.00 65.00 70.00 65.00 70.00 65.00 70.00 65.00 70.00 65.00 70.00 65.00 70.00 65.00 70.00 65.00 70.00 65.00 70.00 65.00 70.00 65.00 70.00 70.00 70.00 65.00 70.	0 0 0 0 0 0 1,333 Total 116 210 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% 10% Density m2/ha 4,443 10% 10% 10% 10% 10% 10% 10%	1,507 1,507 1,507 1,507 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 1,385,625 COST 0 140,870 255,024 0 0 0 286,928 337,776 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 14 Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat	2 3 3 Units 18 Beds 1 1 2 2 3 3 2 2 3 3 3 4 4 5 1 1 2 3 3 3 4 4 5 1 1 2 2 3 3 1 4 4 5 1 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 3 3	0 0 0 Area ha 0.30 0 2 3 0 0 0 4 4 4 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	70.00 84.00 nit Size m2 74 m2 58.00 70.00 70.00 93.00 102.00 125.00 125.00 150.00 58.00 70.00 84.00 84	0 0 0 0 0 0 1,333 Total 116 210 0 0 0 316 372 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% 10% Density m2/ha 4,443 10% 10% 10% 10% 10% 10% 10%	1,507 1,507 1,507 1,507 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 1,385,625 COST 0 140,870 255,024 0 0 0 286,928 337,776 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 14 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	 Units 18 Beds 1 1 2 2 3 3 4 5 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 4 4 5 5 1 1 2 2 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0 0 0 Area ha 0.30 2 3 0 0 0 4 4 4 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	70.00 84.00 nit Size m2 74 m2 58.00 70.00 93.00 102.00 135.00 150.00 58.00 70.00 44.00 70.00 142.00 145.00 65.00 70.00 70.00 84.00 70.00 85.00 70.00 85.00 70.00 85.00 70.00 70.00 85.00 70.00 70.00 70.00 85.00 70.00 70.00 70.00 85.00 70.00 70.00 70.00 85.00 70.00 70.00 70.00 85.00 70.00 70.00 70.00 85.00 70.00 70.00 70.00 85.00 70.00 85.00 70.00 70.00 85.00	0 0 0 0 0 0 1,333 7 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% 10% Density m2/ha 4,443 10% 10% 10% 10% 10% 10% 10%	1,507 1,507 1,507 1,507 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 1,385,625 COST 0 140,870 255,024 0 0 0 286,928 337,776 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 14 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Terrace Flat Terrace	2 3 3 Units 18 8 eds 1 1 2 2 3 3 2 2 3 3 3 3 4 4 5 1 1 2 3 3 3 4 4 5 1 1 2 2 3 3 2 2 3 3 3 3 3 3 3 3 3 3 3 3	0 0 0 Area ha 0.30 No 2 3 0 0 0 4 4 4 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	70.00 84.00 nit Size m2 74 m2 58.00 70.00 70.00 70.00 79.00 93.00 102.00 125.00 125.00 125.00 58.00 70.00 84.00 70.00 84.00 70.00 84.00 70.00 85.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00 73.00 85.00 73.00 70 70 70 70 70 70 70 70 70 70 70 70 7	0 0 0 0 0 0 1,333 116 210 0 0 0 316 372 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% 10% Density m2/ha 4,443 10% 10% 10% 10% 10% 10% 10%	1,507 1,507 1,507 1,507 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 1,385,625 COST 0 140,870 255,024 0 0 286,928 337,776 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 14 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	 Beds 1 1 2 3 4 4 4 4 4 4 4 4 4 4 4 4 4	0 0 0 Area ha 0.30 2 3 3 0 0 4 4 4 4 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	70.00 84.00 nit Size m2 74 m2 58.00 70.00 84.00 70.00 93.00 102.00 125.00 150.00 58.00 150.00 67.00 84.00 67.00 70.00 85.00 70.00 85.00 70.00 85.00 105.00 1	0 0 0 0 0 0 0 1,333 7 0 116 210 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% 10% Density m2/ha 4,443 10% 10% 10% 10% 10% 10% 10%	1,507 1,507 1,507 1,507 1,507 1,104 1,104 908 908 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,507 1,507 1,507 1,507	0 Total Cost 1,385,625 COST 0 140,870 255,024 0 0 0 286,928 337,776 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 14 Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Det Det	2 3 3 Units 18 8 eds 1 1 2 2 3 3 2 2 3 3 3 3 4 4 5 1 1 2 3 3 3 4 4 5 1 1 2 2 3 3 2 2 3 3 3 3 3 3 3 3 3 3 3 3	0 0 0 Area ha 0.30 2 3 0 0 0 4 4 4 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	70.00 84.00 nit Size m2 74 m2 58.00 70.00 84.00 70.00 93.00 102.00 125.00 150.00 70.00 84.00 73.00 84.00 73.00 84.00 73.00 85.00 73.00 85.00 73.00 85.00 125.00 150.00 125.00	0 0 0 0 0 0 0 1,333 7 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% 10% Density m2/ha 4,443 10% 10% 10% 10% 10%	1,507 1,507 1,507 1,507 1,507 1,507 908 908 908 908 908 908 908 908 908 908	0 Total Cost 1,385,625 COST 0 140,870 255,024 0 0 286,928 337,776 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 14 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat 1 Terrace Semi Det Flat 1 High* Flat 1 Flat 2 Flat 1 Flat 3 Flat 1 Flat 1 Flat 1 Flat 1 Flat 1 Flat 1 Flat 3 Flat 1 Flat 3 Flat	 Units 18 Beds 1 1 2 2 3 3 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 3 4 4 5 1 2 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0 0 0 Area ha 0.30 0 2 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	70.00 84.00 nit Size m2 74 m2 58.00 70.00 84.00 70.00 93.00 102.00 125.00 125.00 150.00 84.00 73.00 84.00 70.00 84.00 70.00 84.00 125.00 150.00 125.00 125.00 150.00 125.00 150.0	0 0 0 0 0 0 0 1,333 7 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% 10% Density m2/ha 4,443 10% 10% 10% 10% 10%	1,507 1,507 1,507 1,507 1,104 1,104 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,104 1,104 908 908 908 908 908 908	0 Total Cost 1,385,625 COST 0 140,870 255,024 0 0 286,928 337,776 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat 2 High* Flat 3 High* 14 Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Det Det	 Beds 1 1 2 3 4 4 4 4 4 4 4 4 4 4 4 4 4	0 0 0 Area ha 0.30 2 3 0 0 0 4 4 4 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	70.00 84.00 nit Size m2 74 m2 58.00 70.00 84.00 70.00 93.00 102.00 125.00 150.00 70.00 84.00 73.00 84.00 73.00 84.00 73.00 85.00 73.00 85.00 73.00 85.00 125.00 150.00 125.00	0 0 0 0 0 0 0 1,333 7 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% 10% Density m2/ha 4,443 10% 10% 10% 10% 10%	1,507 1,507 1,507 1,507 1,507 1,507 908 908 908 908 908 908 908 908 908 908	0 Total Cost 1,385,625 COST 0 140,870 255,024 0 0 286,928 337,776 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2

Cam	Green	Agricultural
Area	Gross	3
	Net	2.1

Locality een/Brown Iternative Use

0.3

0.3

Dursley Brown Garage

Gross Net

Area



受

umber ural South		15 Unit 1	ha	Densitye Units/ha 37.14	rage Unit Size m2 112	Developed m2 1,452	Density m2/ha 4,149		Total Cost 1,318,416	Ra £/m 908.0
ulai South		1	5 0.55	57.14	112	1,452	4,145		1,510,410	508.0
		Bed	s No		m2	Total		BCIS	COST	
	Market								0	
	Flat		-		58.00	0	10%	1,104	0	
			-		70.00	0	10%	1,104	0	
	Terrace		2 0		70.00	0		908	0	
			0		84.00	0		908	0	
	Semi		2 0		79.00	0		908	0	
			3 2		93.00	186		908	168,888	
	Det		÷		102.00	0		908	0	
			4		125.00	500		908	454,000	
					150.00	450		908	408,600	
	Flat 1 High*		-		58.00	0	10%	1,507	0	
	Flat 2 High*				70.00	0	10%	1,507	0	
	Flat 3 High*		3 0		84.00	0	10%	1,507	0	
	Affordable Flat		1 0		45.00	0	10%	1,104	0	
	riat		2 0		45.00	0	10%	1,104	0	
	Torraça		2 0		73.00	0	10%	908	0	
	Terrace		3 0		73.00 85.00	0		908	0	
	Semi		2 2		73.00	146		908	132,568	
	Seim		2 2		85.00	140		908	154,360	
	Det		3 0		105.00	0		908	134,300	
	500		1 0		125.00	0		908	0	
					150.00	0		908	0	
			-			0	10%	1,507	0	
	Flat 1 High*									
	Flat 1 High* Flat 2 High*				58.00 70.00					
umber	Flat 1 High* Flat 2 High* Flat 3 High*		2 0 3 0 5 Area		70.00 84.00 rage Unit Size	0 0 Developed	10% 10% Density	1,507 1,507 1,507	0 0 Total Cost	Ra
umber ural East	Flat 2 High*		2 0 3 0 s Area ha	Densitye Units/ha 32.00	70.00 84.00	0 0	10% 10%	1,507	0 0	Ra £/m 919.0
	Flat 2 High*	16 Unit	2 0 3 0 5 Area ha 2 1.00	Units/ha	70.00 84.00 rage Unit Size m2 92	0 0 Developed m2	10% 10% Density m2/ha	1,507	0 0 Total Cost	£/n
	Flat 2 High*	16 Unit 3	2 0 3 0 5 Area ha 2 1.00	Units/ha	70.00 84.00 rage Unit Size m2	0 0 Developed m2 2,941	10% 10% Density m2/ha	1,507 1,507	0 0 Total Cost 2,704,745	£/n
	Flat 2 High* Flat 3 High*	16 Unit 3	2 0 3 0 5 Area ha 2 1.00 5 No	Units/ha	70.00 84.00 rage Unit Size m2 92	0 0 Developed m2 2,941	10% 10% Density m2/ha	1,507 1,507	0 0 Total Cost 2,704,745 COST	£/n
	Flat 2 High* Flat 3 High* Market	16 Unit 3 Bed	2 0 3 0 5 Area ha 2 1.00 5 No	Units/ha	70.00 84.00 rage Unit Size m2 92 m2	0 0 Developed m2 2,941 Total	10% 10% Density m2/ha 2,941	1,507 1,507 BCIS	0 0 Total Cost 2,704,745 COST 0	£/r
	Flat 2 High* Flat 3 High* Market	16 Unit 3 Bed	2 0 3 0 5 Area ha 2 1.00 5 No 1 0	Units/ha	70.00 84.00 rage Unit Size m2 92 m2 58.00	0 0 Developed 2,941 Total 0	10% 10% Density m2/ha 2,941 10%	1,507 1,507 BCIS 1,104	0 0 Total Cost 2,704,745 COST 0 0	£/r
	Flat 2 High* Flat 3 High* Market Flat	16 Unit 3 Bed	2 0 3 0 5 Area ha 2 1.00 5 No 1 0 2 0	Units/ha	70.00 84.00 rage Unit Size m2 92 m2 58.00 70.00	0 0 Developed m2 2,941 Total 0 0 0	10% 10% Density m2/ha 2,941 10%	1,507 1,507 BCIS 1,104 1,104	0 0 Total Cost 2,704,745 COST 0 0 0	£/r
	Flat 2 High* Flat 3 High* Market Flat	16 Unit 3 Bed	2 0 3 0 5 Area ha 2 1.00 5 No 1 0 2 0 2 2 2	Units/ha	70.00 84.00 rage Unit Size m2 92 m2 58.00 70.00 70.00 84.00 79.00	0 0 0 0 0 2,941 Total 0 0 0 0 140 140 158	10% 10% Density m2/ha 2,941 10%	1,507 1,507 BCIS 1,104 1,104 1,104 908 908 908	0 0 Total Cost 2,704,745 0 0 0 127,120 305,088 143,464	£/n
	Flat 2 High* Flat 3 High* Market Flat Terrace Semi	16 Unit 3 Bed	2 0 3 0 5 Area ha 2 1.00 5 No 6 No 2 0 2 2 3 4 2 2 3 7	Units/ha	70.00 84.00 rage Unit Size m2 92 m2 58.00 70.00 70.00 84.00 79.00 93.00	0 0 0 0 0 2,941 7 0 tal 0 0 0 140 336 158 651	10% 10% Density m2/ha 2,941 10%	1,507 1,507 1,507 1,104 1,104 1,104 908 908 908 908	0 0 Total Cost 2,704,745 0 0 0 127,120 305,088 143,464 591,108	£/n
	Flat 2 High* Flat 3 High* Market Flat Terrace	16 Unit 3 Bed	2 0 3 0 5 Area ha 2 1.00 5 No 6 No 2 0 2 2 3 4 2 2 3 4 2 2 3 7 3 0	Units/ha	70.00 84.00 rage Unit Size m2 92 m2 58.00 70.00 70.00 84.00 79.00 93.00 93.00	0 0 0 0 0 2,941 7otal 0 0 140 336 158 651 0	10% 10% Density m2/ha 2,941	1,507 1,507 1,507 1,104 1,104 1,104 908 908 908 908 908 908	0 0 0 0 0 0 0 0 0 127,120 305,088 143,464 591,108 0	£/r
	Flat 2 High* Flat 3 High* Market Flat Terrace Semi	16 Unit 3 Bed	2 0 3 0 5 Area ha 2 1.00 5 No 5 No 6 0 2 2 3 4 2 2 3 7 3 0 6 6 6	Units/ha	70.00 84.00 rage Unit Size m2 92 58.00 70.00 70.00 84.00 79.00 93.00 102.00 125.00	0 0 0 0 0 2,941 7 0 0 0 0 140 0 336 158 651 0 750	10% 10% Density m2/ha 2,941	1,507 1,507 1,507 1,104 1,104 1,104 1,104 908 908 908 908 908 908	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/n
	Flat 2 High* Flat 3 High* Market Flat Terrace Semi Det	16 Unit	2 0 3 0 5 Area ha 1.00 5 No 5 No 2 2 2 2 3 4 2 2 3 7 3 0 4 6 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Units/ha	70.00 84.00 rage Unit Size m2 92 m2 58.00 70.00 84.00 79.00 93.00 102.00 125.00	0 0 0 0 0 2,941 7 0 0 0 0 140 336 158 651 0 750 150	10% 10% Density m2/ha 2,941 10% 10%	1,507 1,507 1,507 1,507 1,104 1,104 1,104 908 908 908 908 908 908 908 908	0 0 0 0 0 0 0 0 0 0 0 0 127,120 305,088 143,464 591,108 0 681,000 136,200	£/n
	Flat 2 High* Flat 3 High* Market Flat Flat Terrace Semi Det Flat 1 High*	16 Unit	2 0 3 0 5 Area ha 2 1.00 5 No 6 No 2 0 2 0 2 0 2 0 2 0 2 0 2 0 2 0	Units/ha	70.00 84.00 rage Unit Size m2 92 70 70.00	0 0 0 0 0 2,941 7 0 0 0 0 140 336 651 58 651 0 0 750 150 0 0	10% 10% Density m2/ha 2,941 10% 10%	1,507 1,507 1,507 8CIS 1,104 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/n
	Flat 2 High* Flat 3 High* Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	16 Unit 3 Bed	2 0 3 0 5 Area ha 2 1.00 5 No 5 No 2 0 2 2 3 4 2 2 3 7 3 0 4 6 5 1 1 0 0 2 0 2 2 2 3 7 3 0 4 0 5 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	70.00 84.00 rage Unit Size m2 92 58.00 70.00 70.00 70.00 93.00 93.00 102.00 125.00 150.00 58.00 58.00 70.00	0 0 0 0 0 2,941 70tal 0 0 0 0 140 0 158 651 0 750 150 0 0 0 0 0 0 0 0	10% 10% Density m2/ha 2,941 10% 10%	1,507 1,507 1,507 1,507 1,104 1,104 1,104 1,104 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/n
	Flat 2 High* Flat 3 High* Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	16 Unit 3 Bed	2 0 3 0 5 Area ha 2 1.00 5 No 6 No 2 0 2 0 2 0 2 0 2 0 2 0 2 0 2 0	Units/ha	70.00 84.00 rage Unit Size m2 92 70 70.00	0 0 0 0 0 2,941 7 0 0 0 0 140 336 651 58 651 0 0 750 150 0 0	10% 10% Density m2/ha 2,941 10% 10%	1,507 1,507 1,507 8CIS 1,104 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/n
	Flat 2 High* Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	16 Unit 3 Bed	2 0 3 0 5 Area ha 2 1.00 5 No 6 No 2 2 2 2 3 4 4 2 2 3 0 1 0 2 0 2 2 3 0 1 0 2 0 2 0 2 2 3 0 1 0 0 0 2 0 2 0 2 0 2 0 2 0 2 0 2	Units/ha	70.00 84.00 rage Unit Size m2 92 m2 58.00 70.00 84.00 79.00 93.00 102.00 125.00 125.00 58.00 70.00 84.00	0 0 0 0 0 2,941 7otal 0 0 0 0 140 336 651 0 750 158 651 0 750 0 0 0 0 0 0	10% 10% Density m2/ha 2,941 10% 10% 10% 10% 10%	1,507 1,507 1,507 1,507 1,104 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 127,120 305,088 143,464 591,108 0 681,000 136,200 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/n
	Flat 2 High* Flat 3 High* Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	16 Unit 3 Bed	2 0 3 0 5 Area ha 2 1.00 5 No 6 No 2 0 2 0 2 0 2 2 3 4 2 2 3 7 3 0 4 6 5 1 4 0 2 0 2 0 2 0 2 0 2 0 2 0 2 0 3 4 4 0 2 0 3 0 4 0 5 0 6 0 6 0 7 0 7 0 8 0 9 0 9 0 9 0 9 0 9 0 9 0 9 0 9	Units/ha	70.00 84.00 rage Unit Size m2 92 58.00 70.00 70.00 70.00 84.00 102.00 125.00 150.00 58.00 70.00 84.00 70.00	0 0 0 0 0 2,941 7 0 0 0 0 140 336 651 58 651 0 750 150 150 0 0 0 0 0 45	10% 10% Density m2/ha 2,941 10% 10% 10% 10%	1,507 1,507 1,507 1,507 1,104 1,104 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 127,120 305,088 143,464 591,108 0 681,000 136,200 0 0 0 0 0 0 0 54,648	£/n
	Flat 2 High* Flat 3 High* Flat 3 High* Market Flat Flat Semi Det Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	16 Unit 3 Bed	2 0 3 0 5 Area ha 2 1.00 5 No 5 No 6 No 2 2 2 3 4 2 2 3 7 3 0 4 6 5 1 4 0 5 1 0 0 2 2 3 0 1 0 1 0 2 0 0 0 2 2 3 0 1 0 1 0 2 0 0 0 2 2 3 0 1 0 1 0 1 0 1 0 1 0 1 0 1 0 1	Units/ha	70.00 84.00 rage Unit Size m2 92 m2 58.00 70.00 84.00 93.00 102.00 125.00 150.00 58.00 70.00 84.00 125.00 58.00 70.00 84.00 70.00 84.00	0 0 0 0 0 2,941 7 0 0 140 336 158 651 0 750 150 0 0 0 0 0 45 67	10% 10% Density m2/ha 2,941 10% 10% 10% 10% 10%	1,507 1,507 1,507 1,507 1,104 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 127,120 0 0 0 0 127,120 0 0 0 0 0 0 0 0 0 0 0 136,088 143,464 591,108 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/n
	Flat 2 High* Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	16 Unit 3 Bed	2 0 3 0 5 Area ha 1.00 5 No 6 No 2 0 2 2 3 4 4 2 2 2 3 4 2 2 3 0 4 6 5 1 1 0 2 0 3 0 4 1 0 0 2 2 2 3 4 2 2 2 3 0 1 0 2 2 2 3 0 1 0 2 2 2 3 0 1 0 2 2 2 3 0 1 0 2 2 2 3 0 1 0 1 0 2 0 2 2 2 3 0 1 0 1 0 2 0 2 2 2 3 0 1 0 1 0 1 0 1 0 1 0 1 0 1 0 1	Units/ha	70.00 84.00 rage Unit Size m2 92 m2 58.00 70.00 70.00 79.00 93.00 102.00 125.00 125.00 150.00 58.00 70.00 84.00 84.00 70.00 73.00	0 0 0 0 0 2,941 7 0 0 0 140 336 158 651 0 750 750 150 0 0 0 45 67 146	10% 10% Density m2/ha 2,941 10% 10% 10% 10%	1,507 1,507 1,507 1,507 1,104 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/n
	Flat 2 High* Flat 3 High* Flat 3 High* Market Flat Terrace Det Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	16 Unit 3 Bed	2 0 3 0 5 Area ha 1.00 5 No 6 No 2 0 2 2 3 4 2 2 3 4 2 2 3 7 3 0 4 6 5 11 0 0 2 0 2 0 2 0 2 0 2 0 2 0 2 0	Units/ha	70.00 84.00 rage Unit Size m2 92 58.00 70.00 70.00 70.00 84.00 102.00 125.00 150.00 58.00 70.00 84.00 658.00 70.00 84.00 67.00 73.00 85.00	0 0 0 0 0 2,941 7 0 0 0 0 140 336 651 0 750 158 651 0 750 0 0 0 0 0 0 0 0 150 0 0 0 150 150 0 0 150 15	10% 10% Density m2/ha 2,941 10% 10% 10% 10%	1,507 1,507 1,507 1,507 1,104 1,104 1,104 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/n
	Flat 2 High* Flat 3 High* Flat 3 High* Market Flat Flat Semi Det Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	16 Unit 3 Bed	2 0 3 0 5 Area ha 2 1.00 5 No 5 No 6 No 2 2 2 3 4 2 2 2 3 7 3 0 4 6 5 1 1 0 2 0 3 0 4 6 5 1 1 0 2 2 2 3 0 4 2 2 0 3 0 4 2 2 2 3 0 1 0 1 0 1 0 1 0 1 0 1 0 1 0 1	Units/ha	70.00 84.00 84.00 rage Unit Size m2 92 58.00 70.00 70.00 84.00 102.00 125.00 150.00 58.00 70.00 58.00 70.00 84.00 67.00 67.00 73.00	0 0 0 0 0 2,941 7 0 0 0 0 0 150 150 150 0 0 0 0 0 0 0 0 0	10% 10% Density m2/ha 2,941 10% 10% 10% 10%	1,507 1,507 1,507 1,507 1,104 1,104 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/r
	Flat 2 High* Flat 3 High* Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	16 Unit 3 Bed	2 0 3 0 5 Area ha 1.00 5 No 5 No 6 No 2 2 2 2 3 4 4 2 2 2 3 4 2 2 3 4 4 2 2 2 3 4 4 2 2 2 3 0 1 0 2 0 2 2 3 0 1 0 2 1 0 0 2 2 3 0 1 0 2 1 0 0 2 2 3 0 1 0 2 1 0 0 2 2 3 0 1 0 1 0 2 0 2 2 3 0 1 0 1 0 2 0 2 2 3 0 1 0 1 0 1 0 1 0 1 0 1 0 1 0 1	Units/ha	70.00 84.00 rage Unit Size m2 92 m2 58.00 70.00 84.00 93.00 102.00 150.00 58.00 70.00 58.00 70.00 84.00 67.00 73.00 85.00 73.00 85.00 73.00	0 0 0 0 0 0 2,941 0 0 0 0 140 336 158 651 0 750 150 0 0 750 150 0 0 45 67 146 255 73 170	10% 10% Density m2/ha 2,941 10% 10% 10% 10%	1,507 1,507 1,507 1,507 1,104 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 127,120 305,088 143,464 591,108 0 0 681,000 136,200 0 0 0 0 0 0 0 0 0 0 0 132,464 591,464 591,108 132,568 231,540 66,284 153,360	£/r
	Flat 2 High* Flat 3 High* Flat 3 High* Market Flat Terrace Det Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	16 Unit 3 Bed	2 0 3 0 5 Area ha 2 1.00 5 No 6 No 2 0 2 2 3 4 4 2 2 3 7 3 0 4 2 2 3 7 3 0 1 0 2 0 2 2 3 7 3 0 1 1 2 2 3 0 1 1 2 2 3 0 1 0 2 0 2 0 2 2 3 0 1 0 2 0 2 0 2 0 2 0 2 0 2 0 2 0 2	Units/ha	70.00 84.00 rage Unit Size m2 92 m2 58.00 70.00 84.00 70.00 102.00 125.00 125.00 125.00 150.00 84.00 70.00 84.00 73.00 85.00 73.00 85.00 105.00	0 0 0 0 0 2,941 7otal 0 0 0 0 140 336 651 158 651 158 651 150 0 0 0 0 0 0 0 0 0 0 0 150 150 150	10% 10% Density m2/ha 2,941 10% 10% 10% 10%	1,507 1,507 1,507 1,507 1,104 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 0 0 0 0 0 0 0 0 0 0 0 0 127,120 305,088 143,464 591,108 0 681,000 136,200 0 0 0 0 0 0 0 0 0 0 0 0 136,200 0 0 0 0 136,200 136,200 0 0 0 0 0 0 0 0 0 0 0 127,120 305,088 143,464 591,108 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/r
	Flat 2 High* Flat 3 High* Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	16 Unit 3 Bed	2 0 3 0 5 Area ha 2 1.00 5 No 5 No 6 No 2 2 3 0 2 2 3 4 4 2 2 2 3 7 3 0 4 6 5 1 1 0 2 2 3 7 3 0 0 4 6 5 1 1 0 2 2 3 7 3 0 0 4 6 5 1 1 1 0 2 2 2 3 7 3 0 0 4 6 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Units/ha	70.00 84.00 84.00 rage Unit Size m2 92 58.00 70.00 70.00 84.00 79.00 102.00 125.00 150.00 58.00 70.00 84.00 70.00 84.00 70.00 84.00 70.00 85.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00	0 0 0 0 0 0 2,941 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% 10% Density m2/ha 2,941 10% 10% 10% 10%	1,507 1,507 1,507 1,507 1,104 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/n
	Flat 2 High* Flat 3 High* Flat 3 High* Flat High* Flat 2 Flat 1 High* Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Semi	16 Unit 3 Bed	2 0 3 0 5 Area ha 1.00 5 No 5 No 6 No 2 2 2 2 3 4 4 2 2 2 3 7 3 0 4 6 5 11 4 0 2 0 3 0 1 0 2 2 3 4 4 2 2 2 3 0 1 0 2 2 3 0 1 0 1 0 2 0 2 2 3 0 1 0 1 0 1 0 1 0 1 0 1 0 1 0 1	Units/ha	70.00 84.00 rage Unit Size m2 92 m2 58.00 70.00 84.00 93.00 102.00 125.00 150.00 67.00 73.00 84.00 73.00 85.00 73.00 85.00 73.00 85.00 105.00	0 0 0 0 0 0 2,941 7 0 0 0 140 336 158 651 0 0 750 150 0 0 0 0 0 0 0 45 67 146 255 73 170 0 0 0 0	10% 10% Density m2/ha 2,941 10% 10% 10% 10% 10% 10% 10% 10	1,507 1,507 1,507 1,507 1,507 1,104 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/n
	Flat 2 High* Flat 3 High* Flat 3 High* Flat 1 High* Flat 1 High* Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	16 Unit 3 Bed	2 0 3 0 5 Area ha 1.00 5 No 5 No 6 No 2 2 3 4 4 2 2 2 3 4 2 2 3 4 4 2 2 2 3 4 4 2 2 2 3 4 4 2 2 2 3 0 4 6 5 11 1 0 0 2 0 2 2 2 3 4 4 2 2 2 3 0 1 1 0 0 2 0 2 2 3 4 4 2 2 2 3 0 0 1 0 0 2 0 2 2 3 4 4 2 2 2 3 0 0 1 0 0 2 0 2 2 3 4 4 2 2 0 0 1 0 0 2 0 2 2 3 4 4 2 2 0 0 0 2 0 0 0 2 0 0 0 2 0 0 0 2 0 0 0 0	Units/ha	70.00 84.00 84.00 rage Unit Size m2 92 58.00 70.00 70.00 84.00 79.00 102.00 125.00 150.00 58.00 70.00 84.00 70.00 84.00 70.00 84.00 70.00 85.00 73.00 85.00 73.00 85.00 73.00 85.00 73.00	0 0 0 0 0 0 2,941 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% 10% Density m2/ha 2,941 10% 10% 10% 10%	1,507 1,507 1,507 1,507 1,104 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/n

Locality een/Brown Iternative Use
Nailsworth Green Paddock

Gross Net 1.25

Area

受

		17 Units	NET Area	Densityera Units/ha	age Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rat £/m
ural East		56	1.60	35.00	93	5,216	3,260		4,770,445	914.
		Beds	No		m2	Total		BCIS	COST	
	Market								0	
	Flat	1	0		58.00	0	10%	1,104	0	
		2	0		70.00	0	10%	1,104	0	
	Terrace	2	4		70.00	280		908	254,240	
		3	8		84.00	672		908	610,176	
	Semi	2	4		79.00	316		908	286,928	
		3	12		93.00	1,116		908	1,013,328	
	Det	3	0		102.00	0		908	0	
		4	10		125.00	1,250		908	1,135,000	
		5	2		150.00	300		908	272,400	
	Flat 1 High*	1	0		58.00	0	10%	1,507	0	
	Flat 2 High*	2	0		70.00	0	10%	1,507	0	
	Flat 3 High*	3	0		84.00	0	10%	1,507	0	
	Affordable									
	Flat	1	1		45.00	45	10%	1,104	54,648	
		2	1		67.00	67	10%	1,104	81,365	
	Terrace	2	3		73.00	219		908	198,852	
	. criace	3	5		85.00	425		908	385,900	
	Semi	2	2		73.00	146		908	132,568	
	sem	3	3		85.00	255		908	231,540	
	Det	3	0		105.00	235		908	231,540	
	Det	4	1		125.00	125		908	113,500	
		5				0		908		
	chara and the		0		150.00		400/		0	
	Flat 1 High* Flat 2 High*	1	0		58.00 70.00	0	10% 10%	1,507	0	
umber	Flat 3 High*	18 Units	0 Area		84.00 age Unit Size	0 Developed	10% Density	1,507 1,507	0 Total Cost	Rat
umber ural West		3	0 Area ha	Densityera Units/ha 29.43	84.00	0	10%		0	Rat £/m 915. 1
		18 Units 103	0 Area ha 3.50	Units/ha	84.00 age Unit Size m2 93	0 Developed m2 9,619	10% Density m2/ha	1,507	0 Total Cost 8,802,686	£/m
		18 Units	0 Area ha	Units/ha	84.00 age Unit Size m2	0 Developed m2	10% Density m2/ha		0 Total Cost	£/m
	Flat 3 High*	3 18 Units 103 Beds	0 Area ha 3.50 No	Units/ha	84.00 age Unit Size m2 93 m2	0 Developed m2 9,619 Total	10% Density m2/ha 2,748	1,507 BCIS	0 Total Cost 8,802,686 <u>COST</u> 0	£/n
	Flat 3 High*	3 18 Units 103 Beds 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0 Area ha 3.50 No 0	Units/ha	84.00 age Unit Size m2 93 m2 58.00	0 Developed m2 9,619 Total 0	10% Density m2/ha 2,748	1,507 BCIS 1,104	0 Total Cost 8,802,686 <u>COST</u> 0 0	£/n
	Flat 3 High* Market Flat	3 18 Units 103 Beds 1 1 2	0 Area ha 3.50 No 0 0	Units/ha	84.00 age Unit Size m2 93 m2 58.00 70.00	0 Developed m2 9,619 Total 0 0	10% Density m2/ha 2,748	1,507 BCIS 1,104 1,104	0 Total Cost 8,802,686 0 0 0 0	£/n
	Flat 3 High*	3 18 Units 103 Beds 1 1 2 2 2 2	0 Area ha 3.50 No 0 0 7	Units/ha	84.00 age Unit Size m2 93 m2 58.00 70.00 70.00	0 Developed m2 9,619 Total 0 0 0 490	10% Density m2/ha 2,748	1,507 BCIS 1,104 1,104 908	0 Total Cost 8,802,686 0 0 0 444,920	£/r
	Flat 3 High* Market Flat Terrace	3 18 Units 103 Beds 1 1 2 2 3 3	0 Area ha 3.50 No 0 0 7 14	Units/ha	84.00 age Unit Size m2 93 m2 58.00 70.00 70.00 84.00	0 Developed m2 9,619 Total 0 0 0 490 1,176	10% Density m2/ha 2,748	1,507 BCIS 1,104 1,104 908 908	0 Total Cost 8,802,686 0 0 0 0 444,920 1,067,808	£/r
	Flat 3 High* Market Flat	3 18 Units 103 Beds 1 1 2 2 2 3 3 2 2 3 2 3 2 2 3 3 2 2 3 3 2 3	0 Area ha 3.50 No 0 0 0 7 14 7	Units/ha	84.00 age Unit Size m2 93 m2 58.00 70.00 70.00 84.00 79.00	0 Developed m2 9,619 0 0 0 490 1,176 553	10% Density m2/ha 2,748	1,507 BCIS 1,104 1,104 908 908 908	0 Total Cost 8,802,686 0 0 444,920 1,067,808 502,124	£/r
	Flat 3 High* Market Flat Terrace Semi	3 18 Units 103 Beds 2 2 2 3 3 2 3 3 3 3 3 3 3 3 3 3 3 3 3	0 Area ha 3.50 0 0 0 7 7 14 7 7 22	Units/ha	84.00 m2 93 m2 58.00 70.00 70.00 84.00 79.00 93.00	0 Developed m2 9,619 Total 0 0 490 1,176 553 2,046	10% Density m2/ha 2,748	1,507 BCIS 1,104 1,104 908 908 908 908 908	0 Total Cost 8,802,686 0 0 0 444,920 1,067,808 502,124 1,857,768	£/n
	Flat 3 High* Market Flat Terrace	3 18 Units 103 Beds 2 2 2 3 3 2 3 3 3 3 3	0 Area ha 3.50 0 0 0 7 14 7 22 0 0	Units/ha	84.00 age Unit Size 93 m2 58.00 70.00 70.00 84.00 79.00 93.00 102.00	0 Developed m2 9,619 Total 0 0 490 1,176 553 2,046 0 0	10% Density m2/ha 2,748	1,507 BCIS 1,104 908 908 908 908 908 908	0 Total Cost 8,802,686 0 0 444,920 1,067,808 502,124 1,857,768 0	£/n
	Flat 3 High* Market Flat Terrace Semi	3 18 Units 103 Beds 1 1 2 2 2 3 3 2 3 3 3 4 4	0 Area ha 3.50 0 0 0 7 7 14 4 7 7 22 0 0 18	Units/ha	84.00 age Unit Size m2 93 m2 58.00 70.00 70.00 70.00 70.00 70.00 93.00 93.00 102.00 125.00	0 Developed m2 9,619 Total 0 0 0 490 1,176 553 2,046 0 2,250	10% Density m2/ha 2,748	1,507 BCIS 1,104 1,104 908 908 908 908 908 908	0 Total Cost 8,802,686 0 0 0 444,920 1,067,808 502,124 1,857,768 0 2,043,000	£/n
	Flat 3 High* Market Flat Terrace Semi Det	3 18 Units 103 Beds 12 2 2 3 3 2 3 3 4 4 5 5	0 Area ha 3.50 0 0 0 7 7 14 7 7 22 0 0 18 8 5	Units/ha	84.00 age Unit Size m2 93 58.00 70.00 70.00 84.00 93.00 102.00 125.00 150.00	0 Developed m2 9,619 Total 0 0 490 1,176 553 2,046 0 0 2,250 750	10% Density m2/ha 2,748 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908	0 Total Cost 8,802,686 0 0 444,920 1,067,808 502,124 1,857,768 0 2,043,000 681,000	£/n
	Flat 3 High* Market Flat Flat Terrace Det Flat 1 High*	18 Units 103 Beds 103 0 0 0 0 0 0 0 0 0 0 0 0 0	0 Area ha 3.50 0 0 0 7 14 7 7 22 0 0 18 5 0	Units/ha	84.00 age Unit Size m2 93 70.00 70.00 84.00 79.00 93.00 102.00 125.00 150.00 58.00	0 Developed m2 9,619 Total 0 0 490 1,176 553 2,046 0 2,250 750 0 0 0 0 0	10% Density m2/ha 2,748 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 8,802,686 0 0 0 444,920 1,067,808 502,124 1,857,768 0 2,043,000 681,000 0	£/n
	Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	3 18 Units 103 Beds 1 2 2 3 3 4 5 1 2	0 Area ha 3.50 0 0 7 14 7 7 14 7 7 22 0 0 18 5 0 0	Units/ha	84.00 age Unit Size m2 93 m2 58.00 70.00 84.00 79.00 93.00 102.00 125.00 150.00 58.00 70.00	0 Developed m2 9,619 Total 0 0 0 0 490 1,176 553 2,046 0 2,250 750 0 0 0 0 0	10% Density m2/ha 2,748 10% 10% 10%	1,507 BCIS 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 8,802,686 COST 0 0 0 444,920 1,067,808 502,124 1,857,768 0 2,043,000 681,000 0 0 0 0 0 0 0 0 0 0 0 0	£/n
	Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	18 Units 103 Beds 103 0 0 0 0 0 0 0 0 0 0 0 0 0	0 Area ha 3.50 0 0 7 14 7 7 14 7 7 22 0 0 18 5 0 0	Units/ha	84.00 age Unit Size m2 93 70.00 70.00 84.00 79.00 93.00 102.00 125.00 150.00 58.00	0 Developed m2 9,619 Total 0 0 490 1,176 553 2,046 0 2,250 750 0 0 0 0 0	10% Density m2/ha 2,748 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 8,802,686 0 0 0 444,920 1,067,808 502,124 1,857,768 0 2,043,000 681,000 0	£/r
	Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	3 18 Units 103 8eds 2 2 3 3 2 3 3 3 3 4 5 1 1 2 2 3 3 3 3 4 5 1 1 2 2 3 3 3 3 4 5 1 1 2 3 3 3 4 5 1 1 2 3 3 3 4 5 1 1 2 3 3 3 4 5 5 1 1 1 2 3 3 3 4 5 5 1 1 1 2 3 3 3 1 1 1 1 1 1 1 1 1 1 1 1 1	0 Area ha 3.50 0 0 0 7 14 7 7 22 0 0 18 5 5 0 0 0 0 0 0 0 0	Units/ha	84.00 age Unit Size m2 93 70.00 70.00 70.00 70.00 79.00 93.00 102.00 125.00 125.00 58.00 70.00 58.00 70.00	0 Developed m2 9,619 Total 0 0 490 1,176 553 2,046 0 2,250 0 750 750 0 0 0 0 0	10% Density m2/ha 2,748 10% 10% 10% 10% 10%	1,507 BCIS 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 8,802,686 0 0 0 444,920 1,067,808 502,124 1,857,768 0 2,043,000 681,000 0 0 0 0 0 0 0 0 0 0 0 0	£/r
	Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	3 18 Units 103 Beds 1 2 3 3 4 5 11 22 33 23 33 24 33 24 35 11 22 33 4 55 11 22 33 11 22 33 11 22 33 11 22 33 11 22 33 11	0 Area ha 3.50 0 0 0 7 14 7 7 22 0 0 18 5 5 0 0 0 0 0 0 0 0 2	Units/ha	84.00 age Unit Size m2 93 m2 58.00 70.00 84.00 79.00 102.00 125.00 150.00 58.00 70.00 84.00 84.00 45.00	0 Developed m2 9,619 7otal 0 0 490 1,176 553 2,046 0 2,250 750 0 0 0 0 0 0 0 90	10% Density m2/ha 2,748 10% 10% 10% 10% 10%	1,507 BCIS 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 8,802,686 COST 0 0 0 444,920 1,067,808 502,124 1,857,768 0 2,043,000 681,000 0 0 0 0 0 0 1,09,296	£/r
	Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	3 18 Units 103 Beds 11 2 33 2 33 4 5 11 2 33 4 5 11 2 33 4 5 11 2 33 4 5 11 2 33	0 Area ha 3.50 0 0 7 7 22 0 18 5 0 0 18 5 0 0 0 0 0 0 0 0 0 0 2 2 2 2	Units/ha	84.00 age Unit Size m2 93 58.00 70.00 84.00 93.00 102.00 125.00 150.00 58.00 70.00 84.00 70.00 84.00 67.00	0 Developed m2 9,619 Total 0 0 490 1,176 553 2,046 0 2,250 750 0 0 0 0 0 0 0 0 0 90 134	10% Density m2/ha 2,748 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 8,802,686 COST 0 0 0 0 0 444,920 1,067,808 502,124 1,857,768 0 2,043,000 681,000 0 0 0 0 0 0 0 1,09,296 162,730	£/r
	Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	3 18 Units 103 8eds 12 2 2 2 3 3 2 2 3 3 3 4 5 5 1 1 2 2 3 3 3 1 1 2 2 1 1 2 2 2 3 3 1 1 2 2 2 3 3 1 1 2 2 2 3 3 1 1 2 2 2 3 3 1 1 2 2 2 2	0 Area ha 3.50 0 0 0 0 7 14 7 7 22 0 0 18 5 5 0 0 0 0 0 0 0 0 0 2 2 2 6 6	Units/ha	84.00 age Unit Size m2 93 58.00 70.00 70.00 84.00 102.00 125.00 125.00 58.00 70.00 84.00 0 58.00 70.00 84.00 67.00 67.00 73.00	0 Developed m2 9,619 Total 0 0 490 1,176 553 2,046 0 2,250 0 0 0 0 0 0 0 0 0 134 438	10% Density m2/ha 2,748 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908	0 Total Cost 8,802,686 0 0 0 444,920 1,067,808 502,124 1,857,768 0 2,043,000 681,000 0 0 0 0 0 0 109,296 162,730 397,704	£/r
	Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	3 18 Units 103 Beds 1 2 3 3 3 3 3 3 1 2 3 3 3 3 3 3 3 3 3 1 2 3 1 2 2 3 3 3 3 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0 Area ha 3.50 0 0 0 0 7 14 7 22 0 0 18 5 0 0 18 5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 9 9	Units/ha	84.00 age Unit Size m2 93 70.00 70.00 84.00 79.00 102.00 125.00 150.00 150.00 58.00 70.00 84.00 70.00 84.00 70.00 84.00 70.00 85.00	0 Developed m2 9,619 0 0 0 490 1,176 553 2,046 0 0 2,250 750 0 0 0 0 0 0 0 0 0 0 134 438 755	10% Density m2/ha 2,748 10% 10% 10% 10% 10%	1,507 BCIS 1,104 908 908 908 908 908 908 908 908	0 Total Cost 8,802,686 COST 0 0 0 444,920 1,067,808 502,124 1,857,768 0 2,043,000 681,000 0 0 0 0 109,296 162,730 397,704 694,620	£/r
	Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	3 18 Units 103 Beds 1 2 2 33 4 5 11 2 33 4 5 11 2 33 4 5 11 2 33 2 33 2 33 2 33 2 33 2 33 2 33 2 33 2 33 2 33 2	0 Area ha 3.50 0 0 0 7 14 7 7 14 7 7 22 0 0 18 5 0 0 18 5 0 0 0 18 2 2 0 9 9 4	Units/ha	84.00 age Unit Size m2 93 m2 58.00 70.00 84.00 79.00 93.00 102.00 125.00 150.00 58.00 70.00 84.00 70.00 84.00 67.00 73.00 85.00 73.00	0 Developed m2 9,619 Total 0 0 0 490 1,176 553 2,046 0 0 2,250 750 0 0 0 0 0 0 0 0 0 0 134 438 765 292	10% Density m2/ha 2,748 10% 10% 10% 10% 10%	1,507 BCIS 1,104 908 908 908 908 908 908 908 908	0 Total Cost 8,802,686 COST 0 0 0 444,920 1,067,808 502,124 1,857,768 0 2,043,000 681,000 681,000 0 0 0 0 0 0 0 0 0 109,296 162,730 397,704 694,620 265,136	£/r
	Flat 3 High* Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Semi	3 18 Units 103 Beds 1 2 2 3 2 33 4 5 11 22 33 4 5 11 2 33 4 5 11 2 33 2 33 2 33 34 5 11 2 33 2 33 2 33 2 33 2 33 33 34 35 36 37 38 39 31	0 Area ha 3.50 0 0 0 7 14 7 7 22 0 0 14 7 7 22 0 0 0 18 5 0 0 0 0 0 0 0 0 0 0 0 0 18 6 9 9 4 4 6 6	Units/ha	84.00 age Unit Size m2 93 58.00 70.00 79.00 79.00 79.00 102.00 125.00 125.00 150.00 58.00 70.00 70.00 67.00 73.00 85.00 73.00 85.00	0 Developed m2 9,619 Total 0 0 490 1,176 553 2,046 0 2,250 0 0 2,250 0 0 0 0 0 0 0 0 0 134 438 765 292 2510	10% Density m2/ha 2,748 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908	0 Total Cost 8,802,686 0 0 0 444,920 1,067,808 502,124 1,857,768 0 2,043,000 681,000 0 0 0 0 0 0 0 0 0 0 109,296 162,730 397,704 694,620 265,136 463,080	£/r
	Flat 3 High* Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	3 18 Units 103 Beds 1 2 3 2 33 4 5 11 22 33 4 55 11 22 33 4 55 11 2 33 4 5 11 2 33 33 33 33 33 33	0 Area ha 3.50 0 0 0 7 14 7 7 22 0 0 18 5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	84.00 age Unit Size m2 93 70.00 70.00 70.00 84.00 79.00 102.00 125.00 150.00 58.00 70.00 84.00 70.00 84.00 73.00 85.00 73.00 85.00 85.00 85.00	0 Developed m2 9,619 7 0 0 0 490 1,176 553 2,046 0 2,250 750 0 0 0 0 0 0 0 0 0 0 134 438 765 292 510 0 0 0	10% Density m2/ha 2,748 10% 10% 10% 10% 10%	1,507 BCIS 1,104 908 908 908 908 908 908 908 908	0 Total Cost 8,802,686 0 0 0 444,920 1,067,808 502,124 1,857,768 0 2,043,000 681,000 0 0 0 0 0 0 109,296 162,730 162,730 1694,620 265,136 463,080 0 0 0 0 0 0 0 0 0 0 0 0 0	£/r
	Flat 3 High* Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Semi	3 18 Units 103 Beds 1 2 33 2 33 4 5 11 22 33 4 5 11 22 33 4 5 11 22 33 2 33 2 33 33 33 33 33 33 33 33 33 33 33 33 33 33 33	0 Area ha 3.50 0 0 0 0 7 14 7 7 22 0 0 18 5 5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	84.00 age Unit Size m2 93 m2 58.00 70.00 70.00 84.00 79.00 102.00 125.00 102.00 125.00 102.00 125.00 45.00 67.00 73.00 88.00 73.00 85.00 73.00 85.00 105.00	0 Developed m2 9,619 7otal 0 0 490 1,176 553 2,046 0 0 2,250 750 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 2,748 10% 10% 10% 10% 10%	1,507 BCIS 1,104 908 908 908 908 908 908 908 908	0 Total Cost 8,802,686 COST 0 0 0 444,920 1,067,808 502,124 1,857,768 0 2,043,000 681,000 681,000 0 0 0 0 0 0 0 0 0 0 0 0	£/n
	Flat 3 High* Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Det Det Det	3 18 Units 103 Beds 1 2 2 2 3 2 3 3 4 5 11 2 33 4 5 11 2 3 4 5 11 2 33 4 12 2 33 4 2 3 31 2 33 33 4 5 33 3 4 5 33 33 4 4 5 5	0 Area ha 3.50 0 0 0 7 144 7 7 22 0 0 18 5 0 0 0 18 5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 18 6 6 9 9 4 4 6 6 0 0 0 0 0 1 7 0 0 0 0 1 7 0 0 0 0 0 1 7 0 0 0 0	Units/ha	84.00 age Unit Size m2 93 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 125.00 125.00 150.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 73.00 85.00 73.00 85.00 105.00	0 Developed m2 9,619 Total 0 0 490 1,176 553 2,046 0 0,2,250 0 0,2,250 0 0,2,250 0 0,2,250 0 0,2,250 0 0,2,250 0 0,2,250 0 0,2,250 0 0,134 438 765 292 510 0 0 0 125 50 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 2,748 10% 10% 10% 10% 10% 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908	0 Total Cost 8,802,686 COST 0 0 0 444,920 1,067,808 502,124 1,857,768 0 2,043,000 681,000 0 0 0 0 0 0 0 0 0 0 0 0	£/n
	Flat 3 High* Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Semi	3 18 Units 103 Beds 1 2 33 2 33 4 5 11 22 33 4 5 11 22 33 4 5 11 22 33 2 33 2 33 33 33 33 33 33 33 33 33 33 33 33 33 33 33	0 Area ha 3.50 0 0 0 0 7 14 7 7 22 0 0 18 5 5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	84.00 age Unit Size m2 93 m2 58.00 70.00 70.00 84.00 79.00 102.00 125.00 102.00 125.00 102.00 125.00 45.00 67.00 73.00 88.00 73.00 85.00 73.00 85.00 105.00	0 Developed m2 9,619 7otal 0 0 490 1,176 553 2,046 0 0 2,250 750 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 2,748 10% 10% 10% 10% 10%	1,507 BCIS 1,104 908 908 908 908 908 908 908 908	0 Total Cost 8,802,686 COST 0 0 0 444,920 1,067,808 502,124 1,857,768 0 2,043,000 681,000 681,000 0 0 0 0 0 0 0 0 0 0 0 0	£/m

Localitysen/ Brov	vn Iternative Use
Minchinhan Green	Agricultural

Area	Gross	2
	Net	1.6

-		
Frampton	Green	Agricultural
Area	Gross	
	Net	3 1

Number		19 Units	Area ha	Densityerage Unit Units/ha	Size Developed m2 m2			Total Cost	Rate £/m2
Valley Bottom		50	1.52	32.89	93 4,643			4,250,161	915.39
		Beds	No		m2 Tota		BCIS	COST	
	Market							0	
	Flat	1	0		3.00		1,104	0	
	-	2	0		0.00		1,104	0	
	Terrace	2	4		0.00 280 1.00 588	2	908 908	254,240 533,904	
	Semi	2	4		9.00 316	,	908	286,928	
		3	11		3.00 1,023		908	928,884	
	Det	3	0		2.00		908	0	
		4	9		5.00 1,125	5	908	1,021,500	
		5	2		0.00 300		908	272,400	
	Flat 1 High*	1	0		3.00		1,507	0	
	Flat 2 High*	2	0		0.00		1,507	0	
	Flat 3 High* Affordable	3	0	8	1.00	10%	1,507	0	
	Flat	1	1	4	5.00 45	10%	1,104	54,648	
	Tiac	2	1		7.00 67		1,104	81,365	
	Terrace	2	3		3.00 219		908	198,852	
		3	5		5.00 425	5	908	385,900	
	Semi	2	0	7	3.00 0)	908	0	
		3	3		5.00 255	5	908	231,540	
	Det	3	0		5.00 (908	0	
		4	0		5.00 0		908	0	
		5	0		0.00		908	0	
	Flat 1 High*	1	0		3.00 ().00 (1,507	0	
	Flat 2 High* Flat 3 High*	3	0).00 (1.00 (1,507 1,507	0	
	riat 5 flight	3	0	8	+.00	10/8	1,507	0	
Number		20 Units	Area	Density erage Unit	Size Developed	l Density		Total Cost	Rate
			ha	Units/ha	m2 m2	2 m2/ha			£/m2
Number Valley Bottom		20 Units 30				2 m2/ha		Total Cost 2,273,801	
			ha	Units/ha	m2 m2	m2/ha 4,862	BCIS		£/m2
	Market	30	ha 0.45	Units/ha	m2 m2 73 2,188	m2/ha 4,862	BCIS	2,273,801	£/m2
	Market Flat	30	ha 0.45 No 4	Units/ha 66.67	m2 m2 73 2,188 m2 Tota 3.00 232	2 m2/ha 3 4,862	1,104	2,273,801 COST 0 281,741	£/m2
	Flat	30 Beds 1 2	ha 0.45 No 4 4	Units/ha 66.67 5 7	m2 m2 73 2,188 m2 Tota 3.00 232 0.00 280	2 m2/ha 3 4,862	1,104 1,104	2,273,801 COST 0	£/m2
		30 Beds 1 2 2 2	ha 0.45 No 4 4 0	Units/ha 66.67 5 5 7 7	m2 m2 73 2,188 m2 Tota 3.00 232 0.00 280 0.00 0	m2/ha 4,862	1,104 1,104 908	2,273,801 COST 0 281,741	£/m2
	Flat Terrace	30 Beds 1 1 2 2 2 3	ha 0.45 No 4 4 0 0	Units/ha 66.67	m2 m2 73 2,184 m2 Tota 8.00 232 0.00 283 0.00 283 0.00 0 (0 1.00 0 (0	m2/ha 4,862	1,104 1,104 908 908	2,273,801 COST 0 281,741 340,032 0 0 0 0	£/m2
	Flat	30 Beds 1 2 2 2 3 3 2 2	ha 0.45 No 4 4 0 0 0 6	Units/ha 66.67 5 5 77 7 8 8 8 7	m2 m2 73 2,188 m2 Tota 8.00 233 0.00 200 0.00 0.00 0.00 0.00 0.00 0.00	2 m2/ha 3 4,862	1,104 1,104 908 908 908	2,273,801 COST 0 281,741 340,032 0 0 430,392	£/m2
	Flat Terrace Semi	30 Beds 1 1 2 2 2 3 3 2 2 3 3 2 2 3 3	ha 0.45 No 4 4 0 0 0 6 6	Units/ha 66.67	m2 m2 73 2,188 m2 Tota 8.00 233 0.00 280 0.00 0 0.00 0 0.00 0 0.00 477 8.00 558	2 m2/ha 3 4,862 1 10% 1 10%	1,104 1,104 908 908 908 908 908	2,273,801 COST 0 281,741 340,032 0 0 0 0	£/m2
	Flat Terrace	30 Beds 1 2 2 2 3 3 2 2 3 3 3 3 3 3 3	ha 0.45 No 4 4 4 0 0 0 6 6 6 0	Units/ha 66.67 5 77 77 8 77 8 77 9 9 9 10	m2 m2 73 2,184 m2 Tota 3.00 233 0.00 238 0.00 (1 0.00 (1 0.00 477 3.00 558 0.00 (1)	2 m2/ha 3 4,862 2 10% 0 10% 0 10%	1,104 1,104 908 908 908 908 908 908	2,273,801 COST 0 281,741 340,032 0 0 430,392	£/m2
	Flat Terrace Semi	30 Beds 1 2 2 2 3 3 2 2 3 3 3 3 4	ha 0.45 No 4 4 4 0 0 0 6 6 6 6 0 0	Units/ha 66.67	m2 m2 73 2,188 m2 Tota 3.00 233 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	2 m2/ha 3 4,862 1 0% 1 0%	1,104 1,104 908 908 908 908 908 908 908	2,273,801 COST 0 281,741 340,032 0 0 430,392 506,664 0	£/m2
	Flat Terrace Semi	30 Beds 1 2 2 2 3 3 2 2 3 3 3 3 3 3 3	ha 0.45 No 4 4 4 0 0 0 6 6 6 0	Units/ha 66.67 5 77 7 8 77 8 77 9 9 10 10 12 12	m2 m2 73 2,188 m2 Tota 3.00 233 0.00 200 0.00 200	2 m2/ha 3 4,862 1 10% 1 10% 1 10% 1 10% 1 10% 1 10% 1 10%	1,104 1,104 908 908 908 908 908 908	2,273,801 COST 0 281,741 340,032 0 0 430,392 506,664 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat Terrace Semi Det	30 Beds 1 2 2 2 3 3 2 2 3 3 3 4 4 5	ha 0.45 No 4 4 4 4 0 0 0 6 6 6 6 6 0 0 0 0 0 0	Units/ha 66.67	m2 m2 m2 Tota m2 Tota 0.00 233 0.00 233 0.00 280 0.00 0 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0	? m2/ha 3 4,862 2 10% 0 10% 3 3 0 10% 0 10% 0 10% 0 10%	1,104 1,104 908 908 908 908 908 908 908 908	2,273,801 COST 0 281,741 340,032 0 0 430,392 506,664 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	30 Beds 1 2 2 3 3 2 2 3 3 3 3 3 4 4 5 5 1	ha 0.45 No 4 4 4 0 0 0 0 6 6 6 6 0 0 0 0 0 0	Units/ha 66.67	m2 m2 73 2,184 m2 Tota 0.00 233 0.00 233 0.00 233 0.00 233 0.00 233 0.00 233 0.00 233 0.00 233 0.00 0 0.00 0 0 0	2 m2/ha 3 4,862 2 10% 2 10% 0 10% 0	1,104 1,104 908 908 908 908 908 908 908 908 908	2,273,801 COST 0 281,741 340,032 0 0 430,392 506,664 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Affordable	30 Beds 1 2 2 3 3 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 4 4 3 3 3 4 4 3 3 3 4 4 3 3 3 4 4 3 3 3 4 4 3 3 3 4 4 4 5 5 5 1 1 1 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.45 No 4 4 4 0 0 0 6 6 6 6 0 0 0 0 0 0 0 0 0 0	Units/ha 66.67	m2 m2 73 2,188 m2 Tota 0.00 233 0.00 233 0.00 0 (0 0.00 0 (0	2 m2/ha 3 4,862 10% 10% 10% 10% 10% 10% 10% 10%	1,104 1,104 908 908 908 908 908 908 908 908 1,507 1,507 1,507	2,273,801 COST 0 281,741 340,032 0 0 0 3430,392 506,664 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	30 Beds 1 2 2 3 3 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.45 No 4 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 66.67	m2 m2 73 2,184 m2 Tota 0.00 233 0.00 233 0.00 233 0.00 233 0.00 233 0.00 233 0.00 233 0.00 233 0.00 233 0.00 0 0 0.00 0 0 0 0	m2/ha 4,862 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10%	1,104 1,104 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507	2,273,801 COST 0 281,741 340,332 0 0 430,392 506,664 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High*	30 Beds 1 2 2 2 3 3 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 4 4 5 5 1 1 2 2 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.45 No 4 4 4 0 0 6 6 6 6 6 6 0 0 0 0 0 0 0 0 0	Units/ha 66.67	m2 m3 73 2,188 m2 Tota 0.00 233 0.00 233 0.00 0 0 0.00 0 0	2 m2/ha 4,862 10% 10% 10% 10% 10% 10% 10% 10%	1,104 1,104 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507	2,273,801 COST 0 281,741 340,032 0 0 0 430,392 506,664 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Affordable	30 Beds 1 2 2 3 3 2 2 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 4 4 4 5 5 1 1 1 2 2 3 3 4 4 4 5 5 1 1 1 2 2 2 3 3 3 4 4 4 5 5 1 1 2 2 2 3 3 2 2 2 3 3 3 3 3 3 3 3 3 3	ha 0.45 No 4 4 4 0 0 0 6 6 6 6 0 0 0 0 0 0 0 0 0 0	Units/ha 66.67	m2 m2 73 2,188 m2 Tota 0.00 233 0.00 233 0.00 260 0.00 0 0.00 0	m2/ha m2/ha 4,862 10% 10% 10% 10% 10% 10% 10% 10%	1,104 1,104 908 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,507	2,273,801 COST 0 281,741 340,332 0 0 430,392 506,664 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat Terrace Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 5 High* Flat Terrace	30 Beds 1 2 2 3 3 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.45 No 4 4 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 66.67	m2 m2 73 2,188 m2 Tota 0.00 233 0.00 238 0.00 0 0 0.00 0 0	m2/ha 4,862 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10%	1,104 1,104 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,104 1,104 908 908	2,273,801 COST 0 281,741 340,032 0 430,392 506,64 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High*	30 Beds 1 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.45 No 4 4 4 0 0 6 6 6 6 6 6 0 0 0 0 0 0 0 0 0	Units/ha 66.67	m2 m3 m2 Tota m2 Tota 0.00 233 0.00 233 0.00 233 0.00 0 0 0.00 0 0 0.00 0 0.0	2 m2/ha 4,862 10% 10% 10% 10% 10% 10% 10% 10%	1,104 1,104 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,507 1,507 1,507 1,507	2,273,801 COST 0 281,741 340,032 0 0 0 430,392 506,664 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat Terrace Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 5 High* Flat Terrace	30 Beds 1 2 2 3 3 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.45 No 4 4 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 66.67	m2 m2 73 2,188 m2 Tota 0.00 233 0.00 238 0.00 0 0 0.00 0 0	m2/ha m2/ha 4,862 10% 10% 10% 10% 10% 10% 10% 10% 10%	1,104 1,104 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,104 1,104 908 908	2,273,801 COST 0 281,741 340,032 0 0 430,392 506,664 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Affordable Flat Terrace Semi	30 Beds 1 1 2 2 2 3 3 2 2 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 4 4 5 5 1 1 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 3 3 3	ha 0.45 No 4 4 4 0 0 0 6 6 6 6 0 0 0 0 0 0 0 0 0 0	Units/ha 66.67	m2 m2 73 2,188 m2 Tota 0.00 233 0.00 288 0.00 0 0 0.00 0	m2/ha 4,862 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10%	1,104 1,104 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,507 1,104 908 908 908	2,273,801 COST 0 281,741 340,032 0 0 0 430,392 506,664 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Affordable Flat Terrace Semi	30 Beds 1 2 2 3 3 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.45 No 4 4 4 0 0 0 6 6 6 6 0 0 0 0 0 0 0 0 0 0	Units/ha 66.67	m2 m2 73 2,188 m2 Tota 0.00 233 0.00 233 0.00 0 0 0.00 0 0	m2/ha 4,862 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10% 0 10% 0 0 0	1,104 1,104 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,507 1,507 1,507 908 908 908 908	2,273,801 COST 0 281,741 340,032 0 0 0 430,392 506,664 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat Terrace Semi Det Flat 1 High*	30 Beds 1 2 2 3 3 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 4 4 4 5 5 1 1 2 2 3 3 3 3 4 4 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.45 No 4 4 4 0 0 0 6 6 6 0 0 0 0 0 0 0 0 0 0 0	Units/ha 66.67	m2 m2 73 2,188 m2 Tota 0.00 233 0.00 260 0.00 0 0 0.00 0 0	m2/ha m2/ha 4,862 10%	1,104 1,104 908 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,104 1,104 1,104 908 908 908 908 908	2,273,801 COST 0 281,741 340,032 0 0 0 430,392 506,664 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2
	Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Elat Terrace Semi Det	30 Beds 1 1 2 2 2 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 4 4 5 5 1 1 2 2 2 3 3 3 2 2 2 3 3 3 3 3 3 3 3 3	ha 0.45 No 4 4 4 0 0 0 6 6 6 6 0 0 0 0 0 0 0 0 0 0	Units/ha 66.67	m2 m3 73 2,181 m2 Tota .00 233 .00 233 .00 233 .00 233 .00 233 .00 0 .00 474 .00 558 .00 0	m2/ha 4,862 10%	1,104 1,104 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,507 1,507 1,507 908 908 908 908 908	2,273,801 COST 0 281,741 340,032 506,664 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2

Locali	Locality een/Brown Iternative Use							
Stroud	Brown	Industrial						
Area	Gross Net	2.01 1.52						

Area Gross 0.45
Net 0.45



受

Number Small Rural 1	:	21 Units	Area ha 0.20	Densityerage Unit Units/ha 30.00	Size Dev m2 97	veloped m2 582	Density m2/ha 2,910		Total Cost 528,456	Rat £/m 908.0
		0	0.20	30.00	57	502	2,510		520,450	500.0
		Beds	No		m2	Total		BCIS	COST	
	Market	_							0	
	Flat	1	0		8.00	0	10%	1,104	0	
	_	2	0		0.00	0	10%	1,104	0	
	Terrace	2	0		0.00	0		908	0	
	C	3	0		4.00	0		908	0	
	Semi	2	0		9.00	0		908	0	
	Det	3	0		3.00	186 0		908 908	168,888	
	Det	4	2		2.00	250		908	227,000	
		4	0		0.00	230		908	227,000	
	Flat 1 High*	1	0		8.00	0	10%	1,507	0	
	Flat 2 High*	2	0		0.00	0	10%	1,507	0	
	Flat 3 High*	3	0		4.00	0	10%	1,507	0	
	Affordable	5					10/0	1,507	Ŭ	
	Flat	1	0		5.00	0	10%	1,104	0	
		2	0		7.00	0	10%	1,104	0	
	Terrace	2	2		3.00	146		908	132,568	
		3	0		5.00	0		908	0	
	Semi	2	0		3.00	0		908	0	
		3	0	8	5.00	0		908	0	
	Det	3	0	10	5.00	0		908	0	
		4	0	12	5.00	0		908	0	
		5	0	15	0.00	0		908	0	
	Flat 1 High*	1	0	5	8.00	0	10%	1,507	0	
	Flat 2 High*	2	0	-			100/	1,507	0	
	Flat 3 High*	3	0		0.00 4.00	0	10% 10%	1,507	0	
Number		22 Units	0 Area	8 Densityerage Unit	4.00 Size Dev	0 veloped	10% Density			
Number Small Rural 2			0	8	4.00	0	10%		0	Ra £/n 908. 0
		22 Units 3	0 Area ha 0.10	Densityerage Unit Units/ha	4.00 Size Dev m2 104	0 veloped m2 311	10% Density m2/ha	1,507	0 Total Cost 282,388	£/n
	:	22 Units	0 Area ha	Densityerage Unit Units/ha	4.00 Size Dev m2	0 veloped m2	10% Density m2/ha		0 Total Cost 282,388 COST	£/n
	Market	22 Units 3	0 Area ha 0.10 No	Density erage Unit Units/ha 30.00	4.00 Size Dev m2 104 m2	0 weloped m2 311 Total	10% Density m2/ha 3,110	1,507 BCIS	0 Total Cost 282,388 <u>COST</u> 0	£/n
	:	22 Units 3 Beds	0 Area ha 0.10 No 0	Densityerage Unit Units/ha 30.00	4.00 Size Dev m2 104 m2 8.00	0 weloped m2 311 Total 0	10% Density m2/ha 3,110 10%	1,507 BCIS 1,104	0 Total Cost 282,388 <u>COST</u> 0 0	£/n
	Market Flat	22 Units 3 Beds	0 Area ha 0.10 No 0 0	Densityerage Unit Units/ha 30.00	4.00 Size Dev m2 104 m2 8.00 0.00	0 weloped m2 311 Total	10% Density m2/ha 3,110	1,507 BCIS	0 Total Cost 282,388 <u>COST</u> 0	£/r
	Market	22 Units 3 Beds 1 1 2 2 2	0 Area ha 0.10 No 0 0 0	Density erage Unit Units/ha 30.00 5 7 7 7	4.00 Size Dev m2 104 8.00 0.00 0.00	0 weloped m2 311 Total 0 0 0	10% Density m2/ha 3,110 10%	1,507 BCIS 1,104 1,104 908	0 Total Cost 282,388 0 0 0 0 0 0	£/r
	Market Flat Terrace	22 Units 3 Beds 1 1 2	0 Area ha 0.10 No 0 0	Density erage Unit Units/ha 30.00	4.00 Size Dev m2 104 m2 8.00 0.00 0.00 4.00	0 weloped m2 311 Total 0 0	10% Density m2/ha 3,110 10%	1,507 BCIS 1,104 1,104	0 Total Cost 282,388 0 0 0 0	£/n
	Market Flat	22 Units 3 Beds 1 2 2 3 3	0 Area ha 0.10 No 0 0 0 0 0 0 0 0	Densityerage Unit Units/ha 30.00	4.00 Size Dev m2 104 8.00 0.00 0.00	0 weloped m2 311 Total 0 0 0 0	10% Density m2/ha 3,110 10%	1,507 BCIS 1,104 1,104 908 908	0 Total Cost 282,388 0 0 0 0 0 0 0 0	£/n
	Market Flat Terrace	22 Units 3 Beds 1 1 2 2 2 3 3 2 2 3 2 2 3 2 2 3 3 2 3 3 3 3 3 3 3 3 3 3 3 3 3	0 Area ha 0.10 No 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Units/ha 30.00 S S 7 7 7 7 7 8 7 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 8 7 7 8 7 7 8 7 8 7 8 7 7 8 7 7 8 7 7 8 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 7 8 7 7 8 7 7 7 8 7 7 8 7 7 8 7	4.00 Size Dev m2 104 m2 8.00 0.00 0.00 4.00 9.00	0 weloped m2 311 Total 0 0 0 0 0 0	10% Density m2/ha 3,110 10%	1,507 BCIS 1,104 1,104 908 908 908	0 Total Cost 282,388 0 0 0 0 0 0 0 0 0 0	£/r
	Market Flat Terrace Semi	22 Units 3 Beds 1 1 2 2 3 2 3 2 3 3 2 3 3 3 3 3 3 3 3 3 3 3 3 3	0 Area ha 0.10 No 0 0 0 0 0 0 0 0 2	Densityerage Unit Units/ha 30.00 5 7	4.00 Size Dev m2 104 8.00 0.00 4.00 9.00 3.00	0 weloped m2 311 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,110 10%	1,507 BCIS 1,104 1,104 908 908 908 908	0 Total Cost 282,388 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/n
	Market Flat Terrace Semi	22 Units 3 Beds 1 1 2 2 2 3 3 2 3 3 3 3 3	0 Area ha 0.10 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Densityerage Unit Units/ha 30.00 S S 7 7 8 7 7 8 7 7 7 8 7 7 1 3 1	4.00 Size Dev m2 104 8.00 0.00 0.00 4.00 9.00 3.00 2.00	0 veloped m2 311 Total 0 0 0 0 0 0 186 0 125 0	10% Density m2/ha 3,110 10%	1,507 BCIS 1,104 908 908 908 908 908 908	0 Total Cost 282,388 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/r
	Market Flat Terrace Semi	22 Units 3 Beds 1 1 2 2 3 3 3 4	0 Area ha 0.10 0 0 0 0 0 0 0 0 0 0 0 0 1	Density erage Unit Units/ha 30.00 5 7 7 8 7 7 8 7 7 12 12 15 12 15 12 15 1	4.00 Size Dev m2 104 m2 .00 .00 0.00 0.00 4.00 9.00 3.00 2.00 5.00	0 veloped m2 311 Total 0 0 0 0 0 0 186 0 125	10% Density m2/ha 3,110 10%	1,507 BCIS 1,104 1,104 1,104 908 908 908 908 908 908 908	0 Total Cost 282,388 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/n
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	22 Units 3 Beds 1 1 2 2 3 3 2 2 3 3 3 4 4 5 1 1 2 2	0 Area ha 0.10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2000 2000 2000 2000 2000 2000 2000 200	4.00 Size Dev m2 104 m2 	0 veloped m2 311 Total 0 0 0 0 0 0 186 0 125 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,110 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 282,388 0 0 0 0 0 0 0 0 0 0 0 168,888 0 113,500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/n
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	22 Units 3 Beds 1 1 2 2 2 3 3 2 2 3 3 3 3 4 4 5 5 1	0 Area ha 0.10 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2000 2000 2000 2000 2000 2000 2000 200	4.00 Size Dev m2 104 m2 8.00 0.00 0.00 9.00 3.00 2.00 5.00 0.00 8.00	0 veloped m2 311 Total 0 0 0 0 0 186 0 125 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,110 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 282,388 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/r
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	22 Units 3 Beds 1 1 2 2 3 3 2 2 3 3 3 4 4 5 1 1 2 2	0 Area ha 0.10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Units/ha 30.00 Solution Solution	4.00 Size Dev m2 104 m2 8.00 0.00 0.00 0.00 0.00 0.00 1	0 veloped m2 311 Total 0 0 0 0 0 186 0 186 0 0 125 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,110 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 282,388 0 0 0 0 0 0 0 0 0 0 113,500 0 0 0 0 0 0 0 0 0 0 0 0	£/r
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	22 Units 3 Beds 2 2 2 2 3 3 3 2 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 3 3 3 3 3 4 4 5 5 1 1 1 1 2 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3	0 Area ha 0.10 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8 Densityerage Unit Units/ha 30.00	4.00 Size Dev m2 104 m2 8.00 0.00 4.00 9.00 5.00 0.00 4.00 5.00 5.00	0 veloped m2 311 Total 0 0 0 0 0 0 0 0 186 0 0 125 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,110 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 282,388 0 0 0 0 0 0 0 0 168,888 0 113,500 0 0 0 0 0 0 0 0 0 0 0 0	£/r
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	22 Units 3 Beds 1 1 2 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 3 4 4 5 1 1 2 2 3 3 3 3 4 4 5 1 1 2 2 2 3 3 3 3 3 4 5 5 1 1 2 2 2 3 3 3 3 3 3 4 4 5 1 1 2 2 2 2 3 3 3 3 3 3 4 4 5 5 1 1 1 2 2 2 3 3 3 3 3 3 3 4 4 5 5 1 1 1 2 2 2 3 3 3 3 3 3 3 3 1 1 2 2 3 3 3 3 3 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 1 2 2 1 1 1 2 2 3 3 3 3 3 3 3 3 3 1 1 2 2 3 3 3 3 3 3 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	0 Area ha 0.10 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8 Density erage Unit Units/ha 30.00	4.00 Size Dev m2 104 m2 	0 veloped m2 311 Total 0 0 0 0 0 186 0 125 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,110 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 282,388 0 0 0 0 0 0 0 168,888 0 113,500 0 0 0 0 0 0 0 0 0 0 0 0	£/r
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	22 Units 3 Beds 11 2 2 2 3 3 2 3 3 3 3 4 4 5 11 2 3 3 3 3 3 3 3 3 3 3 3 3 3	0 Area ha 0.10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8 Density erage Unit Units/ha 30.00 5 77 77 77 9 101 112 15 77 8 77 8 77 8 77 112 15 77 8 9 102 112 112 112 112 113 114 115 115 116 117 118 119 110 110 111 112 113 114 115 115 116 117 118 118 119 110 110	4.00 Size Dev m2 104 m2 8.00 0.00 0.00 9.00 3.00 2.00 9.00 3.00 2.00 9.00 3.00 2.00 9.00 3.00 2.00 9.00 3.00 9.00 9.00 3.00 9	0 veloped m2 311 Total 0 0 0 0 0 0 126 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,110 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 282,388 0 0 0 0 0 0 0 0 0 113,500 113,500 0 0 0 0 0 0 0 0 0 0 0 0	£/r
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 1 High*	22 Units 3 Beds 1 1 2 2 2 3 3 3 4 5 1 1 2 3 3 3 4 5 1 1 2 2 3 3 3 4 5 1 1 2 2 3 3 3 3 4 5 1 1 2 2 2 3 3 3 3 3 3 4 5 1 1 2 2 2 3 3 3 3 3 4 5 1 1 2 2 2 3 3 3 3 3 3 4 4 5 5 1 1 1 2 2 2 2 2 3 3 3 3 3 3 3 4 4 5 5 1 1 1 1 2 2 2 2 2 3 3 3 3 3 3 4 4 5 5 1 1 1 2 2 2 2 3 3 3 3 3 3 1 1 2 2 2 2 3 3 3 3 3 3 3 1 1 2 2 2 2 3 3 3 3 3 1 1 2 2 2 2 3 3 3 3 3 3 3 3 1 1 2 2 2 2 3 3 3 3 1 1 2 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	0 Area ha 0.10 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8 Density erage Unit Units/ha 30.00 7 7 7 7 7 7 7 7 100 110 120 15 15 16 17 18 100 110 120 15 16 17 18 19 100 110	4.00 Size Dev m2 104 m2 .00 .00 .00 .00 .00 .00 .00 .0	0 veloped m2 311 Total 0 0 0 0 0 186 0 125 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,110 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 282,388 0 0 0 0 0 0 0 0 0 0 0 0 0	£/r
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	22 Units 3 Beds 1 1 2 2 3 3 2 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 2 3 3 2 2 2 2 3 3 3 4 4 5 5 1 1 2 2 2 2 3 3 2 2 2 2 3 3 3 2 2 2 2 3 3 3 3 2 2 2 2 3 3 3 3 4 4 5 5 1 1 2 2 2 2 3 3 3 3 3 4 4 5 5 1 1 1 2 2 2 3 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 1 1 2 2 2 3 3 2 2 2 3 3 3 3 4 4 5 5 1 1 1 2 2 2 2 3 3 3 2 2 2 2 3 3 3 1 1 2 2 2 2 3 3 3 1 1 2 2 2 2 2 3 3 3 2 2 2 2 3 3 3 2 2 2 2 2 3 3 3 2 2 2 2 2 2 3 3 2 2 2 2 2 2 2 2 2 2 2 2 2	0 Area ha 0.10 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8 Densityerage Unit Units/ha 30.00 5 77 8 77 8 77 8 77 8 77 8 77 8 77 8 77 8 77 8 77 8 77 8 77 8 77 8 77 8 77 8 77 8 77 8 77 8 77 8 77	4.00 Size Dev m2 104 m2 .00 .00 .00 .00 .00 .00 .00 .0	0 veloped m2 311 Total 0 0 0 0 0 0 0 0 0 0 125 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,110 10% 10% 10% 10% 10%	1,507 BCIS 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 282,388 COST 0 0 0 0 0 0 168,888 0 113,500 0 0 0 0 0 0 0 0 0 0 0 0	£/r
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	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 1 High*	22 Units 3 Beds 1 1 2 2 3 3 2 2 3 3 3 4 5 1 1 2 3 3 3 4 5 1 1 2 3 3 3 4 5 1 1 2 2 3 3 3 2 3 3 3 3 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	0 Area ha 0.10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8 Density erage Unit Units/ha 30.00 5 77 8 077 8 077 10 11 12 12 13 5 77 9 110 12 13 14 15 77 8 110 12 13 14 15 15 16 17 18 19 10	4.00 Size Dev m2 104 m2 8.00 0.00 0.00 0.00 9.00 1.00 1.00 1.00 1	0 veloped m2 311 Total 0 0 0 0 0 0 126 0 0 125 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,110 10% 10% 10% 10% 10%	1,507 BCIS 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 282,388 0 0 0 0 0 0 0 0 168,888 0 113,500 0 0 0 0 0 0 0 0 0 0 0 0	£/r
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	22 Units 3 Beds 1 1 2 2 3 3 2 3 3 4 4 5 5 1 1 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	0 Area ha 0.10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8 Densityerage Unit Units/ha 30.00 5 77 8 12 12	4.00 Size Dev m2 104 m2 .00 .00 .00 .00 .00 .00 .00 .0	0 veloped m2 311 Total 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10% Density m2/ha 3,110 10% 10% 10% 10% 10%	1,507 BCIS 1,104 1,104 908 908 908 908 908 908 908 908 908 908	0 Total Cost 282,388 COST 0 0 0 0 0 0 168,888 0 113,500 0 0 0 0 0 0 0 0 0 0 0 0	£/r
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Area	Gross	0.1
	Net	0.1



Beds No m2 Total BCIS OC Harket <td< th=""><th>57 0 0 0 0 0 0</th><th>444,920 COST</th><th></th><th>Density m2/ha 3,267</th><th>Developed m2 490</th><th>ensityerage Unit Size its/ha m2 40.00 82</th><th>a</th><th>h</th><th>Units 6</th><th>23</th><th>Number Small Urban 1</th></td<>	57 0 0 0 0 0 0	444,920 COST		Density m2/ha 3,267	Developed m2 490	ensityerage Unit Size its/ha m2 40.00 82	a	h	Units 6	23	Number Small Urban 1
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2 0 67.00 0 1,104 Terrace 2 0 73.00 0 908 3 0 85.00 0 908 Semi 2 0 73.00 0 908 Let 3 0 85.00 0 908 Det 3 0 105.00 0 908 4 0 125.00 0 908 Flat 1 High* 1 0 58.00 0 10%	<u>। 1999999999999999999999999999999999999</u>	228,816 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	908 908 908 908 908 908 908 908 1,507 1,507 1,507 1,507 1,507 1,507 1,104 908 908 908 908 908 908 908 908 908 908	10% 10% 10% 10% 10%	0 252 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	70.00 84.00 79.00 93.00 102.00 150.00 58.00 70.00 84.00 	0 3 0 0 0 0 0 0 0 0 0 0 0 0 0		2 2 3 2 3 3 4 4 5 1 1 2 2 3 3 2 2 3 3 3 4 4 5 1 1	Terrace Terrace Semi Let Flat 1 High* Flat 3 High* Flat 3 High* Flat 3 Flat Terrace Semi Det Let Flat 1 High* Flat 1 High*	
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Locality een/Brown Iternative Use

Gross Net

Area

0.075 0.075

Area	Gross	0.15
	Net	0.15

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Number		25	Units	Area	Densitye	rage Unit Size	Developed	Density		Total Cost	Rate
				ha	Units/ha	m2	m2	m2/ha			£/m2
Single			1	0.10	10.00	125	125	1,250		113,500	908.00
			Beds	No		m2	Total		BCIS	COST	
	Market									0	
	Flat		1	0		58.00	0	10%	1,104	0	
			2	0		70.00	0	10%	1,104	0	
	Terrace		2	0		70.00	0		908	0	
			3	0		84.00	0		908	0	
	Semi		2	0		79.00	0		908	0	
			3	0		93.00	0		908	0	
	Det		3	0		102.00	0		908	0	
			4	1		125.00	125		908	113,500	
			5	0		150.00	0		908	0	
	Flat 1 High*		1	0		58.00	0	10%	1,507	0	
	Flat 2 High*		2	0		70.00	0	10%	1,507	0	
	Flat 3 High*		3	0		84.00	0	10%	1,507	0	
	Affordable										
	Flat		1	0		45.00	0	10%	1,104	0	
			2	0		67.00	0	10%	1,104	0	
	Terrace		2	0		73.00	0		908	0	
			3	0		85.00	0		908	0	
	Semi		2	0		73.00	0		908	0	
			3	0		85.00	0		908	0	
	Det		3	0		105.00	0		908	0	
			4	0		125.00	0		908	0	
			5	0		150.00	0		908	0	
	Flat 1 High*		1	0		58.00	0	10%	1,507	0	
	Flat 2 High*		2	0		70.00	0	10%	1,507	0	
	Flat 3 High*		3	0		84.00	0	10%	1,507	0	

Villages	Green	Paddock
Area	Gross	
	Net	



Post PDCS Base For Apps

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	Green/brown field Use Locality	Site 1 Hunts Grove Green Agricultural Hardwick	Site 2 West of Stonehouse Green Agricultural Stonehouse	Site 3 NE of Cam Sh Green Agricultural Cam	Site 4 Jarpness Dock Brown Industrial Sharpness	Site 5 Rural North Green Agricultural Rural North	Site 6 Town Edge Green Paddock Stonehouse	Site 7 Infill Brown Carpark Stonehouse	Site 8 Infill Green Paddock Stonehouse	Site 9 Town Edge Green Agricultural Stroud	Site 10 Infill Green Agricultural Stroud	Site 11 Infill Green Garden Stroud	Site 12 Infill Brown Industrial Cam	Site 13 Town Edge Green Agricultural Cam	Site 14 Infill Brown Garage Dursley V	Site 15 Rural South Green Residential Votton-under-	Site 16 Rural East Green Paddock Nailsworth Mi	Site 17 Rural East Green Agricultural nchinhampto	Site 18 Rural West Green Agricultural Frampton	Site 19 Valley Bottom Brown Industrial Stroud	Site 20 Valley Bottom Brown Industrial Thrupp	Site 21 Small Rural 1 Green Paddock Rural	Site 22 Small Rural 2 Green Paddock Rural	Site 23 Small Urban 1 Brown Industrial Urban	Site 24 imall Urban 2 Brown Industrial Urban	Site 25 Single Green Paddock Villages
Site Area Units	Gross ha Net ha	28.00 16.00 750	73.00 44.00 1,350	30.00 18.00 450	13.00 8.40 300	8.50 5.95 178	1.24 0.99 36	0.20 0.20 20	2.00 1.60 65	16.00 11.20 384	3.50 2.80 95	0.40 0.40 20	2.25 1.80 64	3.00 2.10 70	0.30 0.30 18	edge 0.45 0.35 13	1.25 1.00 32	n 2.00 1.60 56	5.00 3.50 103	2.01 1.52 50	0.45 0.45 30	0.20 0.20 6	0.10 0.10 3	0.15 0.15 6	0.08 0.08 3	0.10 0.10 1
Average Unit Mix	Size m2 Intermediate to Buy Affordable Rent Social Rent	91.05 15.00% 15.00%	91.09 15.00% 15.00% 0.00%	92.22 15.00% 15.00% 0.00%	92.35 15.00% 15.00% 0.00%	92.66 15.00% 15.00% 0.00%	90.75 15.00% 15.00% 0.00%	64.80 15.00% 15.00% 0.00%	91.03 15.00% 15.00% 0.00%	92.11 15.00% 15.00% 0.00%	91.79 15.00% 15.00% 0.00%	69.60 15.00% 0.00%	93.06 15.00% 15.00% 0.00%	91.76 15.00% 15.00% 0.00%	74.06 15.00% 15.00% 0.00%	111.69 15.00% 15.00% 0.00%	91.91 15.00% 15.00% 0.00%	93.14 15.00% 15.00% 0.00%	93.39 15.00% 15.00% 0.00%	92.86 15.00% 15.00% 0.00%	72.93 15.00% 15.00% 0.00%	97.00 15.00% 15.00% 0.00%	103.67	81.67 15.00% 15.00% 0.00%	84.00	125.00
Price	Market £/m2 Intermedia£/m2 Affordable £/m2 Social Rent£/m2	2,450 1,593 1,100	2,750 1,788 1,100 0	2,800 1,820 1,100 0	2,600 1,690 1,100 0	3,100 2,015 1,100 0	2,750 1,788 1,100 0	2,700 1,755 1,100 0	2,800 1,820 1,100 0	3,000 1,950 1,100 0	2,600 1,690 1,100 0	2,700 1,755 1,100 0	2,550 1,658 1,100 0	2,600 1,690 1,100 0	3,050 1,983 1,100 0	3,050 1,983 1,100 0	3,050 1,983 1,100 0	3,050 1,983 1,100 0	2,700 1,755 1,100 0	2,450 1,593 1,100 0	2,450 1,593 1,100 0	3,250 2,113 1,100 0	3,250 2,113 1,100 0	2,800 1,820 1,100 0	2,800 1,820 1,100 0	3,400 2,210 1,100 0
Sales per Qua																										
Unit Build Tin Alternative U: Up Lift % Additional Up	se Value £/ha %	3 25,000 20% 350,000	3 25,000 20% 350,000	3 25,000 20% 350,000	3 400,000 20%	3 25,000 20% 350,000	3 50,000 20% 350,000	3 400,000 20%	3 50,000 20% 350,000	3 25,000 20% 350,000	3 25,000 20% 350,000	3 800,000 20%	3 400,000 20%	3 25,000 20% 350,000	3 400,000 20%	3 800,000 20%	3 50,000 20% 350,000	3 25,000 20% 350,000	3 50,000 20% 350,000	3 400,000 20%	3 400,000 20%	3 50,000 20% 350,000	3 50,000 20% 350,000	3 400,000 20%	3 400,000 20%	3 50,000 20% 350,000
Easements etc Legals / Acqui Planning Fee	sition % land	0 1.5% 385	0 1.5% 385	0 1.5% 385	0 1.5% 385	0 1.5% 385	0 1.5% 385	0 1.5% 385	0 1.5% 385	0 1.5% 385	0 1.5% 385	0 1.5% 385	0 1.5% 385	0 1.5% 385	0 1.5% 385	0 1.5% 385	0 1.5% 385	0 1.5% 385	0 1.5% 385	0 1.5% 385	0 1.5% 385	0 1.5% 385	0 1.5% 385	0 1.5% 385	0 1.5% 385	0 1.5% 385
Architects QS / PM Planning Cons Other Profess		115 6.00% 0.50% 1.00% 3.50%	115 6.00% 0.50% 1.00% 3.50%	115 6.00% 0.50% 1.00% 3.50%	115 6.00% 0.50% 1.00% 3.50%	115 6.00% 0.50% 1.00% 3.50%	115 6.00% 0.50% 1.00% 2.50%	115 6.00% 0.50% 1.00% 2.50%	115 6.00% 0.50% 1.00% 2.50%	115 6.00% 0.50% 1.00% 2.50%	115 6.00% 0.50% 1.00% 2.50%	115 6.00% 0.50% 1.00% 2.50%	115 6.00% 0.50% 1.00% 2.50%	115 6.00% 0.50% 1.00% 2.50%	115 6.00% 0.50% 1.00% 2.50%	115 6.00% 0.50% 1.00% 2.50%	115 6.00% 0.50% 1.00% 2.50%	115 6.00% 0.50% 1.00% 2.50%	115 6.00% 0.50% 1.00% 2.50%	115 6.00% 0.50% 1.00% 2.50%	115 6.00% 0.50% 1.00% 2.50%	115 6.00% 0.50% 1.00% 2.50%	115 6.00% 0.50% 1.00% 2.50%	115 6.00% 0.50% 1.00% 2.50%	115 6.00% 0.50% 1.00% 2.50%	115 6.00% 0.50% 1.00% 2.50%
Build Cost - Bi CfSH Energy Design Over-extra 1 Small Sites Over-extra 3	CIS Based £/m2 % £/m2 £/m2 £/m2 £/m2 %	917 1.50% 11	917 1.50% 11 0.0	916 1.50% 11 0.0	915 1.50% 11 0.0	915 1.50% 11 0.0	919 1.50% 11 0.0	1,219 1.50% 11 0.0	916 1.50% 11 0.0	916 1.50% 11 0.0	916 1.50% 11 0.0	1,047 1.50% 11 0.0	916 1.50% 11 0.0	915 1.50% 11 0.0	1,039 1.50% 11 0.0	908 1.50% 11 0.0	920 1.50% 11 0.0	915 1.50% 11 0.0	915 1.50% 11 0.0	915 1.50% 11 0.0	1,039 1.50% 11 0.0	908 1.50% 11 0.0 6%	908 1.50% 11 0.0 13%	908 1.50% 11 0.0 6%	908 1.50% 11 0.0 13%	908 1.50% 11 0.0 13%
Site Costs Pre CIL s106 Post CIL s106 Contingency Abnormals	% £/Unit £/Unit £/m2 %	20.0% 0 2.50%	20.0% 0 2.50%	20.0% 0 2.50%	20.0% 0 2.50%	20.0% 1,000 1,000 80 2.50%	15.0% 1,000 1,000 80 2.50%	10.0% 1,000 1,000 80 5.00% 5.00%	15.0% 1,000 1,000 80 2.50%	20.0% 1,000 1,000 80 2.50%	20.0% 1,000 1,000 80 2.50%	10.0% 1,000 1,000 80 2.50%	15.0% 1,000 1,000 80 5.00% 10.00%	15.0% 1,000 1,000 80 2.50%	10.0% 1,000 1,000 80 5.00% 10.00%	10.0% 1,000 1,000 80 2.50%	15.0% 1,000 1,000 80 2.50%	15.0% 1,000 1,000 80 2.50%	20.0% 1,000 1,000 80 2.50%	15.0% 1,000 1,000 0 5.00% 10.00%	15.0% 1,000 1,000 0 5.00% 10.00%	10.0% 1,000 1,000 80 2.50%	10.0% 1,000 1,000 80 2.50%	10.0% 1,000 1,000 80 5.00% 10.00%	10.0% 1,000 1,000 80 5.00% 10.00%	10.0% 1,000 1,000 80 2.50%
FINANCE	£/site Fees £ Interest % Legal and \£	3,627,668 200,000 7.00%	9,352,296 500,000 7.00%	5,730,551 180,000 7.00%	5,349,279 150,000 7.00%	150,000 7.00%	50,000 7.00%	20,000 7.00%	60,000 7.00%	200,000 7.00%	70,000 7.00%	15,000 7.00%	45,000 7.00%	50,000 7.00%	50,000 7.00%	10,000 7.00%	30,000 7.00%	50,000 7.00%	60,000 7.00%	30,000 7.00%	15,000 7.00%	10,000 7.00%	10,000 7.00%	10,000 7.00%	10,000 7.00%	10,000 7.00%
SALES	Agents % Legals % Misc. £	3.00% 0.50%	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0
Developers Pr	rof % of costs (before inte % of GDV	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%

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List Mark Mark No. Dist		m2		750		£/m2	. £	m2															BCIS	917				
	Mandrash I Januariana	00.0	705/	505		2.450	405 450 000			LAND	1			Total	10 100 711						252 522			14	1.50	3%		
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	Market Housing	90.5	70%	525		2,400	120,400,200	51,010					10,073	671.495										11				
	Shared Ownership	74.1	15%	113		1 593	13 277 469	8338										no anga orar a	100									
						.,							1.50%	185,446	807,931			,					Small Sites	ō	0	395		
under Not	Affordable Rent	74.1	15%	113		1,100	9,171,250	8,338	3														Over-extra 3	0	0	396		
										PLANNING													Site Costs		20	3%		
	Social Rent	74.1	0%	0		0	C												Ic - Residual					1,125				
																				_	12,429,714							
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	Grant and Subsidy																											
		Social Rent				0	c				Other Professio	onal	3.50%	2,883,932	9,413,785													
Tit MARL. Ord Tit MARL. Ord <thtit marl.="" ord<="" th=""> <thtit marl.="" ord<="" t<="" td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></thtit></thtit>																												
Interaction of the Set Profix of Sec.							148,907,915	68,291		CONSTRUCT		IS Based	1.125	76 940 152				above	5%		621.496							
Control Contro Control Control	OTTE ARCEAR OF GIVEN	20.00 118		A 1	718							no based	1,120					L		10141	021,400							
Barry										1			2.50%					Stamp duty ca	Ic - Add Profit									
Net Mich - Junt - Trainer -	Sales per Quarter	0								1			2.20%		82,398,049						10.640.000							
INDER THE	Unit Build Time		ers .							1									0%	1%								
stability Type 2 Total 2										FINANCE								250,000	1%	3%								
American Value Valu							CI	osing balance =	0	1				200,000														
jail 20% 10.00 5				776,857						1			7.00%															
Ale B 30.00 300.00 <td>Alternative Use Value</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td>Legal and Valu</td> <td>ation</td> <td></td> <td>0</td> <td>200,000</td> <td></td> <td></td> <td>above</td> <td>5%</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Alternative Use Value									1	Legal and Valu	ation		0	200,000			above	5%									
Value Transmit State	Uplift						CI	osing balance =	0	1								1		Total	532,000							
Ling Unit Ling Unit Ling Unit Unit<										SALES																		
Interface Interface <th colsp<="" td=""><td>Vi</td><td>ability Inreshold 10</td><td>1,640,000</td><td></td><td>380,000</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Pre CIL \$106</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th>	<td>Vi</td> <td>ability Inreshold 10</td> <td>1,640,000</td> <td></td> <td>380,000</td> <td></td> <td>Pre CIL \$106</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Vi	ability Inreshold 10	1,640,000		380,000													Pre CIL \$106									
Developer Profit Cols Cols Cols Colspan="2" Colspan="2" Colspan="2" Colspan="2" Colspan="2" Colspan="2" Colspan="2" <th <="" colspan="2" th="" th<=""><th>Additional Profit</th><th>2</th><th></th><th>J/m2 49</th><th></th><th></th><th></th><th></th><th></th><th>L</th><th>MSC.</th><th></th><th></th><th>U</th><th>5,211,777</th><th>110,461,256</th><th></th><th>Post CIL s105</th><th>0</th><th>E/Hot (all)</th><th></th><th></th><th></th><th></th><th></th><th></th></th>	<th>Additional Profit</th> <th>2</th> <th></th> <th>J/m2 49</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th>L</th> <th>MSC.</th> <th></th> <th></th> <th>U</th> <th>5,211,777</th> <th>110,461,256</th> <th></th> <th>Post CIL s105</th> <th>0</th> <th>E/Hot (all)</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>		Additional Profit	2		J/m2 49						L	MSC.			U	5,211,777	110,461,256		Post CIL s105	0	E/Hot (all)						
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Note: 1 <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th>Developers P</th> <th>% of costs (befi</th> <th>ore interest)</th> <th></th> <th></th> <th></th> <th>0 29,781,584</th> <th></th> <th></th> <th></th> <th>£/m2</th> <th>0</th> <th></th> <th></th> <th></th> <th></th> <th></th>										Developers P	% of costs (befi	ore interest)				0 29,781,584				£/m2	0							
NTS 50mb 19	RESIDUAL CASH FLO										% of costs (befi % of GDV		20.00%					CIL	0	£/m2 Total	0							
Instant Long Instant Summing Instant Summing Instant Long			ear 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7		% of costs (befi % of GDV		20.00%	Year 12	Year 13		Year 15	CIL	0	£/m2 Total	0 Year 19	Year 20	Year 21	Year 22	Year 23	1		
Name d constrained mater d constrained constrained with constrained with constrained	INCOME	Ye							•	Year 8	% of costs (before % of GDV Year 9	Year 10	20.00% Year 11	Year 12	Year 13		Year 15	CIL	0	£/m2 Total	0 Year 19	Year 20	Year 21	Year 22	Year 23	1		
Notes 0 <td>RESIDUAL CASH FLO INCOME UNITS Started Market Housing</td> <td>Ye</td> <td></td> <td>25</td> <td>50</td> <td>50</td> <td>100</td> <td>100</td> <td>100</td> <td>Year 8</td> <td>% of costs (before % of GDV Year 9</td> <td>Year 10</td> <td>20.00% Year 11</td> <td></td> <td></td> <td>Year 14</td> <td></td> <td>CIL Year 16</td> <td>0 Year 17</td> <td>E/m2 Total Year 18</td> <td></td> <td></td> <td></td> <td>•</td> <td></td> <td>1</td>	RESIDUAL CASH FLO INCOME UNITS Started Market Housing	Ye		25	50	50	100	100	100	Year 8	% of costs (before % of GDV Year 9	Year 10	20.00% Year 11			Year 14		CIL Year 16	0 Year 17	E/m2 Total Year 18				•		1		
Summary Standard, S	INCOME UNITS Started	Ye		25 1,686,123 177,033	50 4,215,307 442,582	50 8,430,613 885,165	100 8,430,613 885,165	100 16,861,227 1,770,329	100 16,861,227 1,770,329	Year 8 100 16,861,227 1,770,329	% of costs (befi % of GDV Year 9 100 16,861,227 1,770,329	Year 10 100 16,861,227 1,770,329	20.00% Year 11 15 16,861,227 1,770,329	2,529,184 265,549	0	Year 14 0 0	0	CIL Year 16 0	0 Year 17 0 0	£/m2 Total Year 18	0	0	0	0	0	1		
NCOME 0 1384.439 4,482.397 5,827,193 18,242,399 <	INCOME UNITS Started Market Housing Shared Ownership Affordable Rent	Ye		25 1,686,123 177,033 122,283	50 4,215,307 442,582 305,708	50 8,430,613 885,165 611,417	100 8,430,613 885,165 611,417	100 16,861,227 1,770,329 1,222,833	100 16,851,227 1,770,329 1,222,833	Year 8 100 16,861,227 1,770,329 1,222,833	% of costs (befi % of GDV Year 9 100 16,861,227 1,770,329 1,222,833	Year 10 100 16,861,227 1,770,329 1,222,833	20.00% Year 11 15 16,861,227 1,770,329 1,222,833	2,529,184 265,549 183,425	0	Year 14 0 0 0	0 0 0	CIL Year 16 0 0	- 0 Year 17 0 0 0 0	£/m2 Total Year 18 0 0	0 0 0	0 0 0	0	0	0 0 0	1		
Sectors 21/16 <	INCOME UNITS Started Market Housing Shared Ownership Affordable Rent Social Rent	Ye		25 1,686,123 177,033 122,283 0	50 4,215,307 442,582 305,708 0	50 8,430,613 885,165 611,417 0	100 8,430,613 885,165 611,417 0	100 16,861,227 1,770,329 1,222,833 0	100 16,861,227 1,770,329 1,222,833 0	Year 8 100 16,861,227 1,770,329 1,222,83 0	% of costs (befi % of GDV 100 16,861,227 1,770,329 1,222,833 0	Year 10 100 16,851,227 1,770,329 1,222,833 0	20.00% Year 11 15 16,861,227 1,770,329 1,222,833 0	2,529,184 265,549 183,425 0	0 0 0	Year 14 0 0 0 0	0 0 0 0	CiL Year 16 0 0 0	0 Year 17 0 0 0 0	E/m2 Total Year 18	0 0 0	0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	1		
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https://wirefibe/child 10,00	INCOME UNITS Started Market Housing Shared Ownership Alfordabic Rent Social Rent Grant and Subsidy INCOMI EXPENDITURE	E	0	25 1,686,123 177,033 122,283 0 0	50 4,215,307 442,582 305,708 0 0	50 8,430,613 885,165 611,417 0 0	100 8,430,613 885,165 611,417 0 0	100 16,861,227 1,770,329 1,222,833 0 0	100 16,861,227 1,770,329 1,222,833 0 0	Year 8 100 16,861,227 1,770,329 1,222,833 0	% of costs (befr % of GDV Year 9 100 16,861,227 1,770,329 1,222,833 0 0	Year 10 16,861,227 1,770,329 1,222,833 0 0	20.00% Year 11 15 16,861,227 1,770,329 1,222,833 0 0	2,529,184 265,549 183,425 0 0	0 0 0 0	Year 14 0 0 0 0 0	0 0 0 0	CIL Year 16 0 0 0 0	0 Year 17 0 0 0 0 0 0	£/m2 Total Year 18	0 0 0 0	0 0 0 0		0 0 0 0 0	0 0 0 0	T		
Normary Teng Status S	INCOME UNITS Started Market Housing Shared Ownership Affordable Rent Social Rent Grant and Subsidy INCOM EXPENDITUR Stamp Duty	E 62	0	25 1,686,123 177,033 122,283 0 0	50 4,215,307 442,582 305,708 0 0	50 8,430,613 885,165 611,417 0 0	100 8,430,613 885,165 611,417 0 0	100 16,861,227 1,770,329 1,222,833 0 0	100 16,861,227 1,770,329 1,222,833 0 0	Year 8 100 16,861,227 1,770,329 1,222,833 0	% of costs (befr % of GDV Year 9 100 16,861,227 1,770,329 1,222,833 0 0	Year 10 16,861,227 1,770,329 1,222,833 0 0	20.00% Year 11 15 16,861,227 1,770,329 1,222,833 0 0	2,529,184 265,549 183,425 0 0	0 0 0 0	Year 14 0 0 0 0 0	0 0 0 0	CIL Year 16 0 0 0 0	0 Year 17 0 0 0 0 0 0	£/m2 Total Year 18	0 0 0 0	0 0 0 0		0 0 0 0 0	0 0 0 0			
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Sh 0	INCOME UNIT'S Started Market Housing Shared Ownership Affordable Rent Social Rent Grant and Subsidy ExpENDITURE EXPENDITURE Expenditure Easements etc. Legals Acquisition	E 62	0 1,486 0 6,446	25 1,686,123 177,033 122,283 0 0	50 4,215,307 442,582 305,708 0 0	50 8,430,613 885,165 611,417 0 0	100 8,430,613 885,165 611,417 0 0	100 16,861,227 1,770,329 1,222,833 0 0	100 16,861,227 1,770,329 1,222,833 0 0	Year 8 100 16,861,227 1,770,329 1,222,833 0	% of costs (befr % of GDV Year 9 100 16,861,227 1,770,329 1,222,833 0 0	Year 10 16,861,227 1,770,329 1,222,833 0 0	20.00% Year 11 15 16,861,227 1,770,329 1,222,833 0 0	2,529,184 265,549 183,425 0 0	0 0 0 0	Year 14 0 0 0 0 0	0 0 0 0	CIL Year 16 0 0 0 0	0 Year 17 0 0 0 0 0 0	£/m2 Total Year 18	0 0 0 0	0 0 0 0		0 0 0 0 0	0 0 0 0			
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0 0	INCOME UNITS Started Market Housing Shared Ownership Attortable Rent Social Rent Social Rent Incom Incom EXPENDITURE Siamp Duby Easements do. Legala Acquisition Planning Fee Architects QS	E 62	0 1,486 0 6,446 0,000 43,883 1,990	25 1,686,123 177,033 122,283 0 0	50 4,215,307 442,582 305,708 0 4,963,597 0 0	50 8,430,613 885,165 611,417 0 0	100 8,430,613 885,165 611,417 0 0	100 16,861,227 1,770,329 1,222,833 0 0	100 16,861,227 1,770,329 1,222,833 0 0	Year 8 100 16,861,227 1,770,329 1,222,833 0	% of costs (befr % of GDV Year 9 100 16,861,227 1,770,329 1,222,833 0 0	Year 10 16,861,227 1,770,329 1,222,833 0 0	20.00% Year 11 15 16,861,227 1,770,329 1,222,833 0 0	2,529,184 265,549 183,425 0 0	0 0 0 0	Year 14 0 0 0 0 0	0 0 0 0	CIL Year 16 0 0 0 0	0 Year 17 0 0 0 0 0 0	£/m2 Total Year 18	0 0 0 0	0 0 0 0		0 0 0 0 0	0 0 0 0			
Schlighter 40,411 128,082 128,164 256,164	NCOME UNETS Stated Market Housing Shared Ownership Atlondable Rent Sodar Rent Sodar Rent Unit and Subaidy EXPERDITURE EXPERDITURE Expenditure Expenditure Expenditure Samp Dufy Expenditure Samp Dufy Expenditure Planning Fee Architects QS	E 62 62 19 4,9- 4,9- 4,9- 4,9-	0 1,486 0 6,446 0,000 43,883 1,990 3,960	25 1,686,123 177,033 122,283 0 0	50 4.215,307 442,582 305,708 0 4.963,597 0 0	50 8,430,613 885,165 611,417 0 0	100 8,430,613 885,165 611,417 0 0	100 16,861,227 1,770,329 1,222,833 0 0	100 16,861,227 1,770,329 1,222,833 0 0	Year 8 100 16,861,227 1,770,329 1,222,833 0	% of costs (befr % of GDV Year 9 100 16,861,227 1,770,329 1,222,833 0 0	Year 10 16,861,227 1,770,329 1,222,833 0 0	20.00% Year 11 15 16,861,227 1,770,329 1,222,833 0 0	2,529,184 265,549 183,425 0 0	0 0 0 0	Year 14 0 0 0 0 0	0 0 0 0	CIL Year 16 0 0 0 0	0 Year 17 0 0 0 0 0 0	£/m2 Total Year 18	0 0 0 0	0 0 0 0		0 0 0 0 0	0 0 0 0			
48,369 12,522 241,845 483,689 483,689 483,689 483,689 483,689 72,553 0	NCOME UNITS Started Market Housing Shared Ownership Attorable Rent Garant and Stubidity INCOM EXPENDITURE Samp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base	E 62 62 19 4,9- 4,9- 4,9- 4,9-	0 1,486 0 6,446 0,000 43,883 1,990 3,960	25 1,696,123 177,033 122,283 0 0 1,985,439	50 4,215,307 442,582 305,708 0 4,963,597 0 0 0 0 0 0 0 0 0 2,561,638	50 8,430,613 885,165 611,417 0 9,9,227,195	100 8,430,613 885,165 611,417 0 0 9,927,195	100 16,861,227 1,770,329 1,222,833 0 0 19,854,389	100 16,861,227 1,770,329 1,222,83 0 0 19,854,389	Year 8 100 16,861,227 1,770,329 1,222,833 0 0 19,854,389	% of costs (befr % of GDV 16,861,227 1,770,322 0 0 19,854,389	Year 10 100 16,881,227 1,770,329 1,222,833 0 19,854,389 10,246,554	20.00% Year 11 15 15.851 1770,329 0 19,854,389 10,246,554	2,529,184 265,549 183,425 0 0 2,978,168 1,536,983	0 0 0 0 0	Year 14 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	CL Vear 16 0 0 0 0 0 0 0 0 0	0 Year 17 0 0 0 0 0 0	£/m2 Total Year 18	0 0 0 0	0 0 0 0 0	000000000000000000000000000000000000000	0 0 0 0 0	0 0 0 0			
	INCOME UNIT'S Stand Market Housing Shared Qwnership Microtable Rent Social Rent Grant and Stubidy INCOM EXPENDITURE Stamp Duty Easternents etc. Logila Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost BCIS Base 106/CIL.	E 62 62 19 4,9- 4,9- 4,9- 4,9-	0 1,486 0 6,446 0,000 43,883 1,990 3,960	25 1,686,123 177,033 122,283 0 0 1,985,439	50 4,215,307 442,582 305,708 0 0 4,963,597 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	50 8,430,613 885,165 611,417 0 9,927,195 5,123,277	100 8,430,613 885,165 611,417 0 9,927,195 5,123,277 0	100 16,861,227 1,770,329 1,222,83 1,222,83 0 0 19,864,389	100 16,861,227 1,770,329 1,222,83 1,222,83 0 19,854,389	Year 8 100 15,861,22,833 0 19,864,389 19,864,389	% of costs (befr % of GDV Year 9 100 16,861,227 1,770,229 1,222,833 0 19,864,389 10,246,554 0	Year 10 100 16,861,227 1,770,329 1,222,833 0 19,864,389 10,246,554	20.00% Year 11 15 16,861,227 1,770,329 1,222,833 0 0 19,854,389 10,246,554 0	2,529,184 2265,549 183,425 0 0 2,978,158 1,536,983 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 14 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	CE.	0 Year 17 0 0 0 0 0 0 0 0 0 0 0 0 0	E/m2 () Total Vear 18 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0			
	INCOME UNITS Started Market Housing Shared Ownership Affordable Rent Social Rent Grant and Subsidy	E 62 62 19 4,9- 4,9- 4,9- 4,9-	0 1,486 0 6,446 0,000 43,883 1,990 3,960	25 1,696,123 177,033 122,283 0 0 1,985,439 1,985,439	50 4,215,307 442,582 305,70 0 0 4,963,897 0 0 0 0 0 0 2,561,638 0 0 64,041	50 8.430.613 885.166 611.417 0 9.927,196 5,123,277 0 128,082	100 8,430,613 885,165 611,417 0 9,927,196 5,123,277 0	100 16,851,227 1,770,329 1,222,832 0 0 19,854,389 10,246,554 0 256,164	100 16,861,227 1,770,329 1,222,83 0 0 19,854,389 10,246,554 0 0 256,164	Year 8 100 16,861,227 1,770,329 1,222,833 0 0 19,854,389 10,246,554 0 0 256,164	% of costs (befn % of GDV 16,861,329 16,861,329 1,272,833 0 0 19,854,389 10,246,554 0 0 256,164	Year 10 10,00 10,861,227 1,770,329 1,222,833 0 19,854,389 10,246,554 0 0 255,164	20.00% Year 11 16.861,227 1.770,329 0 19,854,389 10,246,554 0 10,246,554 0 255,164	2,529,169 265,549 183,425 0 2,978,158 1,536,983 0 0 38,425	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 14 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	CL Year 16 0 0 0 0 0 0 0 0 0 0 0 0 0	0 Year 17 0 0 0 0 0 0 0 0 0 0 0	Elm2 2 Total Year 18 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0			
	NCOME UNITS Started Market Housing Shared Qwnership Michosabe Rent Social Rent Bornar an Studiety International Bornaria (Studiety International Starte Duby Expenditures Starte Duby Expenditures Starte Duby Planning Consultants Other Professional Other Professional Studiets Cat. Social Build Cot. 4 Social Studiets Cat. Soc	E 62 18 35 4,94 4,1 4,2 2,81	0 1,486 0,6,446 0,000 43,883 1,990 3,980 83,932	25 1,696,123 177,033 122,283 0 0 1,985,439 1,985,439	50 4,215,307 442,582 305,70 0 0 4,963,897 0 0 0 0 0 0 2,561,638 0 0 64,041	50 8.430.613 885.166 611.417 0 9.927,196 5,123,277 0 128,082	100 8,430,613 885,165 611,417 0 9,927,196 5,123,277 0	100 16,851,227 1,770,329 1,222,832 0 0 19,854,389 10,246,554 0 256,164	100 16,861,227 1,770,329 1,222,83 0 0 19,854,389 10,246,554 0 0 256,164	Year 8 100 16,861,227 1,770,329 1,222,833 0 0 19,854,389 10,246,554 0 0 256,164	% of costs (befn % of GDV 16,861,329 16,861,329 1,272,833 0 0 19,854,389 10,246,554 0 0 256,164	Year 10 10,00 10,861,227 1,770,329 1,222,833 0 19,854,389 10,246,554 0 0 255,164	20.00% Year 11 16.861,227 1.770,329 0 19,854,389 10,246,554 0 10,246,554 0 255,164	2,529,169 265,549 183,425 0 2,978,158 1,536,983 0 0 38,425	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 14 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	CL Year 16 0 0 0 0 0 0 0 0 0 0 0 0 0	0 Year 17 0 0 0 0 0 0 0 0 0 0 0	Elm2 2 Total Year 18 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0			
	NCOME UNITS Started Market Housing Shared Ownership Khotsabe Rent Soual Rose Income EXPENDITURE Stamp Duty Essements do. Legala Acquisition Planning Foe Shorts Consultants OS Planning Consultants OS Planning Consultants District Cost Base 106/CL Expendences	62 62 19 55 4.94 4.94 4.94 4.94 4.94 4.94 4.94	0 1,486 0,6,446 0,000 43,883 1,990 3,980 83,932	25 1,696,123 177,033 122,283 0 0 1,985,439 1,985,439	50 4,215,307 442,582 305,70 0 0 4,963,897 0 0 0 0 0 0 2,561,638 0 0 64,041	50 8.430.613 885.166 611.417 0 9.927,196 5,123,277 0 128,082	100 8,430,613 885,165 611,417 0 9,927,196 5,123,277 0	100 16,851,227 1,770,329 1,222,832 0 0 19,854,389 10,246,554 0 256,164	100 16,861,227 1,770,329 1,222,83 0 0 19,854,389 10,246,554 0 0 256,164	Year 8 100 16,861,227 1,770,329 1,222,833 0 0 19,854,389 10,246,554 0 0 256,164	% of costs (befn % of GDV 16,861,329 16,861,329 1,272,283 0 0 19,854,389 10,246,554 0 0 256,164	Year 10 10,00 10,861,227 1,770,329 1,222,833 0 19,854,389 10,246,554 0 0 255,164	20.00% Year 11 16.861,227 1.770,329 0 19,854,389 10,246,554 0 10,246,554 0 255,164	2,529,169 265,549 183,425 0 2,978,158 1,536,983 0 0 38,425	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 14 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	CL Year 16 0 0 0 0 0 0 0 0 0 0 0 0 0	0 Year 17 0 0 0 0 0 0 0 0 0 0 0	Elm2 2 Total Year 18 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0			

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ion Land Interest Profit on Costs Profit on GDV

For Residual Valuation

	Cash Flow	-22,851,430	-782,292	388,909	2,459,403	2,631,561	6,902,310	7,385,471	7,902,454	8,173,079	8,173,079	8,173,079	1,225,962	0	0	0	0	0	0	0	0	0	0	0	-29,781,
	Opening Balan	0																							0
	Closing Balance	-22,851,430	-23,633,723	-23,244,813	-20,785,411	-18,153,850	-11,251,541	-3,865,069	4,036,385	12,209,464	20,382,543	28,555,622	29,781,584	29,781,584	29,781,584	29,781,584	29,781,584	29,781,584	29,781,584	29,781,584	29,781,584	29,781,584	29,781,584	29,781,584	
SH FLOW FOR CIL	ADDITIONAL PI																								
COME	As Above	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Yea
INCOM		0	1,985,439	4,963,597	9,927,195	9,927,195	19,854,389	19,854,389	19,854,389	19,854,389	19,854,389	19,854,389	2,978,158	0	0	0	0	0	0	0	0	0	0	0	0
XPENDITURE																									
and		10,640,000																							
amp Duty		532,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
asements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
egals Acquisition		159,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lanning Fee		350,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
rchitects		4,943,883	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S		411,990	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lanning Consultants		823,980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ther Professional		2,883,932	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	c
uld Cost - BCIS Base		0	1,024,655	2,561,638	5,123,277	5,123,277	10,246,554	10,246,554	10,246,554	10,246,554	10,246,554	10,246,554	1,536,983	0	0	0	0	0	0	0	0	0	0	0	c
OTENTIAL CIL		230,825	230,825	230,825	230,825	230,825	230,825	230,825	230,825	230,825	230,825	230,825													
ost CIL s106			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ontingency		0	25,616	64,041	128,082	128,082	256,164	256,164	256,164	256,164	256,164	256,164	38,425	0	0	0	0	0	0	0	0	0	0	0	0
bnormals		0	48,369	120,922	241,845	241,845	483,689	483,689	483,689	483,689	483,689	483,689	72,553	0	0	0	0	0	0	0	0	0	0	0	c
inance Fees		200,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	c
egal 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
gents		0	59,563	148,908	297,816	297,816	595,632	595,632	595,632	595,632	595,632	595,632	89,345	0	0	0	0	0	0	0	0	0	0	0	c
egals		0	9,927	24,818	49,636	49,636	99,272	99,272	99,272	99,272	99,272	99,272	14,891	0	0	0	0	0	0	0	0	0	0	0	0
lisc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OSTS BEFORE LAND	ID INT AND PROI	21,176,210	1,398,956	3,151,152	6,071,480	6,071,480	11,912,135	11,912,135	11,912,135	11,912,135	11,912,135	11,912,135	1,752,197	0	0	0	0	0	0	0	0	0	0	0	0
																						1			
or CIL calculation	Interest		1.482.335	1.545.044	1.526.326	1.363.269	1,188,798	716.056			-	-		0	-	-	0				0				
		1	1,#02,335	1,045,044	1,026,326	1,303,209	1,166,798	/ 10,056	210,222	0	0	0	0	0	0	0	0	U	0	0	0	0	0	0	
	Profit on cost Profit on GDV	1				1								1				1				1			29,7
	Providion GDV																					1			29,1
	Cash Flow	-21,176,210	-895,852	267,401	2,329,388	2,492,446	6,753,456	7,226,198	7,732,032	7,942,254	7,942,254	7,942,254	1,225,962	0	0	0	0	0	0	0	0	0	0	0	-29,1
	Opening Balan Closing Balanc		-22,072,052	-21,804,661	-19,475,273	-16,982,827	-10,229,371	-3,003,173	4,728,859	12,671,113	20,613,368	28,555,622	29,781,584	29,781,584	29,781,584	29,781,584	29,781,584	29,781,584	29,781,584	29,781,584	29,781,584	29,781,584	29,781,584	29,781,584	

COME	Av Size	%	Number		Price	GDV	GIA	DEVELOPM	IENT COSTS					Planning fee calc				Build Cost	
	m2		1,350		£/m2	£	m2							Planning app fe	dwgs	rate		BCIS	
								LAND		/unit or m2	Total			No dwgs	1350			CfSH	
farket Housing	98.3	70%	945		2,750	255,460,422	92,895		Land	25,156		33,960,984		No dwgs under	1300	385	500,500	Energy	
									Stamp Duty		1,698,049			No dwgs over 5	1300	115	149,500	Design	
Shared Ownership	74.2	15%	203		1,788	26,862,740	15,028		Easements etc.		0					Total	650,000	Over-extra 1	
									Legals Acquisition	1.50%	509,415	2,207,464						Small Sites	
fordable Rent	74.2	15%	203		1,100	16,530,917	15,028											Over-extra 3	
								PLANNING										Site Costs	
ocial Rent	74.2	0%	0		0	0	0		Planning Fee		650,000			Stamp duty calc - F	Residual				
									Architects	6.00%	9,069,773			Land payment			33,960,984		
irant and Subsidy	Shared Ownership				0	0			QS / PM	0.50%	755,814			125,000	0%	1%			
	Affordable Rent				0	0			Planning Consultants	1.00%	1,511,629			250,000	1%	3%			
	Social Rent				0	0			Other Professional	3.50%	5,290,701	17,277,917		500,000	3%	4%			
														1,000,000	4%	5%			
TE AREA - Net	44.00 ha		31	/ha		298,854,079	122,951	CONSTRUC						above	5%	5%			
ITE AREA - Gross	73.00 ha		18	/ha					Build Cost - BCIS Based	1,125	138,351,789					Total	1,698,049		
									s106 / CIL	0	0								
									Contingency	2.50%	3,458,795			Stamp duty calc - A	Add Profit				
Sales per Quarter	0								Abnormals		9,352,295	151,162,880		Land payment			27,740,000		
init Build Time	3 Qua	ers												125,000	0%	1%			
			Perha NET Per			RUN Residual M		FINANCE	Fees		500.000			250,000 500.000	1% 3%	3% 4%			
esidual Land Value		016 Site 3.960.984	771.841	465,219		Cilosi	ng balance = 0		Fees	7.00%	500,000			1.000.000	3% 4%	4%			
Iternative Use Value		1.825.000	//1,041	25.000		RUN CIL MACRO				7.00%	0	500.000			470	5%			
loift	20%	365.000		25,000					Legal and Valuation		0	500,000		above	5%		1.387.000		
		365,000		350.000		Cilosi	ng balance = 0	SALES								Total	1,387,000		
	Viability Threshold 2			380,000				SALES		3.0%	8.965.622			Pre CIL s105		Init (all)			
	viability i nreshold 2	/,/40,000		380,000	4	Theck on phasing dwg			Agents	3.0%	8,965,622			Pre CIL \$105	U £/ U Tot		_		
			m2		L	correl	ct		Legals Misc.	0.5%	1,494,270	10.459.893			101	8	U		
dditional Profit		1. 9.834.604	m2						MSC.		U	10,459,893	215,569,138	Post CIL s106	0	£/ Unit (all)			
iditional Profit		9,834,604	106																
								Developers					-	CIL	0	£/m2			
									% of costs (before interest)	0.00%			0	L		Total	0		
									% of GDV	20.00%			59,770,816						

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	25	50	100	100	100	100	100	100	100	100	100	100	100	100	50	25								
Market Housing		4,730,749	9,461,497	18,922,994	18,922,994	18,922,994	18,922,994	18,922,994	18,922,994	18,922,994	18,922,994	18,922,994	18,922,994	18,922,994	18,922,994	9,461,497	4,730,749	0	0	0	0	0	0	0
Shared Ownership		497,458	994,916	1,989,833	1,989,833	1,989,833	1,989,833	1,989,833	1,989,833	1,989,833	1,989,833	1,989,833	1,989,833	1,989,833	1,989,833	994,916	497,458	0	0	0	0	0	0	0
Affordable Rent		305,128	612,256	1,224,512	1,224,512	1,224,512	1,224,512	1,224,512	1,224,512	1,224,512	1,224,512	1,224,512	1,224,512	1,224,512	1,224,512	612,256	306,128	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	5,534,335	11,068,670	22,137,339	22,137,339	22,137,339	22,137,339	22,137,339	22,137,339	22,137,339	22,137,339	22,137,339	22,137,339	22,137,339	22,137,339	11,068,670	5,534,335	0	0	0	0	0	0	0
EXPENDITURE																								
	1.698.049																							
Stamp Duty	1,698,049																							
Easements etc.																								
Legals Acquisition	509,415																							
Planning Fee	650.000																							
Architects	9,069,773		0																					
os	755.814		0																					
Planning Consultants	1.511.629		0																					
Other Professional	5,290,701		0																					
O PRI T I O PRI DI INI			-																					
Build Cost - BCIS Base		2,562,070	5,124,140	10,248,281	10,248,281	10,248,281	10,248,281	10,248,281	10,248,281	10,248,281	10,248,281	10,248,281	10,248,281	10,248,281	10,248,281	5,124,140	2,562,070	0	0	0	0	0	0	0
s106/CIL		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		64,052	128,104	256,207	256,207	256,207	256,207	256,207	256,207	256,207	256,207	256,207	256,207	256,207	256,207	128,104	64,052	0	0	0	0	0	0	0
Abnormals		173,191	346,381	692,763	692,763	692,763	692,763	692,763	692,763	692,763	692,763	692,763	692,763	692,763	692,763	346,381	173,191	0	0	0	0	0	0	0
Finance Fees	500,000																							
	0																							
Legal and Valuation	0																							
Agents	0	166,030	332,060	664,120	664,120	664,120	664,120	664,120	664,120	664,120	664,120	664,120	664,120	664,120	664,120	332,060	166,030	0	0	0	0	0	0	0
Legals	0	27,672	55,343	110,687	110,687	110,687	110,687	110,687	110,687	110,687	110,687	110,687	110,687	110,687	110,687	55,343	27,672	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROP	19,985,381	2,993,014	5,986,029	11,972,057	11,972,057	11,972,057	11,972,057	11,972,057	11,972,057	11,972,057	11,972,057	11,972,057	11,972,057	11,972,057	11,972,057	5,986,029	2,993,014	0	0	0	0	0	0	0
For Residual Valuation Land	33,960,984																				1			
For Residual Valuation Land	33,990,984	3.776.246	3.862.690	3.777.294	3.330.135	2.851.674	2.339.722	1.791.933	1,205,798	578.634	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs		5,775,240	3,002,030	5,777,234	0,000,130	2,001,074	2,000,122	1,721,955	1,203,790	575,634	3	0	5	3	3	0	0	0	0	0	1	0	0	0
Profit on GDV																								59,770,816
																					1			
Cash Flow	-53,946,365	-1,234,925	1,219,951	6,387,988	6,835,147	7,313,608	7,825,560	8,373,349	8,959,484	9,586,648	10,165,282	10,165,282	10,165,282	10,165,282	10,165,282	5,082,641	2,541,320	0	0	0	0	0	0	-59,770,81
Opening Balan	0																				1			
Closing Balano	-53,946,365	-55,181,290	-53,961,340	-47,573,351	-40,738,204	-33,424,595	-25,599,035	-17,225,687	-8,266,203	1,320,445	11,485,727	21,651,009	31,816,290	41,981,572	52,146,854	57,229,495	59,770,816	59,770,816	59,770,816	59,770,816	59,770,816	59,770,816	59,770,816	0

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
NCOME INCOME	As Above	0	5.534.335	11.068.670	22.137.339	22.137.339	22,137,339	22.137.339	22.137.339	22.137.339	22.137.339	22.137.339	22.137.339	22.137.339	22.137.339	00 407 000	11.068.670	5.534.335	0		٥	0	0	0	0
INCOME	•	0	0,034,330	11,066,670	22,137,339	22,137,339	22,137,339	22,137,339	22,137,339	22,137,339	22,137,339	22,137,339	22,137,339	22,137,339	22,137,339	22,137,339	11,068,670	0,034,330	0	0	U	U	0	U	U
XPENDITURE																									
and.		27,740,000																							
Stamp Duty		1,387,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
asements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egals Acquisition		416,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		650.000					0	0							0	0	0	0	0				0	0	
Architects		9.069.773	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
28		755.814	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		1.511.629	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		5,290,701	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	2.562.070	5.124.140	10.248.281	10.248.281	10.248.281	10.248.281	10.248.281	10,248,281	10.248.281	10.248.281	10.248.281	10,248,281	10.248.281	10.248.281	5.124.140	2.562.070	0	0	0	0	0	0	0
POTENTIAL CIL		614.663	614.663	614.663	614.663	614.663	614.663	614.663	614.663	614.663	614.663	614.663	614.663	614.663	614.663	614.663	614.663					-			
Post CIL s105			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	64.052	128.104	256.207	256.207	256.207	256.207	256.207	256.207	256.207	256.207	256.207	256.207	256.207	256.207	128,104	64.052	0	0	0	0	0	0	0
Abnormals		0	173,191	346,381	692,763	692,763	692,763	692,763	692,763	692,763	692,763	692,763	692,763	692,763	692,763	692,763	346,381	173,191	0	0	0	0	0	0	0
Finance Fees		500.000	0			0	0	0						0	0	0	0	0							
Legal and Valuation		0	0	0	ō	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	166,030	332,060	664,120	664,120	664,120	664,120	664,120	664,120	664,120	664,120	664,120	664,120	664,120	664,120	332,060	166,030	0	0	0	0	0	0	0
Legals		0	27,672	55,343	110,687	110,687	110,687	110,687	110,687	110,687	110,687	110,687	110,687	110,687	110,687	110,687	55,343	27,672	0	0	0	0	0	0	0
Misc.		0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND	INT AND PROP	47,935,680	3,607,677	6,600,691	12,586,720	12,586,720	12,586,720	12,586,720	12,586,720	12,586,720	12,586,720	12,586,720	12,586,720	12,586,720	12,586,720	12,586,720	6,600,691	2,993,014	0	U	8	0	0	U	0
For CIL calculation																									
	Interest		3,355,498	3,455,516	3,384,644	2,953,026	2,491,194	1,997,034	1,468,284	902,520	297,153	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on cost																								0
	Profit on GDV																								59,770,8
	Carb Elow																								
	Cash Flow Opening Balan	-47,935,680	-1,428,840	1,012,462	6,165,975	6,597,593	7,059,425	7,553,585	8,082,336	8,648,099	9,253,466	9,550,619	9,550,619	9,550,619	9,550,619	9,550,619	4,467,978	2,541,320	0	0	0	0	0	0	-59,770,8

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SITE NAME Site 3								_																
INCOME AV	Size %	Number		Price	GDV	GIA	1	DEVELOPME	T COSTS							Planning fee c	alc				Build Cost	/m2	I	
	m2	450		£/m2												Planning app fe	dwgs	rate			BCIS	916		
Market Housing	98.5 70%	315		2.800	95.884.000	31,030		LAND	Land		/unit or m2 25.788	Total	11.604.555			No dwgs No dwgs under	450 400	385	154,000		CfSH Energy	14	1.50%	
				-					Stamp Duty			580,228				No dwgs over 5		115	46,000		Design	11		
Shared Ownership	77.6 15%	68		1,820	9,528,610	5,236			Easements etc		1.50%	0 174.058	754.295			ļ		Total	200,000		Over-extra 1 Small Sites	0	0%	
Affordable Rent	77.6 15%	68		1,100	5,759,050	5,236			Legals Acquisit	bon	1.50%	174,068	754,295								Over-extra 3	0	0%	
								PLANNING													Site Costs	183	20%	
Social Rent	77.6 0%	. 0		c) (0			Planning Fee			200,000				Stamp duty ca	ic - Residual					1,123		
Grant and Subsidy Shared Ov	marchio								Architects QS / PM		6.00% 0.50%	3,211,274 267,605				Land payment 125.000	0%	1%	11,604,555					
Affordable				0					Planning Consi	ultants	1.00%	535,212				250,000	1%	3%						
Social Ren	it.			c) (Other Professio	onal	3.50%	1,873,243	6,087,336			500,000	3%	4%						
SITE AREA - Net 1	8.00 ha	25	/ha		102.171.660	41,501		CONSTRUCT								1,000,000 above	4% 5%	5% 5%						
	8.00 ha 0.00 ha	25			102,171,660	41,501			Build Cost - BC	IS Based	1.123	46,625,061				above	5%	Total	580,228					
									s106 / CIL		0	0												
		-							Contingency		2.50%	1,165,627				Stamp duty ca	Ic - Add Profit							
Sales per Quarter 0 Unit Build Time 3	Quarters								Abnormals			5,730,551	53,521,238			Land payment 125.000	0%	1%	11,400,000					
onreductine 3	Quarters	1			RUN Residual	MACRO ctrl+r		FINANCE								250.000	1%	3%						
	Whole Site	Per ha NET				osing balance =			Fees			180,000				500,000	3%	4%						
Residual Land Value Alternative Use Value	11,604,555								Interest		7.00%		180.000			1,000,000	4% 5%	5% 5%						
Alternative Use Value Uplift 20%	750,000		25,000 5.000		RUN CIL MAC	RO ctrl+l sing balance =			Legal and Valu	lation		0	180,000			above	5%	5% Total	570.000					
Plus /ha 350,00			350,000			Jany Leanne -	0	SALES										Total	570,000					
Viability Thres	hold 11,400,000	1	380,000		Check on phasing				Agents		3.0%	3,065,150				Pre CIL s105		£/ Unit (all)						
		£/m2			C01	rect			Legals Misc.		0.5%	510,858 0	3,576,008	77 700 400				Total	0					
Additional Profit	290,202								HER.			U	5,510,000	10,120,400		Post CIL s106	0	£/ Unit (all)						
								Developers P	ofit							CIL	0	£/m2						
									% of costs (befi % of GDV	ore interest)	0.00%			0 20.434.332				Total	0					
									% of GDV		20.00%		_	20,434,332										
RESIDUAL CASH FLOW FOR INTE	EREST																							
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME UNITS Started	10	25	50	50	50	50	50	50	50	50	15													
Market Housing	10	1,930,756	4,826,889	9,653,778	9,653,778	9,653,778	9,653,778	9,653,778	9,653,778	9,653,778	9,653,778	2,896,133	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		211,747	529,367	1,058,734	1,058,734	1,058,734	1,058,734	1,058,734	1,058,734	1,058,734	1,058,734	317,620	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Bent		127,979	319,947 0	639,894	639,894	639,894 0	639,894 0	639,894 0	639,894 0	639,894 0	639,894 0	191,968	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	2,270,481	5,676,203	11,352,407	11,352,407	11,352,407	11,352,407	11,352,407	11,352,407	11,352,407	11,352,407	3,405,722	0	0	0	0	0	0	0	ō	0	0	0	0
EXPENDITURE Stamp Duty	580.228																				1			
Easements etc.	0																				1			
Legals Acquisition	174,068																				1			
Disasian Fan	200.000																				1			
Planning Fee Architects	3,211,274		0																		1			
	267,606		0																		1			
QS			0						1												1			
Planning Consultants	535,212																							
	535,212 1,873,243		0																					
Planning Consultants		1,035,112		5,180,562	5,180,562	5,180,562	5,180,562	5,180,562	5,180,562	5,180,562	5,180,562	1,554,169	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional		0	0 2,590,281 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional Build Cost - BCIS Base s 105/CIL Contingency		0 25,903	0 2,590,281 0 64,757	0 129,514	0 129,514	0 129,514	0 129,514	0 129,514	0 129,514	0 129,514	0 129,514	0 38,854	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional Build Cost - BCIS Base s105/CIL		0	0 2,590,281 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0

Build Cost - BCIS Base s106/CIL Contingency Abnormals Finance Fees Legal and Valuation

> uation on Land Interest Profit on Costs Profit on GDV

Cash Flow Opening Balan Closing Balano

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	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
NCOME As Above INCOME	0	2.270.481	5.676.203	11.352.407	11.352.407	11.352.407	11.352.407	11,352,407	11.352.407	11.352.407	11.352.407	3.405.722	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
and	11,400,000																							
Stamp Duty	570,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
asements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egals Acquisition	171,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	200,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	3,211,274	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
28	267,606	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lanning Consultants	535,212	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	1,873,243	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	1,035,112	2,590,281	5,180,562	5,180,562	5,180,562	5,180,562	5,180,562	5,180,562	5,180,562	5,180,562	1,554,169	0	0	0	0	0	0	0	0	0	0	0	0
OTENTIAL CIL	26,382	26,382	26,382	26,382	26,382	26,382	26,382	26,382	26,382	26,382	26,382													
Post CIL s106		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	25.903	64.757	129.514	129.514	129.514	129.514	129.514	129.514	129.514	129.514	38.854	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	127,346	318,364	636,728	636,728	636,728	636,728	636,728	636,728	636,728	636,728	191,018	0	0	0	0	0	0	0	0	0	0	0	0
Inance Fees	180.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	68.114	170.286	340.572	340.572	340.572	340.572	340.572	340.572	340.572	340.572	102.172	0	0	0	0	0	0	0	0	0	0	0	0
egals	0	11,352	28.381	56.762	56.762	56.762	56.762	56,762	56,762	56,762	56,762	17,029	0	0	0	0	0	0	0	0	0	0	0	0
disc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PRO	DF 18,434,718	1,295,210	3,198,451	6,370,521	6,370,521	6,370,521	6,370,521	6,370,521	6,370,521	6,370,521	6,370,521	1,903,242	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation Intere Profit on cos Profit on GD	st	1,290,430	1,312,491	1,230,923	968,356	687,409	386,795	65,139	0	0	0	0	0	0	0	o	0	0	0	0	0	0	0	0 20.434.3
-																				0		0		
Cash Flow Opening Bala		-315,159	1,165,261	3,750,963	4,013,530	4,294,478	4,595,091	4,916,747	4,981,886	4,981,886	4,981,886	1,502,480	0	0	0	0	0	0	0	0	0		0	-20,434,3
Closing Balan	-18.434.718	-18.749.877	-17.584.616	-13.833.653	-9.820.123	-5.525.645	-930.554	3.986.193	8,968,079	13.949.965	18.931.852	20 434 332	20 434 332	20 434 332	20 434 332	20 434 332	20.434.332	20 434 332	20 434 332	20 434 332	20 434 332	20.434.332	20 434 332	0

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	Site 4								1																
INCOME	Av Size	%	Number		Price £/m2	GDV	GIA		DEVELOPMEN	T COSTS						1	Planning fee o	alc			1	Build Cost	/m2		
	m2		300		£/m2	£	m2		LAND			/unit or m2	Total				Planning app fe No dwgs	a dwgs 300 250 5 250	rate			BCIS CfSH	915 14	1.5	a%
Market Housing	98.5	70%	210		2,600	53,800,408	20,692			Land		12,854		3,856,263			No dwgs under	250	385 115	96,250		Energy	0		
Shared Ownership	77.7	15%	45		1,690	5,908,829	3,496			Stamp Duty Easements etc.			192,813 0				No dwgs over 5	5 250	115 Total	28,750 125,000		Design Over-extra 1	11		
Affordable Rent	77.7	15%	45		1,100	3,845,983	3,496			Legals Acquisit	tion	1.50%	57,844	250,657								Small Sites Over-extra 3	0		0% 0%
AND GIVE THE	77.7		~		1,100	3,040,300	5,450		PLANNING													Site Costs	183	2	10%
Social Rent			0		0	0	0			Planning Fee Architects		6.00%	125,000 2,232,940				Stamp duty ca Land payment			3,856,263			1,123		
Grant and Subsidy	Shared Owners Affordable Ren				0	0				QS / PM Planning Consu	ultante	0.50%	186,078 372,157				125,000 250,000	0% 1% 3% 4%	1% 3%						
	Social Rent				0	0				Other Professio	onal	3.50%	1,302,548	4,218,723			500.000	3%	4%						
SITE AREA - Net	8.40	ha	35	/ha		63.555.219	27.685		CONSTRUCTI	ON							1,000,000 above	4% 5%	5% 5%						
SITE AREA - Gross	13.00	ha	23	/ha /ha						Build Cost - BC	CIS Based	1,123	31,089,158						Total	192,813					
										s106 / CIL Contingency		0 2.50%	0 777,229				Stamp duty ca	alc - Add Profit							
Sales per Quarter Unit Build Time	0	Quarters								Abnormals			5,349,279	37,215,666			Land payment 125.000	0%	1%	6,240,000					
Unit Build Time	3					RUN Residual	MACRO ctrl+r		FINANCE								250.000	1%	1% 3% 4%						
Residual Land Value		Whole Site 3.856.263	Per ha NET 459.079	Per ha GROSS 296,636		Clo	sing balance =	0		Fees Interest		7.00%	150,000				500,000	3% 4%	4% 5%						
Alternative Use Value	20%	5,200,000		400,000		RUN CIL MACF				Legal and Valu	ation		0	150,000			above	5%	5%						
Uplift Plus //	20% ha 0	1,040,000		80,000 0		Cib	sing balance =	0	SALES										Total	312,000					
Vi	lability Threshold	6,240,000		480,000		Check on phasing di	aga noz			Agents Legals		3.0%	1,906,657 317,776				Pre CIL s105	0	£/ Unit (all) Total						
			/m2			CON	ect			Misc.		0.5%	317,776	2,224,433	47,915,741					U					
Additional Profit		-2,934,871	-142						Developers Pr	ofit							Post CIL s106	0	£/ Unit (all) £/m2						
										% of costs (befo	ore interest)	0.00%			0		02	Ū	Total	0					
										% of GDV		20.00%			12,711,044										
RESIDUAL CASH FLO	OW FOR INTERES	ST	Year 1				Year 2				Year 3				Year 4 Q2				Year 5				Year 6		
INCOME		u1	42	ųs	Q4	Q1	42	Q3	Q4	ų1	ųź	43	Q4	u1		43	4	u1	42	43	4	ų	42	43	Q4
UNITS Started Market Housing				10	10	20	20	20	20	20	20	20	20	20	20	20	20 3.586.694	20	20	3.586.694	3.586.694	3 586 694	3 586 694	0	0
Shared Ownership					0	0	0	196,961	1,793,347 196,961	393,922	393,922	393,922	393,922	393,922	393,922	393,922	393,922	393,922	393,922	393,922	393,922	393,922	393,922	ō	ō
Affordable Rent Social Rent					0	0	0	128,199 0	128,199 0	256,399 0	256,399 0	256,399 0	256,399 0	256,399 0	256,399 0	256,399 0	256,399 0	256,399 0	256,399 0	256,399 0	256,399 0	256,399 0	256,399 0	0	0
Grant and Subsidy					0	0	0	0 2,118,507	0 2,118,507	0 4,237,015	0	0 4,237,015	0	0 4,237,015	0 4,237,015	0	0 4,237,015	0 4,237,015	0	0 4,237,015	0 4,237,015	0 4,237,015	0	0	0
INCOM	Æ	0	0	0	0	0	U	2,118,507	2,118,507	4,237,015	4,237,015	4,237,015	4,237,015	4,237,015	4,237,015	4,237,015	4,237,015	4,237,015	4,237,015	4,237,015	4,237,015	4,237,015	4,237,015	0	0
EXPENDITURE Stamp Duty		192,813																							
Easements etc.		0																							
Legals Acquisition		57,844																							
Planning Fee		125,000		1 116 470																					
Architects QS		93,039		93,039																					
Planning Consultants		186,078 651,274		186,078 651,274																					
Other Professional		031,274																							
Build Cost - BCIS Base s105/CIL	2		0	345,435	690,870	1,381,740	1,727,175	2,072,611	2,072,611	2,072,611	2,072,611	2,072,611	2,072,611	2,072,611	2,072,611	2,072,611	2,072,611	2,072,611	2,072,611	1,381,740	690,870	0	0	0	0
Contingency Abnormals			0	8,636	17,272	34,544	43,179	51,815	51,815	51,815	51,815	51,815	51,815	51,815	51,815	51,815	51,815	51,815	51,815	34,544	17,272	ō	0	0	0
Abnormals			0	59,436	118,873	237,746	297,182	356,619	356,619	356,619	356,619	356,619	356,619	356,619	356,619	356,619	356,619	356,619	356,619	237,746	118,873	0	0	0	0
Finance Fees		150,000																							
Legal and Valuation		0																							
Legal and Valuation Agents			0	0	0	0	0	63,555	63,555	127,110	127,110	127,110	127,110	127,110	127,110	127,110	127,110	127,110	127,110	127,110	127,110	127,110	127,110	0	0
Legal and Valuation Agents Legals Misc.		0 0	0	0	0	0	0	10,593	10,593	21,185	21,185	21,185	21,185	21,185	21,185	21,185	21,185	21,185	21,185	21,185	21,185	21,185	21,185	0	0
Legal and Valuation Agents	ID INT AND PROF	0 0	0 0	0 0 2,460,369	0 0 827,015	0 0 1,654,030	0 0 2,067,537	63,555 10,593 2,555,192		127,110 21,185 2,629,340	127,110 21,185 2,629,340		127,110 21,185 2,629,340	127,110 21,185 2,629,340			127,110 21,185 2,629,340							0 0 0	0 0
Legal and Valuation Agents Legals Misc. COSTS BEFORE LANI	ID INT AND PROF	0 0	0 0 0	0	0	0	0	10,593	10,593	21,185	21,185	21,185	21,185	21,185	21,185	21,185	21,185	21,185	21,185	21,185	21,185	21,185	21,185	0 0	0 0
Legal and Valuation Agents Legals Misc.	n Land	0 0	0 0 112,504	0	0	0	0	10,593	10,593	21,185	21,185	21,185	21,185	21,185	21,185	21,185	21,185	21,185	21,185	21,185	21,185	21,185	21,185	0 0 0	0 0 0
Legal and Valuation Agents Legals Misc. COSTS BEFORE LANI	n Land Interest Profit on Costs	0 0	0	0 0 2,460,369	0 827,015	0	0 2,067,537	10,593 2,555,192	10,593 2,555,192	21,185 2,629,340	21,185 2,629,340	21,185 2,629,340	21,185 2,629,340	21,185 2,629,340	21,185 2,629,340	21,185 2,629,340	21,185 2,629,340	21,185 2,629,340	21,185 2,629,340	21,185 1,802,325	21,185 975,310	21,185	21,185	0 0 0	0
Legal and Valuation Agents Legals Misc. COSTS BEFORE LANI	n Land Interest Profit on Costs Profit on GDV	0 0 2,572,519 3,856,263	0	0 0 2,460,369 114,472	0 827,015 159,532	0	0 2,067,537 208,836	10,593 2,555,192 248,673	10,593 2,555,192 260,667	21,185 2,629,340 272,870	21,185 2,629,340 249,511	21,185 2,629,340 225,743	21,185 2,629,340 201,559	21,185 2,629,340 176,952	21,185 2,629,340 151,915	21,185 2,629,340 126,439	21,185 2,629,340 100,517	21,185 2,629,340 74,142	21,185 2,629,340 47,305	21,185 1,802,325 19,999	21,185 975,310 0	21,185 148,296 0	21,185 148,296 0	0 0 0	0 0 0 12,711,044
Legal and Valuation Agents Legals Misc. COSTS BEFORE LANI	n Land Interest Profit on Costs	0 0 2,572,519 3,856,263 -5,428,781 0	0	0 0 2,460,369	0 827,015	0 1,654,030 176,797 -1,830,825	0 2,067,537	10,593 2,555,192 248,673 -685,358	10,593 2,555,192	21,185 2,629,340	21,185 2,629,340 249,511 1,358,164	21,185 2,629,340	21,185 2,629,340 201,559 1,406,115	21,185 2,629,340	21,185 2,629,340	21,185 2,629,340	21,185 2,629,340	21,185 2,629,340	21,185 2,629,340 47,305 1,560,369	21,185 1,802,325	21,185 975,310 0 3,261,704	21,185	21,185 148,296 0 4,088,719	0 0 0	0
Legal and Valuation Agents Legals Misc. COSTS BEFORE LANI	n Land Interest Profit on Costs Profit on GDV Cash Flow	0 0 2,572,519 3,856,263	0	0 0 2,460,369 114,472	0 827,015 159,532	0	0 2,067,537 208,836	10,593 2,555,192 248,673	10,593 2,555,192 260,667	21,185 2,629,340 272,870	21,185 2,629,340 249,511	21,185 2,629,340 225,743	21,185 2,629,340 201,559	21,185 2,629,340 176,952	21,185 2,629,340 151,915	21,185 2,629,340 126,439	21,185 2,629,340 100,517	21,185 2,629,340 74,142	21,185 2,629,340 47,305	21,185 1,802,325 19,999	21,185 975,310 0	21,185 148,296 0	21,185 148,296 0	0 0 0 12,711,04	0 0 0 12,711,044 -12,711,044
Legal and Valuation Agents Legats Mitc. COSTS BEFORE LAN For Residual Valuation	n Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	0 0 2,572,519 3,856,263 -6,428,781 0 -6,428,781	0 112,504 -112,504 -6,541,285	0 0 2,460,369 114,472 -2,574,841	0 827,015 159,532 -986,547	0 1,654,030 176,797 -1,830,825	0 2,067,537 208,836 -2,276,373 -14,209,873	10,593 2,555,192 248,673 -685,358	10,593 2,555,192 260,667 -697,351	21,185 2,629,340 272,870 1,334,805	21,185 2,629,340 249,511 1,358,164 -12,899,614	21,185 2,629,340 225,743 1,381,932	21,185 2,629,340 201,559 1,406,115	21,185 2,629,340 176,952 1,430,722	21,185 2,629,340 151,915 1,455,760 -7,225,085	21,185 2,629,340 126,439 1,481,236	21,185 2,529,340 100,517 1,507,157	21,185 2,629,340 74,142 1,533,533	21,185 2,629,340 47,305 1,560,369 -1,142,789	21,185 1,802,325 19,999 2,414,691	21,185 975,310 0 3,261,704	21,185 148,296 0 4,088,719	21,185 148,296 0 4,088,719 12,711,044	0	0 0 0 12,711,044 -12,711,044
Legal and Valuation Agents Legals Misc. COSTS BEFORE LANI	n Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	0 0 2,572,519 3,856,263 -6,428,781 0 -6,428,781 0 ROFIT	0 0 112,504 -112,504 -6,541,285 Year 1	0 0 2,460,369 114,472 -2,574,841 -9,116,126	0 827,015 159,532 -986,547 -10,102,673	0 1,654,030 176,797 -1,830,826 -11,933,500	0 2,067,537 208,836 -2,276,373 -14,209,873 Year 2	10,593 2,555,192 248,673 -685,358 -14,895,231	10,593 2,555,192 260,667 -697,351 -15,592,582	21,185 2,629,340 272,870 1,334,805 -14,257,777	21,185 2,629,340 249,511 1,358,164 -12,899,614 Year 3	21,185 2,629,340 225,743 1,381,932 -11,517,582	21,185 2,629,340 201,559 1,406,115 -10,111,567	21,185 2,629,340 176,952 1,430,722 -8,680,845	21,185 2,629,340 151,915 1,455,760 -7,225,085 Year 4	21,185 2,629,340 126,439 1,481,236 -5,743,849	21,185 2,629,340 100,517 1,507,157 -4,236,692	21,185 2,629,340 74,142 1,533,533 -2,703,159	21,185 2,629,340 47,305 1,560,369 -1,142,789 Year 5	21,185 1,802,325 19,999 2,414,691 1,271,901	21,185 975,310 0 3,261,704 4,533,605	21,185 148,296 0 4,088,719 8,622,325	21,185 148,296 0 4,088,719 12,711,044 Year 6	0 0 12,711,04	0 0 0 12,711,044 -12,711,044
Legal and Valuation Agents Legals Misc. COSTS BEFORE LANN For Residual Valuation	n Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	0 0 2,572,519 3,856,263 -6,428,781 0 -6,428,781	0 112,504 -112,504 -6,541,285	0 0 2,460,369 114,472 -2,574,841	0 827,015 159,532 -986,547	0 1,654,030 176,797 -1,830,825	0 2,067,537 208,836 -2,276,373 -14,209,873	10,593 2,555,192 248,673 -685,358 -14,895,231 Q3	10,593 2,555,192 260,667 -697,351 -15,592,582 Q4	21,185 2,629,340 272,870 1,334,805 -14,257,777 Q1	21,185 2,629,340 249,511 1,358,164 -12,899,614 Year 3 Q2	21,185 2,629,340 225,743 1,381,932 -11,517,682 Q3	21,185 2,629,340 201,559 1,406,115 -10,111,567 Q4	21,185 2,629,340 176,952 1,430,722 -8,680,845 Q1	21,185 2,629,340 151,915 1,455,760 -7,225,085 Year 4 Q2	21,185 2,629,340 126,439 1,481,236 -5,743,849 Q3	21,185 2,629,340 100,517 1,507,157 -4,236,692 Q4	21,185 2,629,340 74,142 1,533,533 -2,703,159 Q1	21,185 2,629,340 47,305 1,560,369 -1,142,789 Year 5 Q2	21,185 1,802,325 19,999 2,414,691 1,271,901 Q3	21,185 975,310 0 3,261,704 4,533,606 Q4	21,185 148,296 0 4,088,719 8,622,325 Q1	21,185 148,296 0 4,088,719 12,711,044 Year 6 Q2	0	0 0 0 12,711,044 -12,711,044
Legal and Valuation Agents Legats Mitc. COSTS BEFORE LAN For Residual Valuation	Interest Profit on Costs Profit on Costs Cash Flow Opening Balano Closing Balano Closing Balano	0 0 2,572,519 3,856,263 -6,428,781 0 -6,428,781 ROFIT	0 0 112,504 -112,504 -6,541,285 Year 1	0 0 2,460,369 114,472 -2,574,841 -9,116,126	0 827,015 159,532 -986,547 -10,102,673	0 1,654,030 176,797 -1,830,826 -11,933,500	0 2,067,537 208,836 -2,276,373 -14,209,873 Year 2	10,593 2,555,192 248,673 -685,358 -14,895,231	10,593 2,555,192 260,667 -697,351 -15,592,582	21,185 2,629,340 272,870 1,334,805 -14,257,777	21,185 2,629,340 249,511 1,358,164 -12,899,614 Year 3	21,185 2,629,340 225,743 1,381,932 -11,517,582	21,185 2,629,340 201,559 1,406,115 -10,111,567	21,185 2,629,340 176,952 1,430,722 -8,680,845	21,185 2,629,340 151,915 1,455,760 -7,225,085 Year 4	21,185 2,629,340 126,439 1,481,236 -5,743,849	21,185 2,629,340 100,517 1,507,157 -4,236,692	21,185 2,629,340 74,142 1,533,533 -2,703,159	21,185 2,629,340 47,305 1,560,369 -1,142,789 Year 5	21,185 1,802,325 19,999 2,414,691 1,271,901	21,185 975,310 0 3,261,704 4,533,605	21,185 148,296 0 4,088,719 8,622,325	21,185 148,296 0 4,088,719 12,711,044 Year 6	0 0 12,711,04	0 0 0 12,711,044 -12,711,044
Legal and Valuation Agents Legals Milic. COSTS BEFORE LAN For Residual Valuation CASH FLOW FOR CILL NCOME INCOME	Interest Profit on Costs Profit on Costs Cash Flow Opening Balano Closing Balano Closing Balano	0 0 2,572,519 3,856,283 -4,428,781 0,428,781 4,428,781 0,428,781 0,428,781 0,00 0,000000	0 0 112,504 -112,504 -6,541,285 Year 1	0 0 2,460,369 114,472 -2,574,841 -9,116,126	0 827,015 159,532 -986,547 -10,102,673	0 1,654,030 176,797 -1,830,826 -11,933,500	0 2,067,537 208,836 -2,276,373 -14,209,873 Year 2	10,593 2,555,192 248,673 -685,358 -14,895,231 Q3	10,593 2,555,192 260,667 -697,351 -15,592,582 Q4	21,185 2,629,340 272,870 1,334,805 -14,257,777 Q1	21,185 2,629,340 249,511 1,358,164 -12,899,614 Year 3 Q2	21,185 2,629,340 225,743 1,381,932 -11,517,682 Q3	21,185 2,629,340 201,559 1,406,115 -10,111,567 Q4	21,185 2,629,340 176,952 1,430,722 -8,680,845 Q1	21,185 2,629,340 151,915 1,455,760 -7,225,085 Year 4 Q2	21,185 2,629,340 126,439 1,481,236 -5,743,849 Q3	21,185 2,629,340 100,517 1,507,157 -4,236,692 Q4	21,185 2,629,340 74,142 1,533,533 -2,703,159 Q1	21,185 2,629,340 47,305 1,560,369 -1,142,789 Year 5 Q2	21,185 1,802,325 19,999 2,414,691 1,271,901 Q3	21,185 975,310 0 3,261,704 4,533,606 Q4	21,185 148,296 0 4,088,719 8,622,325 Q1	21,185 148,296 0 4,088,719 12,711,044 Year 6 Q2	0 0 12,711,04	0 0 0 12,711,044 -12,711,044
Legal and Valuation Agents Legals Misc. For Residual Valuation For Residual Valuation CASH FLOW FOR CILL NCOME INCOM	Interest Profit on Costs Profit on Costs Cash Flow Opening Balano Closing Balano Closing Balano	0 0 2,572,519 3,866,283 0 -6,428,781 0 -6,428,781 0 0 6,240,000	0 0 112,504 -112,504 -6,541,285 Year 1	0 0 2,460,369 114,472 -2,574,841 -9,116,126	0 827,015 159,532 -986,547 -10,102,673	0 1,654,030 176,797 -1,830,826 -11,933,500	0 2,067,537 208,836 -2,276,373 -14,209,873 Year 2	10,593 2,555,192 248,673 -685,358 -14,895,231 Q3	10,593 2,555,192 260,667 -697,351 -15,592,582 Q4	21,185 2,629,340 272,870 1,334,805 -14,257,777 Q1	21,185 2,629,340 249,511 1,358,164 -12,899,614 Year 3 Q2	21,185 2,629,340 225,743 1,381,932 -11,517,682 Q3	21,185 2,629,340 201,559 1,406,115 -10,111,567 Q4	21,185 2,629,340 176,952 1,430,722 -8,680,845 Q1	21,185 2,629,340 151,915 1,455,760 -7,225,085 Year 4 Q2	21,185 2,629,340 126,439 1,481,236 -5,743,849 Q3	21,185 2,629,340 100,517 1,507,157 -4,236,692 Q4	21,185 2,629,340 74,142 1,533,533 -2,703,159 Q1	21,185 2,629,340 47,305 1,560,369 -1,142,789 Year 5 Q2	21,185 1,802,325 19,999 2,414,691 1,271,901 Q3	21,185 975,310 0 3,261,704 4,533,606 Q4	21,185 148,296 0 4,088,719 8,622,325 Q1	21,185 148,296 0 4,088,719 12,711,044 Year 6 Q2	0 0 12,711,04	0 0 0 12,711,044 -12,711,044
Legal and Valuation Agents Legals Atto: COSTS BEFORE LAN For Residual Valuation COSTS DEFORE LAN COSTS DEFORE LAN COSTS DEFORE LAN EXPENDITURE Land Stamp Duty	Interest Profit on Costs Profit on Costs Cash Flow Opening Balano Closing Balano Closing Balano	0 0 2,572,519 3,856,283 -4,428,781 0,428,781 4,428,781 0,428,781 0,428,781 0,00 0,000000	0 0 112,504 -112,504 -6,541,285 Year 1	0 0 2,460,369 114,472 -2,574,841 -9,116,126	0 827,015 159,532 -986,547 -10,102,673	0 1,654,030 176,797 -1,830,826 -11,933,500	0 2,067,537 208,836 -2,276,373 -14,209,873 Year 2	10,593 2,555,192 248,673 -685,358 -14,895,231 Q3	10,593 2,555,192 260,667 -697,351 -15,592,582 Q4	21,185 2,629,340 272,870 1,334,805 -14,257,777 Q1	21,185 2,629,340 249,511 1,358,164 -12,899,614 Year 3 Q2	21,185 2,629,340 225,743 1,381,932 -11,517,682 Q3	21,185 2,629,340 201,559 1,406,115 -10,111,567 Q4	21,185 2,629,340 176,952 1,430,722 -8,680,845 Q1	21,185 2,629,340 151,915 1,455,760 -7,225,085 Year 4 Q2	21,185 2,629,340 126,439 1,481,236 -5,743,849 Q3	21,185 2,629,340 100,517 1,507,157 -4,236,692 Q4	21,185 2,629,340 74,142 1,533,533 -2,703,159 Q1	21,185 2,629,340 47,305 1,560,369 -1,142,789 Year 5 Q2	21,185 1,802,325 19,999 2,414,691 1,271,901 Q3	21,185 975,310 0 3,261,704 4,533,606 Q4 4,237,015	21,185 148,296 0 4,088,719 8,622,325 Q1	21,185 148,296 0 4,088,719 12,711,044 Year 6 Q2	0 0 12,711,04	0 0 12,711,044 -12,711,044 44 0 0 0 0
Legal and Valuation Agents Legals Mole COSTS BEFORE LAW For Residual Valuation CASH FLOW FOR CILL INCOME EXPENDIVE Land Stamp Outy Stamp Outy	Interest Profit on Costs Profit on Costs Cash Flow Opening Balano Closing Balano Closing Balano	0 0 2,572,519 3,866,283 0 -6,428,781 0 -6,428,781 0 0 6,240,000	0 0 112,504 -112,504 -6,541,285 Year 1	0 2,460,369 114,472 -2,574,841 -9,116,126 Q3 0	0 827,015 159,532 -986,547 -10,102,673 Q4 0	0 1,654,030 176,797 -1,830,826 -11,933,500	0 2,067,537 208,836 -2,276,373 -14,209,873 Year 2	10,593 2,555,192 248,673 -685,358 -14,895,231 Q3	10,593 2,555,192 250,667 -897,351 -15,592,582 Q4 2,118,597	21,185 2,629,340 272,870 1,334,805 -14,257,777 Q1	21,185 2,629,340 249,511 1,358,164 -12,899,614 Year 3 Q2	21,185 2,629,340 225,743 1,381,932 -11,517,682 Q3	21,185 2,629,340 201,559 1,406,115 -10,111,567 Q4 4,237,015	21,185 2,629,340 176,952 1,430,722 -8,680,845 Q1	21,185 2,629,340 151,915 1,455,760 -7,225,085 Year 4 Q2	21,185 2,629,340 126,439 1,481,236 -5,743,849 Q3	21,185 2,629,340 100,517 1,507,157 -4,236,692 Q4 4,237,015	21,185 2,629,340 74,142 1,533,533 -2,703,159 Q1	21,185 2,629,340 47,305 1,560,369 -1,142,789 Year 5 Q2	21,185 1,802,325 19,999 2,414,691 1,271,901 Q3	21,185 975,310 0 3,261,704 4,533,606 Q4 4,237,015	21,185 148,296 0 4,088,719 8,622,325 Q1	21,185 148,296 0 4,088,719 12,711,044 Year 6 Q2	0 0 12,711,04	0 0 12,711,044 -12,711,044 0 0 0 4 0
Legal and Valuation Agents Agents Ante. COSTS BEFORE LAN For Residual Valuation CASH FLOW FOR CIL NCOME EXPENDIUSE EXPENDIUSE Examp Duby Easements etc. Langes Anguistion	Interest Profit on Costs Profit on Costs Cash Flow Opening Balano Closing Balano Closing Balano	0 0 2,672,519 3,856,263 	0 0 112,504 -112,504 -6,541,285 Year 1 0 0 0 0	0 2,460,369 114,472 -2,574,841 -9,116,126 0 0	0 827,015 159,532 -986,547 -10,102,673 Q4 0 0 0	0 1,654,030 176,797 -1,830,826 -11,933,600 Q1 0 0	0 2,067,537 208,836 -2,276,373 -14,209,873 Year 2	10,593 2,555,192 248,673 -685,358 -14,895,231 Q3	10,593 2,555,192 260,667 -097,351 -15,592,582 Q4 Q4 2,118,697 0 0	21,185 2,629,340 272,870 1,334,805 -14,257,777 Q1	21,185 2,629,340 249,511 1,358,164 -12,899,614 Year 3 Q2	21,185 2,629,340 225,743 1,381,932 -11,517,682 Q3	21,185 2,629,340 2,629,340 2,629,340 1,406,115 -10,111,557 Q4 4,237,015 0 0	21,185 2,629,340 176,952 1,430,722 -8,680,845 Q1 4,237,015 0 0	21,185 2,629,340 151,915 1,455,760 -7,225,085 Year 4 Q2	21,185 2,629,340 126,439 1,481,236 -5,743,849 Q3	21,185 2,629,340 100,517 1,507,157 -4,236,692 Q4 4,237,015 0 0	21,185 2,629,340 74,142 1,533,533 -2,703,159 Q1	21,185 2,629,340 47,305 1,560,369 -1,142,789 Year 5 Q2	21,185 1,802,325 19,999 2,414,691 1,271,901 Q3	21,185 975,310 0 3,261,704 4,533,606 Q4 4,237,015 0 0	21,185 148,296 0 4,088,719 8,622,325 Q1	21,185 148,296 0 4,088,719 12,711,044 Year 6 Q2	0 0 12,711,04	0 0 12,711,044 -12,711,044 0 0 0 0
Lagit end Valuation Agents Agents Model Cadit Service Law For Readual Valuation For Readual Valuation Readual Valuation NCOME EXPENDIVE Land Samp Day Exements do Lagita Acquiring Free	Interest Profit on Costs Profit on Costs Cash Flow Opening Balano Closing Balano Closing Balano	0 0 2,672,519 3,856,263 -6,428,781 0 -6,428,781 Q1 0 6,240,000 312,000 0	0 0 112,504 -112,504 -6,541,285 Year 1 0 0 0 0	0 2,460,369 114,472 -2,574,841 -9,116,126 0 0	0 827,015 159,532 -986,547 -10,102,673 Q4 0 0 0	0 1,654,030 176,797 -1,830,826 -11,933,600 Q1 0 0	0 2,067,537 208,836 -2,276,373 -14,209,873 Year 2	10,593 2,555,192 248,673 -685,358 -14,895,231 Q3	10,593 2,555,192 260,667 -097,351 -15,592,582 Q4 Q4 2,118,697 0 0	21,185 2,629,340 272,870 1,334,805 -14,257,777 Q1	21,185 2,629,340 249,511 1,358,164 -12,899,614 Year 3 Q2	21,185 2,629,340 225,743 1,381,932 -11,517,682 Q3	21,185 2,629,340 2,629,340 2,629,340 1,406,115 -10,111,557 Q4 4,237,015 0 0	21,185 2,629,340 176,952 1,430,722 -8,680,845 Q1 4,237,015 0 0	21,185 2,629,340 151,915 1,455,760 -7,225,085 Year 4 Q2	21,185 2,629,340 126,439 1,481,236 -5,743,849 Q3	21,185 2,629,340 100,517 1,507,157 -4,236,692 Q4 4,237,015 0 0	21,185 2,629,340 74,142 1,533,533 -2,703,159 Q1	21,185 2,629,340 47,305 1,560,369 -1,142,789 Year 5 Q2	21,185 1,802,325 19,999 2,414,691 1,271,901 Q3	21,185 975,310 0 3,261,704 4,533,606 Q4 4,237,015 0 0	21,185 148,296 0 4,088,719 8,622,325 Q1	21,185 148,296 0 4,088,719 12,711,044 Year 6 Q2	0 0 12,711,04	0 0 12,711,044 -12,711,044 0 0 0 0
Legi erd Valuation Agenetic Marie COSTS BEFORE LAN For Residual Valuation For Residual Valuation Research of the Cost NCOME EXPENDIVE Exercision Research of the Exercision Participation Research of the Research of the Rese	Interest Profit on Costs Profit on Costs Cash Flow Opening Balano Closing Balano Closing Balano	0 0 2,572,519 3,856,283 4,428,781 0 4,428,781 0 4,428,781 0 6,240,000 312,000 0 9,9,800 0 1,116,470 93,039	0 0 112,504 -112,504 -6,541,285 Year 1 0 0 0 0	0 0 2,460,369 114,472 -2,574,841 -9,116,126 0 0 0 0 0 1,116,470 0 0 0 0 0 0 0 0 0 0 0 0 0	0 827,915 159,532 -986,547 -10,102,673 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,654,030 176,797 -1,830,826 -11,933,600 Q1 0 0	0 2,067,537 208,836 -2,276,373 -14,209,873 Year 2	10,593 2,555,192 248,673 -685,358 -14,895,231 Q3	10,593 2,555,192 260,667 -097,351 -15,592,582 Q4 Q4 2,118,697 0 0	21,185 2,629,340 272,870 1,334,805 -14,257,777 Q1	21,185 2,629,340 249,511 1,358,164 -12,899,614 Year 3 Q2	21,185 2,629,340 225,743 1,381,932 -11,517,682 Q3	21,185 2,629,340 2,629,340 2,629,340 1,406,115 -10,111,557 Q4 4,237,015 0 0	21,185 2,629,340 176,952 1,430,722 -8,680,845 Q1 4,237,015 0 0	21,185 2,629,340 151,915 1,455,760 -7,225,085 Year 4 Q2	21,185 2,629,340 126,439 1,481,236 -5,743,849 Q3	21,185 2,629,340 100,517 1,507,157 -4,236,692 Q4 4,237,015 0 0	21,185 2,629,340 74,142 1,533,533 -2,703,159 Q1	21,185 2,629,340 47,305 1,560,369 -1,142,789 Year 5 Q2	21,185 1,802,325 19,999 2,414,691 1,271,901 Q3	21,185 975,310 0 3,261,704 4,533,606 Q4 4,237,015 0 0	21,185 148,296 0 4,088,719 8,622,325 Q1	21,185 148,296 0 4,088,719 12,711,044 Year 6 Q2	0 0 12,711,04	0 0 12,711,044 -12,711,044 0 0 0 0
Legal and Valuation Appendia Mino. COSTS BEFORE LAN For Residual Valuation For Residual Valuation Recome INCOME EXPENDIUME Land Stamp Dufay Easomoth etc. Legals Acquisition	Interest Profit on Costs Profit on Costs Cash Flow Opening Balano Closing Balano Closing Balano	0 0 0 2,672,519 3,866,283 0 -6,428,781 0 -6,428,781 0 -6,428,781 0 -6,428,781 0 -6,428,781 0 -6,428,000 3312,000 0 93,600 235,000 1,116,470	0 0 112,504 -112,504 -6,541,285 Year 1 0 0 0 0	0 2,460,369 114,472 -2,574,841 -9,116,126 0 0 0 0 0 0 1,116,470	0 827,015 159,532 -986,547 -10,102,673 Q4 0 0 0	0 1,654,030 176,797 -1,830,826 -11,933,600 Q1 0 0	0 2,067,537 208,836 -2,276,373 -14,209,873 Year 2	10,593 2,555,192 248,673 -685,358 -14,895,231 Q3	10,593 2,555,192 260,667 -097,351 -15,592,582 Q4 Q4 2,118,697 0 0	21,185 2,629,340 272,870 1,334,805 -14,257,777 Q1	21,185 2,629,340 249,511 1,358,164 -12,899,614 Year 3 Q2	21,185 2,629,340 225,743 1,381,932 -11,517,682 Q3	21,185 2,629,340 2,629,340 2,629,340 1,406,115 -10,111,557 Q4 4,237,015 0 0	21,185 2,629,340 176,952 1,430,722 -8,680,845 Q1 4,237,015 0 0	21,185 2,629,340 151,915 1,455,760 -7,225,085 Year 4 Q2	21,185 2,629,340 126,439 1,481,236 -5,743,849 Q3	21,185 2,629,340 100,517 1,507,157 -4,236,692 Q4 4,237,015 0 0	21,185 2,629,340 74,142 1,533,533 -2,703,159 Q1	21,185 2,629,340 47,305 1,560,369 -1,142,789 Year 5 Q2	21,185 1,802,325 19,999 2,414,691 1,271,901 Q3	21,185 975,310 0 3,261,704 4,533,606 Q4 4,237,015 0 0	21,185 148,296 0 4,088,719 8,622,325 Q1	21,185 148,296 0 4,088,719 12,711,044 Year 6 Q2	0 0 12,711,04	0 0 12,711,044 -12,711,044 0 0 0 0
Engli and Valuation Applie Applie Minic CONTENTIONE LAN For Residual Valuation For Residual Valuation EASH FLOW FOR CL. Necose EXPENDENCE Bamp Day Espection of the Ministry Contention Bamp Day Espection of the Ministry Contention Experiments from Applie Angline Applies Applies Angline Applies Applies Anglines Bamp Day Espection of the Ministry Contention Experiments from Applies Anglines (Contention)	Interest Profit on Costs Profit on Costs Cash Flow Opening Balano Closing Balano Closing Balano	0 0 2,672,519 3,866,263 4,428,781 0 4,428,781 0 0 0 0 0 312,000 0 312,000 0 312,000 0 312,000 0 312,000 1116,475 31,039 116,075	0 0 112,504 -112,504 -6,541,285 Year 1 0 0 0 0	0 0 2,460,369 -2,574,841 -2,574,841 -3,116,126 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 827,915 159,532 -986,547 -10,102,673 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,654,030 176,797 -1,830,826 -11,933,600 Q1 0 0	0 2,067,537 208,836 -2,276,373 -14,209,873 Year 2	10,593 2,555,192 248,673 -685,358 -14,895,231 Q3	10,593 2,555,192 260,667 -097,351 -15,592,582 Q4 Q4 2,118,697 0 0	21,185 2,629,340 272,870 1,334,805 -14,257,777 Q1	21,185 2,629,340 249,511 1,358,164 -12,899,614 Year 3 Q2	21,185 2,629,340 225,743 1,381,932 -11,517,682 Q3	21,185 2,629,340 2,629,340 2,629,340 1,406,115 -10,111,557 Q4 4,237,015 0 0	21,185 2,629,340 176,952 1,430,722 -8,680,845 Q1 4,237,015 0 0	21,185 2,629,340 151,915 1,455,760 -7,225,085 Year 4 Q2	21,185 2,629,340 126,439 1,481,236 -5,743,849 Q3	21,185 2,629,340 100,517 1,507,157 -4,236,692 Q4 4,237,015 0 0	21,185 2,629,340 74,142 1,533,533 -2,703,159 Q1	21,185 2,629,340 47,305 1,560,369 -1,142,789 Year 5 Q2	21,185 1,802,325 19,999 2,414,691 1,271,901 Q3	21,185 975,310 0 3,261,704 4,533,606 Q4 4,237,015 0 0	21,185 148,296 0 4,088,719 8,622,325 Q1	21,185 148,296 0 4,088,719 12,711,044 Year 6 Q2	0 0 12,711,04	0 0 12,711,044 -12,711,044 0 0 0 0
Angli and Valuation Anglie Avanton Anglie Mite. COST BEFORE LAN Mite. For Resident Valuation Resident Valuation Research Control Control Research Control Res Participation Production Research Control Res Research Control Res Res Res Res Res Res Res Res Res Res	Interest Profit on Costs Profit on Costs Cash Flow Opening Balano Closing Balano Closing Balano	0 0 2,672,519 3,866,263 4,428,781 0 4,428,781 0 4,428,781 0 4,428,781 0 1,4,428,781 0 1,116,470 9,3,600 1,25,000 1,116,470 9,3,600 1,25,000 1,116,470 9,3,600 1,25,000 1,116,470	0 0 112,504 -112,504 -0,541,285 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,460,369 -2,574,841 -2,574,841 -3,116,126 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 827,015 159,532 -986,547 -10,102,673 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,654,030 176,797 -1,830,820 -11,933,500 0 0 0 0 0 0 0 0 0 0 0 0	0 2,067,637 208,836 -2,276,373 -14,209,873 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	10,593 2,656,192 248,673 -685,355 -14,895,231 0 0 0 0 0 0 0 0 0 0 0 0 0	10.593 2,558,192 260.667 -097,351 -15,592,582 Q4 2,118,607 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 272,870 1,334,805 -14,257,777 01 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,429,340 249,511 1,358,164 -12,899,614 Year 3 02 4,237,915 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 2,25,743 1,381,032 -11,517,682 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 201,559 1,406,115 -10,111,567 Q4 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 176,952 1,430,722 -8,660,845 Q1 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,628,340 151,915 1,455,760 -7,225,085 Year 4 Q2 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 126,439 1,481,236 -5,743,849 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,628,340 100,517 1,507,157 -4,236,692 0 0 0 0 0 0 0 0 0 0 0 0 0	21, 185 2,539,340 74,142 1,533,633 -2,703,159 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 47,305 1,560,369 -1,142,789 Year 6 Q2 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 1,802,325 19,999 2,414,691 1,271,901 Q3 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 975,310 0 3,261,704 4,533,606 C4 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 148,296 0 4.088,719 8.622,325 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 148,296 0 4,088,719 12,711,044 Year 6 Q2	0 0 12,711,04	0 0 12711944 -12711944 44 0 0 0 0 0 0 0 0 0 0 0 0 0
Angel and Valuation Angels Angels Mice COST BEFORE LAN For Residual Valuation For Residual Valuation Record EXPENDENT EXPENDENT EXPENDENT Angels Ange	Interest Profit on Costs Profit on Costs Cash Flow Opening Balano Closing Balano Closing Balano	0 0 2,572,519 -6,428,781 0 0,428,78100000000000000000000000000000000000	0 0 112,504 -112,504 -0,541,285 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,460,369 114,472 -2,574,841 -0,116,120 0 0 0 0 0 1,116,470 9,030 1,116,470 9,030 1,116,470 9,030 1,116,470 1,116,470 2,030 1,116,470 2,030 1,116,470 1,116,120 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 827,015 159,532 -986,547 -10,102,673 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,644,030 176,797 -1,830,828 -11,933,620 -11,933,620 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,667,637 208,836 -2,276,373 -14,209,873 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	10,593 2,555,192 248,673 -685,358 -14,895,231 0 0 0 0 0 0 0 0 0 0 0 0 0	10.593 2,558,192 260,667 -007,351 -15,692,582 C4 2,118,607 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 272,870 1,334,805 -14,257,777 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 249,511 1,358,164 -12,899,614 Year 3 Q2 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 225,743 1,381,932 -11,617,682 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 201,559 1,406,115 -10,111,567 -4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 176,952 1,430,722 -8,680,845 - - - - - - - - - - - - -	21,185 2,629,340 151,915 1,455,760 -7,225,085 Year 4 Q2 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 126,439 1,481,236 -5,743,840 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 100,517 1,507,157 -4,236,692 -4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 74,142 1,533,533 -2,703,159 C1 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 47,305 1,560,369 -1,142,789 Year 5 Q2 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 1,802,325 19,999 2,414,691 1,271,001 C3 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 975,310 0 3.261,704 4.533,606 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 148,296 0 4.088,719 8.622,325 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 148,296 0 4,088,719 12,711,044 Year 6 Q2	0 0 12,711,04	0 0 12,715,044 -12,711,044 44 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Angel and Valuation Angels Angels Mice. COST BEFORE LAN Mice. COST BEFORE LAN For Residual Valuation Mice. M	Interest Profit on Costs Profit on Costs Cash Flow Opening Balano Closing Balano Closing Balano	0 0 2,672,519 3,866,263 4,428,781 0 4,428,781 0 4,428,781 0 4,428,781 0 1,4,428,781 0 1,116,470 9,3,600 1,25,000 1,116,470 9,3,600 1,25,000 1,116,470 9,3,600 1,25,000 1,116,470	0 0 112,504 -112,504 -0,541,285 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,460,389 -2,574,841 -2,574,841 -2,574,841 -0,116,126 0 0 0 1,116,470 90,039 -0 0 1,116,470 93,039 -0 0 0 3,057 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	0 827,015 159,532 -986,547 -10,102,673 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,654,030 176,797 -1,830,820 -11,933,500 0 0 0 0 0 0 0 0 0 0 0 0	0 2,067,637 208,836 -2,276,373 -14,209,873 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	10,593 2,656,192 248,673 -685,355 -14,895,231 0 0 0 0 0 0 0 0 0 0 0 0 0	10.593 2,558,192 260.667 -097,351 -15,592,582 Q4 2,118,607 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 272,870 1,334,805 -14,257,777 01 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 249,511 1,358,164 -12,899,614 Year 3 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 2,25,743 1,381,032 -11,517,682 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 201,559 1,406,115 -10,111,567 Q4 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 176,952 1,430,722 -8,660,845 Q1 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 151,915 1,455,760 -7,225,085 Year 4 Q2 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 126,439 1,481,236 -5,743,849 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,628,340 100,517 1,507,157 -4,236,692 0 0 0 0 0 0 0 0 0 0 0 0 0	21, 185 2,539,340 74,142 1,533,633 -2,703,159 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 47,305 1,560,369 -1,142,789 Year 6 Q2 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 1,802,325 19,999 2,414,691 1,271,901 Q3 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 975,310 0 3,261,704 4,533,606 C4 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 148,296 0 4.088,719 8.622,325 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 148,296 0 4,088,719 12,711,044 Year 6 Q2	0 0 12,711,04	0 0 12711944 -12711944 44 0 0 0 0 0 0 0 0 0 0 0 0 0
Angel and Valuation Angelon Angelon COST BEFORE LAN For Readout Valuation For Readout Valuation Records EXPENDENT EXPENDENT EXPENDENT Angelo Angelo Angelo Angelo Angelo Rependent Pages Professional Band Code La Code Angelo Angelo Pages Professional Band Code La Code Angelo A	Interest Profit on Costs Profit on Costs Cash Flow Opening Balano Closing Balano Closing Balano	0 0 2,572,519 4,423,751 0 4,423,751 0 4,423,751 0 4,423,751 0 4,423,751 0 6,240,000 10,5000 115,5000 11,116,470 93,030 198,075 651,274 0 0 0	0 0 112,504 -112,504 -0,541,285 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,460,369 114,472 -2,574,841 -0,116,120 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 827,015 159,532 -986,547 -10,102,673 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,854,030 176,797 -1,830,826 -11,933,500 0 0 0 0 0 0 0 0 0 0 0 0	0 2,067,537 208,836 -4,209,873 -42,206,373 -14,209,873 02 02 0 0 0 0 0 0 0 0 0 0 0 0 0	10.593 2,555,192 248,673 -485,358 -485,358 -14,895,231 0 0 0 0 0 0 0 0 0 0 0 0 0	10.593 2,545,192 260,667 -097,351 -15,592,582 04 2,118,597 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 272,870 1,334,805 -14,257,777 01 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 249,511 1,356,164 -12,899,614 -12,8	21,185 2,629,340 225,743 1,381,932 -11,517,682 Q3 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 201,559 1,406,115 -10,111,567 Q4 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 176,952 1,430,722 -8,680,845 -0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 151,915 1,465,780 -7,225,085 Year 4 02 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 126,439 1,481,236 -5,743,849 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 100,547 1,507,157 4,236,692 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 74,142 1,533,533 -2,703,159 0 1 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 47,305 1,560,309 -1,142,780 Year 5 C2 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 1,802,325 19,999 2,414,691 1,271,901 C3 4,237,915 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 975,310 0 3.261,704 4.533,606 C4 4.237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 148,296 0 4,068,719 8,022,325 0 1 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 148,296 0 4,068,719 12,711,044 Year 6 02 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 12,711,04	0 0 12,711,044 12,711,044 14 0 0 0 0 0 0 0 0 0 0 0 0 0
Angel and Valuation Angels Angels Mice. COST BETORE LAN For Residual Valuation For Residual Valuation CASH FLOW FOR CL ANGEL CASH FLOW FOR CL Angels Acquitions Execution for Execution	Interest Profit on Costs Profit on Costs Cash Flow Opening Balano Closing Balano Closing Balano	0 0 2,672,519 3,866,263 4,428,781 4,428,781 4,428,781 4,428,781 0 4,428,781 0 5,240,000 1,116,470 9,30,000 1,116,470 9,30,000 1,116,470 9,30,000 1,116,470 9,30,000 1,116,470 9,000 1,116,470 1,256,0000 1,256,0000 1,256,0000 1,256,0000 1,256,0000 1,256,0000 1,256,0000 1,256,0000 1,256,0000 1,256,0000 1,256,0000 1,256,0000 1,256,00000 1,256,00000 1,256,00000000000000000000000000000000000	0 0 112,504 -112,504 -0,541,285 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,460,389 -2,574,841 -9,116,126 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 827,015 159,532 -966,547 -10,102,673 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,854,030 176,797 -1,830,826 -11,933,500 0 0 0 0 0 0 0 0 0 0 0 0	0 2,067,537 208,836 -4,209,873 -42,206,373 -14,209,873 02 02 0 0 0 0 0 0 0 0 0 0 0 0 0	10.593 2,555,192 248,673 -485,358 -14,895,231 0 0 0 0 0 0 0 0 0 0 0 0 0	10.593 2,558,192 260.667 -097.351 -15.592.582 C4 2,118.597 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,349 272,670 1,334,805 -14,257,777 Q1 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,628,340 249,511 1,358,164 -12,899,614 Year 3 Q2 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 2,25,743 1,381,932 -11,517,682 Q3 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 201,559 1,400,115 -10,111,567 Q4 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 176,952 1,430,722 -8,680,845 Q1 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 151,915 1,455,780 -7,225,085 Year 4 02 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21, 185 2, 523, 340 126, 439 1,481, 236 -5, 743, 849 Q3 4,237, 015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,528,340 100,517 1,507,157 -4,236,692 -4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21, 185 2, 523, 340 74, 142 1, 533, 533 -2, 703, 159 0 1 4, 237, 015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 47,305 1,560,369 -1,142,789 Year 5 Q2 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 1,802,325 19,999 2,414,691 1,271,901 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 975,310 0 3.261,704 4.533,606 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 148,296 0 4.088,719 8,622,325 0 14,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 148,296 0 4,088,719 12,711,044 Year 6 Q2	0 0 12,711,04	0 0 12,715,044 -12,711,044 44 0 04 0 0 0 0 0 0 0 0 0 0 0 0 0
Angel and Valuation Angelos Angelos Angelos Angelos Costa Estronet Luxiu For Residual Valuation Angelos Angelos Angelos Necode Examina Context Necode	Interest Profit on Costs Profit on Costs Cash Flow Opening Balano Closing Balano Closing Balano	0 0 2,572,519 4,423,751 0 4,423,751 0 4,423,751 0 4,423,751 0 4,423,751 0 6,240,000 10,5000 115,5000 11,116,470 93,030 198,075 651,274 0 0 0	0 0 112,504 -112,504 -0,541,285 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,460,369 114,472 -2,574,841 -0,116,120 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 827,015 159,532 -986,547 -10,102,673 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,654,630 176,797 -1,830,626 -11,933,500 0 0 0 0 0 0 0 0 0 0 0 0	0 2,067,537 208,836 -2,276,373 -14,209,873 02 0 0 0 0 0 0 0 0 0 0 0 0 0	10.503 2,555,192 248,673 -685,358 -14.895,231 2,118,607 0 0 0 0 0 0 0 0 0 0 0 0 0	10.593 2.656,192 260,667 -097,351 -15,502,582 C4 C4 C4 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,223,340 272,870 1,334,805 -14,257,777 01 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,229,340 249,511 1,358,164 -12,899,614 Year 3 G2 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 2,25,743 1,381,932 -11,517,682 0 0 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,628,340 201,559 1,400,115 -10,111,507 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	21,185 2,623,340 1,76,952 1,430,722 -8,650,845 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	21,185 2,629,340 1,51,915 1,455,780 -7,225,085 Year 4 Q2 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,533,440 126,439 1,461,236 -3,741,849 0 0 4,237,015 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,628,340 100,517 1,507,157 4,236,692 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 74,142 1,533,533 -2,703,159 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 47,305 1,560,369 -1,142,780 Year 5 02 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 1,802,325 19,999 2,414,691 1,271,001 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 975,310 0 3,261,704 4,533,606 4,4237,015 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 148,296 0 4.088,719 8.622.325 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 148,296 0 4.088,719 12.711.044 Year 6 C2 4.237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 12,711,04	0 0 12,711,044 12,711,044 14 0 0 0 0 0 0 0 0 0 0 0 0 0
Angel and Valuation Angels Angels Mac. Costs BETORE LAN For Residual Valuation For Residual Valuation CASH FLOW FOR C.E. MCOME COST FLOW FOR C.E. MCOME Execution Residual Valuation Costs	Interest Profit on Costs Profit on Costs Cash Flow Opening Balano Closing Balano Closing Balano	0 0 2,572,519 4,423,751 0 4,423,751 0 4,423,751 0 4,423,751 0 4,423,751 0 6,240,000 10,5000 115,5000 11,116,470 93,030 198,075 651,274 0 0 0	0 0 112,504 -112,504 -0,541,285 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,460,349 114,472 -2.574,841 -9,116,126 0 0 0 0 0 11,116,470 9 0 0 0 0 0 11,116,470 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 827,015 159,532 -086,547 -10,102,673 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,654,630 176,797 -1,830,825 -11,933,500 0 0 0 0 0 0 0 0 0 0 0 0	0 2,067,537 208,836 -2,276,373 -14,209,873 02 0 0 0 0 0 0 0 0 0 0 0 0 0	10.503 2,555,192 248,673 -685,355 -14,895,231 03 2,118,607 0 0 0 0 0 0 0 0 0 0 0 0 0	10.593 2,555,192 260,667 -097,351 -15,592,582 Q4 2,118,597 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,272,870 1,334,805 -14,257,777 01 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,223,340 249,511 1,358,164 -12,899,814 -12,899,814 -227,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 2,25,743 1,381,932 -11,517,682 0 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,653,340 2,01,559 1,400,115 1,400,115 4,4237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 176,952 1,430,722 -8,680,845 Q1 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 1,51,915 1,455,760 -7,225,085 Year 4 Q2 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 1,25,439 1,481,236 -5,743,840 03 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,529,340 100,547 1,507,157 4,236,802 04 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 74,142 1,533,533 -2,703,159 0 1 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 47,305 1,560,369 -1,142,780 Year 5 02 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 1,802,325 19,999 2,414,691 1,271,001 C3 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 976,310 0 3.251,704 4.533,606 0 4.533,606 4.237,615 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 148,296 0 4,068,719 8,692,325 C1 4,237,016 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 148,296 0 4,088,719 12,711,044 Year 6 02 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 12,711,04	0 0 12,711,044 12,711,044 14 0 0 0 0 0 0 0 0 0 0 0 0 0
Angel and Valuation Angela Angela Mile. COSTE BEFORE LAN For Residual Valuation For Residual Valuation Notes Examplify Exampli	n Land Netrest Profit on CDS Profit on CDS Cash Fee Opening Balanci Closing Balanci Closing Balanci Restrict Antional, PF As Above #E	0 0 2,572,519 3,566,263 4,428,781 0 4,428,781 0 4,428,781 0 4,428,781 0 4,428,781 0 5,429,781 0 5,429,7810,4200000000000000000000000000000000000	0 0 112,504 -112,504 -0,541,285 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,460,349 114,472 -2.574,841 -9,116,126 0 0 0 0 0 11,116,470 9 0 0 0 0 0 11,116,470 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 827,015 159,532 -086,547 -10,102,673 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,654,630 176,797 -1,830,825 -11,933,500 0 0 0 0 0 0 0 0 0 0 0 0	0 2,067,537 208,836 -2,276,373 -14,209,873 02 0 0 0 0 0 0 0 0 0 0 0 0 0	10.503 2,555,192 248,673 -685,358 -14.895,231 2,118,607 0 0 0 0 0 0 0 0 0 0 0 0 0	10.593 2.656,192 260,667 -097,351 -15,502,582 C4 C4 C4 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,223,340 272,870 1,334,805 -14,257,777 01 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,229,340 249,511 1,358,164 -12,899,614 Year 3 G2 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 2,25,743 1,381,932 -11,517,682 0 0 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,628,340 201,559 1,400,115 -10,111,507 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	21,185 2,623,340 1,76,952 1,430,722 -8,650,845 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	21,185 2,629,340 1,51,915 1,455,780 -7,225,085 Year 4 Q2 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,533,440 126,439 1,461,236 -3,741,849 0 0 4,237,015 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,628,340 100,517 1,507,157 4,236,692 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 74,142 1,533,533 -2,703,159 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 47,305 1,560,369 -1,142,780 Year 5 02 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 1,802,325 19,999 2,414,691 1,271,001 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 975,310 0 3,261,704 4,533,606 4,4237,015 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 148,296 0 4.088,719 8.622.325 0 0 0 0 0 0 0 0 0 0 0 0 0	21, 185 148,296 0 4.088,719 12.711.044 Year 6 C2 4.237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 12,711,04	0 0 12713.044 -12711.044 44 0 0 0 0 0 0 0 0 0 0 0 0 0
Angel and Valuation Angelos Angelos Angelos Angelos Costa Estronet Luxiu For Residual Valuation Angelos Angelos Angelos Necode Examina Context Necode	n Land Netrest Profit on CDS Profit on CDS Cash Fee Opening Balanci Closing Balanci Closing Balanci Restrict Antional, PF As Above #E	0 0 2,572,519 3,566,263 4,428,781 0 4,428,781 0 4,428,781 0 4,428,781 0 4,428,781 0 5,429,781 0 5,429,7810,4200000000000000000000000000000000000	0 0 -112,504 -112,504 -112,504 -2,504 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2.460,369 114,472 -2.574,841 -0.116,120 0 0 0 1.116,470 93,039 166,078 651,274 345,335 -298,634 8,636 99,436 0 0 0	0 157,518 159,522 -366,547 -0.10,102,073 -0.10,102,073 -0.10,02,02,03 -0.10,02,02,03 -0.10,02,02,03 -0.10,02,02,03 -0.10,02,02,03 -0.10,02,02,03 -0.10,02,02,03 -0.10,02,02,02,03 -0.10,02,02,03 -0.10,02,02,03 -0.10,02,02,02,03 -0.10,02,02,02,02,03 -0.10,02,02,02,02,02,02,02,02,02,02,02,02,02	0 1.654,030 176,797 -1.830,828 -11.933,850 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2.667,637 208,838 4.2209,873 1.4209,873 Vear 2 0 0 0 0 0 0 0 0 0 0 0 0 0	10,660 2,665,192 468,303 468,308 468,308 2,418,667 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10.593 2,556,192 260,607 -007,391 -15,592,582 Q4 2,118,697 0 0 0 0 0 0 0 0 0 0 0 0 0	21,165 2429,340 1,334,805 1,334,805 1,334,805 0 1,334,805 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,229,340 2,49,511 1,358,164 -12,899,614 -12,899,614 -12,899,614 -12,899,614 -12,899,614 -12,899,614 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 225,743 1,381,932 -11,517,682 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2435,340 201,559 1,406,115 	21,185 2,623,340 176,952 1,430,722 -8,680,845 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	21,185 2432,340 151,915 1,455,760 -7,225,085 Year 4 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,165 2,828,340 1,681,220 -,4743,840	21,185 2,629,340 100,517 1,507,167 -4,238,692 Q4 4,237,615 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 74,142 1,533,533 -2,703,159 0 1,533,633 -2,703,159 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 47,305 1,560,369 -1,142,789 Year 5 02 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	2,1,46 1,909 2,414,601 1,271,901 4,237,915 0 0 0 0 1,381,740 0 0 1,381,740 0 0 1,381,740 0 0 1,384,444 1,277,746 0 0 0 0 0 0 0 0 0 0 0 0 0	21,165 975,310 0 3,261,704 4,533,006 4,4533,006 4,4533,006 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 148,296 0 4.088,719 8.022,325 0 1 4.237,016 0 0 0 0 0 0 0 0 0 0 0 0 0	21, 185 148,296 0 4,088,719 12,711,044 Year 6 02 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 12,711,04	0 0 12713.044 -12,711,044 0 44 0 0 0 0 0 0 0 0 0 0 0 0 0
Angel and Valuation Angels Angels Mice. COST BETORE LAN For Residual Valuation For Residual Valuation CASH FLOW FOR CL AND COSE CASH FLOW FOR CL AND CL A	n Lang Netterse Proti on GEV Cash Flow Opening Balan Coloxing Malan A ADOTTONAL PI As Above EE	0 0 2,572,519 3,566,263 4,428,781 0 4,428,781 0 4,428,781 0 4,428,781 0 4,428,781 0 5,429,781 0 5,429,7810,4200000000000000000000000000000000000	0 0 -112,504 -112,204 -112,204 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2.46,340 114,472 2.574,841 0 0 0 0 0 0 0 0 0 0 0 0 0	0 427.445 1199.532 368.547 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.584,539 1.76,797 1.16,739,265 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2.047,537 2.06,856 2.276,373 14.200,873 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10,260 2,586,192 448,373 448,379 448,379 3 2,118,597 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10,003 2,246,192 2,00,067 407,301 -15,502,102 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2429,346 2772,879 1,334,805 1,334,805 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,185 2,283,340 248,511 1,368,564 1,358,564 4,229,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,165 2459,340 225,743 1,387,832 4,157,782 0 0 4,127,749 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2428,340 1400,115 40,115 40,115 40,115 41,11,287 44 4,227,015 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,165 2459,346 176,852 14,850,722 4,850,845 0 0 4,827,845 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,180 2433,340 151,915 1,455,760 1,455,760 1,455,760 4,237,615 0 0 0 0 0 0 0 0 0 0 0 0 0	2,185 2,623,340 1,264,339 4,224,349 4,227,015 4,227,015 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,185 2,233,340 100,517 1,507,197 4,236,802 4,227,918 0 0 0 0 0 1,507,197 4,236,802 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,165 24,29,340 74,142 1,533,553 2,773,159 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,180 24,59,340 47,355 1,560,369 -1,162,780 Vear 5 0 0 0 0 0 0 0 0 0 0 0 0 0	27,165 1,862,385 19,599 2,414,691 1,277,901 0 0 4,427,915 0 0 0 0 0 0 0 0 0 0 0 0 0	21,165 975,310 0 3,201,704 4,533,006 0 4 4,237,015 4 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 148,296 0 4.088,719 8.022,325 0 1 4.237,016 0 0 0 0 0 0 0 0 0 0 0 0 0	21, 185 148,296 0 4,088,719 12,711,044 Year 6 02 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 12,711,04	0 0 12713.044 -12,711,044 0 44 0 0 0 0 0 0 0 0 0 0 0 0 0
Angel and Valuation Angelon Angelon CostT EEFORE LAN For Residual Valuation For Residual Valuation For Residual Valuation Residual Cost Examine Cost	In Lang Market Pott on Costs Pott on Costs Pott on Costs Costs Plate Costs Pl	0 0 2,572,519 3,566,263 4,428,781 0 4,428,781 0 4,428,781 0 4,428,781 0 4,428,781 0 5,429,781 0 5,429,7810,4200000000000000000000000000000000000	0 0 -112,504 -112,504 -112,504 -2,504 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2.460,369 114,472 -2.574,841 -0.116,120 0 0 0 1.116,470 93,039 166,078 651,274 345,335 -298,634 8,636 99,436 0 0 0	0 157,518 159,522 -366,547 -0.10,102,073 -0.10,102,073 -0.10,02,02,03 -0.10,02,02,03 -0.10,02,02,03 -0.10,02,02,03 -0.10,02,02,03 -0.10,02,03 -0.10,02,03 -0.10,02,02,03 -0.10,02,02,03 -0.10,02,02,03 -0.10,02,02,03 -0.10,02,02,03 -0.10,02,02,03 -0.10,02,02,03 -0.10,02,02,03 -0.10,02,03	0 1.654,030 176,797 -1.830,828 -11.933,850 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2.667,637 208,836 4.270,373 1.4209,873 Vear 2 0 0 0 0 0 0 0 0 0 0 0 0 0	10,660 2,665,192 468,303 468,308 468,308 2,418,667 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10.593 2,556,192 260,607 -007,391 -15,592,582 Q4 2,118,697 0 0 0 0 0 0 0 0 0 0 0 0 0	21,165 2429,340 1,334,805 1,334,805 1,334,805 0 1,334,805 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,229,340 2,49,511 1,358,164 -12,899,614 -12,899,614 -12,899,614 -12,899,614 -12,899,614 -12,899,614 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 225,743 1,381,932 -11,517,682 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2435,340 201,559 1,406,115 	21,185 2,623,340 176,952 1,430,722 4,860,845 0 1,430,722 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2432,340 151,915 1,455,760 -7,225,085 Year 4 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,165 2,828,340 1,681,220 -,4743,840	21,185 2,629,340 100,517 1,507,167 -4,238,692 Q4 4,237,615 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,623,340 74,142 1,533,533 -2,703,159 0 1,533,633 -2,703,159 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,629,340 47,305 1,560,369 -1,142,789 Year 5 02 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	2,1,46 1,909 2,414,601 1,271,901 4,237,915 0 0 0 0 1,381,740 0 0 1,381,740 0 0 1,381,740 0 0 1,385,444 1,277,746 0 0 0 0 0 0 0 0 0 0 0 0 0	21,485 975,310 0 3,261,704 4,533,000 4,4533,000 4,4533,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 148,296 0 4.088,719 8.022,325 0 1 4.237,016 0 0 0 0 0 0 0 0 0 0 0 0 0	21, 185 148,296 0 4,088,719 12,711,044 Year 6 02 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 12,711,04	0 0 12735.044 -12711.044 4 0 0 0 0 0 0 0 0 0 0 0 0 0
Angel and Valuation Angels Angels Costs Berofer LAN For Residual Valuation For Residual Valuation Residual Cost Execution Cost	n Lang berear Peter on Casis Peter on Casis Peter on GEV Casis Casis Peter Casis Cas	0 0 2,572,519 3,566,263 4,428,781 0 4,428,781 0 4,428,781 0 4,428,781 0 4,428,781 0 5,428,781 0 5,428,781 0 5,428,781 0 9,428,781 0 125,000 125,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 -112,504 -112,204 -112,204 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2.46,340 114,472 2.574,841 0 0 0 0 0 0 0 0 0 0 0 0 0	0 427.445 1199.532 368.547 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.584,539 1.76,797 1.16,739,265 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2.047,537 2.06,856 2.276,373 14.200,873 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10,260 2,585,192 248,673 468,339 468,339 468,339 3 2,118,697 0 0 0 0 0 0 0 0 0 0 0 0 0	10,003 2,246,192 2,00,067 407,301 -15,502,102 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2429,346 2772,879 1,334,805 1,334,805 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,185 2,283,340 248,511 1,368,564 1,358,564 4,229,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,165 2459,340 225,743 1,387,832 4,157,782 0 0 4,127,745 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 24324,340 201,559 1,404,115 -40,111,287 -04 4,227,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,165 2459,346 176,852 14,850,722 4,850,845 0 0 4,827,845 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,180 2433,340 151,915 1,455,760 1,455,760 1,455,760 1,455,760 0 0 0 0 0 0 0 0 0 0 0 0 0	2,185 2,623,340 1,264,339 4,224,349 4,227,015 4,227,015 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,185 2,233,340 100,517 1,507,197 4,236,802 4,227,918 0 0 0 0 0 1,507,197 4,236,802 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,165 24,29,340 74,142 1,533,553 2,773,159 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,180 24,59,340 47,355 1,560,369 -1,162,780 Vear 5 0 0 0 0 0 0 0 0 0 0 0 0 0	27,165 1,862,385 19,599 2,414,691 1,277,901 0 0 4,427,915 0 0 0 0 0 0 0 0 0 0 0 0 0	21,165 978,310 0 3,201,704 4,533,006 04 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 148,296 0 4.088,719 8.022,325 0 1 4.237,016 0 0 0 0 0 0 0 0 0 0 0 0 0	21, 185 148,296 0 4,088,719 12,711,044 Year 6 02 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 12,711,04	0 0 12713.044 -12,711,044 0 44 0 0 0 0 0 0 0 0 0 0 0 0 0
Angel and Valuation Angels Avalation Angels Seglis Betronet LAN For Residual Valuation For Residual Valuation Residual Valuation NCODE Execution Valuation Residual V	In Lang Profit on Cask Profit on Cask Profit on Cask Cask Profit Council State Council State Profit on Cask Profit on Cas	0 0 2.572.579 3.586.582 4.458.781 4.458.781 0 1.586.582 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 -112,504 -112,204 -112,204 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2.46,340 114,472 2.574,841 0 0 0 0 0 0 0 0 0 0 0 0 0	0 427.445 1199.532 368.547 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.584,539 1.76,797 1.16,739,265 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2.047,537 2.06,856 2.276,373 14.200,873 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10,260 2,585,192 248,673 468,339 468,339 468,339 3 2,118,697 0 0 0 0 0 0 0 0 0 0 0 0 0	10,003 2,246,192 200,067 407,301 -15,502,102 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2429,346 2772,879 1,334,805 1,334,805 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,185 2,283,340 248,511 1,368,564 1,358,564 4,229,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,165 2459,340 225,743 1,387,832 4,157,782 0 0 4,127,749 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 24324,340 201,559 1,404,115 -40,111,287 -04 4,227,015 0 0 0 0 0 0 0 0 0 0 0 0 0	21,165 2459,346 176,852 14,850,722 4,850,845 0 0 4,827,845 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,180 2433,340 151,915 1,455,760 1,455,760 1,455,760 1,455,760 0 0 0 0 0 0 0 0 0 0 0 0 0	2,185 2,623,340 1,264,339 4,224,349 4,227,015 4,227,015 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,185 2,233,340 100,517 1,507,197 4,236,802 4,227,918 0 0 0 0 0 1,507,197 4,236,802 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,165 24,29,340 74,142 1,533,553 2,773,159 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,180 24,59,340 47,355 1,560,369 -1,162,780 Vear 5 0 0 0 0 0 0 0 0 0 0 0 0 0	27,165 1,862,385 19,599 2,414,691 1,277,901 0 0 4,427,915 0 0 0 0 0 0 0 0 0 0 0 0 0	21,165 978,310 0 3,201,704 4,533,006 04 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 148,286 0 4.088,719 8.022,325 0 1 4.237,016 0 0 0 0 0 0 0 0 0 0 0 0 0	21, 185 148,296 0 4,088,719 12,711,044 Year 6 02 4,237,015 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 12,711,04	0 0 12735.044 -12711.044 4 0 0 0 0 0 0 0 0 0 0 0 0 0
Angel and Valuation Angels Angels Costs Berofer LAN For Residual Valuation For Residual Valuation Residual Cost Execution Cost	In Long Markerse Profit on Cosk Profit on Cosk Clears Balance Clears Balance Clea	0 0 1472491 1382527 4 4423.781 4 4423.781 0 4 4423.781 0 132,000 132,000 1158,000 1158,000 155,000 0 0 0 0 0 0 0 0 0 0 0 0	0 112,054 -112,054 -112,054 -4,841,285 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2.246,349 114,472 2.574,841 4.115,126 0 0 0 0 0 0 0 0 0 0 0 0 0	0 427.045 119.532 368.547 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,554,539 1,757,797 -1,539,526 -1,410,330,500 0 0 0 0 0 0 0 0 0 0 0 0	0 2.047,537 2.06,856 2.2776,373 4.229,737 0 0 0 0 0 0 0 0 0 0 0 0 0	10,563 2,564,192 246,073 4685,398 4685,398 4685,398 2,119,697 0 0 0 0 0 0 0 0 0 0 0 0 0	10,003 2,556,192 4097,501 4097,501 4097,501 4097,502 4007,502 4007,502 4007,502 4007,502 4007,502 4007,502 4007,502 4007,502 4007,502 4007,50	21,185 2,529,340 2,722,870 1,334,800 4,4287,777 01 4,237,2416 0 0 0 0 0 0 0 0 0 0 0 0 0	2,1185 2,223,240 2,425,511 1,558,164 4,12,209,214 0,20 0,20 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0	21,185 2435340 2435340 1.381,032 255,743 1.381,032 313,137,582 334,137,582 337,145 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 344,147 3	21,185 2439,340 201,559 1,406,115 4,00,115 4,137,015 4,137,015 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21(85) 2435340 176,862 1.436,722 1.436,722 0 1.436,722 0 0 0 0 0 0 0 0 0 0 0 0 0	21,180 24,52,340 151,315 1,455,760 4,455,760 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,583,340 126,439 1,481,236 -,743,349 0 0 4,227,915 0 0 0 0 0 0 0 0 0 0 0 0 0	2,185 2,283,340 100,517 1,507,157 4,235,692 0 0 0 0 0 0 0 0 0 0 0 0 0	21,165 24,053,340 74,142 1,533,533 3,720,159 0 1,533,533 0 0 0 0 0 0 0 0 0 0 0 0 0	21,180 24,59,340 47,355 1,560,340 1,560,340 1,160,340 0 0 0 0 0 0 0 0 0 0 0 0 0	27,165 1,302,238 19,399 2,414,691 1,271,901 0 4,237,615 0 0 4,237,615 0 0 34,544 0 0 34,544 0 19,399 19,399 2,414,691 19,399 2,414,691 19,399 19,397 19,397 19,399 19,397 19,399 19,499 19,499 19,499 19,499 19,599 1	21,165 275,310 0 3,301,704 4,533,006 0 4,453,006 0 0 0 0 0 0 0 0 0 0 0 0 0	21.85 442.294 0 4.080,719 0 0 0 0 0 0 0 0 0 0 0 0 0	21,165 44,236 4,608,710 12,271,604 12,271,604 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 12711.04 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 12,713,044 0 12,713,044 4 0 0 0 0 0 0 0 0 0 0 0 0 0
Angel and Valuation Angela Angela Angela COSTA EECORE LAN For Residual Valuation For Residual Valuation NCOME NCOME Suppl Angela Manual Angela Angela Manual Angela Angela Manual Manual Angela Angela Manual Angela Angela Manual Angela Angela Manual Angela	In Lang Profit on Cask Profit on Cask Profit on Cask Cask Profit Council State Council State Profit on Cask Profit on Cas	0 0 2.572.579 3.586.582 4.458.781 4.458.781 0 1.586.582 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 -112,204 -112,204 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2.46,349 114,472 -2.574,841 -3.574,941 -3.	0 427,548 199,532 -3486,547 -0,102,077 -0,4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1584,039 176,797 -1,533,626 -1,533,626 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2.547,537 2.06,856 2.276,373 4.270,373 0 0 0 0 0 0 0 0 0 0 0 0 0	10,563 2,584,142 244,673 4485,528 4485,528 4485,528 33 2,114,567 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10,003 2,556,192 200,067 407,351 407,351 407,351 407,351 407,351 407,351 407,351 407,351 407,351 407,351 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 21,293,246 2172,870 1,334,065 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,165 2429,246 1,356,164 1,356,164 1,356,164 0 0 0 0 0 0 0 0 0 0 0 0 0	21,180 24,59,340 25,743 1,381,592 4,11,517,582 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,523,340 201,559 1,400,115 -0,4 -0,0 0 0 0 0 0 0 0 0 0 0 0 0 0	21,163 2,453,340 176,852 1,450,722 4,650,745 4,450,722 4,650,745 0 0 0 0 0 0 0 0 0 0 0 0 0	21,18 2,453,340 1,463,760 1,463,760 1,463,760 1,463,760 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 2,233,340 126,439 1,481,230 0,243,440 0,3743,440 0,3743,440 0,0 0,0 0,0 0,0 0,0 0,0 0,0	2,185 2,283,340 100,517 1,507,157 4,235,692 0 0 0 0 0 0 0 0 0 0 0 0 0	21,185 24,23,240 74,142 1,523,523 2,702,150 0 0 0 0 0 0 0 0 0 0 0 0 0	21,163 2,459,340 47,305 1,560,340 1,560,340 1,560,340 0 0 0 0 0 0 0 0 0 0 0 0 0	27,185 1,502,238 1,5099 2,414,001 1,271,001 0 0 0 0 0 0 0 0 0 0 0 0 0	21,165 375,310 0 3,261,704 4,333,000 0 4,333,000 0 0 0 0 0 0 0 0 0 0 0 0	21,885 44,088,719 8,622,255 0 4,088,719 0 4,227,495 0 0 0 0 0 0 0 0 0 0 0 0 0	21,165 142,256 4,568,719 0 12,711,044 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 12,711,04	0 0 12,713,044 0 12,713,044 4 0 0 0 0 0 0 0 0 0 0 0 0 0

SITE NAME Site 4

NCOME									1																
	Av Size	%	Number		Price	GDV		1	DEVELOPMEN	T COSTS						ĺ	Planning fee c	alc .			1	Build Cost	/m2		
	m2		178		£/m2				LAND			/unit or m2	Total				Planning app fe No dwgs	dwgs 178 128	rate			BCIS CfSH	915 14	1.50%	%
irket Housing	98.8	70%	125		3,100	0 38,171,210				Land Stamp Duty		46,012	409,509	8,190,179			No dwgs under No dwgs over 5	128 128	385 115	49,280 14,720		Energy Design	0		
ared Ownership	78.5	15%	27		2,015	5 4,224,335	2,096			Easements etc. Legals Acquisiti	- tion	1.50%	0 122,853	532,362					Total	64,000	ļ	Over-extra 1 Small Sites	0	09	~
ordable Rent	78.5	15%	27		1,100	2,306,089	2,095															Over-extra 3 Site Costs	0	09	×
cial Rent	78.5	0%	0		0				PLANNING	Planning Fee			64,000				Stamp duty ca	ic - Residual			1	Site Costs	183	209	95
ant and Subsidy Si	ihared Ownershi				0					Architects QS / PM		6.00% 0.50%	1,209,592 100,799				Land payment 125,000	0%	1%	8,190,179					
	fordable Rent iocial Rent				0	0 0 0 0				Planning Consu Other Professio	ultants onal	1.00% 3.50%	201,599 705,595	2,281,585			250,000 500,000	1% 3%	3% 4%						
TE AREA - Net TE AREA - Gross	5.95 ha 8.50 ha		30 21	/ha /ha	-	44,701,634	16,506		CONSTRUCTI			1,123					1,000,000 above	0% 1% 3% 4% 5%	5% 5% Total	409,509					
ales per Quarter										s106 / CIL Contingency Abnormals		1,000 2.50%	1,163,063 463,337	20,159,861		1	Stamp duty cal Land payment	ic - Add Profit		3.230.000]				
nit Build Time		uarters Whole Site	Perha NET	Per ha GPOSS		RUN Residual	MACRO ctrl+r	0	FINANCE	Fees			150,000	20,139,001			125,000 250,000 500,000	0% 1% 3%	1% 3% 4%	3,230,000					
esidual Land Value ternative Use Value		8,190,179 212,500	1,376,501	963,550 25,000		RUN CIL MACI	RO ctrl+l			Interest Legal and Value	uation	7.00%	150,000	150,000			1,000,000 above	4% 5%	5% 5%						
plift Plus /ha	20% 350,000 lity Threshold	42,500 2,975,000 3,230,000		5,000 350,000 380,000		Cito Check on phasing d	osing balance = 0	0	SALES	Agents		3.0%	1,341,049			ļ	Pre CIL s106		Total E/ Unit (all)	161,500]				
	lity Inreshold	£	/m2	380,000		Check on phasing d CON	rect			Agents Legals Misc.		3.0% 0.5%	1,341,049 223,508 0		32,878,543				Total	178,000					
dditional Profit		6,909,513	561					1		ofit % of costs (befo	ore interest)	0.00%			0		Post CIL s106 CIL	1,000 80	£/ Unit (all) £/m2 Total	1,163,063					
ESIDUAL CASH FLOW F	FOR INTEREST		Year 1				Year 2			% of GDV	Year 3	20.00%			8,940,327 Year 4				Year 5				Year 6		
ICOME NITS Started		u1	42	u3 10	Q4 10	15	15	15	15	Q1 15	15	15	15	15	15	8	4	un .	uz	43	4	u	uz	43	
arket Housing hared Ownership	- E				0	0	0	2,144,450 237,322	2,144,450 237,322	3,216,675 355,983	3,216,675 355,983	3,216,675 355,983	3,216,675 355,983	3,216,675 355,983	15 3,216,675 355,983	3,216,675 355,983	3,216,675 355,983	3,216,675 355,983	3,216,675 355,983	1,715,560 189,858	0	0	0	0	
fordable Rent					0	o	0	129,556	129,556	194,333	194,333	194,333	194,333	194,333	194,333	194,333	194,333	194,333	194,333	103,644	0	0	0	0	
icial Rent ant and Subsidy					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	2,511,328	2,511,328	3,766,992	3,766,992	3,766,992	3,766,992	3,766,992	3,766,992	3,766,992	3,766,992	3,766,992	3,766,992	2,009,062	0	0	0	0	
PENDITURE amp Duty		409,509								1												1			
sements etc. gals Acquisition		0				1				1															
		122,853				1				1												1			
inning Fee chitects		64,000 604,796		604,796						1												1			
5		50,400		50,400		1				1															
anning Consultants her Professional		100,799 352,798		100,799 352,798																		1			
ild Cost - BCIS Base			0	347,069	694,137	1,214,740	1,388,274	1,561,808	1,561,808	1,561,808	1,561,808	1,561,808	1,561,808	1,561,808	1,561,808	1,318,860	798,258	277,655	0	0	0	0	0	0	
05/CIL			0	21,780 8.677	43,560 17.353	76,231 30.368	87,121 34.707	98,011 39.045	98,011 39.045	98,011 39.045	98,011 39,045	98,011 39,045	98,011 39.045	98,011 39,045	98,011 39,045	82,765 32,972	50,094 19,956	17,424	0	0	0	0	0	0	
ontingency onormals			0	8,677	17,353	30,368 0	3+,707 0	39,045 0	39,045 0	39,045 0	39,045	39,045 0	39,045 0	39,045 0	39,045 0	32,972 0	19,956 0	0,941	0	0	0	0	0	0	
nance Fees		150,000								1												1			
gal and Valuation		0								1												1			
gents		0	0	0	0	0	0	75,340 12,557	75,340 12,557	113,010 18,835	113,010 18,835	113,010 18,835	113,010 18,835	113,010 18,835	113,010 18,835	113,010 18,835	113,010 18,835	113,010 18,835	113,010 18,835	60,272 10,045	0	0	0	0	
igals isc.		0		0 0 1.486.318	0 755,051	0	0	12,557	12,557	18,835	18,835	18,835	18,835	18,835	18,835	18,835	18,835	18,835	18,835	10,045	0	U	U	U	
OSTS BEFORE LAND IN	I AND PROF	1,855,154	0	1,485,318	/65,051	1,321,339	1,610,102	1,786,761	1,/86,761	1,8:30,709	1,830,709	1,830,709	1,830,709	1,839,709	1,830,709	1,000,442	1,000,153	433,865	131,845	70,317	0	0	U	0	
	Land Interest rofit on Costs	8,190,179	175,793	178,870	208,010	224,864	251,923	282,758	275,026	267,159	237,950	208,229	177,988	147,218	115,909	84,053	47,014	D	0	0	0	0	0	0	8,5
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	and Flow	10.045.000	475 700	4 000 400	003.054	4 5 45 000	4 700 000	444.000	440 540	4 550 400	4 600 333	4 700 050	4 750 004	4 700 004	4 000 070	0.445.407	0.740.004	0.000.407	0.005.447	4 000 745		-			
000	Opening Balan	10,045,333 0 10,045,333	-175,793	-1,665,188 -11,886,314	-963,061 -12,849,375	-1,546,203 -14,395,578	-1,762,025	441,809 -15,715,794	449,540 -15,266,254	1,669,123	1,698,333	1,728,053	1,758,294	1,789,064	1,820,373 -4,803,013	2,116,497	2,719,824 33,308	3,333,127 3,366,435	3,635,147	1,938,745	0 8,940,327	0 8,940,327	0 8,940,327	0 8,940,327	
o	opening Balano	0 10,045,333 FIT	-10,221,125 Year 1			-14,395,578	-16, 157, 603 Year 2	-15,715,794		-13,597,131	-11,898,798 Year 3	-10,170,745	-8,412,451	-6,623,386	-4,803,013 Year 4				7,001,582 Year 5		0 8,940,327		Year 6	0 8,940,327	
OC	opening Balano	0 10,045,333 FIT Q1	-10,221,126				-16,157,603	-15,715,794 Q3	-15,266,254 Q4	-13,597,131 Q1	-11,898,798 Year 3 Q2	-10,170,745 Q3	-8,412,451 Q4	-6,623,386 Q1	-4,803,013 Year 4 Q2	-2,686,516 Q3	33,308 Q4	3,366,435 Q1	7,001,582 Year 5 Q2	8,940,327 Q3	0 8,940,327 Q4	0 8,940,327 Q1		0 8,940,327 Q3	
O ASH FLOW FOR CIL AD COME A INCOME	Dening Balan Closing Balance	0 10,045,333 FIT	-10,221,125 Year 1			-14,395,578	-16, 157, 603 Year 2	-15,715,794		-13,597,131	-11,898,798 Year 3	-10,170,745	-8,412,451	-6,623,386	-4,803,013 Year 4				7,001,582 Year 5		0 8,940,327 Q4 0		Year 6	0 8,940,327 Q3 0	-8,
ASH FLOW FOR CIL AD	Dening Balan Josing Balano IDITIONAL PRO	0 10,045,333 FIT Q1	-10,221,125 Year 1			-14,395,578	-16, 157, 603 Year 2	-15,715,794 Q3	-15,266,254 Q4	-13,597,131 Q1	-11,898,798 Year 3 Q2	-10,170,745 Q3	-8,412,451 Q4	-6,623,386 Q1	-4,803,013 Year 4 Q2	-2,686,516 Q3	33,308 Q4	3,366,435 Q1	7,001,582 Year 5 Q2	8,940,327 Q3	0 8,940,327 Q4 0		Year 6	0 8,940,327 Q3 0	
O COME A INCOME PENDITURE nd	Dening Balan Josing Balano IDITIONAL PRO	0 10,045,333 FIT Q1 0 3,230,000	-10,221,125 Year 1			-14,395,578	-16, 157, 603 Year 2	-15,715,794 Q3	-15,266,254 Q4	-13,597,131 Q1	-11,898,798 Year 3 Q2	-10,170,745 Q3	-8,412,451 Q4	-6,623,386 Q1	-4,803,013 Year 4 Q2	-2,686,516 Q3	33,308 Q4	3,366,435 Q1	7,001,582 Year 5 Q2	8,940,327 Q3	0 8,940,327 Q4 0		Year 6	0 8,940,327 Q3 0	
OCOME ASH FLOW FOR CIL AD INCOME A INCOME MPENDITURE nd amp Duty sements etc.	Dening Balan Josing Balano IDITIONAL PRO	0 10,045,333 FIT Q1 0 3,230,000 161,500 0	-10,221,126 Year 1 Q2 0	-11,886,314 Q3 0	-12,849,375 Q4 0 0	-14,395,578	-16,157,603 Year 2 Q2 0	-15,715,794 Q3 2,511,328 0 0	-15,266,254 Q4 2,511,328 0 0	-13,597,131 Q1	-11,898,798 Year 3 Q2	-10,170,745 Q3 3,766,992 0 0	-8,412,451 Q4 3,766,992 0 0	-6,623,386 Q1	-4,803,013 Year 4 Q2	-2,686,516 Q3	33,308 Q4 3,766,992 0 0	3,366,435 Q1	7,001,582 Year 5 Q2	8,940,327 Q3 2,009,062 0 0	04 0 0		Year 6	0 8,940,327 0 0	
COME A ASH FLOW FOR CIL AD COME A INCOME (PENDITURE nd amp Dufy sements etc. gals Acquisition	Dening Balan Josing Balano IDITIONAL PRO	0 10,045,333 FIT Q1 0 3,230,000 161,500 0 48,450	-10,221,125 Year 1	-11,886,314 Q3 0	-12,849,375 Q4 0	-14,395,578	-16,157,603 Year 2 Q2 0	-15,715,794 Q3 2,511,328	-15,266,254 Q4 2,511,328	-13,597,131 Q1	-11,898,798 Year 3 Q2	-10,170,745 Q3	-8,412,451 Q4 3,766,992	-6,623,386 Q1	-4,803,013 Year 4 Q2	-2,686,516 Q3	33,308 Q4 3,766,992	3,366,435 Q1	7,001,582 Year 5 Q2	8,940,327 Q3	Q4 0		Year 6	0 8,940,327 0 0 0 0 0 0	
COME A INCO	Dening Balan Josing Balano IDITIONAL PRO	0 10,045,333 FIT Q1 0 3,230,000 161,500 0 48,450 64,000 604,796	-10,221,126 Year 1 Q2 0	-11,886,314 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-12,849,375 Q4 0 0	-14,395,578	-16,157,603 Year 2 Q2 0	-15,715,794 Q3 2,511,328 0 0	-15,266,254 Q4 2,511,328 0 0	-13,597,131 Q1	-11,898,798 Year 3 Q2	-10,170,745 Q3 3,766,992 0 0	-8,412,451 Q4 3,766,992 0 0	-6,623,386 Q1	-4,803,013 Year 4 Q2	-2,686,516 Q3	33,308 Q4 3,766,992 0 0	3,366,435 Q1	7,001,582 Year 5 Q2	8,940,327 Q3 2,009,062 0 0	04 0 0		Year 6	0 8,940,327 0 0 0 0 0 0 0 0	
O COME A INCOME A INCOME INCOM	Dening Balan Josing Balano IDITIONAL PRO	0 10,045,333 FIT Q1 0 3,230,000 161,500 0 48,4500 64,000 64,796 50,400	-10,221,125 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-11,886,314 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-12,849,375	-14,395,578	-16,157,603 Year 2 Q2 0	-15,715,794 Q3 2,511,328 0 0 0 0	-15,266,254 Q4 2,511,328 0 0	-13,597,131 Q1	-11,898,798 Year 3 Q2	-10,170,745 Q3 3,766,992 0 0	-8,412,451 Q4 3,766,992 0 0 0 0 0 0	-6,623,386 Q1	-4,803,013 Year 4 Q2	-2,688,516 Q3 3,766,992 0 0 0 0 0 0 0 0 0	33,308 Q4 3,766,992 0 0	3,366,435 Q1 3,766,992 0 0 0 0 0 0 0 0 0 0 0	7,001,582 Year 5 Q2	8,940,327 Q3 2,009,062 0 0	Q4 0 0		Year 6	0 8,940,327 0 0 0 0 0 0 0 0 0	
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o CASH FLOW FOR CIL AD COME A COME A INCOME COME A COME	Dening Balan Josing Balano IDITIONAL PRO	0 10,045,333 C1 0 3,230,000 161,500 0 48,450 64,000 604,796 50,400 604,796	-10,221,125 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-11,886,314 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-12,849,375	-14.335,578	-16,157,603 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-15,715,794 Q3 2,511,328 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-15,266,254 Q4 2,511,328 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-13,567,131 Q1 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-11,898,738 Year 3 Q2 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	-10,170,745 Q3 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,412,451 Q4 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,623,386 Q1 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,803,013 Year 4 Q2	-2,688,516 Q3 3,766,992 0 0 0 0 0 0 0 0 0	33,308 Q4 3,766,992 0 0	3,366,435 Q1 3,766,992 0 0 0 0 0 0 0 0 0 0 0	7,001,582 Year 5 Q2	8,940,327 Q3 2,009,062 0 0	Q4 0 0		Year 6	0 8,940,327 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
o SH FLOW FOR CIL AD COME A INCOME PENDITURE asements etc. agia Acquisition unning Fee ablacts anoning Consultants ther Professional di Cast BCIS Base	Dening Balan Josing Balano IDITIONAL PRO	0 10,045,333 PIT 0 3,230,000 161,500 0 48,450 64,000 644,796 50,400 100,799 352,798	-10,221,126 Year 1 G2 0 0 0 0 0 0 0 0 0 0 0 0 0	-11,886,314 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-12,849,375	-14.395,578	-16,157,603 Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-15,715,794 -15,715,794 -2,511,328 0 0 0 0 0 0 0 0 0 0 0 0 0	-15,266,254 C4 2,511,328 0 0 0 0 0 0 0 0 0 0 0 0 0	-13,597,131 Q1 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	-11,888,758 Year 3 02 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	-10,170,745 Q3 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,412,451 Q4 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,623,386	-4,803,013 Year 4 Q2 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,686,516 Q3 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	33,308 Q4 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,366,435 Q1 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,001,582 Year 5 Q2	8,940,327 Q3 2,609,062 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 6	0 8,940,327 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
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o SIM FLOW FOR CIL AD DOME A INCOME PENDTURE and Dufy sements etc. gais Acquisition noning Fee sements etc. gais Acquisition noning Fee shaltcts actual at CL at CL	Dening Balan Josing Balano IDITIONAL PRO	0 10.045,333 FIT Q1 0 3.230,000 1161,500 0 48,450 64,000 604,796 50,400 100,799 3152,798 0 0 0 0	-10,221,126 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-11,886,314 -11,886,314 0 0 0 0 0 0 0 0 0 0 0 0 0	-12,849,375 -12,849,375 0 0 0 0 0 0 0 0 0 0 0 0 0	-14,395,578 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-16,157,603 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	-15,715,794	-15,266,254 Q4 2,511,328 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-13,597,131 01 3,765,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-11,898,798 Year 3 (22 0 0 0 0 0 0 0 0 0 0 0 0 0	-10,170,745 -10,170,745 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,412,451 Q4 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,623,386 Q1 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,803,013 Year 4 C2 3,766,992 0 0 0 0 0 0 0 0 0 1,561,808 15,000	-2,686,516 Q3 3,766,992 0 0 0 0 0 0 0 0 0 0 0 1,318,860 15,000 32,972 0	33,308 Q4 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,366,435	7,001,582 Year 5 Q2	8,940,327 Q3 2,609,062 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 6	0 8.940.327 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
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o o o o o o o o o o o o o o o o o o o	Dening Balan Josing Balano IDITIONAL PRO	0 10.045,333 FIT Q1 0 3.230,000 1161,500 0 48,450 64,000 604,796 50,400 100,799 3152,798 0 0 0 0	-10,221,126 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-11,886,314 -11,886,314 0 0 0 0 0 0 0 0 0 0 0 0 0	-12,849,375 -12,849,375 0 0 0 0 0 0 0 0 0 0 0 0 0	-14,395,578	-16,157,603 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	-15,715,794	-15,286,254	-13,597,131 01 3,765,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-11,898,798 Year 3 (22 0 0 0 0 0 0 0 0 0 0 0 0 0	-10,170,745 -10,170,745 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,412,451 Q4 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,623,386 Q1 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,803,013 Year 4 Q2 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,686,516 Q3 3,766,992 0 0 0 0 0 0 0 0 0 0 0 1,318,860 15,000 32,972 0	33,308 Q4 3,766,992 0 0 0 0 0 0 0 0 0 0 0 756,258 15,000 19,956	3,366,435 Q1 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,001,582 Year 5 Q2	8,940,327 Q3 2,609,062 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 6	0 8,940,327 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
o ASHFLOW FOR CLU AD ASHFLOW FOR CLU AD INCOME VECOME A INCOME VE	Dening Balan Josing Balano IDITIONAL PRO	0 10.045,333 FIT 0 10.045,333 FIT 0 3.230,000 161,500 0 48,450 64,000 604,786 50,400 0 0 0 150,000 0 150,000 0	-10,221,126 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-11,886,314 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-12,849,375 -12,849,375 0 0 0 0 0 0 0 0 0 0 0 0 0	-14,395,578	-16,157,603 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	-15,715,794 -15,715,794 2,511,328 0 0 0 0 0 0 0 0 0 0 0 0 0	-15,286,254 Q4 2,511,328 0 0 0 0 0 0 0 0 0 0 0 0 0	-13,507,131 Q1 3,766,592 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-11,898,798 Ver 3 02 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-10,170,745 -10,170,745 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,412,451 Q4 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,623,386 Q1 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,803,013 Year 4 G2 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,686,516 Q3 3,766,992 0 0 0 0 0 0 0 0 0 0 1,318,860 15,000 32,972 0 113,010 18,835	33,308 Q4 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,366,435 Q1 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7.001,582 7.001,582 02 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	8,940,327	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6	0 8,940,327 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
o ASH FLOW FOR CL. AD ASH FLOW FOR CL. AD AD NECOME NECOM	Ipening Balan Ioning Baland Ioning Angel & Above	0 10,045,333 FIT 01 0 3,230,000 161,500 0 48,450 64,706 604,706 604,706 604,706 604,706 604,706 604,706 0 0 0 150,000 0 0 0 0 0 0 0 0 0 0 0 0	-10,221,126 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-11,886,314 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-12,849,375 -12,849,375 0 0 0 0 0 0 0 0 0 0 0 0 0	-14,395,578	-16,157,603 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	-15,715,794	-15,286,254	-13,597,131 01 3,766,592 0 0 0 0 0 0 0 0 0 0 0 0 0	-11,898,798 Year J Q2 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	-10,170,745 -10,170,745 	-8,412,451 04 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,623,336 Q1 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,803,013 Year 4 Q2 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,686,516	33,308 Q4 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,366,435	7,001,582 Year 5 Q2 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8,940,327	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6	0 8,940,327 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
o and a second s	Ipening Balan Ioning Baland Ioning Angel & Above	0 10,045,333 FIT 01 0 3,230,000 161,500 0 48,450 64,706 604,706 604,706 604,706 604,706 604,706 604,706 0 0 0 150,000 0 0 0 0 0 0 0 0 0 0 0 0	-10,221,126 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-11,886,314 -11,886,314 0 0 0 0 0 0 0 0 0 0 0 0 0	-12,849,375	-14,395,578	-16,157,603 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-15,715,794 -15,715,794 2,511,328 0 0 0 0 0 0 0 0 0 0 0 0 0	-15,266,254 2,511,328 0 0 0 0 0 0 0 0 0 0 0 0 1,551,308 628,138 0 0 0 0 75,340 12,2557 0	-13,597,131 -13,597,131 -3,766,592 0 0 0 0 0 0 0 0 0 0 0 0 0	-11,898,798 Year 3 Q2 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	-10,170,745 Q3 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,412,451 Q4 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,623,386 -0,021 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	4,803,013 Year 4 Q2 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,686,516 -2,3 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	33,308 Q4 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	3,366,435 01 3,766,982 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,001,582 Year 5 Q2 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	8,640,327 Q3 2,009,062 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6	0 8,940,327 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
c c	IT AND PROF	0 10,045,333 FIT 01 0 3,230,000 161,500 0 48,450 64,706 604,706 604,706 604,706 604,706 604,706 604,706 0 0 0 150,000 0 0 0 0 0 0 0 0 0 0 0 0	-10,221,126 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-11,886,314 -11,886,314 0 0 0 0 0 0 0 0 0 0 0 0 0	-12,849,375	-14,395,578	-16,157,603 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-15,715,794 -15,715,794 2,511,328 0 0 0 0 0 0 0 0 0 0 0 0 0	-15,266,254 2,511,328 0 0 0 0 0 0 0 0 0 0 0 0 1,551,308 628,138 0 0 0 0 75,340 12,2557 0	-13,597,131 2,766,592 0 0 0 0 0 0 0 0 0 0 0 0 0	-11,898,798 Year 3 Q2 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	-10,170,745 Q3 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,412,451 Q4 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,623,386 -0,021 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	4,803,013 Year 4 Q2 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,686,516 -2,3 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	33,308 Q4 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	3,366,435 01 3,766,982 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,001,582 Year 5 Q2 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	8,640,327 Q3 2,009,062 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6	0 8.940.327 0 0 0 0 0 0 0 0 0 0 0 0 0	-8
Star FLOW FOR CL AD SCORE A FROM FOR CL AD COME A FROM THE AD RECORE AD RECORE AD AD AD AD AD AD AD AD AD AD	It AND PROF	0 10,045,333 FIT 01 0 3,230,000 161,500 0 48,450 64,706 604,706 604,706 604,706 604,706 604,706 604,706 0 0 0 150,000 0 0 0 0 0 0 0 0 0 0 0 0	-10.221.128 Vear 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-11,886,314 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 352,798 352,798 3547,000 100,799 352,798 3547,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-12,849,375	-14.385.578 01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-16.157,863 C2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-15,715,794 23 2,511,328 0 0 0 0 0 0 0 0 0 0 0 0 0	-15,266,254 2,411,328 0 0 0 0 0 0 0 0 0 0 0 0 0	-13,697,131 0 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	-11,898,788 Q2 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-10.170,745 -10.170,745 -0 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,412,451 Q4 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,623,386	-4,803,013 Year 4 Q2 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,686,516 (3 3,766,992 0 0 0 0 0 0 0 1,318,860 15,000 32,972 0 0 113,010 18,835 0 1,498,677	33,308 G4 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	3.366,435 G1 3.766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,001,582 Year 5 Q2 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	8,540,327 2,609,062 0 0 0 0 0 0 0 0 0 0 0 0 0		01 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		-8
e assirie de la construite de la constru	Interest Peder on cost	0 10,045,333 FIT 01 0 3,230,000 161,500 0 48,450 64,706 604,706 604,706 604,706 604,706 604,706 604,706 0 0 0 150,000 0 0 0 0 0 0 0 0 0 0 0 0	-10.221.128 Vear 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-11,886,314 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 352,798 352,798 3547,000 100,799 352,798 3547,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-12,849,375	-14.385.578 01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-16.157,863 C2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-15,715,794 23 2,511,328 0 0 0 0 0 0 0 0 0 0 0 0 0	-15,266,254 2,411,328 0 0 0 0 0 0 0 0 0 0 0 0 0	-13,697,131 0 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	-11,898,788 Q2 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-10.170,745 -10.170,745 -0 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,412,451 Q4 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,623,386	-4,803,013 Year 4 Q2 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,686,516 (3 3,766,992 0 0 0 0 0 0 0 1,318,860 15,000 32,972 0 0 113,010 18,835 0 1,498,677	33,308 G4 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	3.366,435 G1 3.766,992 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,001,582 Year 5 Q2 3,766,992 0 0 0 0 0 0 0 0 0 0 0 0 0	8,540,327 2,609,062 0 0 0 0 0 0 0 0 0 0 0 0 0		01 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		

Post PDCS Base Site 5

INCOME Market Housing Shared Ownership Affordable Rent	Av Size m2 96.6 75.6 75.6	% 70% 15%	Number 36 25 5 5		Price £/m2 2,750 1,788 1,100	6,692,781 729,725 449,064	2,434 408 408		DEVELOPMEI LAND PLANNING	Land Stamp Duty Easements etc Legals Acquisi	L	/unit or m2 34,657 1.50%	Total 62,38 18,71	6 81,098			Planning fee o Planning app 5 No dwgs No dwgs under No dwgs over 1	k dwgs 36 r 36 5 0	rate 385 115 Total	13,860 0 13,860		Build Cost BCIS CfSH Energy Design Over-extra 1 Small Sites Over-extra 3 Site Costs	/m2 919 14 0 11 0 0 0 138	1.501 01 03 151	16 16
Social Rent Grant and Subsidy	75.6 Shared Ownersl Affordable Rent Social Rent		c		0					Planning Fee Architects QS / PM Planning Cons Other Profession	ultants onal	6.00% 0.50% 1.00% 2.50%	13,86 229,93 19,16 38,32 95,80	8 1 2			Stamp duty ca Land payment 125,000 250,000 500,000 1,000,000	0% 1% 3% 4%	1% 3% 4% 5% 5%	1,247,657			1,081		
SITE AREA - Net SITE AREA - Gross Sales per Quarter Unit Build Time	0.991 1.241 0 3 (na na Quarters	36 25	/ha /ha		7,871,574				DN Build Cost - B0 s106 / CIL Contingency Abnormals	CIS Based	1,081 1,000 2.50%	3,513,67 230,69 87,84	2			above Stamp duty ca Land payment 125,000	alc - Add Profit 0% 1%	Total	62,383 508,400					
Residual Land Value Alternative Use Value Uplift Plus /h	20% a 350,000 ability Threshold	1,247,657 62,000 12,400 434,000	Per ha NET 1,260,255	Per ha GROSS 1,006,175 50,000 10,000 350,000 410,000		CI RUN CIL MAC CI	MACRO ctrl+r baing balance = RO ctrl+l baing balance = degr nor			Fees Interest Legal and Valu Agents	ation	7.00%	50,00	50,000			250,000 500,000 1,000,000 above Pre CIL s105	3% 4% 5%	4%	25,420					
Additional Profit			E/m2 415				rrect		Developers P	Legals Misc. % of costs (bef % of GDV	ore interest)	0.5%	39,35	8 275,505	5,883,554 0 1,574,315		Post CIL s106 CIL	1,000	Total	36,000 230,699					
RESIDUAL CASH FLO	W FOR INTERES	т	Year 1				Year 2				Year 3	20.00%			Year 4				Year 5				Year 6		
INCOME UNITS Started		Q1	Q2	Q3 6	Q4 10	Q1 10	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing Shared Ownership Affordable Rent Social Rent Grant and Subsidy					0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,115,463 121,622 74,844 0 0	1,859,106 202,703 124,740 0 0	1,859,106 202,703 124,740 0 0	1,859,106 202,703 124,740 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
	E	0	0	0	0	0	0	1,311,929	2,186,548	2,186,548	2,186,548	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exercitories Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional		62,383 0 18,715 13,860 114,966 9,581 19,161 47,903		114,966 9,581 19,161 47,903																					
Build Cost - BCIS Base s105/CIL Contingency Abnormals			0 0 0	195,204 12,817 4,880 0	520,544 34,178 13,014 0	845,884 55,539 21,147 0	976,020 64,083 24,401 0	650,680 42,722 16,267 0	325,340 21,361 8,134 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Finance Fees Legal and Valuation Agents Legals		50,000 0 0	0	0	0	0	0	39,358 6,560	65,596 10,933	65,596 10,933	65,596 10,933	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND	D INT AND PROP	336,568	0	0 404,511	567,735	922,570	1,054,504	755,587	431,364	76,529	76,529	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	n Land Interest Profit on Costs Profit on GDV	1,247,657	27,724	28,209	35,782	46,343	63,299	83,036	74,753	45,345	9,214	0	0	0	D	0	0	0	0	0	0	0	0	0	0 0 1,574,31
	Cash Flow Opening Balan Closing Balano	-1,584,225 0 -1,584,225	-27,724 -1,611,949	-432,720 -2,044,670	-603,517 -2,648,187	-968,913 -3,617,100	-1,127,803 -4,744,903	473,307 -4,271,595	1,680,432	2,064,674	2,100,805	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,574,31 0
CASH FLOW FOR CIL	ADDITIONAL PR	OFIT Q1	Year 1	02	01	01	Year 2	02	04	01	Year 3	03	04	01	Year 4	03	04	01	Year 5	03	04	01	Year 6 Q2	03	- 01
INCOME	As Above	0	0	0	0	0	0	1,311,929	2,186,548	2,186,548	2,186,548	0	0	0	0	0	0	0	0	0	0	0	0	0	- 0
EXPENDITURE Land Stamp Duty		508,400		0	0				D	0			0		0		0				0				0
Easements etc. Legals Acquisition Planning Fee		0 7,626 13,860	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS Planning Consultants Other Professional		114,966 9,581 19,161 47,903	0 0 0	114,966 9,581 19,161 47,903	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Build Cost - BCIS Base POTENTIAL CIL Post CIL s105 Contingency Abnormals		0	0	195,204 339,691 4,880 0	520,544 339,691 13,014 0	845,884 339,691 6,000 21,147 0	976,020 10,000 24,401 0	650,680 10,000 16,267 0	325,340 10,000 8,134 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		50,000 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents Legals Misc.		0 0 0	0 0	0	0 0 0	0 0 0	0 0 0	39,358 6,560 0	65,596 10,933 0	65,596 10,933 0	65,596 10,933 0	0 0 0	0 0 0	0	0 0 0	0 0	0	0 0 0	0	0	0 0 0	0 0 0	0 0	0 0	0
COSTS BEFORE LAND	Interest Profit on cost	796,917	0 13,946	731,386	873,249 27,238	42,996	1,010,421 64,971	722,865 83,791	420,003 74,948	76,529 45,345	76,529 9,214	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Cash Flow Opening Balance Closing Balance	-796,917 0 -796,917	-13,946	-745,576	-900,485	-1,255,718	-1,075,392	505,274	1,691,597	2,064,674	2,100,805	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,574,31
	- coming DatasriCO	-140,217	-010,003		-*.*30,925	-0,1 (2,044		-7, AVE, 10Z	-a, vil 1, 104	1 29,6au-	10 6,4 10,1	1,017,010	1,014,010	1,014,010	1,014,010	1,014,015	1,074,010	1,014,010	1,014,310	1,014,010	1,010,410	1,014,010	10,010	116,4,10,15	

SITE NAME Site 6

Av Size m2 Build Cost BCIS CfSH Energy Design Over-extra 1 Small Sites Over-extra 3 Site Costs Price £/m2 GDV £ GLA Planning fee ca Planning app fe No dwgs No dwgs under No dwgs over 5 /m2 1,219 18 rate 385 115 dwgs 20 20 0 1.50% /unit or m2 Total -3,446 -68.921 66.6 70% 14 2.700 2.516.400 rket Housing Land Stamp Duty 7,700 60.7 15% 1.755 319.410 red Ownershi Easements etc Legals Acquisit 1.50% 0 -1,034 -1 034 0% 0% dable Rent -----1 100 200,200 Planning Fee Architects QS / PM Planning Consultants Other Professional 7,700 6.00% 122,855 0.50% 10,238 1.00% 20,476 2.50% 51,189
 Stamp duty calc - Residual

 Land payment

 125,000
 0%

 250,000
 1%

 500,000
 3%

 1,000,000
 4%

 above
 5%
 cial Rent -----0 .68 0% 0% 0% 0% 0% Total Frant and Subsidy 0% 1% 3% 4% 5% 0 0 0 Affordable Ren Social Rent 212,458 SITE AREA - Net SITE AREA - Gro 3,036,010 TION Build Cost - BCIS Based s106 / CIL Contingency Abnormals 0.20 ha 0.20 ha 1,370 1,775,470 1,000 94,560 5.00% 88,773 88,773 2,047,576
 Stamp duty calc - Add Profit

 Land payment

 125,000
 0%

 250,000
 1%

 500,000
 3%

 1,000,000
 4%

 above
 5%
 Sales per Quarter Unit Build Time 0 3 Quarters 0% 0% 0% RUN Residual MACRO ctrl+r Closing balance = 0 Fees Interest Legal and Valuation 20,000 Residual Land V 7.00% -344,605 400,000 80,000 RUN CIL MACRO ctrl+I Closing balance = 0 0 20,000 80,000 16,000 20% 0 480,000 ick on phasing diegs nos correct 1 000 F/ Unit (all) 00.001 Agents Legals 3.0% 91,080 0.5% 15,180 Pre Cill s105 20.000 Total £/m2 105 250 2 316 340 Additional Pro Post CIL s105 1,000 £/ Unit (all) .110 elopers Profit % of costs (before interest) 80 £/m2 Total 0.00% 94,560 RESIDUAL CASH FLOW FOR INTEREST Year 1 Year 2 Year 3 Year 5 INCOME UNITS Started Market Housing Shared Ownership Affordable Rent Social Rent Grant and Subsidy INCOME 629,100 79,853 50,050 0 5 5 5 629,100 79,853 50,050 0 629,100 79,853 50,050 0 629,100 79,853 50,050 0 0 0 0 0 0 0 0 759.003 EXPENDITURE Stamp Duty Easements etc. Legals Acquisition 0 0 -1,034 lanning Fee irchitects 2S Ilanning Consultan 2ther Professional 7,700 61,427 5,119 10,238 25,595 61,427 5,119 10,238 25,595 Build Cost - BCIS Base 105/CIL Contingency Abnormals 147,956 7,880 7,398 7,398 295,912 15,760 14,796 14,796 443,867 23,640 22,193 22,193 295,912 15,760 14,796 14,796 443,867 23,640 22,193 22,193 147,956 7,880 7,398 7,398 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 Finance Fees Legal and Valuation 20,000 0 0 0 22,770 22,770 3,795 3,795 22,770 22,770 3,795 3,795 0 Agents Legals 0 0 0 0 MISC. COSTS BEFORE LAND INT AND PROF 129,045 0 273,010 341,263 511,894 511,894 367,828 197,196 0 26 565 26 565 -. 68,921 1.052 1.071 5.867 Profit on Costs Profit on GDV 11.942 21.109 30.436 24.124 14.714 2.154 0 0 0 0 0 0 0 0 0 0 0 0 0
607,202 Cash Flow Opening Balan Closing Balano -60,124 -1.052 -274.081 -347.130 -523.836 -533.003 527 693 717.723 -----607.202 0 -60,124 -61,176 -335.257 -682.387 1.205.223 -1.378.487 607.202 607.202 -1.739.226 607.202 607.202 607.202 607.202 607.202 607.202 607.202 607.202 CASH FLOW FOR CIL ADDITIONAL PROFIT 02 Q4 Q4 02 As Above INCOME Q4 INCOME 0 759,003 759,003 759,003 759,003 EXPENDITURE 96,000 Stamp Duty Easements etc. Legals Acquisition 0 0 1,440 0 0 0 0 0 0 0 0 0 0 0 0 7,700 61,427 5,119 10,238 25,595 0 61,427 5,119 10,238 25,595 Planning Fee Architects 0 0 0 0 0 0 0 0 0 0 0 0 0 0000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 00000 QS Planning Consultar Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s105 Contingency Abnormals 147,956 -51,219 295,912 -51,219 0 0 443,867 443,867 295,912 147,956 0 0 0 0 0 0 0 0 0 0 0 0 0 5,000 22,193 22,193 5,000 22,193 22,193 5,000 14,796 14,796 5,000 7,398 7,398 0 0 0 0 0 0 0 7,398 7,398 14,796 14,796 0 Finance Fees Legal and Valuatio 20,000 22,770 3,795 22,770 3,795 22,770 3,795 22,770 3,795 Agents Legals Misc. COSTS BEFORE LAND INT AND PF 0 0 0 0 0 0 0 0 0 0 0 274,283 493,254 493,254 357,068 194,316 26,565 or CIL calculatio 3 982 4,051 7,866 12,803 21,659 30,670 24,173 14,714 2,154 0 0 0 0 0 0 0 0 0 0 0 0 0 Profit on cost Profit on GDV 0
607,202 Cash Flow Opening Balance Closing Balance -227,519 -3.982 -217,962 -282,149 -506.057 -514.913 371.264 540,513 717,723 730.29 -607,202 0 123 081 607 203 607 202 607 202 607 202 607 203 607 202 607 202 607 202 607 202 607 202

SITE NAME Site 7

	Av Size	%	Number		Price £/m2	GDV	GIA m2	1	DEVELOPMEN	IT COSTS							Planning fee o					Build Cost	/m2		
arket Housing	m2 97.8	70%	65		£/m2 2,800				LAND	Land		/unit or m2 37,897	Total	2 463 306			Planning app fe No dwgs No dwgs under	65	rate 385	5,775		BCIS CfSH Energy	916 14	1.50%	
ared Ownership	75.9	15%	10		1,820		740			Stamp Duty Easements etc.			123,165	2,400,000			No dwgs over 5	15 15	385 115 Total	1,725		Design Over-extra 1 Small Sites	11		
dable Rent	75.9	15%	10		1,100		740			Legals Acquisit	ion	1.50%	36,950	160,115									0	0%	5
al Rent	75.9	0%							PLANNING	Planning Fee			7,500				Stamp duty ca	alc - Residual				Site Costs	137 1,078	15%	
it and Subsidy	Shared Owners						,			Architects QS / PM		6.00% 0.50%	418,360 34,863				Land payment 125,000		1%	2,463,306			1,010		
a and dabaday	Affordable Rent Social Rent				ő	0 0				Planning Cons. Other Professio		1.00%	69,727 174,317	704,766			250,000	1%	~~						
F ARFA - Net	1.60.1	ha		(ba		14,614,931	5,928					2.00 %	114,017	104,100			1,000,000 above	0% 1% 3% 4% 5%	3% 4% 5% 5% Total						
E AREA - Gross	2.001		41 33	/ha /ha		14,014,331	5,928		CONSTRUCT	DN Build Cost - BC s106 / CIL	IS Based	1,078	6,392,033 420.830				above	5%	Total	123,165					
les per Quarter										Contingency Abnormals		2.50%	420,830 159,801 0	6,972,664			Stamp duty ca Land payment	alc - Add Profit	_	000.000					
it Build Time	3(Quarters				RUN Residual			FINANCE	Apromais			0	0,912,004			125,000 250,000	0% 1%	1%	820,000					
aldual Land Mature		Whole Site	Per ha NET	Per ha GROSS 1,231,653		Clo	sing balance =	0		Fees		7.00%	60,000				500,000 1,000,000	1% 3% 4%	3% 4% 5%						
ernative Use Value lift	20%	100,000	1,039,000	50,000		RUN CIL MACE	RO ctrl+l			Legal and Valu	ation	7.00%	0	60,000			above	475 5%	5%	41,000					
Plus /h		20,000 700,000 820,000		350,000			osing balance =		SALES			3.0%	438.448						Total	41,000					
Viz	ability Threshold			410,000	'	Check on phasing de COT	rect			Agents Legals		3.0%	438,448 73,075	511.523	10.872.374		Pre CIL s105	1,000 £ 1	E/ Unit (all) Total	65,000					
ditional Profit		£	2/m2 499	1						Msc.			0	511,523	10,872,374		Post CIL s106	1,000			1				
									Developers Pr	% of costs (befo	ore interest)	0.00%			0		CIL	80	£/m2 Total	420,830					
									L	% of GDV		20.00%			2,922,986										
SIDUAL CASH FLO	JW FOR INTERES	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
COME ITS Started				5	10	10	10	10	10	10															
rket Housing ared Ownership					0	0	0	958,004 103,604	1,916,009 207,207	1,916,009 207,207	1,916,009 207,207	1,916,009 207,207	1,916,009 207,207	1,916,009 207,207	0	0	0	0	0	0	0	0	0	0	
ordable Rent cial Rent					0	0	0	62,618 0	125,235 0	125,235	125,235 0	125,235 0	125,235 0	125,235 0	0	0	0	0	0	0	0	0	0	0	
nt and Subsidy INCOME	Æ	0	0	- 0	0	0	0	0	0 2,248,451	0	0 2,248,451	0 2,248,451	0 2,248,451	0 2,248,451	0	0	0	0	0	0	0	0	0	0	
PENDITURE	-																								
mp Duty ements etc.		123,165																							
als Acquisition		36,950																							
ining Fee		7,500 209.180		209.180																					
illects		17,432		17,432																					
ning Consultants r Professional		34,863 87,158		34,863 87,158																					
1 Cost - BCIS Base			0	163,898	491,695	819,491	983,390	983,390	983,390	983,390	655,593	327,797	0	0	0	0	0	0	0	0	0	0	0	0	
WCIL tingency prmals			0	10,791 4,097	32,372 12,292	53,953 20,487	64,743 24,585	64,743 24,585	64,743 24,585	64,743 24,585	43,162 16,390	21,581 8,195	0	0	0	0	0	0	0	0	0	0	0	0	
ormals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ince Fees al and Valuation		60,000 0																							
ots		0	0	0	0	0	0	33.727	67.454	67.454	67.454	67.454	67.454	67.454	0	0	0	0	0	0	0		0	0	
nts als		0	0	0	0	0	0	5,621	11,242	11,242	11,242	11,242	11,242	11,242	0	0	0	0	0	0	0	0	0	0	
3. STS BEFORE LANE	ID INT AND PROP	576,248	0	527,419	536,359	893,931	1,072,718	1,112,065	1,151,413	1,151,413	793,841	436,268	78,696	78,696	0	0	0	0	0	0	0	0	0	0	
Residual Valuation	on Land Interest	2,463,306	53,192	54.123	64.300	74.812	91,765	112.143	113,893	96 688														0	
	Profit on Costs Profit on GDV										79,182	55,112	24,363	0	0	0	0	0	0	0	0	0	0		
					64,300					90,000	79,182	55,112	24,363	0	0	0	0	o	0	0	0	0	0		2,5
		-3.039.554	-53.192	-581.543		-968.743	-1.164.482	-99.983	983.145						0	0	0	0	0	0	0	0	0	0	2,9
	Cash Flow Opening Balan	-3,039,554 0 -3,039,554	-53,192	-581,543	-600,659 -4,274,947	-968,743	-1,164,482	-99,983	983,145	1,000,350	79,182 1,375,428 -3,149,232	55,112 1,757,071 -1,392,161	24,363 2,145,392 753,231	0 2,169,755 2,922,986	0	0	0	0	0	0	0		0 0 2.922,985	0	_
	Cash Flow Opening Balan Closing Balano	0 -3,039,554	-53,192 -3,092,745	-581,543 -3,674,288	-600,659	-968,743 -5,243,690	-1,164,482 -6,408,172				1,375,428	1,757,071	2,145,392		0 0 2,922,986	0	0	0 0 2,922,986	0	0 0 2,922,986	0	0	0 2,922,986	0 2,922,986	-
H FLOW FOR CIL	Cash Flow Opening Balan Closing Balano	0 -3,039,554	-53,192 -3,092,745 Year 1 Q2	-581,543 -3,674,288 Q3	-600,659	-968,743 -5,243,690	-1,164,482 -6,408,172 Year 2 Q2	-6,508,155			1,375,428	1,757,071	2,145,392		0 2,922,986 Year 4 Q2	0	0	0 0 2,922,986	0	0 2,922,986	0	0	0 2.922,986 Year 6 Q2	0 2,922,986 Q3	_
DME	Cash Flow Opening Balan Closing Balano L ADDITIONAL PR As Above	0 -3,039,554	-3,092,746 Year 1	-3,674,288	-600,659 -4,274,947	-5,243,690	-6,408,172 Year 2	-6,508,155 Q3	-5,525,011 Q4	1,000,350 -4,524,661 Q1	1,375,428 -3,149,232 Year 3 Q2	1,757,071 -1,392,161 Q3	2,145,392 753,231 Q4	2,169,755 2,922,986 Q1	0 2,922,986 Year 4	0	0 2,922,986	0 0 2.922,986 Q1 0	0 2,922,986 Year 5	0	0 2,922,985	0	0 2.922,986 Year 6 Q2 0		-2,
INCOM	Cash Flow Opening Balan Closing Balano L ADDITIONAL PR As Above	0 -3,039,554 IOFIT Q1	-3,092,746 Year 1 Q2	-3,674,288 Q3	-600,659 -4,274,947 Q4	-5,243,690 Q1	-6,408,172 Year 2 Q2	-6,508,155 Q3	-5,525,011 Q4	1,000,350 -4,524,661 Q1	1,375,428 -3,149,232 Year 3	1,757,071 -1,392,161 Q3	2,145,392 753,231	2,169,755 2,922,986	0 2.922,986 Year 4 Q2	0 2,922,986 Q3	0 2,922,985 Q4	0 2,922,986 Q1 0	0 2,922,986 Year 5 Q2	0 2,922,986 Q3	0 2,922,985 Q4	0 2,922,985 Q1	Q2	Q3	-
INCOM	Cash Flow Opening Balan Closing Balano L ADDITIONAL PR As Above	0 -3,039,554 IOFIT Q1	-3,092,746 Year 1 Q2	-3,674,288 Q3	-600,659 -4,274,947 Q4	-5,243,690 Q1	-6,408,172 Year 2 Q2	-6,508,155 Q3	-5,525,011 Q4	1,000,350 -4,524,661 Q1	1,375,428 -3,149,232 Year 3 Q2	1,757,071 -1,392,161 Q3	2,145,392 753,231 Q4	2,169,755 2,922,986 Q1	0 2.922,986 Year 4 Q2	0 2,922,986 Q3	0 2,922,985 Q4	0 2.922,986 Q1 0	0 2,922,986 Year 5 Q2	0 2,922,986 Q3	0 2,922,985 Q4	0 2,922,985 Q1	Q2	Q3	-2,
INCOME INCOME ENDITURE I Inp Duty	Cash Flow Opening Balan Closing Balano L ADDITIONAL PR As Above	0 -3,039,554 KOFIT Q1 0 820,000 41,000	-3,092,746 Year 1 Q2	-3,674,288 Q3	-600,659 -4,274,947 Q4 0	-5,243,690 Q1	-6,408,172 Year 2 Q2	-6,508,155 Q3	-5,525,011 Q4	1,000,350 -4,524,661 Q1	1,375,428 -3,149,232 Year 3 Q2	1,757,071 -1,392,161 Q3	2,145,392 753,231 Q4	2,169,755 2,922,986 Q1	0 2.922,986 Year 4 Q2	0 2,922,986 Q3	0 2.922,986 Q4 0	0 2.922,996 Q1 0	0 2,922,986 Year 5 Q2	0 2,922,996 Q3 0	0 2,922,985 Q4	0 2,922,985 Q1	Q2	Q3	-2
INCOME ENDITURE IP Duty ments etc.	Cash Flow Opening Balan Closing Balano L ADDITIONAL PR As Above	0 -3,039,554 OFIT Q1 0 820,000	-3,092,746 Year 1 Q2	-3,674,288 Q3 0	-600,659 -4,274,947 Q4 0	-5,243,690 Q1	-6,408,172 Year 2 Q2	-6,508,155 Q3 1,124,225	-5,525,011 Q4 2,248,451	1,000,350 -4,524,661 Q1	1,375,428 -3,149,232 Year 3 Q2	1,757,071 -1,392,161 Q3	2,145,392 753,231 Q4 2,248,451	2,169,755 2,922,986 Q1 2,248,461	0 2,922,986 Year 4 Q2 0	0 2,922,986 Q3	0 2,922,986 Q4 0	0 0 2.922,986 Q1 0 0 0 0	0 2,922,985 Year 5 Q2 0	0 2,922,985 Q3 0	0 2,922,986 Q4 0	0 2,922,985 Q1	Q2	Q3	-2
INCOME ENDITURE IP Duty ments etc. Is Acquisition aing Fee	Cash Flow Opening Balan Closing Balano L ADDITIONAL PR As Above	0 -3,039,554	-3,092,746 Year 1 Q2	-3,674,288	-600,659 -4,274,947 Q4 0 0 0 0 0	-5,243,690 Q1	-6,408,172 Year 2 Q2	-6,508,155 Q3 1,124,225	-5,525,011 Q4 2,248,451	1,000,350 -4,524,661 Q1	1,375,428 -3,149,232 Year 3 Q2	1,757,071 -1,392,161 Q3	2,145,392 753,231 Q4 2,248,451	2,169,755 2,922,986 Q1 2,248,461	0 2,922,986 Year 4 Q2 0	0 2,922,986 Q3	0 2.922,986 Q4 0	0 0 2,922,986 0 0 0 0 0	0 2,922,985 Year 5 Q2 0	0 2,922,986 Q3 0	0 2,922,986 Q4 0	0 2,922,985 Q1	Q2	Q3	-2
INCOME ENDITURE I Inp Duty ements etc. Is Acquisition ning Fee	Cash Flow Opening Balan Closing Balano L ADDITIONAL PR As Above	0 -3,039,554 Q1 Q1 820,000 41,000 0 12,300 7,500 209,180 17,432	-3,092,746 Year 1 Q2	-3,674,288 Q3 0 0 0 0 209,180 17,432	-600,659 -4,274,947 Q4 0 0 0 0 0 0 0 0 0 0	-5,243,690 Q1	-6,408,172 Year 2 Q2	-6,508,155 Q3 1,124,225	-5,525,011 Q4 2,248,451	1,000,350 -4,524,661 Q1	1,375,428 -3,149,232 Year 3 Q2	1,757,071 -1,392,161 Q3	2,145,392 753,231 Q4 2,248,451	2,169,755 2,922,986 Q1 2,248,461	0 2,922,986 Year 4 Q2 0	0 2,922,986 Q3	0 2.922,986 Q4 0	0 0 2,922,986 0 0 0 0 0 0 0 0 0 0	0 2,922,985 Year 5 Q2 0	0 2,922,986 Q3 0	0 2,922,986 Q4 0	0 2,922,985 Q1	Q2	Q3	-2
INCOME INCOME INDITURE p Duty ments etc. Is Acquisition ing Fee tects	Cash Flow Opening Balan Closing Balano L ADDITIONAL PR As Above	0 -3,039,554 OFIT Q1 0 820,000 41,000 0 12,300 7,500 209,180	-3,092,746 Year 1 Q2	-3,674,288	-600,659 -4,274,947 Q4 0 0 0 0 0 0	-5,243,690 Q1	-6,408,172 Year 2 Q2	-6,508,155 Q3 1,124,225 0 0 0 0 0	-5,525,011 Q4 2,248,451	1,000,350 -4,524,661 Q1	1,375,428 -3,149,232 Year 3 Q2	1,757,071 -1,392,161 Q3	2,145,392 753,231 Q4 2,248,451	2,169,755 2,922,986 Q1 2,248,461	0 2,922,986 Year 4 Q2 0	0 2,922,986 Q3	0 2.922,986 Q4 0	0 0 2,922,986 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,922,985 Year 5 Q2 0	0 2,922,986 Q3 0	0 2,922,986 Q4 0	0 2,922,985 Q1	Q2	Q3	_
INCOM INCOM ENDITURE p Duty ments etc. is Acquisition sing Fee tects sing Consultants Professional	Cash Flow Opening Balan Closing Balan L ADDITIONAL PR As Above ME	0 -3,039,554 OFIT Q1 0 820,000 41,000 0 12,300 7,500 209,180 17,432 34,883 87,158	-3,092,746 Year 1 Q2	-3,674,288 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-600,659 -4,274,947 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-5.243,690	-6,408,172 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,508,155 Q3 1,124,225 0 0 0 0 0 0 0 0 0 0 0 0 0	-5,525,011 Q4 2,248,461 0 0 0 0 0 0 0 0 0 0 0	1,000,350 -4,524,661 01 2,248,461 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,375,428 -3,149,232 Year 3 02 2,248,461 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,757,071 -1,392,161 03 2,248,461 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,145,392 753,231 Q4 2,248,451	2,169,755 2,922,986 Q1 2,248,451 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,922,986 Year 4 Q2 0	0 2,922,986 Q3	0 2.922,986 Q4 0	0 2.922,986 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,922,985 Year 5 Q2 0	0 2,922,986 Q3 0	0 2,922,986 Q4 0	0 2,922,985 Q1	Q2	Q3	-2
INCOME ENDITURE p Duty ments etc. is Acquisition ing Fee tects ing Consultants Professional Cost - BCIS Base ENTAL CIL	Cash Flow Opening Balan Closing Balan L ADDITIONAL PR As Above ME	0 -3,039,554 00FIT 0 820,000 41,000 0 12,300 7,500 209,180 17,432 34,863	-3,092,746 Year 1 Q2	-3,674,288 Q3 0 0 0 209,180 17,432 34,863	-600,659 -4,274,947 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-5,243,699	-6,408,172 Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,508,155 Q3 1,124,225 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-5.525,011 Q4 2,248,461 0 0 0 0 0 0 0 0 0 0 983,390	1,000,350 -4,524,661 Q1 2,248,451 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,375,428 -3,149,232 Q2 2,248,451 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,757,071 -1,392,161 Q3 2,248,451 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,145,392 753,231 Q4 2,248,451	2,169,755 2,922,986 Q1 2,248,451 0 0 0 0 0 0 0 0 0 0 0 0	0 2,922,986 Year 4 Q2 0	0 2,922,986 Q3	0 2.922,986 Q4 0	0 2,922,986 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,922,985 Year 5 Q2 0	0 2,922,986 Q3 0	0 2,922,986 Q4 0	0 2,922,985 Q1	Q2	Q3	-2
INCOM INCOM ENDITURE p Duty ments etc. is Acquisition ing Fee tects ing Consultants Professional Cost - BCIS Base ENTIAL CIL CIL s105 mgency	Cash Flow Opening Balan Closing Balan L ADDITIONAL PR As Above ME	0 -3,039,554 HOFT Q1 0 820,000 12,300 12,300 12,300 12,500 209,180 17,432 34,863 87,158 0 0	-3,092,746 Year 1 Q2	-3,674,288 0 0 0 0 0 0 0 0 0 0 0 0 0	-600,659 -4.274,947 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-5,243,690	-6,408,172 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,508,155 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	-5,525,011 C4 2,248,461 0 0 0 0 0 0 0 0 0 0 0 0 0	1,000,350 -4,524,661 -2,248,461 	1,375,428 -3,149,232 Q2 2,248,461 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,757,071 -1,392,161 03 2,248,461 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,145,392 753,231 Q4 2,248,451	2,169,755 2,922,986 Q1 2,248,451 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,922,986 Year 4 Q2 0	0 2,922,986 Q3	0 2.922,986 Q4 0	0 2,922,966 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,922,985 Year 5 Q2 0	0 2,922,986 Q3 0	0 2,922,986 Q4 0	0 2,922,985 Q1	Q2	Q3	-2
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SITE NAME Site 8

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	INCOME	Av Size m2	%	Number 384		Price £/m2		GIA m2		DEVELOPME	NT COSTS						1	Planning fee Planning app	le dwgs				Build Cost BCIS	/m2 916		
back back Ying	Market Housing	98.2	70%	269		3,000	79,192,077	26,397		LAND					15,561,348			No dwgs unde	r 334	385			Energy	14 0	1.501	%
	Shared Ownership	77.9	15%	58		1,950	8,744,355	4,484			Easements etc	1. Norm	4.50%	0	4 044 400			no anga ora					Over-extra 1	0		
	Affordable Rent	77.9	15%	58		1,100	4,932,714	4,484			Legals Adquise	bun	1.50%	233,420	1,011,466								Over-extra 3	0	03	%
	Social Rent	77.9	0%	0		0	0	0		PLANNING													ane cosis			
bar Aut. Unit	Grant and Subsidy										QS / PM		0.50%	216,099				125,000	0%		15,561,348					
															4,488,982											
	SITE AREA - Net	11.20	ba	34	íha		92 869 147	35 366		CONSTRUCT																
	SITE AREA - Gross	16.00	ha		/ha				1		Build Cost - BO	CIS Based								Total	778,067					
											Contingency			993,269												
			Quarters								Abnormals			0	43,219,815			125,000	0%		6,080,000					
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				1,389,406									7.00%		202.022											
	Uplift		80,000		5,000				0		Legar and Valu	141011		0	200,000			above	5%		304,000					
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Carbon Control Co				£/m2			cor	rect	1		Legals Misc.		0.5%		3,250,420	67,732,053		ļ		Total	384,000					
Normal bit is defining to the second of the secon	Additional Profit		13,667,441	518						Developert P	rofit						1									
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ANT Stand 100 30		OW FOR INTERES		Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
Based Conversion Models for Boal at 126,649 113,848 0 0 0	UNITS Started		10																							
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Expension Altonome Altonom Altonome Altonome	Affordable Rent			128,456	321,140	642,280	642,280	642,280	642,280	642,280	642,280	629,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Barendo Age 771.067 771.067 771.067 771.067 771.067 771.067 771.067 771.067 771.067 771.067 771.067 771.077 <td>Affordable Rent Social Rent Grant and Subsidy</td> <td></td> <td></td> <td>128,456 0 0</td> <td>321,140 0 0</td> <td>642,280 0 0</td> <td>642,280 0 0</td> <td>642,280 0 0</td> <td>642,280 0 0</td> <td>642,280 0 0</td> <td>642,280 0 0</td> <td>629,435 0 0</td> <td>0</td>	Affordable Rent Social Rent Grant and Subsidy			128,456 0 0	321,140 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	629,435 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Argentome 23.47 Visual Processor VisuaProcessor Visual Processor <td>Affordable Rent Social Rent Grant and Subsidy</td> <td>IE</td> <td>0</td> <td>128,456 0 0</td> <td>321,140 0 0</td> <td>642,280 0 0</td> <td>642,280 0 0</td> <td>642,280 0 0</td> <td>642,280 0 0</td> <td>642,280 0 0</td> <td>642,280 0 0</td> <td>629,435 0 0</td> <td>0</td>	Affordable Rent Social Rent Grant and Subsidy	IE	0	128,456 0 0	321,140 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	629,435 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
And Control Description 1000 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0	Affordable Rent Social Rent Grant and Subsidy INCOM EXPENDITURE	IE	-	128,456 0 0	321,140 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	629,435 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Anthon 2003.100 Dist 2003.100 Dist	Affordable Rent Social Rent Grant and Subsidy INCOM EXPENDITURE Stamp Duty Easements etc.	IE	778,067	128,456 0 0	321,140 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	629,435 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pache Production 42.1% 0 0	Affordable Rent Social Rent Grant and Subsidy INCOM EXPENDITURE Stamp Duty Easements etc. Legals Acquisition	E	778,067 0 233,420	128,456 0 0	321,140 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	629,435 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Messare 108.467 U	Affordable Rent Social Rent Grant and Subsidy INCOM EXPENDITURE Stamp Duty Easements etc. Legals Acquisition Planning Fee	IE	778,067 0 233,420 167,000 2,593,189	128,456 0 0	321,140 0 6,046,168	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	629,435 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stort Stort <th< td=""><td>Affordable Rent Social Rent Grant and Subsidy INCOM EXPENDITURE Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS</td><td>IE</td><td>778,067 0 233,420 167,000 2,593,189 216,099 432,198</td><td>128,456 0 0</td><td>0 0 0 0 0 0 0 0 0 0 0</td><td>642,280 0 0</td><td>642,280 0 0</td><td>642,280 0 0</td><td>642,280 0 0</td><td>642,280 0 0</td><td>642,280 0 0</td><td>629,435 0 0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></th<>	Affordable Rent Social Rent Grant and Subsidy INCOM EXPENDITURE Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS	IE	778,067 0 233,420 167,000 2,593,189 216,099 432,198	128,456 0 0	0 0 0 0 0 0 0 0 0 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	629,435 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contragency Automatic 20200 72,554 113.85 362,770	Atfordable Rent Social Rent Grant and Subsidy INCOM EXPENDITURE Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants	IE	778,067 0 233,420 167,000 2,593,189 216,099 432,198	128,456 0 0	0 0 0 0 0 0 0 0 0 0 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	642,280 0 0	629,435 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Runch Tess 200.00 72.564 131.365 362.770 <	Affordable Rent Social Rent Grant and Subsidy INCOM Expenditure Stamp Duty Easements etc. Logials Acquiation Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base		778,067 0 233,420 167,000 2,593,189 216,099 432,198	128,455 0 2,418,467 1,034,655	321,140 0 6,046,168 0 0 0 0 0 0 0 0 0	642,280 0 12,092,337 5,173,276	642,280 0 12,092,337 5,173,276	642,280 0 12,092,337 5,173,276	5,173,276	5,173,276	642,280 0 12,092,337 5,173,276	5,069,810	0	0 0 0 0	0	0	0	0 0 0	0	0	0	0	0	0 0 0	0	0 0 0
Logical Statution 0	Afordable Reet Social Reet Grant and Subsidy INCOM EXPENDIVUE Stamp Dudy Easements etc. Legals Acquisition Planning Fee Architecs Of Planning Fee Planning Consultants Other Professional Build Cost - BCIS Base s108/CIL Contingency		778,067 0 233,420 167,000 2,593,189 216,099 432,198	128,456 0 2,418,467 1,034,655 64,994 25,566	221,140 0 6,046,163 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	642,280 0 12,092,337 5,173,276 324,972 129,332	642,280 0 112,092,337 5,173,276 324,972 129,332	642,280 0 12,092,337 5,173,276 324,972 129,332	642,280 0 0 12,092,337 5,173,276 324,972 129,332	642,280 0 12,092,337 5,173,276 324,972 129,332	642,280 0 12,092,337 5,173,276 324,972 129,332	629,435 0 0 11,850,490 5,069,810 318,473 128,745	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0	0 0 0 0	0 0 0 0	0 0 0 0	0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0
Argen 0 1/202 0.521 0.442 0.4	Afordable Reet Social Reet Grant and Subsidy INCOM EXPENDIVUE Stamp Dudy Easements etc. Legals Acquisition Planning Fee Architecs Of Planning Fee Planning Consultants Other Professional Build Cost - BCIS Base s108/CIL Contingency		778,067 0 233,420 167,000 2,593,189 216,099 432,198	128,456 0 2,418,467 1,034,655 64,994 25,566	221,140 0 6,046,163 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	642,280 0 12,092,337 5,173,276 324,972 129,332	642,280 0 112,092,337 5,173,276 324,972 129,332	642,280 0 12,092,337 5,173,276 324,972 129,332	642,280 0 0 12,092,337 5,173,276 324,972 129,332	642,280 0 12,092,337 5,173,276 324,972 129,332	642,280 0 12,092,337 5,173,276 324,972 129,332	629,435 0 0 11,850,490 5,069,810 318,473 128,745	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0	0 0 0 0	0 0 0 0	0 0 0 0	0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
MuL. 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Afordable Reet Social Reet Grant and Subsidy INCOM EXPENDIVISE Stamp Duby Easements etc. Legals Acquisition Planning Gonsultants Other Professional Build Cost - BCIS Base of Decr. BCIS Base of Decr. BCIS Base Job/Cill. Contingency Abnormals		778,067 0 233,420 167,000 2,593,189 216,099 432,198 1,080,495	128,456 0 2,418,467 1,034,655 64,994 25,566	221,140 0 6,046,163 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	642,280 0 12,092,337 5,173,276 324,972 129,332	642,280 0 112,092,337 5,173,276 324,972 129,332	642,280 0 12,092,337 5,173,276 324,972 129,332	642,280 0 0 12,092,337 5,173,276 324,972 129,332	642,280 0 12,092,337 5,173,276 324,972 129,332	642,280 0 12,092,337 5,173,276 324,972 129,332	629,435 0 0 11,850,490 5,069,810 318,473 128,745	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0	0 0 0 0	0 0 0 0	0 0 0 0	0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
For Radidal Valuation Los 11,011,240 1,448,327 1,507,529 1,442,230 1,577,266 729,746 207,945 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Affordable Reet Social Rent Grant and Subsidy EXPENDITURE Easements etc. Legalis Acquisition Planning Fee Architects Difference Disording Counstants Difference Difference Contingency Abnormals Finance Fees Legal and Valuation Agents		778,067 0 233,420 167,000 2,593,189 2,16,099 432,198 1,080,495 200,000 0	128,466 0 2,418,467 1,034,665 64,994 25,866 0 72,554	321,140 0 6,046,163 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	642,280 0 12,092,337 5,173,276 324,972 129,332 0 362,770	642.280 0 12.092.337 5.173.276 324.972 129.332 0 362.770	642.280 0 12.092.337 5.173.276 324.972 129.332 0 362.770	642,280 0 12,092,337 5,173,276 5,173,276 324,972 129,332 0 362,770	642,280 0 12,092,337 5,173,276 324,972 129,332 0 362,770	642,280 0 12,092,337 5,173,276 324,972 129,332 0 362,770	629,435 0 0 11,850,490 5,069,810 316,473 126,745 0 355,515	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0
Newsey 1488,327 1507,529 142,030 1577,266 729,768 307,945 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Attordable Reet Social Reet Grant and Subsidy BCCONTURE Expendition Stamp Duly Easements etc. Legals Acquisition Planning Fee Architects OS Planning Consultants Other Professional Build Cost - BCIS Base Anomaia Finance Fees Legals and Valuation Agents Legals A		778,067 0 233,420 167,000 2,593,189 216,099 4132,198 1,080,495 200,000 0 0	128,466 0 2,418,467 1,034,655 64,994 25,866 0 72,554 12,092	321,140 0 6,046,163 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	642.280 0 12.092,337 5,173,276 324.972 0 362,770 60,462	642.280 0 12.092.337 5,173.276 324.972 0 362.770 60.462	642.280 0 12,092,337 5,173,276 324,972 129,332 0 362,770 60,462	642,280 0 12,092,337 5,173,276 5,173,276 5,173,276 129,332 0 362,770 60,462	642,280 0 12,092,337 5,173,276 5,173,276 324,672 129,332 0 362,770 60,462	642.280 0 12,082,337 5,173,276 324,972 123,332 0 362,770 60,462	5,069,810 11,850,490 5,069,810 318,473 128,745 0 355,515 59,252	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Newsey 1488,327 1507,529 142,030 1577,266 729,768 357,945 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Attordable Reet Social Reet Grant and Subsidy BCCONTURE Expendition Stamp Duly Easements etc. Legals Acquisition Planning Fee Architects OS Planning Consultants Other Professional Build Cost - BCIS Base Anomaia Finance Fees Legals and Valuation Agents Legals A		778,067 0 233,420 167,000 2,593,189 216,099 4132,198 1,080,495 200,000 0 0	128,466 0 2,418,467 1,034,655 64,994 25,866 0 72,554 12,092	321,140 0 6,046,163 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	642.280 0 12.092,337 5,173,276 324.972 0 362,770 60,462	642.280 0 12.092.337 5,173.276 324.972 0 362.770 60.462	642.280 0 12,092,337 5,173,276 324,972 129,332 0 362,770 60,462	642,280 0 12,092,337 5,173,276 5,173,276 5,173,276 129,332 0 362,770 60,462	642,280 0 12,092,337 5,173,276 5,173,276 324,672 129,332 0 362,770 60,462	642.280 0 12,082,337 5,173,276 324,972 123,332 0 362,770 60,462	5,069,810 11,850,490 5,069,810 318,473 128,745 0 355,515 59,252	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Protection Costs	Alfordable Reet Social Reet Grant and Subady EXPENDITURE Estemp Duty Estemp Du	D INT AND PRO	778,067 0 23,420 167,000 2,169,189 216,099 432,198 1,080,495 200,000 0 0 5,700,469	128,466 0 2,418,467 1,034,655 64,994 25,866 0 72,554 12,092	321,140 0 6,046,163 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	642.280 0 12.092,337 5,173,276 324.972 0 362,770 60,462	642.280 0 12.092.337 5,173.276 324.972 0 362.770 60.462	642.280 0 12,092,337 5,173,276 324,972 129,332 0 362,770 60,462	642,280 0 12,092,337 5,173,276 5,173,276 5,173,276 129,332 0 362,770 60,462	642,280 0 12,092,337 5,173,276 5,173,276 324,672 129,332 0 362,770 60,462	642.280 0 12,082,337 5,173,276 324,972 123,332 0 362,770 60,462	5,069,810 11,850,490 5,069,810 318,473 128,745 0 355,515 59,252	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Profit on GDV 18,573,82	Alfordable Reet Social Reet Grant and Subady EXPENDITURE Estemp Duty Estemp Du	D INT AND PRO ⁶ n Land Notest	778,067 0 23,420 167,000 2,169,189 216,099 432,198 1,080,495 200,000 0 0 5,700,469	128,456 0 2,418,467 1,034,655 64,994 25,556 0 72,554 12,092 1,210,162	221,140 0 6,046,163 0 0 0 0 0 2,596,638 102,486 64,666 0 181,385 30,231 0 3,025,466	642,280 0 12,082,337 5,172,278 324,572 129,332 0 362,770 60,462 6,056,812	642,280 0 12,082,337 5,172,278 324,572 129,332 0 362,770 60,462 6,056,812	642,280 0 12,092,337 5,173,276 26,972 129,332 0 362,770 60,482 6,050,812	642.280 0 12,092,337 5,173,276 324,972 129,332 0 362,770 60,462 6,060,812	642.280 0 12,092,337 5,173,276 324,972 129,332 0 362,770 60,462 6,060,812	642.280 0 12,092,337 5,173,276 324,972 129,382 0 362,770 60,462 6,060,812	623,435 0 11,850,490 5,069,810 318,473 126,745 0 3355,515 59,252 5,928,796	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0							
Cash Rev -21.261.818 -280.022 1.512.834 -4.039.465 4.984.229 5.311.757 5.883.580 6.041.225 5.920.894 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Alfordable Reet Social Reet Grant and Subady EXPENDITURE Estemp Duty Estemp Du	D INT AND PRO ² In Land Profit on Costs	778,067 0 23,420 167,000 2,169,189 216,099 432,198 1,080,495 200,000 0 0 5,700,469	128,456 0 2,418,467 1,034,655 64,994 25,556 0 72,554 12,092 1,210,162	221,140 0 6,046,163 0 0 0 0 0 2,596,638 102,486 64,666 0 181,385 30,231 0 3,025,466	642,280 0 12,082,337 5,172,278 324,572 129,332 0 362,770 60,462 6,056,812	642,280 0 12,082,337 5,172,276 324,572 129,332 0 362,770 60,462 6,056,812	642,280 0 12,092,337 5,173,276 26,972 129,332 0 362,770 60,482 6,050,812	642.280 0 12,092,337 5,173,276 324,972 129,332 0 362,770 60,462 6,060,812	642.280 0 12,092,337 5,173,276 324,972 129,332 0 362,770 60,462 6,060,812	642.280 0 12,092,337 5,173,276 324,972 129,382 0 362,770 60,462 6,060,812	623,435 0 11,850,490 5,069,810 318,473 126,745 0 3355,515 59,252 5,928,796	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0								
Openion Rolland	Alfordable Reet Social Reet Grant and Subady EXPENDITURE Estemp Duty Estemp Du	D INT AND PROF In Land Noterial Protto n GDV Cash Flow	778,067 0 233,420 167,000 2,593,189 2,593,189 2,593,189 1,080,495 2,000,000 0 0 5,760,469 5,760,469 5,760,469	128,466 0 2,418,467 1,034,655 64,994 25,866 0 72,554 12,092 1,216,162 1,488,327	221,140 0 6,046,168 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	642,280 0 12,092,337 5,173,276 304,972 129,332 0 362,770 60,462 6,060,812	642,280 0 12,092,337 5,173,276 304,972 129,332 0 362,770 60,462 6,060,812	642.200 0 12.082.337 5,173.276 224.972 125.332 0 302.770 60.462 6,656.812 729.768	642.280 0 12,092,337 12,092,337 12,092,337 120,327 0 362,770 60,462 6,069,612 357,945	642,280 0 12,092,337 12,092,337 12,092,337 120,322 0 362,770 60,462 6,069,612 0	642,280 0 12,692,337 12,692,337 12,692,337 12,692,337 122,332 0 342,972 123,3276 0,342 0 362,770 60,462 1 0 0 0 0 0 0 0 0 0 0 0 0 0	623,435 0 11,856,490 5,069,810 386,473 126,745 0 3355,515 59,252 5,929,796 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0											
Uppeningsuaan U Chaing Balan 2, 2185 418 - 2154 1,840 - 20,029,006 - 15,389,512 - 10,425,522 - 5,113,495 570,085 6,611,610 12,653,135 18,573,829 18,573,89 18,573,89 18,573,89 18,573,89 18,573,89 18,573,89 18,573,89 18,57	Afordable Rect Social Red Social Red Bacial Red Bacola Pictor EXPENDITURE Bacenorità de Costa Socializzation Planning Fee Architects 20 20 20 20 Other Professional Rulid Cost. BCIS Base Anormali Finance Fees Logia and Valuation Agents Legals Mice COSTS BEFORE LAN	o NT AND PROF a Land Profit on COSS Profit on GDV	778,067 0 233,420 167,000 2,593,189 2,160,099 432,198 1,080,495 200,000 0 0 5,700,469 18,661,348 0	128,466 0 0 2,418,467 1,034,655 64,994 25,566 0 72,554 12,592 1,210,162 1,488,327	221,140 0 6,646,163 0 0 0 0 0 2,596,638 162,486 64,666 0 1181,385 30,231 0 3,025,466 1,512,834	642,280 0 12,092,337 5,173,276 334,072 129,332 0 382,770 60,482 6,090,812 1,402,030	642,280 0 12,092,337 5,173,276 334,072 129,332 0 362,770 60,462 6,060,812 1,077,266	642,280 0 12,092,337 5,173,276 204,972 129,332 0 382,770 60,482 6,056,812 729,768 5,311,797	642,280 0 12,082,337 12,082,337 12,082,337 122,332 123,322 0 362,770 60,462 6,080,812 357,945 5,083,580	642,280 0 12,692,337 12,692,337 12,692,337 120,332 0 362,770 60,462 6,060,812 0	642,280 0 12,692,337 5,173,276 324,092 129,332 129,332 0 362,770 60,462 6,066,812 0	623,435 0 0 11,856,490 5,069,810 316,473 126,745 0 3355,515 59,252 5,929,796 0 5,920,094	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0													

SITE NAME Site 9

CASH FLOW FOR C	IL ADDITIONAL PR																								
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME	As Above																								
INCO	ME	0	2,418,467	6,046,168	12,092,337	12,092,337	12,092,337	12,092,337	12,092,337	12,092,337	11,850,490	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1																									
EXPENDITURE																									
Land		6,080,000																							
Stamp Duty		304.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		91,200		-		-					-	0	-	-						-					-
Legals Acquisition		51,200		0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	5
Planning Fee		167,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects		2,593,189	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
os		216.099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		432,198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		1,080,495	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
						-				-				-				-				-			
Build Cost - BCIS Ba	se	0	1,034,655	2,586,638	5,173,276	5,173,276	5,173,276	5,173,276	5,173,276	5,173,276	5,069,810	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL		2,277,907	2,277,907	2,277,907	2,277,907	2,277,907	2,277,907																		
Post CIL s105			10,000	25,000	50,000	50,000	50,000	50,000	50,000	50,000	49,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	25,866	64,666	129,332	129,332	129,332	129,332	129,332	129,332	126,745	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		200,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-																									
Agents		0	72,554	181,385	362,770	362,770	362,770	362,770	362,770	362,770	355,515	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	12,092	30,231	60,462	60,462	60,462	60,462	60,462	60,462	59,252	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LA	ND INT AND PROP	13,442,088	3,433,075	5,165,827	8,053,746	8,053,746	8,053,746	5,775,839	5,775,839	5,775,839	5,660,323	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation																									
	Interest		940,946	1,077,835	1,091,659	885,374	664,649	428,473	16,311	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on cost																								0
	Profit on GDV	1				1																			18,573,829
	Cash Flow	-13,442,088	-1,955,553	-197,493	2,946,931	3,153,216	3,373,942	5,888,024	6,300,186	6,316,497	6,190,167	0	0	0	0	0	0	0	0	0	0	0	0	0	-18,573,829
	Opening Balan																								
	Closing Balano	-13,442,088	-15,397,642	-15,595,135	-12,648,204	-9,494,987	-6,121,046	-233,021	6,067,165	12,383,662	18,573,829	18,573,829	18,573,829	18,573,829	18,573,829	18,573,829	18,573,829	18,573,829	18,573,829	18,573,829	18,573,829	18.573.829	18.573.829	18,573,829	0

SITE NAME Site 10]																
INCOME Av Siz	• %	Numbe	r	Price £/m2	GDV	GIA m2		DEVELOPMEN	T COSTS						1	Planning fee o	alc .				Build Cost BCIS	/m2 916		
								LAND			/unit or m2	2 Total				Planning app fo No dwgs	95	rate			CfSH	916 14	1.501	6
Market Housing 98.		67	7	2,600	17,004,453	6,540			Land Stamp Duty		24,508	116,411	2,328,300			No dwgs under No dwgs over 5	r 45 5 45	385 115	17,325 5,175		Energy Design	0		
Shared Ownership 76.	9 15%	14	4	1,690	1,851,031	1,095			Easements etc Legals Acquisit	tion	1.50%	0				÷		Total	22,500		Over-extra 1 Small Sites	0	03	
Affordable Rent 76.	9 15%	14	4	1,10	1,204,813	1,095															Over-extra 3	0	03	6
Social Rent 76.	9 0%			0	0 0	0		PLANNING	Planning Fee			22,500				Stamp duty ca	alc - Residual				Site Costs	183 1,124	209	6
Grant and Subsidy Shared Owne	rship								Architects QS / PM		6.00% 0.50%	53.375	5			Land payment 125.000	0%	1%	2,328,300					
Affordable Re Social Rent	nt			0	0 0 0 0				Planning Const Other Professio		1.00%					250,000 500,000	0% 1% 3% 4% 5%	3% 4%						
										onai	2.50%	200,074	1,069,996			1,000,000	4%	5%						
SITE AREA - Net 2.8 SITE AREA - Gross 3.5	0 ha 0 ha	34 21	4 /ha 7 /ha		20,060,297	8,731		CONSTRUCT	Build Cost - BC	CIS Based	1,124	9,811,46				above	5%	5% Total	116,415					
									s106 / CIL Contingency		1,000 2.50%	0 618,214 245,283				Stamp duty ca	alc - Add Profit							
Sales per Quarter 0 Unit Build Time 3	Quarters	1							Abnormals			c	10,674,962			Land payment 125,000	0%	1%	1,330,000					
	Whole Site		Per ha GROSS		RUN Residual	MACRO ctrl+r		FINANCE	Fees			70.00				250,000	1%	3%						
Residual Land Value	2.328.300	831,53	6 665.229			ising balance =	0		Interest		7.00%					1,000,000	1% 3% 4%	5%						
Alternative Use Value Uplift 20%	87,500 17,500		25,000 5,000		RUN CIL MACE	RO ctrl+l ising balance =	0		Legal and Valu	notec		c	70,000			above	5%	5% Total	66,500					
Plus /ha 350,000 Viability Thresho	1,225,000		350,000 380,000		Check on phasing d			SALES	Agents		3.0%	601,809				Pre CIL s105	1,000 £/							
viacinty means		£/m2	500,000		con				Legals		0.5%	100,30		15.016.708		THE CIL STOD	Tc	tal	95,000					
Additional Profit	1,673,817		6						mar.				/02,110	15,016,708	1	Post CIL s106	1,000	£/ Unit (all)						
									ofit % of costs (befi	ore interest)	0.00%			0		CIL	80	£/m2 Total	618,214					
									% of GDV		20.00%			4,012,059										
RESIDUAL CASH FLOW FOR INTERE	ST	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 Market Housing			5	10 0	10 0	10 0	10 894,971	10 1,789,942	10 1,789,942	10 1,789,942	10 1,789,942	10 1,789,942	1,789,942	1,789,942	1,789,942	1,789,942	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent	1			0	0	0	97,423 63.411	194,845 126.822	194,845 126.822	194,845 126,822	194,845 126.822	194,845 126.822	194,845 126.822	194,845 126.822	194,845 126.822	194,845 126.822	0	0	0	0	0	0	0	0
Social Rent	1			0	ō	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME	0	0	0	0	0	0	0 1,055,805	0 2,111,610	0 2,111,610	0 2,111,610	0 2,111,610	0 2,111,610	0 2,111,610	0 2,111,610	0 2,111,610	0 2,111,610	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty Easements etc.	116,415																							
Legals Acquisition	34,925																							
Planning Fee	22,500																							
Architects OS	320,249 26,687		320,249 26,687																					
Planning Consultants	53,375 133,437		53,375 133,437																					
Other Professional	133,437																							
Build Cost - BCIS Base s105/CIL		0	172,131 10,846	516,393 32,538	860,654 54,229	1,032,785 65,075	1,032,785 65,075	1,032,785 65,075	1,032,785 65,075	1,032,785 65,075	1,032,785 65,075	1,032,785 65,075	688,524 43,383	344,262 21,692	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	4,303	12,910 0	21,516 0	25,820 0	25,820 0	25,820 0	25,820 0	25,820 0	25,820 0	25,820 0	17,213	8,607 0	0	0	0	0	0	0	0	0	0	0
Einance Fees		0		0	Ŭ	0	0	0	Ŭ	0	0	0	Ū	0	0	0	U U	0		0		0	0	5
Finance Fees Legal and Valuation	70,000																							
Agents	0	0	0	0	0	0	31,674	63,348	63,348	63,348	63,348	63,348	63,348	63,348	63,348	63,348	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,279	10,558	10,558	10,558	10,558	10,558	10,558	10,558	10,558	10,558	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PRO	777,588	0	721,028	561,840	936,400	1,123,680	1,160,633	1,197,587	1,197,587	1,197,587	1,197,587	1,197,587	823,026	448,466	73,906	73,906	0	0	0	0	0	0	0	0
For Residual Valuation Lan Interes	d <mark>2,328,300</mark> st	54,353	55,304	68,890	79,928	97,714	119,088	123,006	109,164	95,079	80,747	66,165	51,327	29,675	1,090	0	0	0	0	0	0	0	0	0
Profit on Cost Profit on GD/	5																							0 4,012,059
Cash Flow		-54.353		-630,730	-1,016,328	-1,221,394	-223,916	791,017	804,860		833,277	847,859	1,237,256		2,036,614	2,037,704								-4,012,059
Opening Bala	-3,105,888		-776,332							818,945				1,633,469			U	0	U	0	0	U	0	-4,012,059
Closing Balan	-3,105,888	-3,160,241	-3,936,573	-4,567,304	-5,583,631	-6,805,025	-7,028,941	-6,237,924	-5,433,064	-4,614,119	-3,780,843	-2,932,984	-1,695,727	-62,259	1,974,356	4,012,059	4,012,059	4,012,059	4,012,059	4,012,059	4,012,059	4,012,059	4,012,059	0
CASH FLOW FOR CIL ADDITIONAL F	POET	Year				Year 2				Year 3				Year 4				Year 5				Year 6		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME As Above INCOME	0	0	0	0	0	0	1,055,805	2,111,610	2,111,610	2,111,610	2,111,610	2,111,610	2,111,610	2,111,610	2,111,610	2,111,610	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	1,330,000																							
Stamp Duty	66,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition	19,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	22,500		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	320,249	ō	320,249	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	ō	0	0
Planning Consultants	53,375	0	53,375	ō	ō	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	ō
Other Professional	133,437	0	133,437	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL	0	0	172,131 209,227	516,393 209.227	860,654	1,032,785	1,032,785	1,032,785	1,032,785	1,032,785	1,032,785	1,032,785	688,524	344,262	0	0	0	0	0	0	0	0	0	0
Post CIL s106			4.303	12.910	5,000	10,000 25.820	10,000 25.820	10,000	10,000	10,000	10,000	10,000 25.820	10,000	10,000	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals	0	0	4,303	12,910 0	21,516 0	25,820 0	25,820 0	25,820 0	25,820 0	25,820 0	25,820 0	25,820 0	17,213	8,607 0	0	0	0	0	0	0	0	0	0	0
Finance Fees	70.000	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	ō	ō	ō	ō	ó	ō	ō	ō	ō	ō	ō	ō	ō	ō	ō	0	0	0	o	ō	0	ō	ō
Agents	0	0	0	0	0	0	31,674	63,348	63,348	63,348	63,348	63,348	63,348	63,348	63,348	63,348	0	0	0	0	0	0	0	0
Legals Misc.	0	0	0	0	0	0	5,279 0	10,558 0	10,558 0	10,558 0	10,558 0	10,558 0	10,558 0	10,558 0	10,558 0	10,558 0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PRO	DF 2,042,698	0	919,409	738,530	1,096,398	1,277,832	1,314,785	1,351,739	1,351,739	1,351,739	1,142,511	1,142,511	789,643	436,775	73,906	73,906	0	0	0	0	0	0	0	0
	1																							
For CIL calculation Interes	st	35,747	36,373	53,099	66,952	87,311	111,201	117,679	106,441	95,006	83,371	67,871	52,099	29,876	1,090	0	0	0	0	0	0	0	0	0
Profit on cos Profit on GDV	4																							0 4,012,059
Cash Flo	w -2,042,698	-35,747	-955,782	-791,629	-1,163,350	-1,365,143	-370,181	642,192	653,431	664.866	885,728	901,228	1.269.868	1.644.959	2,036,614	2,037,704	0	0	0	0	0	0	0	-4.012.059
Opening Balance	w -2,042,698 w -2,042,698	-35,747	-955,782	-791,629	-1,163,350	-1,365,143	-370,181	642,192 -6.082.339	653,431	4 754 042				1,644,959	2,036,614					0 4,012,059	0	0	0 4.012.059	-4,012,059
Closing Balance											-3.878.314	-2.977.086	-1.707.218			4.012.059	4.012.059	4.012.059	4.012.059					

Post PDCS Base Site 10

02/03/201613:25

Build Cost BCIS CISH Energy Design Over-extra 1 Small Sites Over-extra 3 Site Costs Av Size m2 GIA Price £/m2 GDV £ Planning fee ca Planning app fe No dwgs No dwgs under No dwgs over 5 /m2 1,047 16 dwgs 20 20 0 rate 385 115 Aunit or m2 Total 17,190 1.50% 343,791 71.4 70% 14 2,700 2,700.000 rket Housing Land Stamp Duty 7,700 1.00 10.31 65.3 15% 1.755 343.980 red Ownershi Easements etc. Legals Acquisiti 0 5,157 15,471 1.50% 0% 0% dable Rent 65.3 1 100 215,600 Planning Fee Architects QS / PM Planning Consultants Other Professional 7,700 6.00% 106,850 0.50% 8,904 1.00% 17,808 2.50% 44,521
 Stamp duty calc - Residual

 Land payment

 125,000
 0%

 250,000
 1%

 500,000
 3%

 1,000,000
 4%

 above
 5%
 cial Rent 65.3 0 343 Frant and Subsidy 0 0 0 0% 1% 3% 4% 5% 1% 3% 0% 0% 3% Total Affordable Ren Social Rent 185,783 SITE AREA - Net SITE AREA - Gro 3,259,580 TION Build Cost - BCIS Based s106 / CIL Contingency Abnormals 0.40 ha 0.40 ha 1,178 1,639,831 1,000 100,000 2.50% 40,995 0 1,780,827 10.31
 Stamp duty calc - Add Profit

 Land payment

 125,000
 0%

 250,000
 1%

 500,000
 3%

 1,000,000
 4%

 above
 5%
 Sales per Quarter Unit Build Time 0 3 Quarters RUN Residual MACRO ctrl+r Closing balance = 0 3% Fees Interest Legal and V Whole Site 15,000 7.00% Residual Land V 859,477 800,000 160,000 RUN CIL MACRO ctrl+I Closing balance = 0 0 15,000 320,000 64,000 20% 384.00 960,000 ick on phasing diegs nos correct 1 000 F/ Unit (all) Agents Legals 3.0% 97,787 0.5% 16,298 Pre Cill s105 20.000 Total £/m2 2 454 957 Post CIL s105 1,000 £/ Unit (all) Additional Pro 34 elopers Profit % of costs (before interest) 80 £/m2 Total 0.00% 100.000 RESIDUAL CASH FLOW FOR INTEREST Year Year 1 Year 2 Year 3 Year 5 INCOME UNITS Started Market Housing Shared Ownership Affordable Rent Social Rent Grant and Subsidy INCOME 04 675,000 85,995 53,900 0 6 5 5 5 675,000 85,995 53,900 0 675,000 85,995 53,900 0 675,000 85,995 53,900 0 0 0 0 0 0 0 0 EXPENDITURE Stamp Duty Easements etc. Legals Acquisition 10,314 0 5,157 lanning Fee inchitects 7,700 53,425 4,452 8,904 22,260 53,425 4,452 8,904 22,260 9S Nanning Consultar Other Professional Build Cost - BCIS Base 105/CIL Contingency Abnormals 136,653 8,333 3,416 273,305 16,667 6,833 0 409,958 25,000 10,249 409,958 25,000 10,249 0 273,305 16,667 6,833 136,653 8,333 3,416 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 Finance Fees Legal and Valuation 15,000 0 0 0 0 24,447 24,447 4,074 4,074 24,447 24,447 4,074 4,074 0 Agents Legals 0 0 0 0 MISC. COSTS BEFORE LAND INT AND PROF 127,212 0 237 444 296 805 445 207 445 207 325 326 176 924 28 521 28 521 -0 8,243 Profit on Costs Profit on GDV 8.387 12.689 18.105 26.213 34.463 26.498 15.798 2.313 0 0 0 0 0 0 0 0 0 0 0 0 0 0
651,916 Cash Flow Opening Balan Closing Balano -471,003 -8,243 -245.830 -309.493 -463.312 -471.420 611.473 770.576 -651.916 -479.245 -725.076 -1.034.569 1,497,881 651.916 651.916 651.916 651.916 651.916 651.916 -1.514.194 651.916 651.916 651.916 651.916 651.91 651.916 CASH FLOW FOR CIL ADDITIONAL PROFIT 02 Q4 Q4 02 As Above INCOME 04 INCOME 0 814,895 814,895 814,895 814,895 XPENDITURE 384,000 itamp Duty asements etc. egals Acquisition 11,520 0 5,760 0 0 0 0 0 0 0 0 0 0 53,425 4,452 8,904 22,260 lanning Fee 7,700 53,425 4,452 8,904 22,260 0 0 0 0 0 0 0 r 0 0 0 0 0 0 0 0 0 0 0 0 0 00000 QS Planning Consultar Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s105 Contingency Abnormals 136,653 16,873 273,305 16,873 0 0 409,958 409,958 273,305 136,653 0 0 0 0 0 0 0 0 0 0 0 0 0 0 5,000 10,249 0 5,000 10,249 0 5,000 6,833 0 5,000 3,416 0 0 0 0 0 0 0 0 0 3,416 0 6,833 0 0 Finance Fees Legal and Valuatio 15,000 24,447 4,074 Agents Legals Misc. COSTS BEFORE LAND INT AND PROP 0 0 0 0 0 24,447 4,074 24,447 4,074 24,447 4,074 0 0 0 0 0 0 0 297,011 425,207 245,983 425,207 313,659 173,590 or CIL calculatio 8 978 9,135 13,600 19,035 26,809 34,720 26,556 15,798 2,313 0 0 0 0 0 0 0 0 0 0 0 0 0 Profit on cost Profit on GDV 0 651,916 Cash Flow Opening Balance Closing Balance -513,021 -8,978 -255,118 -310,610 -444,242 -452,016 466.516 614,749 770,576 784.06 -651,916 0 0 651 916 651 916 651 916 651 916 651 916 651 916 651 916 651 916 651 916 651 916 651 916 651 916

SITE NAME Site 11

COME Av Size	2 %	Number 64	, 1	Price £/m2	GDV £	GIA m2		DEVELOPMEN	T COSTS							Planning fee o Planning app fe	alc dwgs	rate			Build Cost BCIS CfSH	/m2 916		
et Housing 99.3	7 70%	6 45	5	2,550	11,387,651	4,466		LAND	Land		/unit or m2 15,136		968,728			No dwgs No dwgs under	dwgs 64 14	385 115	5,390		Energy	14 0	1.50%	
ed Ownership 78.	5 15%	i 10)	1,658	1,249,092	754			Stamp Duty Easements etc. Legals Acquisiti		1.50%	38,749 0 14,531	53.280			No dwgs over 5	14	115 Total	1,610 7,000		Design Over-extra 1 Small Sites	11	0%	
dable Rent 78.	5 15%	, 10	i .	1,100	828,960	754			Legals Acquisit	on	1.50%	14,531	53,280								Over-extra 3	0	0% 0% 15%	
i Rent 78.	5 0%	, 0	i	0		0		PLANNING	Planning Fee		6.00%	7,000				Stamp duty ca Land payment	lc - Residual				Site Costs	137 1,078	15%	
t and Subsidy Shared Owner Affordable Ret	ship			0					Architects QS / PM Planning Consu		0.50%	469,650 39,137 78,275				125,000 250,000	0%	1%	968,728					
Social Rent				0	ő				Other Professio	nal	2.50%	195,687	789,750			500,000	0% 1% 3% 4%	3% 4% 0%						
AREA - Net 1.8 AREA - Gross 2.2		36 28	5 /ha 8 /ha		13,465,703	5,973		CONSTRUCTI	DN Build Cost - BC	IS Based	1,078	6,440,205				above	*39 5%	4% Total	38,749					
									s106 / CIL Contingency		1,000	421,260 322,010				Stamp duty ca	ic - Add Profit							
es per Quarter 0 t Build Time 3	Quarters	1							Abnormals		0.00 %	644,021	7,827,495			Land payment 125,000		1%	1,080,000					
baid fille 0	Whole Site	Per ha NET	Per ha GROSS		RUN Residual	MACRO ctrl+r using balance =	0	FINANCE	Fees			45.000				250,000	0% 1% 3%	3% 4%						
sidual Land Value	968,728	538,182	2 430,546 400.000	l	RUN CIL MACI	-			Interest Legal and Value	ation	7.00%	0	45.000			1,000,000 above	4% 5%	0% 4%						
nt 20% Plus/ha 0	180,000	J Q	80,000			ising balance =	0	SALES										Total	43,200					
Viability Threshol	ld 1,080,000	1	480,000	1	Check on phasing o				Agents Legals		3.0% 0.5%	403,971 67,329				Pre CIL s105	1,000 5	2/ Unit (all) Total	64,000					
ditional Profit	218,523	£/m2 3 49							Misc.			0	471,300	10,155,553		Post CIL s106	1,000	£/ Unit (all)	- 1					
								Developers Pr	ofit % of costs (befo	re interest)	0.00%			0		CIL	80		421,260					
									% of GDV		20.00%			2,693,141										
SIDUAL CASH FLOW FOR INTERE	ST Q1	Year 1 Q2	1 Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	٩
DME TS Started			5	5	10	10	10	10	10	4														
ket Housing red Ownership				0	0	0	889,660 97,585	889,660 97,585 64,763	1,779,320 195,171	1,779,320 195,171	1,779,320 195,171	1,779,320 195,171	1,779,320 195,171	711,728 78,068	0	0	0	0	0	0	0	0	0	
rdable Rent ial Rent				0	0	0	64,763 0	64,763 0	129,525 0	129,525 0	129,525 0	129,525 0	129,525 0	51,810 0	0	0	0	0	0	0	0	0	0	
nt and Subsidy INCOME	•	0	0	0	0	0	0 1,052,008	0 1,052,008	0 2,104,016	0 2,104,016	0 2,104,016	0 2,104,016	0 2,104,016	0 841,606	0	0	0	0	0	0	0	0	0	
ENDITURE	38.749																							
np Duty ments etc. Is Acquisition	38,749 0 14,531																							
ils Acquisition	7,000																							
ning Hee itects	234,825		234,825 19.569																					
ning Consultants	19,569 39,137 97,844		19,569 39,137 97,844																					
r Professional	37,044		167,714	335,427	670,855	838,568	1,006,282	1,006,282	1,006,282	805,026	469,598	134,171								0				
5/CIL		0	167,714 10,970 8,386	335,427 21,941 16,771	43,881 33,543	54,852 41,928	1,006,282 65,822 50,314	65,822 50,314	1,006,282 65,822 50,314	52,657 40,251	469,598 30,717 23,480	134,171 8,776 6,709	0	0	0	0	0	0	0	0	0	0	0	
tingency ormals		0	8,386	33,543	33,543 67,085	41,928 83,857	100,628	100,628	100,628	40,251 80,503	23,480 46,960	13,417	0	0	0	0	0	0	0	0	0	0	0	
ince Fees al and Valuation	45,000 0																							
ants	0	0	0	0	0	0	31,560	31,560	63,120	63,120	63,120	63,120	63,120	25,248	0	0	0	0	0	0	0	0	0	
als c	ō	ō	0	ō	ō	ō	5,260	5,260	10,520	10,520	10,520	10,520	10,520	4,208	0	0	ō	ō	0	ō	ō	0	0	
STS BEFORE LAND INT AND PRO	496,655	0	595,216	407,682	815,364	1,019,205	1,259,866	1,259,866	1,296,687	1,052,078	644,395	236,713	73,641	29,456	0	0	0	0	0	0	0	0	0	
Residual Valuation Lan	968,728	1																						
Interes Profit on Costs	4	25,644	26,093	36,966	44,747	59,799	78,682	83,696	88,798	76,224	59,149	34,641	2,569	0	0	0	0	0	0	0	0	0	0	
Profit on GDV	*																							2,69
Cash Flow Opening Balar	-1,465,383 n 0	-25,644	-621,309	-444,648	-860,111	-1,079,004	-286,540	-291,555	718,531	975,714	1,400,472	1,832,662	2,027,806	812,150	0	0	0	0	0	0	0	0	0	-2,69
Closing Balan	-1,465,383	-1,491,027	-2,112,335	-2,555,984	-3,417,095	-4,496,100	-4,782,640	-5,074,195	-4,355,664	-3,379,949	-1,979,478	-146,816	1,880,990	2,693,141	2,693,141	2,693,141	2,693,141	2,693,141	2,693,141	2,693,141	2,693,141	2,693,141	2,693,141	
H FLOW FOR CIL ADDITIONAL P		Year 1	1			Year 2				Year 3				Year 4				Year 5				Year 6		
OME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	(
INCOME	0			•	0	0	1,052,008	1,052,008	2,104,016	2,104,016	2,104,016	2,104,016	2,104,016	841,606	0	0	0	0	0	0	•	0	0	
1	1,080,000	1 - C																						
np Duty	43,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ements etc. Ils Acquisition	16,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ning Fee lects	7,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nects	234,825 19,569 39,137	0	234,825 19,569 39,137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	0	0	0	0	
Professional	97,844	ő	97,844	0	ő	0	ō	0	ō	ō	ō	0	ō	ō	ō	ō	ō	0	0	ő	ő	0	0	
Cost - BCIS Base ENTIAL CIL	0	0	167,714 36,421	335,427 36,421	670,855 36,421	838,568 36,421	1,006,282 36,421	1,006,282 36,421	1,006,282	805,026	469,598	134,171	0	0	0	0	0	0	0	0	0	0	0	
CIL s106 ngency			8.386	16,771	5,000	5,000	10,000	10,000	10,000 50.314	10,000	10,000 23,480	4,000	0	0	0	0	0	0	0	0	0	0	0	
imals	ō	0	16,771	33,543	67,085	83,857	100,628	100,628	100,628	80,503	46,960	13,417	0	0	0	0	ō	0	0	0	ō	0	0	
toe Fees and Valuation	45,000 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ta			0	0	0	0	31,560	31,560	63,120	63,120	63,120	63,120	63,120	25,248	0	0	0	0	0	0		0	0	
5	0	0	0	0	0	0	5,260	5,260 0	10,520	10,520	10,520	10,520	10,520	4,208	0	0	0	0	0	0	0	0	0	
S BEFORE LAND INT AND PRO	1,582,775	0	620,666	422,162	812,903	1,005,774	1,240,465	1,240,465	1,240,865	1,009,420	623,679	231,937	73,641	29,456	0	0	0	0	0	0	0	0	0	
IS BEFORE LAND IN LAND PRO	1																							
CIL calculation				39,538	47,618	62,677	81,375	86,097	90,902	77,387	59,586	34,723	2,569	0	0	0	0	0	0	0	0	0	0	_
IL calculation	ŧ	27,699	28,183	39,538	41,010	02,011																		
IL calculation	a t r	27,699	28,183	39,538	47,010	02,077																		2,6
CIL calculation Interes Profit on cost	t t v -1,582,775 e -1,582,775	27,699 -27,699 -1.610.473	28,183 -648,849	-461,700	-860,521	-1,068,451	-269,832	-274,554	772,249	1,017,209	1,420,751	1,837,356	2,027,806	812,150	0 2,693,141	0 2,693,141	0	0 2,693,141	0 2,693,141	0 2,693,141	0 2,693,141	0 2,693,141	0 2,693,141	-2

SITE NAME Site 12

INCOME Av S	iize 🤊	Number		Price	GDV	GIA	1	DEVELOPMEN	T COSTS							Planning fee c	alc			1	Build Cost	/m2		
	m2	70		£/m2	ε ε			LAND			/unit or m2	Total				Planning app fe No dwgs	dwgs 70	rate			BCIS CfSH	915 14	1.50%	6
÷ .	7.6 70%			2,600	12,428,000	4,780			Land Stamp Duty		28,225	98,785	1,975,720			No dwgs under No dwgs over 5	20	385 115	7,700 2,300		Energy Design	0		
	8.2 15%			1,690					Easements etc. Legals Acquisit	ion	1.50%	0	128,422			-		Total	10,000	1	Over-extra 1 Small Sites	0	0%	6
	8.2 15%	5 11		1,100				PLANNING													Over-extra 3 Site Costs	0 137	0% 15%	6
cial Rent 78	8.2 0%	. 0		0	0 0	0			Planning Fee Architects		6.00%	10,000 452,790				Stamp duty ca Land payment			1,975,720			1,078		
ant and Subsidy Shared Own Affordable R	nership Rent			0	0 0 0 0				QS / PM Planning Consu	ultants	0.50%	37.732				125,000	0% 1% 3% 4% 5%	1% 3%						
Social Rent				0	0				Other Professio	nal	2.50%	188,662	764,650			500,000	3% 4%	3% 4% 5%						
TE AREA - Net 2. TE AREA - Gross 3.	. 10 ha 1.00 ha	33 23	/ha /ha		14,719,985	6,423		CONSTRUCTI	ON Build Cost - BC	IS Based	1,078	6,921,073				above	5%	5% Total	98,786					
									s106 / CIL Contingency		1,000	452,400				Stamp duty ca	lc - Add Profit			1				
ales per Quarter 0 nit Build Time 3	Quarters								Abnormals			0	7,546,500			Land payment 125,000		1%	1,140,000					
	Whole Site	Per ba NET	Per ha GROSS		RUN Residual	MACRO ctrl+r ssing balance =	0	FINANCE	Fees			50.000				250,000	0% 1% 3%	3% 4%						
lesidual Land Value	1,975,72		658,573 25.000	l i	RUN CIL MACE				Interest Legal and Valu	ation	7.00%	0	50.000			1,000,000 above	4% 5%	5% 5%						
Iplift 20% Plus /ha 350,000	15,000	5	5,000			osing balance =	0	SALES										Total	57,000	l				
Viability Thresh	hold 1,140,000	2	380,000	l l	Check on phasing de				Agents Legals		3.0% 0.5%					Pre CIL s106	1,000 £	/ Unit (all) otal	70,000]				
dditional Profit	1,329,79	£/m2	,			UC1			Misc.		0.574	0	515,199	10,980,491		Post CIL s105	1,000	£/ Unit (all)	10,000	י ו				
	1,020,10	210						Developers Pr	ofit % of costs (befo		0.00%					CIL	80		452,400					
									% of GDV	re interest)	20.00%			2,943,997				Iotai	452,400	1				
ESIDUAL CASH FLOW FOR INTER	REST Q1	Year 1 Q2	Q3	04	01	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	04	Q1	Year 4 Q2	Q3	04	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
NCOME JNITS Started	u1	42	ud .		u1	42		44	40	42	43	u4	41	42	43	4	-	42	ų3	40		42	43	
larket Housing			5	5 0 0	0	0	10 887,714 99,167	10 887,714 99,167	10 1,775,429 198,334	10 1,775,429 198,334	1,775,429	1,775,429	1,775,429	1,775,429	0	0	0	0	0	0	0	0	0	
Shared Ownership Mordable Rent Social Rent				0	0	0	64,546	99,167 64,546 0	129,093	198,334 129,093 0	198,334 129,093 0	129,093	129,093	129,093	0	0	0	0	0	0	0	0	0	
Social Rent Brant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	U	U		U	U	U	1,051,428	1,051,428	2,102,855	2,102,855	2,102,855	2,102,855	2,102,855	2,102,855	U	U	U	U	U	U	U	U	U	
EXPENDITURE Stamp Duty Easements etc.	98,786			l.								l.												
asements etc. .egals Acquisition	0 29,636			l.								l.												
Planning Fee	10,000		226,395																					
irchitects 15	226,395 18,866		18 866																					
lanning Consultants Other Professional	37,732 94,331		37,732 94,331																					
ulid Cost - BCIS Base		0	164,787	329,575	659,150	823,937	988,725	988,725	988,725	988,725	659,150	329,575	0	0	0	0	0	0	0	0	0	0	0	
105/CIL Contingency		0	10,771 4,120	21,543 8,239	43,086 16,479	53,857 20,598	64,629 24,718	64,629 24,718	64,629 24,718	64,629 24,718	43,086 16,479	21,543 8,239	0	0	0	0	0	0	0	0	0	0	0	
ibnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees .egal and Valuation	50,000 0																							
Agents	0	0	0	0	0	0	31,543	31,543	63,086	63,086	63,086	63,086	63,086	63,086	0	0	0	0	0	0	0	0	0	
Legals Misc.	0	0	0	0	0	0	5,257	5,257	10,514	10,514	10,514	10,514	10,514	10,514	0	0	0	0	0	0	0	0	0	
COSTS BEFORE LAND INT AND PR	ROF 565,747	0	557,004	359,357	718,714	898,393	1,114,871	1,114,871	1,151,671	1,151,671	792,314	432,957	73,600	73,600	0	0	0	0	0	0	0	0	0	
For Residual Valuation	and 1,975,720	1																						
Inter Profit on Cos	ists	44,476	45,254	55,793	63,059	76,740	93,804	96,556	99,356	84,449	69,281	47,559	19,169	0	0	0	0	0	0	0	0	0	0	
Profit on GE																								2,94
Cash Flow Opening Bal	-2,541,466	-44,476	-602,258	-415,151	-781,773	-975,132	-157,248	-160,000	851.827	866 734	1.241.259	1.622.338		2 029 255									0	-2.94
Closing Bala	ano -2,541,466	-2,585,942	-3,188,200	-3,603,350	-4,385,123	-5.360.256							2,010,087		0	0	0	0	0	0	0	0	0	
ASH FLOW FOR CIL ADDITIONAL	PROFIT					-0,000,200	-5,517,504	-5,677,504	-4,825,677	-3,958,942	-2,717,683	-1,095,345	2,010,087 914,742	2,029,255	0 2,943,997	0 2,943,997	0 2,943,997	0 2,943,997	0 2,943,997	0 2,943,997	0 2,943,997	0 2,943,997	2,943,997	
		Year 1					-5,517,504	-5,677,504		-3,958,942	-2,717,683				0 2,943,997	0 2,943,997	0 2,943,997		0 2,943,997	0 2,943,997	0 2,943,997		2,943,997	
	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	-5,517,504 Q3	Q4			-2,717,683			2,943,997	0 2,943,997 Q3	0 2,943,997 Q4	0 2,943,997 Q1	0 2,943,997 Year 5 Q2	0 2,943,997 Q3	0 2,943,997 Q4	0 2,943,997 Q1	0 2,943,997 Year 6 Q2	2,943,997 Q3	
ICOME As Above	Q1 0		Q3 0	Q4 0	Q1 0	Year 2		-5,677,504 Q4 1,051,428	-4,825,677	-3,958,942 Year 3	-2,717,683	-1,095,345	914,742	2,943,997 Year 4			0 2,943,997 Q1 0	Year 5	0 2.943,997 Q3 0			Year 6		(
INCOME As Above INCOME XPENDITURE	Q1 0		Q3 0	0	Q1 0	Year 2	Q3	Q4	-4,825,677 Q1	-3,958,942 Year 3 Q2	-2,717,683 Q3	-1,095,345 Q4	914,742 Q1	2,943,997 Year 4 Q2			0 2.943,997 Q1 0	Year 5	0 2,943,997 Q3 0			Year 6		-
ICOME As Above INCOME XPENDITURE and	Q1 0 1,140,000		0	0	Q1	Year 2	Q3	Q4	-4,825,677 Q1	-3,958,942 Year 3 Q2	-2,717,683 Q3	-1,095,345 Q4	914,742 Q1	2,943,997 Year 4 Q2			0 2,943,997 Q1 0	Year 5	0 2,943,997 Q3 0			Year 6		-
ICOME As Above INCOME XPENDITURE and lamp Duby assements etc.	Q1 0 1,140,000 57,000 0		0	0	0	Year 2 Q2 0	Q3	Q4 1,051,428 0 0	-4,825,677 Q1 2,102,855	-3,958,942 Year 3 Q2 2,102,855	-2,717,683 Q3 2,102,855 0 0	-1,095,345 Q4 2,102,855 0 0	914,742 Q1	2,943,997 Year 4 Q2 2,102,855	Q3 0	Q4 0 0	0 2.943,997 Q1 0 0	Year 5 Q2 0	Q3 0	04 0 0	Q1 0 0 0	Year 6 Q2 0		
ICOME As Above INCOME XPENDITURE and Iamp Dufy asements etc. ngals Acquisition	Q1 0 1,140,000 57,000 0 17,100		0	0	0	Year 2 Q2 0	Q3	Q4 1,051,428 0 0 0	-4,825,677 Q1 2,102,855 0 0 0	-3,958,942 Year 3 Q2 2,102,855	-2,717,683 Q3 2,102,855	-1,095,345 Q4 2,102,855	914,742 Q1	2,943,997 Year 4 Q2 2,102,855	Q3 0	Q4 0	0 2.943,997 Q1 0 0 0	Year 5 Q2 0	Q3 0	Q4 0	Q1 0	Year 6 Q2 0		
COME As Above INCOME RPENDITURE and amp Duty assements etc. agais Acquisition annino Fee	Q1 0 1,140,000 57,000 0 17,100 10,000 226.395		0 0 0 0 226.395	0 0 0 0 0	0	Year 2 Q2 0	Q3	Q4 1,051,428 0 0	-4,825,677 Q1 2,102,855	-3,958,942 Year 3 Q2 2,102,855	-2,717,683 Q3 2,102,855 0 0	-1,095,345 Q4 2,102,855 0 0	914,742 Q1	2,943,997 Year 4 Q2 2,102,855	Q3 0	Q4 0 0	0 2,943,997 0 0 0 0 0 0 0	Year 5 Q2 0	Q3 0	04 0 0	Q1 0 0 0	Year 6 Q2 0		
COME As Above INCOME APENDTURE and amp Duty ages Acquisition arching Fee shifteds S anoing Consultants	Q1 0 1,140,000 57,000 0 17,100 10,000 226,395 18,866 37,732		0 0 0 226,395 18,866 37,732	0	0	Year 2 Q2 0	Q3	Q4 1,051,428 0 0 0	-4,825,677 Q1 2,102,855 0 0 0	-3,958,942 Year 3 Q2 2,102,855	-2,717,683 Q3 2,102,855 0 0	-1,095,345 Q4 2,102,855 0 0	914,742 Q1	2,943,997 Year 4 Q2 2,102,855	Q3 0	Q4 0 0	0 2,943,997 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 Q2 0	Q3 0	04 0 0	Q1 0 0 0	Year 6 Q2 0		
COME As Above INCOME OPENDTURE amp Duly amp Duly gas Acquisition aming Fee vibrics S aming Consultants her Professional	Q1 0 1,140,000 57,000 0 17,100 10,000 226,395 18,886 37,732 94,331		0 0 0 226,395 18,866 37,732 94,331	0 0 0 0 0 0 0 0 0 0 0 0 0		Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 1,051,428 0 0 0 0 0 0 0 0 0 0	Q4 1,051,428 0 0 0 0 0 0 0 0 0 0 0 0	-4,825,677 Q1 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0	-3,958,942 Year 3 Q2 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,717,683 Q3 2,102,865 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,095,345 Q4 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	914,742 Q1 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,943,997 Year 4 Q2 2,102,855	Q3 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,943,997 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 Q2 0	Q3 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 Q2 0		
COME As Above INCOME VPCONTURE OPENDTURE amp Duty gais Arguitation amp Gree amp Secondaria amp Company amp Compan	Q1 0 1,140,000 57,000 0 17,100 10,000 226,395 18,866 37,732		0 0 0 226,395 18,866 37,732	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	C3 1,051,428 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	C4 1,051,428 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,825,677 Q1 2,102,855 0 0 0 0 0 0 0 0 0 9988,725	-3,958,942 Year 3 Q2 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,717,683 	-1,095,345 Q4 2,162,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	914,742 Q1	2,943,997 Year 4 Q2 2,102,855	Q3 0	Q4 0 0	0 2,943,997 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 Q2 0	Q3 0	04 0 0	Q1 0 0 0	Year 6 Q2 0		
COME As Above INCOME VENDTURE VENDTURE And Amp Day assessing and assessing asses assessing asses asses assessing asses assessing	Q1 0 1,140,000 57,000 0 17,100 10,000 226,395 18,866 37,732 94,331 0		0 0 226,395 18,866 37,732 94,331 164,787 221,633	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 1,051,428 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 1,051,428 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,825,677 Q1 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,958,942 Year 3 Q2 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,717,683 Q3 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,095,345 Q4 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	914,742 Q1 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,943,997 Year 4 Q2 2,102,855	Q3 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2.943.997 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 Q2 0	Q3 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 Q2 0		
COME As Above INCOME VECONTURE and Duty gas Asquistion gas Asquistion anning Fee chilacts S anning Consultants anning Consultan	Q1 0 1,140,000 57,000 0 17,100 10,000 226,395 18,886 37,732 94,331		0 0 0 226,395 18,856 37,732 94,331 164,787	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	03 1,051,428 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	04 1,051,428 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,825,677 Q1 2,102,855 0 0 0 0 0 0 0 0 0 9988,725	-3,058,942 Year 3 Q2 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,717,683 	-1,095,345 Q4 2,162,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	914,742 Q1 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,943,997 Year 4 Q2 2,102,855	Q3 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,943,997 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 Q2 0	Q3 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 Q2 0		
COME At Above MCOME CPENDTURE CPENTURE CPENDTURE C	Q1 0 1,140,000 57,000 0 17,100 10,000 226,395 18,866 37,732 94,331 0		0 0 0 2265,395 18,866 37,732 94,331 164,787 221,633 4,120	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	03 1,051,428 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	04 1,051,428 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,825,677 Q1 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,958,942 -3,958,942 Q2 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,717,683 	-1,095,345 -1,095,345 -2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	914,742 Q1 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,943,997 Year 4 Q2 2,102,855	Q3 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2.943.997 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 Q2 0	Q3 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 Q2 0		
COME AL ADAVA NCOME PERSONAL REPORT	01 0 1,142,000 0 17,100 10,000 226,395 18,866 37,732 94,331 0 0 0 50,000 0 50,000 0		0 0 0 2265,395 18,866 37,732 94,331 164,787 221,633 4,120	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 1,051,428 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 1,051,428 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,825,677 -4,825,677 -2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,958,942 -3,958,942 Q2 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,717,683 -2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,095,345 -1,095,345 -2,102,855 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	914,742 Q1 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0	2,943,997 Year 4 Q2 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,943,997 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 Q2 0	Q3 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 Q2 0		
COME At Above MCOME CPENDTURE CPENTURE CPENDTURE C	0 1,140,000 57,000 0 17,100 10,000 226,395 18,866 37,732 94,331 0 0 50,000		0 0 0 2265,395 18,866 37,732 94,331 164,787 221,633 4,120	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	03 1,051,428 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 1,051,428 0 0 0 0 0 0 988,725 221,633 10,000 0 988,725 221,633 10,000 0 0 3 3,1,543 5,257	-4,825,677 Q1 2,162,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,956,942 -3,956,942 Q2 Q2 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,717,683 -2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,095,345	914,742 Q1 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,943,997 Year 4 Q2 2,102,855	Q3 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,943,997 C1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 Q2 0	Q3 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 Q2 0		
COME ALADOWE NOCOME VERNETURE and Day Required and Day Required and Day Required and Carlos and	01 0 1,140,000 57,000 0 10,100 10,000 226,395 37,732 94,331 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 2265,395 18,866 37,732 94,331 164,787 221,633 4,120	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 1,051,428 0 0 0 0 0 0 0 0 0 0 0 0 0 0 988,725 221,633 10,000 24,718 0 0 0 31,543	Q4 1,051,428 0 0 0 0 0 0 0 0 0 988,725 221,633 10,000 24,718 0 0 0 31,543	4,825,677 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,958,942 -3,958,942 Q2 Q2 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,717,683 Q3 2,102,885 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,095,345 -1,095,345 -2,102,855 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	914,742 Q1 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0	2,943,997 Year 4 Q2 2,102,865 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2.943.997 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 Q2 0	Q3 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 Q2 0		
ICOME At Above INCOME RPENDTURE RPENDTURE Registrong and an an and an	01 0 1,140,000 57,000 0 10,100 10,000 226,395 37,732 94,331 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 226,395 18,866 37,732 94,331 164,787 221,633 4,120 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 (22 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 1,051,428 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 1,051,428 0 0 0 0 0 988,725 221,633 10,000 24,718 0 0 0 31,543 5,257 0	4,825,677 2,102,885 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,958,942 -3,958,942 -2,102,855 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	-2,717,083 -2,102,885 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,095,245 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	914,742 Q1 2,102,865 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2.943.997 Year 4 Q2 2.162.865 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2.943.997 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 Q2 0	Q3 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 Q2 0		
COME A ADAMA NOCKEE PROFESSION REPORTINGE and ADAMA A	Q1 0 1.140,000 57,000 0,77,100 10,000 0,000 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 226,395 18,866 37,732 94,331 164,787 221,633 4,120 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 (22 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 1,051,428 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 1,051,428 0 0 0 0 0 988,725 221,633 10,000 24,718 0 0 0 31,543 5,257 0	4,825,677 2,102,885 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,958,942 -3,958,942 -2,102,855 -2,102,855 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	-2,717,083 -2,102,885 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,095,245 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	914,742 Q1 2,102,865 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2.943.997 Year 4 Q2 2.162.865 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,943,997 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 Q2 0	Q3 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 Q2 0		
COME A ADOM NOTATION AND A ADOM PERSONNER IN ADDA Series Series And Series	Q1 0 1.1460,000 57,000 0 0 10,000 262,395 18,866 37,722 94,313 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0	• 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	03 1,061,428 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	04 1,051,428 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,825,677 2,162,865 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,958,942 - 3 O2 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,717,683 -2,162,855 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,095,345 -1,095,345 2,162,855 0 0 0 0 0 0 0 0 0 329,575 10,000 8,239 0 0 0 0 0 0 0 4,239 0 0 0 0 0 4,239 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	914,742 Q1 2,162,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,943,997 Year 4 Q2 2,162,865 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	04 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,943.997 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 Q2 0	Q3 0	C4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 Q2 0		
COME ALADOW NOTORE PERFORME IN SUBJECT OF ALADOPT AND ADDAPT AND ADDAPT	Q1 0 1.1460,000 57,000 0 0 10,000 268,395 18,866 37,732 94,331 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0	• 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	03 1,061,428 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	04 1,051,428 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,825,677 2,162,865 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,958,942 - 3 O2 2,102,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,717,683 -2,162,855 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,095,345 -1,095,345 2,162,855 0 0 0 0 0 0 0 0 0 329,575 10,000 8,239 0 0 0 0 0 0 0 4,239 0 0 0 0 0 4,239 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	914,742 Q1 2,162,855 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,943,997 Year 4 Q2 2,162,865 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	04 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,943,997 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 Q2 0	Q3 0	C4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 Q2 0		

SITE NAME Site 13

Post PDCS Base Site 13

INCOME	Av Size	%	Numbe		Price	GDV	GIA		DEVELOPME	NT COSTS						1	Planning fee					Build Cost	/m2	
	m2 78.0	70%	18		£/m2		m2		LAND	Land		/unit or m2	total				Planning app 1 No dwgs	18	rate 385			BCIS CfSH	1,039 16	1.50%
Market Housing										Stamp Duty		20,768	11,21	373,829 5			No dwgs unde No dwgs over	r 18 5 0	115	6,930 0		Energy Design	0	
Shared Ownership	63.8	15%	3	8	1,983		172			Easements etc Legals Acquisit	ion	1.50%	5,607) 7 16,822			J		Total	6,930		Over-extra 1 Small Sites	0	0%
Affordable Rent	63.8	15%	2	8	1,100		172		PLANNING													Over-extra 3 Site Costs	0 104	0% 10%
Social Rent	63.8	0%	()	0		0			Planning Fee Architects		6.00%	6,930 112,954	4			Stamp duty c Land payment			373,829			1,170	
	Shared Ownersh Affordable Rent	lip			0	0				QS / PM Planning Cons		0.50%	18.826	5			125,000 250,000	0% 1% 3% 4% 5%	1% 3%					
	Social Rent				0					Other Professio		2.50%	47,054	4 195,186			500,000 1,000,000	3% 4%	0% 0%					
SITE AREA - Net SITE AREA - Gross	0.30 h 0.30 h	ia ia	60 60) /ha) /ha		3,528,531	1,327		CONSTRUCT	ON Build Cost - BC	IS Based	1,170	1,552,989	9			above	5%	3% Total	11,215				
										s106 / CIL Contingency		1,000	77,649	9			Stamp duty c	alc - Add Profit	-					
Sales per Quarter Unit Build Time	0 3 C	Quarters								Abnormals			155,299	9 1,882,561			Land payment 125,000	0%	1%	144,000				
				Per ha GROSS		RUN Residual Cit	MACRO ctrl+r using balance =	0	FINANCE	Fees			50,000				250,000 500,000	1% 3% 4%	3% 0% 0%					
Residual Land Value Alternative Use Value		373,829	1,246,091	400,000		RUN CIL MACI				Interest Legal and Valu	ation	7.00%		50,000			1,000,000 above	4% 5%	0% 3%					
Uplift Plus /ha	20% 0	24,000 0		80,000			ising balance =	0	SALES								L		Total	4,320				
Vial	bility Threshold	144,000		480,000	1	Check on phasing a COF	wgs noz rect			Agents Legals		3.0% 0.5%	105,856	3			Pre CIL s106	1,000	£/ Unit (all) Total	18,000				
Additional Profit	_	330,833	E/m2 331	1						Misc.			() 123,499	2,641,898		Post CIL s106		£/ Unit (all)					
				-						rofit % of costs (befi	ore interest)	0.00%			0		CIL	80	£/m2 Total	96,624				
										% of GDV		20.00%			705,706									
RESIDUAL CASH FLOW	V FOR INTEREST	r 01	Year 1	03	04	91	Year 2 Q2	Q3	04	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	04	91	Year 5 Q2	Q3	04	01	Year 6 Q2	Q3 Q4
INCOME UNITS Started				1	2	4	4	4	3									-				-		
Market Housing Shared Ownership					0	0	0	166,530 18,973	222.060	666,120 75.890	666,120 75,890	666,120 75,890	499,590 56,918	0	0	0	0	0	0	0	0	0	0	0 0
Shared Ownership Affordable Rent Social Rent					0	0	0	10,527	37,945 21,054	75,890 42,108	42,108	42,108	31,581 0	0	0	0	0	0	0	ō	0	0	0	0 0
Grant and Subsidy INCOME		0			ŏ	0	0	0	0 0 392,059	0 0 784,118	0 784,118	0 784,118	0	0	0	0	0	0	ő	0	0	0	0	0 0
INCOME				v		3	J	120,030		199,110	197,110	199,110),003		v	v	U		¥	v	U			. 0
EXPENDITURE Stamp Duty Easements etc.		11,215												1										
Legals Acquisition		5,607																						
Planning Fee		6,930																						
Architects QS Planning Consultants		6,930 56,477 4,706 9,413		56,477 4,706 9,413																				
Planning Consultants Other Professional		9,413 23,532		9,413 23,532																				
Build Cost - BCIS Base			0	28,759	86,277	201,313	287,591	345,109	316,350	201,313	86,277	0	0	0	0	0	0	0	0	0	0	0	0	0 0
106/CIL Contingency			0	1,789 1,438	5,368 4,314	12,525 10,066	17,893 14,380	21,472 17,255	19,683 15,817	12,525 10,066	5,368 4,314	0	0	0	0	0	0	0	0	0	0	0	0	0 0 0 0
Abnormals			0	2,876	8,628	20,131	28,759	34,511	31,635	20,131	8,628	0	0	0	0	0	0	0	0	0	0	0	0	0 0
Finance Fees Legal and Valuation		50,000 0																						
Agents		0	0	0	0	0	0	5,881	11,762	23,524	23,524	23,524	17,643	0	0	0	0	o	0	0	0	0	0	0 0
Legals Misc.		0	0	0	0	0	0	980	1,960	3,921	3,921	3,921	2,940	0	0	0	0	0	0	0	0	0	0	0 0
COSTS BEFORE LAND	INT AND PROP	167,880	0	128,990	104,587	244,036	348,622	425,208	397,207	271,480	132,031	27,444	20,583	0	0	0	0	0	0	0	0	0	0	0 0
For Residual Valuation	Land	373,829																						
	Interest Profit on Costs		9,480	9,646	12,072	14,113	18,631	25,058	29,507	30,114	21,669	10,637	0	0	0	0	0	0	0	0	0	0	0	0 0 0 0 705,709
	Profit on GDV																							
	Cash Flow Opening Balan	-541,710 0	-9,480	-138,635	-116,659	-258,149	-367,254	-254,236	-34,655	482,525	630,418	746,037	567,505	0	0	0	0	0	0	0	0	0	0	0 -705,70
	Closing Balano	-541,710	-551,189	-689,826	-806,484	-1,064,634	-1,431,887	-1,686,124	-1,720,778	-1,238,254	-607,836	138,201	705,706	705,706	705,706	705,706	705,706	705,706	705,706	705,705	705,705	705,706	705,706	705,706 0
CASH FLOW FOR CIL A	ADDITIONAL PRO		Year				Year 2				Year 3				Year 4				Year 5				Year 6	
INCOME	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	04	Q1	Q2	Q3 Q4
income		0	0	0	0	0	0	196,030	392,059	784,118	784,118	784,118	588,089	0	0	0	0	0	0	0	0	0	0	0 0
EXPENDITURE Land		144,000																						
Stamp Duty		4,320	0	0	0	0	0	0	0	o	0	0	0	0	0	0	0	o	0	0	0	0	0	0 0
Easements etc. Legals Acquisition		0 2,160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0 0 0
Planning Fee		6,930	0	0	0	0	0	0	0	0	0	o	0	0	0	0	0	0	0	0	0	0	0	0 0
Architects QS		56,477 4,706	0	56,477 4,706	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0 0 0
Planning Consultants Other Professional		9,413 23,532	0	9,413 23,532	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0 0 0
Build Cost - BCIS Base		0	0	28,759	85,277	201,313	287,591	345,109	316,350	201,313	86,277	o	0	0	0	0	0	0	0	0	0	0	0	0 0
POTENTIAL CIL Post CIL s105				82,708	82,708	82,708 1,000	82,708 2,000	4,000	4,000	4,000	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0 0
Contingency Abnormals		0	0	1,438 2,876	4,314 8,628	10,066 20,131	14,380 28,759	17,255 34,511	15,817 31,635	10,066 20,131	4,314 8,628	0	0	0	0	0	0	0	0	0	0	0	0	0 0 0 0
Finance Fees		50,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0
Legal and Valuation		0	o	ō		0	0	ō		ō		0	0	0	0	0	0	0	0	0	0	0	0	o ō
Agents Legals		0	0	0	0	0	0	5,881 980	11,762 1,960	23,524 3,921	23,524 3,921	23,524 3,921	17,643 2,940	0	0	0	0	0	0	0	0	0	0	0 0 0 0
Legals Misc. COSTS BEFORE LAND	INT AND PROP	0	0	209.909	0	0	415.437	0 407.736	0 381.524	0 262.955	0	0 27,444	0	0	0	0	0	0	0	0	0	0	0	0 0
		551,338		107,393	101,721	510,213	410,407	-wr,/30	uu 1,024	AVA,700	120,003		AV,003		•	v	U		v	v				. 0
For CIL calculation	Interest		5,277	5,369	9,137	12,480	18,215	25,804	29,960	30,300	21,710	10,637	0	0	0	0	0	0	0	0	0	0	0	0 0
	Profit on cost Profit on GDV		u,411	5,369	w, 131	14,400	10,210	au,004	A-9,300	30,300	A 1,7 TU	10,037	U	5		U	0		× ×	÷	a	5		0 0 705,70
	Cash Flow	-301 538	-5.277	-215.279	-191.054	-327 699	.433 652	-237.510	-19.425	490 863	632 745	746 037	567 505	0	0	0	0	0	0	0	0	0	0	0 -705.70
q	Opening Balance Closing Balance	-301,538	-306.815	-215,279	-713.157	-1.040.856	-4-33,052	-1.712.019	-19,425	-1.240.581	-607.836	138.201	705.706	705.706	705.706	705.706	705.706	705.706	705.706	705,705	705.705	705.706	705.705	705.705 0
	v									a constant of														

SITE NAME Site 14

Post PDCS Base Site 14

																				_			
NCOME Av Size m2	%	Number 13		Price £/m2	GDV £	GIA m2		DEVELOPME	NT COSTS						Planning	app fe	dwgs 13	rate		BC	uild Cost CIS	/m2 908	
arket Housing 126.2	70%	9		3,050	3,503,298	1,149		LAND	Land		/unit or m2 71,561	Total	930,288		No dwgs No dwgs		13 13		5,005	Cf	ISH hergy	14 0	1.50%
ared Ownership 79.0	15%	2		1.983	305.404	154			Stamp Duty Easements etc			37,212			No dwgs	over 5	13 0	385 115 Total	5.005	De	esign vervextra 1	11	
fordable Rent 79.0	15%	2		1,100	169,455	154			Legals Acquisit	ion	1.50%	13,954	51,166		-			TOTAL	0,000	Sr	nall Sites ver-extra 3	0	0%
ocial Rent 79.0	0%	2		1,100	109,405	154		PLANNING	Planning Fee			5 005								s	te Costs	91	0% 10%
		0		0		0			Architects QS / PM		6.00%	97,980 8,165			Land pa	uty calc - Resi ment	uuui		930,288			1,023	
Brant and Subsidy Shared Owners Affordable Rent Social Rent				0	0				Planning Consi Other Professio		0.50% 1.00% 2.50%	8,165 16,330 40,825	168,305		125,1 250,1 500,1 1,000	00	0% 1% 3% 4% 5%	1% 3% 4% 0%					
ITE AREA - Net 0.35 ITE AREA - Gross 0.45	ha ha	37 29	/ha /ha		3,978,157	1,457		CONSTRUCT	ON Build Cost - BC s106 / CIL	IS Based	1,023	1,490,839			abo	e		4% Total	37,212				
iales per Quarter 0 Init Build Time 3	Quarters				RUN Residual M	IACRO ctrl+r		FINANCE	Contingency Abnormals		2.50%	37,271	1,632,999		Stamp of Land pa 125,1 250,1 500,1	00	0% 1% 3%	1%	432,000				
iesidual Land Value Iternative Use Value plift 20%	Whole Site F 930,288 360,000 72,000	er ha NET Per h 2,657,966	a GROSS 2,067,307 800,000 160,000	,	RUN CIL MACR				Fees Interest Legal and Valu	ation	7.00%	10,000	10,000		500,1 1,000 abo	000	3% 4% 5%	3% 4% 0% 4% Total	17.280				
Plus /ha 0 Viability Threshold	0 432,000		0	c	Theck on phasing du	ge noz	0	SALES	Agents Legals		3.0% 0.5%	119,345 19,891			Pre CIL	105	1,000 £/ Unit (Total		13,000				
Name 0 <td></td>																							
ESIDUAL CASH FLOW FOR INTERES	3T	Year 1				Year 2			% of GDV	Year 3	20.00%			Year 4				Year 5					
NCOME	Q1	Q2	u3		Q1					Q2	Q3	Q4	Q1	Q2	43 44	Q1	9	12	u3	Q4	Q1	Q2	Q3
NITS Started larket Housing			1	0	2	0	269,484	538,969	538,969	538,969	538,969	538,969	538,969	0	0 0	0			0	0	0	0	0
hared Ownership ffordable Rent				0	0	0	13,035	26,070	26,070	26,070	26,070	26,070	26,070	0	0 0	0	0)	0	0	0	0	0
ocial Rent rant and Subsidy				0	0	0		0	0	0	0	0	0	0	0 0	0)	0	0	0	0	0
INCOME	0	ò	0	0	0	0	306,012	612,024	612,024	612,024	612,024	612,024	612,024	0	0 0	0			0	0	0	0	0
PENDITURE Imp Duty	37,212																						
ements etc. Jals Acquisition	0 13,954																						
ining Fee	5.005																						
hitects	48,990 4,082	4	8,990 4,082																				
nning Consultants er Professional	4,082 8,165 20,412		4,082 8,165 10,412																				
er Professional Id Cost - BCIS Base	20,412			114.680	191.133	229.360	229.360	229.360	229.360	152.907	76.453	0	0	0	0 0			,					0
6/CIL		0	2,689	8,068	191,133 13,447 4,778	229,360 16,137 5,734	16,137	229,360 16,137 5,734	229,360 16,137 5,734	10,758	76,453 5,379 1,911	0	0	0	0 0	0	c		0	0	0	0	0
ntingency normals		0	956 0	2,867 0	4,778 0	5,734 0	5,734 0	5,734 0	5,734 0	3,823 0	1,911 0	0	0	0	0 0	0	0	5	0	0	0	0	0
ince Fees	10,000																						
al and Valuation	•																						
ints als	0	0	0	0 0	0	0	9,180 1,530	18,361 3,060	18,361 3,060	18,361 3,060	18,361 3,060	18,361 3,060	18,361 3,060	0	0 0	0	0		0	0	0	0	0
C. STS BEFORE LAND INT AND PROP	147,821	0 1	0 23,522	125,615	209,359	251,231	261,941	272,652	272,652	188,908	105,164	21,421	21,421	0	0 0	0			0	0	0	0	0
				T					_											Γ			
r Residual Valuation Land Interest	930,288	18,867 1	9,197	21,695	24,273	28,361	33,254	33,065	27,704	22,250	15,235	6,632	o	0	0 0	0			0	0	0	0	0
Profit on Costs Profit on GDV																							
Cash Flow	-1,078,109	-18.867 -1	42,719	-147,310	-233,631	-279,592	10,817	306,308	311,668	400.866	491,625	583,972	590,603	0	0 0	0)	0	0	0	0	0
Opening Balan Closing Balano	0			1,387,004	-1,620,636	-1,900,228	-1,889,411	-1,583,103	-1,271,435	-870,568	-378,944	205,028	795,631	795,631	795,631 795,6	31 795,6	31 795,	631 79	15,631 7	95,631	795,631	795,631	795,631
[]				100-100-1		10001000	.10001	10001.00															
SH FLOW FOR CIL ADDITIONAL PR	Q1	Year 1 Q2	Q3	Q4	01	Year 2 Q2	Q3	04	01	Year 3 Q2	03	Q4	01	Year 4 Q2	03 04	01	9	Year 5	Q3	04	01	Year 6 Q2	Q3
OME As Above INCOME			0	0	0	0	306,012	612,024	612,024	612,024	612,024	612,024	612,024	0		•)	0	0	0	0	
PENDITURE				Ť	v	v	200,012	012,024	012,024	012,024	212,027	312,024	512,027	v	- 0						v	v	v
d	432,000																						
mp Duty	17,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	0		1	0	0	0	0	0
ements etc. als Acquisition	0 6,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	0	6	, ,	ŏ	0	0	0	0
	5,005	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	0	c		0	0	0	0	0
nning Fee	48,990 4,082	0 .	8,990 4,082	0	0	0	0	0	0	0	0	0	0	0	0 0	0	0	5	0	0	0	0	0
illects	8,165	0 1	8,165 10,412	0	0	0	0	0	0	0	0	0	0	0	0 0	0	0	3	0	0	0	0	0
ning Consultants	20,412			114,680	191,133	229,360	229,360	229,360	229,360	152,907	76,453	0	0	0	0 0	0	c	0	0	0	0	0	0
hitects nning Consultants er Professional id Cost - BCIS Base	20,412			130,390	130,390 1,000	130,390 2,000	130,390 2,000	2,000	2,000	2,000	2,000	0		0	0 0		,	,	0		0	0	0
ning Consultants er Professional d Cost - BCIS Base FENTIAI CII	20,412				4,778	5,734 0	5,734 0	5,734 0	5,734 0	3,823	1,911	0	0	0	0 0	0		5	0	0	0	0	0
hitects nning Consultants er Professional d Cost - BCIS Base TENTIAL Cill. 4 Cill. s106 tingenoy	20,412 0	1	956	2,867	0		0	U	0		0	0	0	0		-		·			0	0	0
hitects er Professional di Cost - BCIS Base TENTIAL CIL e CIL = 106 tingency comals	20,412 0 0 0	0 0	956 0	0	0		~	-			U	0	0	0	0 0	0	6	,		U			U
hitects nning Consultants er Professional Id Cost. + BCIS Base TENTAL. CIL. to CL: 106 tritingency normals ance Fees	20,412 0	1	956	2,867 0 0	0	0	0	0	0	0	0	0)	ō	0	0	0	0
ning Consultants rring Consultants Frotessional d Cost - BCIS Base ENTIAL CIL CLS = 106 CLS = 106 cmmala monale and Valuation nts	20,412 0 0 10,000 0	0 0 0	956 0 0 0	0 0 0	0 0	0	9,180	0 18,361	18,361	0 18,361	18,361	18,361	18,361	0	0 0	0		5	0	0 0	0	0	0
ving Consultants ving Consultants d Cost BCIS Base EXTUR. C.L. C.L. 106 EXTUR. C.L. C.L. 106 annale mala al and Valuation nts als a.	20,412 0 10,000 0 0 0 0 0		956 0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	9,180 1,530 0	0 18,361 3,060 0	18,361 3,060 0	0 18,361 3,060 0	18,361 3,060 0	18,361 3,060 0	3,060 0	0 0 0	0 0 0 0 0 0	0	0		0	0	0 0 0 0	0 0 0	0
ving Consultants ving Consultants d Cost BCIS Base EXTUR. C.L. C.L. 106 EXTUR. C.L. C.L. 106 annale mala al and Valuation nts als a.	20,412 0 0 10,000 0		956 0 0 0 0	0 0 0	0 0	0	9,180	0 18,361	18,361	0 18,361	18,361	18,361	18,361 3,060 0 21,421	0 0 0	0 0 0 0 0 0	0 0 0	0 0 0		0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	
nheck eng Concubints eng Concubints eng Concubints eng Concubints eng Concubints eng Concubints eng Concubints eng Concubints eng eng Concubints eng Concubints en	20,412 0 10,000 0 0 0 0 0		956 0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	9,180 1,530 0	0 18,361 3,060 0	18,361 3,060 0	0 18,361 3,060 0	18,361 3,060 0	18,361 3,060 0	3,060 0	0 0 0	0 0	0 0 0	0 0)))	0	0	0 0 0 0	0 0 0 0	0
nning Free Inhibits Inhists In	20,412 0 10,000 0 0 0 0 0		956 0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	9,180 1,530 0	0 18,361 3,060 0	18,361 3,060 0	0 18,361 3,060 0	18,361 3,060 0	18,361 3,060 0	3,060 0	0 0 0 0	0 0	0 0 0 0	0 0 0))))	0 0 0 0 0	0	0 0 0 0 0	0 0 0 0	0
nhecks mely Consultants of Coll - BLOS Base of Coll - BLOS Base - Coll - Coll - Coll - Coll - Coll - Coll - Coll - Coll - Coll - Coll - Coll - Coll - Coll - Coll - Coll - Coll - Coll - Coll - Coll	20,412 0 10,000 0 0 0 0 0		956 0 0 0 0 0 51,222	0 0 0 0 247,936	0 0 0 0 327,301	0 0 0 0 367,483	9,180 1,530 0 378,194	0 18,361 3,060 0 258,515	18,361 3,060 0 258,515	0 18,361 3,060 0 180,150	18,361 3,060 0 101,785	18,361 3,060 0 21,421	3,060 0	0 0 0	0 0 0 0	0 0 0 0	0 0 0 0))))	0 0 0 0	0	0	0 0 0 0 0	0
weig Controller er Professional de Cast. Belos Base BETAL C.L. BETAL C.L. BET	20,412 0 10,000 0 0 0 0 0	0 0 0 0 0 0 2 9,667 9	956 0 0 0 0 51,222	0 0 0 0 247,936	0 0 0 0 327,301	0 0 0 0 367,483	9,180 1,530 0 378,194	0 18,361 3,060 0 258,515	18,361 3,060 0 258,515	0 18,361 3,060 0 180,150	18,361 3,060 0 101,785	18,361 3,060 0 21,421	3,060 0	0 0 0 0	0 0 0 0	000000000000000000000000000000000000000	0 0 0 0 0)))	0 0 0 0 0	0	0 0 0 0 0 0	0 0 0 0 0 0	0

	Av Size m2	%	32		Price £/m2	GDV £			DEVELOPMEN	T COSTS							Planning fee o	alc	rate			Build Cost	/m2		
arket Housing	m2 99.3	70%	32		3.050				LAND	Land		/unit or m2 49,287	Total	1 577 174			Planning app fe No dwgs	32	rate 385	12,320		BCIS CfSH	920	1.50%	16
			-							Stamp Duty		49,287	78,859	1,5/7,174			No dwgs under No dwgs over 5	1 32 5 0	385	0		Energy Design	11		
ared Ownership	75.6	15%	5		1,983	719,410				Easements etc. Legals Acquisit	ion	1.50%	0 23,658	102,516					Total	12,320		Over-extra 1 Small Sites	0	0%	6
rdable Rent	75.6	15%	5		1,100	399,168	363		PLANNING													Over-extra 3 Site Costs	0 138	0% 15%	16 16
al Rent	75.6	0%	0		0	0	0			Planning Fee Architects		6.00%	12,320 209.008				Stamp duty ca Land payment			1,577,174			1,082		
· · · ·	Shared Ownershi Affordable Rent	iip			0	0				QS / PM Planning Consu	ultants	0.50%	17,417 34,835				125,000 250,000	0% 1% 3% 4%	1% 3%	1,000,000					
	Social Rent				0	0				Other Professio	onal	2.50%	87,087	360,667			500,000 1,000,000	3% 4%	4% 5%						
E AREA - Net E AREA - Gross	1.00 h 1.25 h	ia ia	32 25	/ha /ha		7,903,996	2,950			DN Build Cost - BC s106 / CIL Contingency	IS Based	1,082 1,000 2.50%	3,193,648 209,978 79,841				above Stamp duty ca	5%	5% Total	78,859					
les per Quarter It Build Time	0 3 Q	Quarters Whole Site	Decks NPT	Per ha GROSS		RUN Residual	MACRO ctrl+r ssing balance =		FINANCE	Abnormals		2.50%	30,000	3,483,467			Land payment 125,000 250,000 500,000	0% 1% 3%	1% 3% 4%	512,500					
sidual Land Value ernative Use Value lift Plus /ha	20% 350,000	1,577,174 62,500 12,500 437,500	1,577,174	1,261,740 50,000 10,000 350,000		RUN CIL MACI	RO ctrl+l bsing balance = 1		SALES	Interest Legal and Valu	ation	7.00%	0	30,000			1,000,000 above	4% 5%	5% 5% Total	25,625					
Viabi ditional Profit	ility Threshold	512,500 £ 1,396,870	/m2 628	410,000		Check on phasing o COF	lwga noz rect			Agents Legals Misc.		3.0% 0.5%	237,120 39,520 0	276,640	5,830,465		Pre CIL s105 Post CIL s106		£/ Unit (all) Total £/ Unit (all)	32,000					
									Developers Pr	ofit % of costs (befo % of GDV	ore interest)	0.00%			0 1,580,799		CIL	80	£/m2 Total	209,978					
SIDUAL CASH FLOW	FOR INTEREST	r Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
COME NITS Started				2	2	5	5	5	5	5	3														
arket Housing ared Ownership				-	0	0	0	424,089 44,963	424,089 44,963	1,060,222 112,408	1,060,222 112,408	1,060,222 112,408	1,060,222 112,408	1,060,222 112,408	636,133 67,445	0	0	0	0	0	0	0	0	0	
fordable Rent icial Rent					0	0	0	24,948 0	24,948 0	62,370 0	62,370 0	62,370 0	62,370 0	62,370 0	37,422	0	0	0	0	0	0	0	0	0	
ant and Subsidy		0			0	0	0	0 494,000	0 494,000	0	0	0	0	0	741.000	0	0	0	0	0	0	0	0	0	
PENDITURE		Ť	v	~~		Ť			,000						.41,000	v	v	Ť	•	v	v		v	v	
mp Duty		78,859 0			l.																				
sements etc. gals Acquisition		0 23,658			l.																				
nning Fee		12,320																							
hitects		104,504 8,709		104,504 8,709																					
nning Consultants er Professional		17,417 43,543		17,417 43,543																					
Id Cost - BCIS Base			0	66.534	133.069	299.404	399.206	499.007	499.007	499.007	432.473	266.137	99.801	0	0	n	0	P	0	0	0	0	0	0	
05/CIL			ő	4 375	8,749 3,327	19 685	26 247	32,809 12,475	32,809 12,475	32,809 12,475	28,435 10,812	17,498 6,653	6,562	0	0	0	0	0	0	0	0	0	0	ő	
ntingency normals			0	1,663	3,327 0	7,485	9,980 0	12,475	12,475	12,475	10,812 0	6,653 0	2,495 0	0	0	0	0	0	0	0	0	0	0	0	
ance Fees		30,000			l.																				
gal and Valuation		0																							
ents gals		0	0	0	0	0	0	14,820 2,470	14,820 2,470	37,050 6,175	37,050 6,175	37,050 6,175	37,050 6,175	37,050 6,175	22,230 3,705	0	0	0	0	0	0	0	0	0	
SC. DSTS BEFORE LAND I	INT AND PROP	319,010	0	0 246,746	145,144	326,575	435,433	561,582	561,582	587,517	514,944	333,514	152,083	43,225	25,935	0	0	0	0	0	0	0	0	0	
r Residual Valuation	Land	1,577,174				41,890	48,338	56,804	58,981		50,935		24,136	5,608	0	0	0								
	interest*		33.183	33.764	38.673													p	0	0	n	0	0		
F	Interest Profit on Costs Profit on GDV		33,183	33,764	38,673	41,830	48,338			61,195	50,935	39,226					-	0	0	0	0	0	0	0	
F	Profit on Costs Profit on GDV																	0	0	0			0	5	1,5
F	Profit on Costs Profit on GDV Cash Flow Opening Balan	-1,896,184 0	-33,183	-280,510	-183,817	-368,465	-483,771	-124,385	-126,563	586,287	669,119	862,260	1,058,780	1,186,167	715,065	0	0	0	0	0	0	0	0	0	
F	Profit on Costs Profit on GDV Cash Flow														715,065	0 1,580,799	0	0 0 1,580,799	0 0 1,580,799	0 0 1,580,799			0 0 1,580,799	0	
F	Profit on Costs Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1,896,184 DFIT	-33,183 -1,929,367 Year 1	-280,510	-183,817	-368,465 -2,762,159	-483,771 -3,245,930 Year 2	-124,386	-126,563	586,287	669,119 -2,241,472 Year 3	862,260	1,058,780	1,186,167 865,735	1,580,799 Year 4	0 1,580,799	-	-	Year 5	0 1,580,799	0	0	Year 6	0	
SH FLOW FOR CIL AL	Profit on Costs Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1,896,184	-33,183 -1,929,367	-280,510	-183,817	-368,465	-483,771 -3,245,930	-124,386 -3,370,316 Q3	-126,563 -3,496,878 Q4	586,287 -2,910,591 Q1	669,119 -2,241,472 Year 3 Q2	862,260 -1,379,212 Q3	1,058,780 -320,432 Q4	1,186,167 865,735 Q1	1,580,799 Year 4 Q2	0 1,580,799 Q3	-	-		0 1,580,799 Q3	0	0		0 1,580,799 Q3	
SH FLOW FOR CIL AU COME	Profit on Costs Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1,896,184 DFIT	-33,183 -1,929,367 Year 1	-280,510	-183,817	-368,465 -2,762,159	-483,771 -3,245,930 Year 2	-124,386	-126,563	586,287	669,119 -2,241,472 Year 3	862,260	1,058,780	1,186,167 865,735	1,580,799 Year 4	0 1,580,799 Q3 0	-	-	Year 5	0 1,580,799 Q3 0	0	0	Year 6	0 1,580,799 Q3 0	-1)
SH FLOW FOR CIL AL COME / INCOME PENDITURE	Profit on Costs Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1,896,184 DFIT	-33,183 -1,929,367 Year 1	-280,510	-183,817	-368,465 -2,762,159	-483,771 -3,245,930 Year 2	-124,386 -3,370,316 Q3	-126,563 -3,496,878 Q4	586,287 -2,910,591 Q1	669,119 -2,241,472 Year 3 Q2	862,260 -1,379,212 Q3	1,058,780 -320,432 Q4	1,186,167 865,735 Q1	1,580,799 Year 4 Q2	0 1,580,799 Q3 0	-	-	Year 5	0 1,580,799 Q3 0	0	0	Year 6	0 1,580,799 Q3 0	
FLOW FOR GIL AL SHI FLOW FOR GIL AL INCOME	Profit on Costs Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1,896,184 DFIT Q1 0 512,500 25,625	-33,183 -1,929,367 Year 1	-280,510 -2,209,877 Q3 0	-183,817	-368,465 -2,762,159 Q1 0	-483,771 -3,245,930 Year 2	-124,386 -3,370,316 Q3	-125,563 -3,495,878 Q4 494,000	586,287 -2,910,591 Q1	669,119 -2,241,472 Year 3 Q2	862,260 -1,379,212 Q3	1,058,780 -320,432 Q4	1,186,167 865,735 Q1	1,580,799 Year 4 Q2	0 1,580,799 Q3 0	0 0	-	Year 5	0 0 1,580,799 0 0	0 1,580,799 Q4 0	0	Year 6	0 1,580,799 Q3 0	
F SH FLOW FOR CIL AL COME // INCOME PENDITURE Ind Imp Duty Imp Duty	Profit on Costs Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1,896,184 DFIT Q1 0 512,500	-33,183 -1,929,367 Year 1	-280,510 -2,209,877 Q3 0	-183,817	-368,465 -2,762,159	-483,771 -3,245,930 Year 2	-124,386 -3,370,316 Q3	-125,563 -3,495,878 Q4 494,000	586,287 -2,910,591 Q1	669,119 -2,241,472 Year 3 Q2	862,260 -1,379,212 Q3	1,058,780 -320,432 Q4 1,234,999	1,186,167 865,735 Q1	1,580,799 Year 4 Q2	0 1,580,799 Q3 0 0	Q4	-	Year 5	0 0 1,580,799 0 0 0 0 0 0 0	0	0	Year 6	0 1,580,799 Q3 0 0	
F SH FLOW FOR CIL AL 2004E // INCOME PENDITURE vid imp Duty sements etc. gab Acquisition region Ene	Profit on Costs Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1,896,184 DFIT 0 512,500 25,625 0 7,688 12,320	-33,183 -1,929,367 Year 1	-280,510 -2,209,877 Q3 0 0 0 0 0	-183,817 -2,393,694 Q4 0 0	-368,465 -2,762,159 Q1 0	-483,771 -3,245,930 Year 2	-124,386 -3,370,316 Q3	-126,563 -3,496,878 Q4 494,000 0	586,287 -2,910,591 Q1	669,119 -2,241,472 Year 3 Q2	862,260 -1,379,212 Q3	1,058,780 -320,432 Q4 1,234,999 0	1,186,167 865,735 Q1	1,580,799 Year 4 Q2	0 1,580,799 Q3 0 0 0 0 0 0	0 0 0 0	-	Year 5	0 1,580,799 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,580,799 Q4 0	0	Year 6	0 1,580,799 Q3 0 0 0 0 0 0	
F SH FLOW FOR CIL AI 20ME // INCOME PENDITURE Ind Imp Duty Jais Acquisition nering Fee thilects	Profit on Costs Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1,896,184 OFIT Q1 0 512,500 25,625 0 7,688 12,320 104,504 8,709	-33,183 -1,929,367 Year 1	-280,510 -2,209,877 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-183,817 -2,393,694 0 0 0 0 0	-368,465 -2,762,159 Q1 0	-483,771 -3,245,930 Year 2	-124,386 -3,370,316 Q3	-126,563 -3,496,878 Q4 494,000 0	586,287 -2,910,591 Q1	669,119 -2,241,472 Q2 1,234,999 0 0 0	862,260 -1,379,212 Q3	1,058,780 -320,432 Q4 1,234,999 0 0 0	1,186,167 865,735 Q1	1,580,799 Year 4 Q2	0 1,580,799 Q3 0 0 0 0 0 0 0 0 0	0 0 0 0	-	Year 5	0 0 1,580,799 0 0 0 0 0 0 0 0 0 0 0	0 1,580,799 Q4 0	0	Year 6	0 1,580,799 Q3 0 0 0 0 0 0 0 0	
SH FLOW FOR CIL AL SH FLOW FOR CIL AL INCOME PENDITURE mp Duby as Acquisition nning Fee hinces nning Consultants	Profit on Costs Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1.896,184 OFFT Q1 0 512,500 25,625 0 7,688 12,320 104,504 8,709 17,417	-33,183 -1,929,367 Year 1	-280,510 -2,200,877 Q3 0 0 0 0 104,504 8,709 17,417	-183,817 -2,393,694 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-368,465 -2,762,159 0 0 0 0 0 0 0 0 0 0 0 0 0	-483,771 -3,245,930 Year 2	-124,386 -3,370,316 Q3	-126,563 -3,496,878 Q4 494,000 0	586,287 -2,910,591 Q1	669,119 2,241,472 Vear 3 02 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0	862,260 -1,379,212 Q3 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,058,780 -320,432 Q4 1,234,999 0 0 0	1,186,167 865,735 Q1	1,580,799 Year 4 Q2	0 1,580,799 Q3 0 0 0 0 0 0 0 0 0 0	0 0 0 0	-	Year 5	0 0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	Year 6	0 1.580,799 Q3 0 0 0 0 0 0 0 0 0 0 0 0	
FILOW FOR CIL AL SH FLOW FOR CIL AL COME // INCOME PENDITURE M M M M M M M M M M M M M	Profit on Costs Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1,896,184 OFIT 0 512,500 25,625 0 12,320 104,504 8,709 104,504 8,709	-33,183 -1,929,367 Year 1	-280,510 -2.200,877 Q3 0 0 0 0 0 0 0 104,504 8,709 17,417 43,543	-183,817 -2,393,694 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-368,465 -2,762,159 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-483,771 -3,245,930 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-124,385 -3,370,316 Q3 494,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-126,563 -3,496,878 Q4 494,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	586,287 -2,910,591 0,1234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	669,119 -2,241,472 Vear 3 Q2 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	862,260 -1,379,212 -1379,212 	1,058,780 -320,432 Q4 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,186,167 865,735 Q1	1,580,799 Year 4 Q2	0 1,580,799 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0	-	Year 5	0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	Year 6	0 1,580,799 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
F SH FLOW FOR CIL AC SH FLOW FOR CIL AC NCOME // NCOME // NCOME // NCOME // NCOME // // // // // // // // // // // // //	Profit on Costs Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1.896,184 OFFT Q1 0 512,500 25,625 0 7,688 12,320 104,504 8,709 17,417	-33,183 -1,929,367 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-280,510 -2,200,877 Q3 0 0 0 0 104,504 8,709 17,417	-183,817 -2,393,694 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-368,465 -2,762,159 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-483,771 -3,245,930 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-124,385 -3,370,316 C3 494,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-126,563 -3,496,878 Q4 494,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	586,287 -2,910,591 0,1234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	669,119 -2,241,472 Year 3 02 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	862,260 -1,379,212 03 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 266,137	1,058,780 -320,432 Q4 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,186,167 865,735 Q1	1,580,799 Year 4 Q2	0 1.580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0	-	Year 5	0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	Year 6	0 1,580,799 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
F BH FLOW FOR CLL AL MICOME	Profit on Costs Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1.896,184 OFIT 01 0 512,500 25,625 0 7,688 12,320 104,504 8,709 104,504 8,709 104,504 9,704 12,320 104,504 9,704 12,320 10,454 12,320 10,454 12,320 10,454 12,555 12,55	-33,183 -1,929,367 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-280,510 -2,209,877 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-183,817 -2,393,894 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-368,465 -2,762,159 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-483,771 -3,245,030 Vear 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-124,395 -3,370,316 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-126,563 -3,496,878 Q4 494,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	586,287 -2,910,591 0,1234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	669,119 2.241.472 (22 1.234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	862,260 -1,379,212 Q3 1,234,999 0 0 0 0 0 0 0 0 266,137 5,000 6,653	1,058,780 -320,432 Q4 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,186,167 865,735 Q1	1,580,799 Year 4 Q2	0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0	-	Year 5	0 1.580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	Year 6	0 1,580,799 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
F PLOW FOR CLL AA CLL CLL CLL CLL CLL CLL CLL CLL	Profit on Costs Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1.896,184 OPIT 01 0 512,500 25,625 0 7,688 12,320 104,504 8,709 112,420 104,504 8,709 0 0 0 0 0	-33,183 -1,929,367 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-280,510 -2,200,877 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-183,817 -2,393,894 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-368,465 -2,762,159 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-483,771 -3.245,930 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-124,395 -3,370,316 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-126,563 -3,496,878 Q4 494,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	586,287 -2,910,591 0 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	669,119 -2,241,472 (2 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	862,200 -1,379,212 	1,058,780 -320,432 Q4 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,186,167 865,735 0 1,224,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,580,799 Year 4 Q2	0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-	Year 5	0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6	0 1.580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
stir FLOW FOR CLLAG Some Start FLOW FOR CLLAG Some Som	Profit on Costs Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1.896,184 OFIT 01 0 512,500 25,625 0 7,688 12,320 104,504 8,709 104,504 8,709 104,504 9,704 12,320 104,504 9,704 12,320 10,454 12,320 10,454 12,320 10,454 12,555 12,55	33,183 1,929,367 Vear 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-280,510 -2,209,877 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-183,817 -2,393,894 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-368,465 -2,762,159 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-483,771 -3,245,030 Vear 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-124,395 -3,370,316 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-126,563 -3,496,878 Q4 494,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	586,287 -2,910,591 0 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	669,119 -2,241,472 (2 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	862,260 -1,379,212 Q3 1,234,999 0 0 0 0 0 0 0 0 266,137 5,000 6,653	1,058,780 -320,432 Q4 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,186,167 865,735 Q1	1,580,799 Year 4 Q2	0 1.580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0	-	Year 5	0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	Year 6	0 1.580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
stir FLOW FOR CLLAG Some Start FLOW FOR CLLAG Some Som	Profit on Costs Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1.896,184 OFIT 0 512,500 25,625 0 25,625 0 25,625 0 104,504 8,709 17,417 43,543 0 0 0 0 0 0 0 0 0	33,183 1,929,367 Vear 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-280,510 -2,200,877 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-183,817 -2,393,894 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-368,465 -2,762,159 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-483,771 -3.245,930 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-124,386 -3,370,316 -3,370,316 -3,370,316 -494,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-126,563 -3,496,878 	586,287 -2,910,591 01 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	669.119 -2.241,472 O2 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	862260 -1,378,212 Q3 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1.058,780 -320,432 Q4 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,186,167 865,735 Q1 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0	1,580,799 - 1 1,580,799 - 1 	0 1.580,799 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-	Year 5	0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6	0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
F PLOW FOR CLL AL BH PLOW FOR CLL AL THE COME THE	Profit on Costs Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1.886,184 OPT Q1 0 512,500 225,625 0 7,688 12,320 104,504 8,709 17,417 43,543 0 0 30,000 0	33,183 1,929,367 Vear 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-280,510 -2.200,877 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-183,817 -2,303,094 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-368,465 -2,762,159 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-483,771 -3,245,930 C2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-124,385 -3,370,316 -3,370,3170,316 -3,370,3	-126,563 -3,496,878 Q4 494,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	586,287 -2,910,591 -2,910,591 -1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	669,119 -2,241,472 Q2 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	862260 -1,378,212 Q3 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,058,780 -320,432 -24 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 99,801 3,000 2,495 0 0 0 0 0 0	1,186,167 865,735 0,1234,999 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0	1,580,799 1,580,799 Year 4 Year 4 741,800 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-	Year 5	0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.580.799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 G2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0	
F PLOW FOR CL A4 F COME CALL A4 F CO	Prott on Costs Protton GDV Cash Flew Opening Balano DotrTONAL PRC As Above	0 -1.886,184 OPT Q1 0 512,500 225,625 0 7,688 12,320 104,504 8,709 17,417 43,543 0 0 30,000 0	33,183 1,929,367 Vear 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-280,510 -2.200,877 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-183,817 -2,303,094 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-368,465 -2,762,159 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-483,771 -3,245,930 C2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-124,386 -3,370,316 -3,370,316 -3,370,316 -494,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-126,563 -3,496,878 	586,287 -2,910,591 01 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	669.119 -2.241,472 O2 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	862260 -1,378,212 Q3 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1.058,780 -320,432 Q4 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,186,167 865,735 Q1 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0	1,580,799 - 1 1,580,799 - 1 	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-	Year 5	0 1.580,799 23 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.580.799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 G2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.560.799 0 0 0 0 0 0 0 0 0 0 0 0 0	
F COMPARENT OF CLAY	Prott on Costs Protton GDV Cash Flew Opening Balano DotrTONAL PRC As Above	0 -1,896,184 OPT Q1 0 512,500 22,625 0 7,685 8,709 12,320 104,504 8,709 17,417 43,543 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	33,183 1,929,367 Vear 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-280,510 -2,200,877 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	-183,817 -2,393,694 0 0 0 0 0 0 0 0 0 0 0 0 0	-366,465 -2,762,159 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-483,771 -3,245,930 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	-124,385 -3,370,316 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-126,563 -3.496,878 Q4 -494,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	586,287 -2,910,591 01 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	669,119 -2,241,472 (2 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	862,260 -1,379,212 03 1,234,999 0 0 0 0 0 266,137 5,000 6,653 0 0 37,050 6,175 0	1.058,780 -320,432 Q4 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,186,167 865,735 Q1 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0	1,580,7999 1,580,7999 741,000 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-	Year 5	0 1,860,759 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.580.799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 G2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.580.799 0 0 0 0 0 0 0 0 0 0 0 0 0	
F PLOW FOR CL A4 F COME CALL A4 F CO	Profit on Costs Profit on Costs Profit on COST Ceah Plaw Copening Balan Costerg Balan DOTTONAL PRC As Above NT AND PROC Interest	0 -1,896,184 OPT Q1 0 512,500 22,625 0 7,685 8,709 12,320 104,504 8,709 17,417 43,543 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	33,183 1,929,367 Vear 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-280,510 -2,200,877 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	-183,817 -2,393,694 0 0 0 0 0 0 0 0 0 0 0 0 0	-366,465 -2,762,159 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-483,771 -3,245,930 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	-124,385 -3,370,316 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-126,563 -3.496,878 Q4 -494,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	586,287 -2,910,591 01 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	669,119 -2,241,472 (2 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	862,260 -1,379,212 03 1,234,999 0 0 0 0 0 266,137 5,000 6,653 0 0 37,050 6,175 0	1.058,780 -320,432 Q4 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,186,167 865,735 Q1 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0	1,580,7999 1,580,7999 741,000 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-	Year 5		0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.580,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 G2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
F CC calculation	Protit on Costs Protition Costs Protition Costs Cash Fixe Costing Balance DOITTONAL PRC As Above NT AND PROF	0 -1,896,184 OPT Q1 0 512,500 22,625 0 7,685 8,709 12,320 104,504 8,709 17,417 43,543 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-33,183 -1,923,367 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-280,510 -2,209,877 03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-183,817 -2.393,694 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-368,465 -2,762,159 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-483,771 -3,245,530 Vear 2 0 0 0 0 0 0 0 0 0 0 0 0 0	-124,386 -3.370,316 C3 494,000 0 0 0 0 0 0 0 0 0 0 0 0	-126,563 -3,496,878 Q4 494,000 0 0 0 0 0 0 0 0 0 0 0 0	586.287 -2.910.591 0.1 1.234,599 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	660,119 -2,241,472 Q2 1,234,399 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	862,260 -1,379,212 03 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0	1,058,780 -320,432 04 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,186,167 865,735 0,1 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,580,7999 1,580,7999 741,000 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,580,799 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0	1.550,799	Year 5 C2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,260,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 G2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1.
F CL calculation	Protit on Costs Protition Costs Protition COST Cash Fixer Coponing Balance DDITIONAL PROC As Above DDITIONAL PROC NT AND PROC Information NT AND PROC Information NT AND PROC Information Protition Cost Protition Cost Protit	0 -1,896,184 OPT Q1 0 512,500 22,625 0 7,685 8,709 12,320 104,504 8,709 17,417 43,543 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-33,183 -1,923,367 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-280,510 -2,209,877 03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-183,817 -2.393,694 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-368,465 -2,762,159 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-483,771 -3,245,530 Vear 2 0 0 0 0 0 0 0 0 0 0 0 0 0	-124,386 -3.370,316 C3 494,000 0 0 0 0 0 0 0 0 0 0 0 0	-126,563 -3,496,878 Q4 494,000 0 0 0 0 0 0 0 0 0 0 0 0	586.287 -2.910.591 0.1 1.234,599 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	660,119 -2,241,472 Q2 1,234,399 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	862,260 -1,379,212 03 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0	1,058,780 -320,432 04 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,186,167 865,735 0,1 1,234,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,580,7999 1,580,7999 741,000 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,580,799 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0	1.550,799	Year 5 C2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 1,580,799 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,260,799 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 G2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	

SITE NAME Site 16

	SITE NAME	Site 17]							-					-				
	NCOME	Av Size m2	%	Number 56		Price £/m2	GDV £	GIA m2			IT COSTS							Planning app \$	alc t dwgs	rate				/m2 915		
	farket Housing	98.4	70%	39		3,050	11,758,726	3,855			Land		/unit or m2 48,986	5	2,743,213	3		No dwgs under			2,310	2	Energy	14	1.501	6
	Shared Ownership	80.1	15%	8		1,983	1,334,322	673			Easements etc			0				No dwgs over !	5 6	115 Total	690 3,000	2	Over-extra 1	11		
NIM NI N	Affordable Rent	80.1	15%	8		1,100	740,355	673			Legals Acquisit	tion	1.50%	41,148	178,309	9							Over-extra 3	0	03	6
	Social Rent		0%	0			0	0			Planning Fee							Stamp duty ca	alc - Residual			٦	Site Costs	137 1,076	159	6
	Srant and Subsidy S	ihared Ownershi									Architects		6.00% 0.50%	366,219				Land payment		1%	2,743,213	3				
	Â	ffordable Rent iocial Rent				c c	0				Planning Cons Other Professio	ultants onal	1.00%	61,037		5		250,000 500,000 1,000,000	1% 3% 4%	3% 4% 5%						
	SITE AREA - Net SITE AREA - Gross	1.60 hi 2.00 hi		35 28	/ha /ha		13,833,403	5,201			Build Cost - BC s106 / CIL	CIS Based	1,000	364,426						5% Total	137,161	1				
	Sales per Quarter Jnit Build Time						RUN Residual	MACRO ctri+r		FINANCE	Abnormals		2.50%	C	6,103,656	5		Land payment 125,000 250,000	0%	1%	760,000	8				
Note:			2,743,213 50,000		1.371.606	l	RUN CIL MAC	RO ctrl+l			Interest	ation	7.00%					1,000,000	3% 4% 5%	5% 5%						
	Plus /ha	350,000	700,000 760,000		350.000		Check on phasing a	dega noz	J		Agents Legals		3.0%	415,002				Pre CilL s105	1,000	£/ Unit (all)		1				
	dditional Profit				l					Developers Pr	Misc.			a	484,169	10,172,712	1	Post CIL s106 CIL	1,000	£/ Unit (all) £/m2)]				
Other Other <th< td=""><td></td><td></td><td></td><td>¥ 4</td><td></td><td></td><td></td><td>× 0</td><td></td><td></td><td>% of costs (befi % of GDV</td><td></td><td></td><td>5</td><td></td><td>2,766,681</td><td></td><td></td><td></td><td></td><td></td><td>6</td><td></td><td>×</td><td></td><td></td></th<>				¥ 4				× 0			% of costs (befi % of GDV			5		2,766,681						6		×		
State State <th< td=""><td>NCOME</td><td>FOR INTEREST</td><td>Q1</td><td>Q2</td><td>Q3</td><td>Q4</td><td>Q1</td><td>Q2</td><td>Q3</td><td>Q4</td><td>Q1</td><td>Q2</td><td>Q3</td><td>Q4</td><td>Q1</td><td>Q2</td><td>Q3</td><td>Q4</td><td>Q1</td><td>Q2</td><td>Q3</td><td>Q4</td><td>Q1</td><td>Q2</td><td>Q3</td><td>Q4</td></th<>	NCOME	FOR INTEREST	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Description Description <thdescription< th=""> <thdescription< th=""></thdescription<></thdescription<>	Market Housing				2	3	7	7	7 419,955	7 629,932	7 1,469,841	7 1,469,841	7 1,469,841	2 1,469,841		1,469,841			0	0	0	0	0	0	0	0
$ \ \ \ \ \ \ \ \ \ \ \ \ \ $	Affordable Rent					0	0	0	26,441	39,662	92,544	92,544	92,544	92,544	92,544	92,544	92,544	26,441	0	0	0	0	0	0	0	0
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	INCOME		0	0	0	0	0	0	494,050	741,075	1,729,175	1,729,175	1,729,175	1,729,175	1,729,175	1,729,175	1,729,175	494,050	0	0	0	0	0	0	0	0
Normalize Normalize <t< td=""><td>itamp Duty</td><td></td><td>137,161</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td> </td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td> </td><td></td><td></td><td></td></t<>	itamp Duty		137,161																							
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the matrix Diff U U <t< td=""><td>S Ianning Consultants</td><td></td><td>30,518</td><td></td><td>30,518</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td> </td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	S Ianning Consultants		30,518		30,518																					
NACL NACE NACE <th< td=""><td>ther Professional</td><td></td><td>76,296</td><td></td><td>76,296</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td> </td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td> </td><td></td><td></td><td></td></th<>	ther Professional		76,296		76,296																					
network network <t< td=""><td>uild Cost - BCIS Base 105/Cil</td><td></td><td></td><td>0</td><td>4.338</td><td>10.846</td><td>26.030</td><td>36.876</td><td>45.553</td><td>45.553</td><td>45.553</td><td>45.553</td><td>45.553</td><td>34,707</td><td>19.523</td><td>4.338</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td></td><td>0</td><td>0</td><td>0</td><td>0</td></t<>	uild Cost - BCIS Base 105/Cil			0	4.338	10.846	26.030	36.876	45.553	45.553	45.553	45.553	45.553	34,707	19.523	4.338	0	0	0	0	0		0	0	0	0
name range range range No <	ontingency			ŏ	1,666	4,166	9,999	14,165	17,498	17,498	17,498	17,498	17,498	13,332	7,499	1,666	0	0	0	0	0	0	0	0	0	0
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gate yate yate <th< td=""><td>inance Fees egal and Valuation</td><td></td><td>50,000 0</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td> </td><td></td><td></td><td></td></th<>	inance Fees egal and Valuation		50,000 0																							
1 <	gents		0	0		0	0	0	14,822	22,232	51,875	51,875	51,875	51,875	51,875	51,875	51,875	14,822	0	0	0	0	0	0	0	0
base base <th< td=""><td>lisc</td><td></td><td></td><td></td><td>0</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td></td><td>0</td><td></td><td>0</td><td>0</td></th<>	lisc				0														0	0	0		0		0	0
New photom No.200 9.209 9.209 9.209 9.209 9.209 9.200 9.200 9.201 9.201 9.200 9.200 9.201 9.201 9.200 9.200 9.201 9.201 9.200 9.200 9.201 9.201 9.200	COSTS BEFORE LAND IN	IT AND PROP	536,492	0	377,845	181,656	435,975	617,632	780,249	788,895	823,478	823,478	823,478	641,822	387,503	133,184	60,521	17,292	0	0	0	0	0	0	0	0
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Alt-Dort PODITIVE Yart Yart <td>0</td> <td>Opening Balan</td> <td>0</td> <td></td> <td>0 700 004</td> <td>- 700 004</td> <td>- 700 004</td> <td>0.755.554</td> <td>0.755.604</td> <td>- 700 004</td> <td>0.700.004</td> <td>-1,100,00</td>	0	Opening Balan	0																0 700 004	- 700 004	- 700 004	0.755.554	0.755.604	- 700 004	0.700.004	-1,100,00
All 0 OI OI OI OI OI	le Ie	AUSTIN Delation	-3,219,705	-3,337,099	-3,113,344	-4,021,034	-4,327,377	-0,229,230	-0,001,001	-0,747,713	-4,942,001	-4,123,399	-3,209,002	-2,200,081	-957,959	621,208	2,209,922	2,700,081	2,700,001	2,700,081	2,700,001	2,700,061	2,700,061	2,700,081	2,/00,001	0
code k v	CASH FLOW FOR CIL AD	DITIONAL PRO	FIT		03		~	Year 2		~	~			04						Year 5					03	Q4
mean mean <th< td=""><td>NCOME A</td><td>is Above</td><td></td><td>~~~</td><td></td><td>~</td><td></td><td>~</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>43</td><td></td><td></td><td>~</td><td></td><td>3</td><td>3</td><td></td><td>43</td><td></td></th<>	NCOME A	is Above		~~~		~		~									43			~		3	3		43	
nd 78.000 1 78.000 <			U	U	U	U	U	U	494,050	/41,0/6	1,729,175	1,729,175	1,729,175	1,729,175	1,729,175	1,729,175	1,729,175	494,050	U	U	U	U	0	U	U	ť
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	EXPENDITURE Land		760,000																							
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All operations All op	asements etc. egals Acquisition		0	0	0	0	0		0	0	0	0	0				0		0	0	0	0		0	0	0
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barred constraint 1 0.518 0 0.518 0 0 <td></td> <td></td> <td>183,110</td> <td>0</td> <td></td> <td>0</td> <td>ő</td> <td>0</td> <td>ő</td>			183,110	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	ő	0	ő
Act Cold Log Balas 0	Planning Consultants		30,518	0	30,518	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OTENTIAL CL ERLER				0		0		0	0	0		0	0				0	0	0	0	0	0		0	0	0
act old 1 Ards act old 1 Ards 2.000 3.000 7.000 7.000 7.000 7.000 7.000 2.000 0<	POTENTIAL CIL		0	° 1			632.887	632.887									0	-	0	0	0			0	0	0
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Normalization Normalinstantinitenting Normalinitent in the standare	Finance Fees		50,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Normal Normal<						U						-							U		U			U	U	
matrix	igents egals		0	0	0	0	0	0	14,822 2,470	22,232 3,705	51,875 8,646	51,875 8,646	51,875 8,646	51,875 8,646	51,875 8,646	8,646	51,875 8,646	14,822 2,470	0	0	0	0	0	0	0	0
ar CL cachadation Print on comp Point on comp Description part (see State) 20,433 20,700 36,706 57,270 95,254 101,220 88,513 73,537 58,300 368,664 168,055 0 <	lisc.	T AND PROP	0	0	0	0 803.698	0	0	0 741,696	0 750.341	0	0 784.925	0	0	0	0			0	0	0	0	0	0	0	0
Interest 20.433 20.700 38.766 53.509 72.710 95.294 101.220 88.513 73.537 58.300 39.865 16.805 0 <t< td=""><td> JAC LARD IN</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>,000</td><td></td><td></td><td></td><td></td><td></td><td> 3000</td><td></td><td></td><td></td><td>-</td><td></td><td>~</td><td>v</td><td>Ť</td><td>~</td><td>v</td><td>v</td></t<>	JAC LARD IN								,000						3000				-		~	v	Ť	~	v	v
Profits on color Profits on color Cada Free / AS7263 - 26,433 - 1.027,194 - 424,444 - 1.098,341 - 1.289,373 - 342,346 - 110,582 - 841,500 - 855,738 - 870,713 - 1.096,741 - 1.314,389 - 1.681,528 - 1.686,664 - 476,758 - 0 0 0 0 0 - 2.76 Descent plance 0	For CIL calculation			20.477						101	402						-	-		,	-		-			-
Cash Yang A187383 - 26433 - 4.027,114 - 462,464 - 4.086,341 - 1.286,317 - 342,464 - 1.10,562 - 441,250 - 856,738 - 870,713 - 1.056,711 - 1.314,389 - 1.381,258 - 1.686,854 - 476,758 - 0 0 0 0 0 - 2.76 Downly Balance		Interest Profit on cost		20,433	20,790	38,766	53,509	72,730	95,294	101,296	103,230	88,513	73,537	58,300	39,806	16,805	0	0	0	0	0	0	0	0	0	0
Opening Balance 0	-																									
Closing Balance 4,167,583 -1,188,015 -2,215,200 -3,007,564 -4,156,005 -5,446,378 -5,789,317 -5,898,879 -5,057,859 -4,202,121 -3,331,408 -2,274,647 -960,258 -621,268 -2,2766,681 -2,766,881 -2,766,881	00	ening Balance	0												1,314,389		1,668,654		0	0	0	0	0	0	0	-2,766,6
	Ci	osing Balance	-1,167,583	-1,188,015	-2,215,200	-3,057,664	-4,156,005	-5,445,378	-5,788,317	-5,898,879	-5,057,859	-4,202,121	-3,331,408	-2,274,647	-960,258	621,268	2,289,922	2,766,681	2,766,681	2,766,681	2,766,681	2,766,681	2,766,681	2,766,681	2,766,681	0

SITE NAME Site 17

COME									1																
	Av Size	%	Number		Price £/m2	GDV	GIA	j	DEVELOPMEN	IT COSTS						1	Planning fee c				1	Build Cost	/m2 915	1	
	m2		103				m2		LAND			/unit or m2	Total				Planning app fe No dwgs	103	rate			BCIS CfSH	915 14	1.509	%
ket Housing	99.5	70%	72		2,700					Land Stamp Duty		29,280	150,791	3,015,822			No dwgs under No dwgs over 5	53 53	385 115	20,405 6,095		Energy Design	0		
red Ownership	78.5	15%	15		1,755					Easements etc. Legals Acquisit	ion	1.50%	0 45,237	195,028			-		Total	26,500		Over-extra 1 Small Sites	0	09	
rdable Rent	78.5	15%	15		1,100		1,212		PLANNING													Over-extra 3 Site Costs	0 183	09	5 5
al Rent	78.5	0%	0		0	0	0			Planning Fee Architects		6.00%	26,500 703,579				Stamp duty ca Land payment			3,015,822			1,123		
,	Shared Ownershi Affordable Rent Social Rent	P			0 0 0	0				QS / PM Planning Consu Other Professio		0.50% 1.00% 2.50%	58,632 117,263 293,158				125,000 250,000 500,000	0% 1% 3% 4% 5%	1% 3% 4%	a, cond					
'E AREA - Net 'E AREA - Gross	3.50 hi 5.00 hi	1	29 21	/ha /ha		22,834,810	9,600		CONSTRUCTI	ON Build Cost - BC s106 / CIL	IS Based	1,123	10,779,795 677,035				1,000,000 above	4% 5%	5% 5% Total	150,791					
les per Quarter It Build Time	0 3 Q	uarters					MACRO ctrl+r		FINANCE	Contingency Abnormals		2.50%	269,495 0	11,726,324			Stamp duty ca Land payment 125,000 250,000	0%	1%	2,050,000					
sidual Land Value emative Use Value		3,015,822 250,000	Per ha NET P 861,663	603,164 50,000		Cla RUN CIL MACE	bsing balance = (Fees Interest Legal and Valu	ation	7.00%	60,000	60,000			500,000 1,000,000 above	1% 3% 4% 5%	3% 4% 5% 5%						
it Plus /ha Vial	20% 350,000 bility Threshold	50,000 1,750,000 2,050,000		10,000 350,000 410,000	ļ	Cito Check on phasing d	baing balance = 0 deprinse rrect	D	SALES	Agents Legals		3.0% 0.5%	685,044				Pre CIL s105	1,000	Total E/ Unit (all) Total	102,500					
ditional Profit	-	1,705,209	E/m2 238		L				Developers Pr	Misc.			0	799,218	16,996,526	1	Post CIL s106 CIL	1,000 80	£/ Unit (all) £/m2						
SIDUAL CASH FLOW	V FOR INTEREST		Year 1				Year 2			% of costs (befo % of GDV	ore interest) Year 3	0.00% 20.00%			0 4,566,962 Year 4				Total Year 5	677,035			Year 6		
OME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	_
ITS Started irket Housing				5	5	10 0	10 0	10 940,469	10 940,469	10 1,880,938	10 1,880,938	10 1,880,938	10 1,880,938	10 1,880,938	3 1,880,938	1,880,938	1,880,938	1,880,938	564,282	0	0	0	0	0	
ared Ownership ordable Rent					0	0	0	103,282 64,735	103,282 64,735	206,564 129,470	206,564 129,470	206,564 129,470	206,564 129,470	206,564 129,470	206,564 129,470	206,564 129,470	206,564 129,470	206,564 129,470	61,969 38,841	0	0	0	0	0	
ial Rent nt and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	-	0	0	0	0	0	0	1,108,486	1,108,486	2,216,972	2,216,972	2,216,972	2,216,972	2,216,972	2,216,972	2,216,972	2,216,972	2,216,972	665,092	Ö	0	0	0	0	_
PENDITURE mp Duty ements etc. als Acquisition		150,791 0 45,237																							
nning Fee hitects		45,237 26,500 351,790 29,316		351,790 29,316																					
ning Consultants er Professional		29,316 58,632 146,579		29,316 58,632 146,579		ĺ																ĺ			
		140,579						1.015	1.045	1.015		1015		1015		453 5	404				,	l .	-		
ld Cost - BCIS Base 6/CIL			0	174,430 10,955	348,861 21,911	697,721 43,821	872,152 54,776	1,046,582 65,732	1,046,582 65,732	1,046,582 65,732	1,046,582 65,732	1,046,582 65,732	1,046,582 65,732	1,046,582 65,732	802,380 50,394	453,519 28,484	104,658 6,573	0	0	0	0	0	0	0	
itingency iormals ance Fees		60,000	0	4,361 0	8,722 0	17,443 0	21,804 0	26,165 0	26,165 0	26,165 0	26,165 0	26,165 0	26,165 0	26,165 0	20,059	11,338 0	2,616 0	0	0	0	0	0	0	0	
gal and Valuation		0				l																l			
ants jais		0	0	0	0	0	0	33,255 5,542	33,255 5,542	66,509 11,085	66,509 11,085	66,509 11,085	66,509 11,085	66,509 11,085	66,509 11,085	66,509 11,085	66,509 11,085	66,509 11,085	19,953 3,325	0	0	0	0	0	
G. STS BEFORE LAND	INT AND PROP	868,845		0 776,063	379,493	758,985	948,732	1,177,275	1,177,275	1,216,072	1,216,072	1,216,072	1,216,072	1,216,072	950,427	570,935	191,442	77,594	23,278	0	0	0	- 0	-	
She canb																						<u> </u>			
Residual Valuation	Land Interest Profit on Costs	3,015,822	67,982	69,171	83,963	92,073	106,967	125,442	128,841	132,299	117,099	101,632	85,895	69,882	53,590	32,363	4,124	0	0	0	0	0	0	0	
						1																			
	Profit on GDV	2 004 007	67 000	045 224	463 454	.951 070	1.055.000	104 004	-107	000 004	003 004	800 000	015 005	031.017	1 212 055	1 612 574	2 021 404	2 130 370	641 042	0					
		-3,884,667 0 -3,884,667	-67,982 -3,952,648	-845,234 -4,797,882	-463,456 -5,261,338	-851,059 -6,112,397	-1,055,699	-194,231	-197,630	858,601	883,801	899,268 -4,908,287	915,005	931,017	1,212,955	1,613,674 -235,636	2,021,406	2,139,378	641,813 4,566,962	0 4,566,962	0	0 4,566,962	0 4,566,962	0	
	Cash Flow Opening Balan Closing Balano	0 -3,884,667					-7,168,095 Year 2								-1,849,310 Year 4				4,566,962 Year 5	0 4,566,962	0 4,566,962	0 4,566,962	Year 6	0 4,566,952	
SH FLOW FOR CIL #	Cash Flow Opening Balan Closing Balano	0 -3,884,667	-3,952,648				-7,168,095	-7,362,326 Q3	-7,559,956 Q4	-6,691,356 Q1	-5,807,555 Year 3 Q2	-4,908,287 Q3	-3,993,282 Q4	-3,062,265 Q1	-1,849,310 Year 4 Q2	-235,636 Q3	1,785,771 Q4	3,925,149 Q1	4,566,962 Year 5 Q2	0 4,566,962 Q3	0 4,566,962 Q4	0 4,566,962 Q1		0 4,566,962 Q3	
SH FLOW FOR CIL A COME INCOME	Cash Flow Opening Balan Closing Balano	0 -3,884,667	-3,952,648				-7,168,095 Year 2				-5,807,555				-1,849,310 Year 4				4,566,962 Year 5	0 4,566,962 Q3 0	0 4,566,962 Q4 0	0 4,566,962 Q1 0	Year 6	0 4,566,962 Q3 0	
SH FLOW FOR CIL # OME INCOME PENDITURE	Cash Flow Opening Balano Closing Balano ADDITIONAL PRO As Above	0 -3,884,667	-3,952,648				-7,168,095 Year 2	-7,362,326 Q3	-7,559,956 Q4	-6,691,356 Q1	-5,807,555 Year 3 Q2	-4,908,287 Q3	-3,993,282 Q4	-3,062,265 Q1	-1,849,310 Year 4 Q2	-235,636 Q3	1,785,771 Q4	3,925,149 Q1	4,566,962 Year 5 Q2	0 4,566,962 Q3 0	0 4,566,962 Q4 0	0 4,566,962 Q1 0	Year 6	0 4,566,962 Q3 0	
SH FLOW FOR CIL A OME INCOME PENDITURE d TIP Duby	Cash Flow Opening Balano Closing Balano ADDITIONAL PRO As Above	0 -3,884,667 PFIT Q1 0	-3,952,648				-7,168,095 Year 2	-7,362,326 Q3	-7,559,956 Q4	-6,691,356 Q1	-5,807,555 Year 3 Q2	-4,908,287 Q3	-3,993,282 Q4	-3,062,265 Q1	-1,849,310 Year 4 Q2	-235,636 Q3	1,785,771 Q4	3,925,149 Q1	4,566,962 Year 5 Q2	0 4,566,962 Q3 0	0 4,566,962 Q4 0	0 4,566,962 Q1 0	Year 6	0 4,566,962 03 0	
SH FLOW FOR CIL A OME INCOME PENDITURE d mp Duty ements etc.	Cash Flow Opening Balano Closing Balano ADDITIONAL PRO As Above	0 -3,884,667 PFIT Q1 0 2,050,000	-3,952,648	-4,797,882 Q3 0			-7,168,095 Year 2 Q2 0	-7,362,326 Q3 1,108,486	-7,559,956 Q4 1,108,486	-6,691,356 Q1	-5,807,555 Year 3 Q2	-4,908,287 Q3	-3,993,282 Q4 2,216,972	-3,062,265 Q1	-1,849,310 Year 4 Q2	-235,636 Q3	0,785,771 Q4 2,216,972	3,925,149 Q1	4,566,962 Year 5 Q2 665,092	0 4,566,962 Q3 0	0 4,566,962 Q4 0 0 0 0	0 4,566,962 Q1 0 0 0 0	Year 6 Q2 0	0 4,566,962 0 0 0 0 0	
SH FLOW FOR CIL A OME INCOME VENDITURE d np Duty ements etc. ala Aquisition uning Fee	Cash Flow Opening Balano Closing Balano ADDITIONAL PRO As Above	0 -3,884,667 PHT Q1 2,050,000 102,500 0 30,750 26,500	-3,952,648 Year 1 02 0	-4,797,882	-5,261,338 Q4 0 0	-6,112,397	-7,168,095 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,362,326 Q3 1,108,486 0 0	-7,559,956 Q4 1,108,486 0 0 0	-6,691,356 Q1	-5,807,555 Year 3 Q2	-4,908,287 Q3 2,216,972 0 0 0 0	-3,993,282 Q4 2,216,972 0 0 0	-3,062,265 Q1 2,216,972 0 0	-1,849,310 Year 4 Q2 2,216,972 0 0	-235,636 Q3	1,785,771 Q4 2,216,972 0 0	3.925,149 Q1 2,216,972 0 0	4,566,962 Year 5 Q2 665,092	Q3 0 0 0	Q4 0 0 0	0 4,566,962 0 0 0 0 0	Year 6 Q2 0 0	0 0 0 0	
SH FLOW FOR CIL A OME INCOME PENDITURE d mp Duty ements etc. als Acquisition ning Fee sitects	Cash Flow Opening Balano Closing Balano ADDITIONAL PRO As Above	0 -3.884,667 PFT Q1 0 2,050,000 102,500 0 30,750 26,500 0 351,750 29,316	-3,952,648 Year 1 02 0	-4,797,882 Q3 0 0 0 0 0 0 351,790 29,316	-5,261,338 Q4 0	-6,112,397 Q1 0 0 0 0	-7,168,095 Year 2 Q2 0 0	-7,362,326 Q3 1,108,486 0 0 0	-7,559,956 Q4 1,108,486 0 0	-6,691,356 Q1	-5,807,555 Year 3 Q2	-4,908,287 Q3 2,216,972 0 0 0	-3,993,282 Q4 2,216,972 0 0 0	-3,062,265 Q1 2,216,972 0 0	-1,849,310 Year 4 Q2 2,216,972 0 0 0	-235,636 Q3	0 0 0 0	3.925,149 Q1 2,216,972 0 0	4,566,962 Year 5 Q2 665,092	Q3 0 0 0	Q4 0 0 0	0 4,566,962 0 0 0 0 0 0 0 0 0	Year 6 Q2 0 0	0 0 0 0	
SH FLOW FOR CIL # OME INCOME *ENDITURE d mp Duty ements etc. ais Acquisition aning Fee tiects uning Consultants	Cash Flow Opening Balano Closing Balano ADDITIONAL PRO As Above	0 -3,884,667 Q1 0 2,050,000 102,500 0 30,750 26,500 351,790	-3,952,648 Year 1 02 0	-4,797,882 Q3 0 0 0 0 0 0 351,790	-5,261,338 Q4 0	-6,112,397	-7,168,095 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,362,326 Q3 1,108,486 0 0 0	-7,559,956 Q4 1,108,486 0 0 0	-6,691,356 Q1	-5,807,555 Year 3 Q2	-4,908,287 Q3 2,216,972 0 0 0 0	-3,993,282 Q4 2,216,972 0 0 0	-3,062,265 Q1 2,216,972 0 0	-1,849,310 Year 4 Q2 2,216,972 0 0 0	-235,636 Q3	0 0 0 0	<u>3.925,149</u> Q1 <u>2,216,972</u> 0 0	4,566,962 Year 5 Q2 665,092	Q3 0 0 0	Q4 0 0 0	0 4.566.962 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 Q2 0 0	0 0 0 0	
IN FLOW FOR CIL A OME INCOME VENDTURE d mp Duty memets etc. ais Acquisition uning Fee itects whing Consultants or Professional d Cost - BCIS Base	Cash Flow Opening Balano Closing Balano ADDITIONAL PRO As Above	0 -3.884,667 C1 0 2,050,000 102,500 0 30,750 26,500 351,790 29,316 58,632	-3952,548 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,797,882 	-5,261,338	-6,112,397 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,168,095 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,362,325	-7,559,956 C4 1,108,486 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,691,355 Q1 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-5,807,555 Year 3 Q2 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,908,287 Q3 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,993,282 Q4 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,062,265 Q1 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,849,310 Year 4 Q2 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-235,636 Q3	1,786,771 Q4 2,216,972 0 0 0 0 0 0 0 0 0 0	<u>3.925,149</u> Q1 <u>2,216,972</u> 0 0	4,566,962 Year 5 Q2 665,092	Q3 0 0 0	Q4 0 0 0	0 4.566.962 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 Q2 0 0	0 0 0 0	
IN FLOW FOR CILL A OME INCOME CONTURE d month etc. als Acquisition reg Dear als Acquisition reg Constants incomentation reformation for a constant incomentation reformation for a constant incomentation for a constantion for a constant incomentation for a constantion for a cons	Cash Flow Opening Balano Closing Balano ADDITIONAL PRO As Above	0 -3.884,667 Q1 Q1 0 20,0000 102,500 0 30,750 26,500 30,750 29,316 58,632 2146,579 0	-3952,548 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,797,882 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-5,261,338 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,112,397	-7,188,095 Year 2 C2 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,362,325	-7,559,956 -7,559	-6,691,355	-5,807,555 Year 3 Q2 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,908,287 Q3 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,993,282	-3,062,265	-1,849,310 Year 4 02 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-235,636 Q3 2,216,972 0 0 0 0 0 0 453,519 10,000	1,785,771 Q4 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	<u>3.925,149</u> Q1 <u>2,216,972</u> 0 0	4,566,962 Year 5 Q2 665,092	Q3 0 0 0	Q4 0 0 0	0 4,566,962 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 Q2 0 0	0 0 0 0	
SH FLOW FOR CIL & COME PENDTURE d mp Daty enning Comutants enning Comutants enning Comutants enning Comutants of Cost. PLOIS Base THOMAS CIL d CL s 100 th Cost. PLOIS Base	Cash Flow Opening Balano Closing Balano ADDITIONAL PRO As Above	0 -3.884,667 C1 0 2.050,000 102,500 0 30,750 26,500 351,790 29,316 58,632 146,579	-3952,548 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,797,882 	-5,261,338	-6,112,397	-7,168,095 Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,362,325 Q3 1,108,486 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,559,956 Q4 1,108,486 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,691,356 Q1 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-5,807,555 Year 3 Q2 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,908,287 Q3 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,993,282 Q4 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,062,265	-1,849,310 Year 4 Q2 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-235,636 Q3 2,216,972 0 0 0 0 0 0 0 0 453,519	1,786,771 Q4 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3.925,149 Q1 2,216,972 0 0	4,566,962 Year 5 Q2 665,092	Q3 0 0 0	Q4 0 0 0	0 4,566,962 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 Q2 0 0	0 0 0 0	
SH FLOW FOR CLL A ONE INCOME OD PENDTURE d D D D D S S S S S S S S S S S S S S S	Cash Flow Opening Balano Closing Balano ADDITIONAL PRO As Above	0 -3,884,667 -3,884,667 -3,884,667 -0 -102,500 0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	-3952,548 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,797,882 C3 0 0 0 0 0 0 0 0 0 0 0 0 0	-5.261.338	-6,112,397	-7,168,085 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,362,326	-7,559,955 C4 1,108,485 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,691,355 Q1 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-5,807,555 Year 3 Q2 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,908,287 Q3 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,993,282 Q4 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,062,265	-1,849,310 Year 4 22 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0	-235,636 Q3 2,216,972 0 0 0 0 0 0 453,519 10,000 11,338 0 0	1,765,771 Q4 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0	3,925,149 Q1 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,556,962 Year 5 G2 665,092 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0	0 4.566.562 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0	
SH FLOW FOR CLL A ONE INCOME OD PENDTURE d D D D D S S S S S S S S S S S S S S S	Cash Flow Opening Balano Closing Balano ADDITIONAL PRO As Above	0 -3,884,667 PFT Q1 2,050,000 102,500 0 30,750 30,750 351,790 283,632 146,579 0 0 0 0	-3952,548 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,797,882 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	-5,261,338 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,112,397 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,188,005 Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,362,326 Q3 1,108,486 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,559,955 C4 1,108,486 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,691,355 Q1 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0	-5,807,555 Year 3 Q2 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,908,287	-3,993,282 Q4 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,062,265 Q1 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,849,310 Year 4 Q2 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-235,636 Q3 2,216,972 0 0 0 0 0 0 0 0 453,519 10,000 11,338 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,925,149 Q1 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,556,962 Year 5 Q2 666,092 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0	0 4.566.962 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 6 (22 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0	
BH FLOW FOR CIL & INCOME PENDTURE In D Day mp D by mp D by m	Cash Flow Opening Balano Closing Balano ADDITIONAL PRO As Above	0 -3,884,667 -3,884,667 -3,884,667 -0 -102,500 0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	-3952,548 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,797,882 0 0 0 0 0 0 0 0 0 0 0 0 0	-5.261.338	-6,112,397	-7,168,085 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,362,326	-7,559,955 C4 1,108,485 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,691,355 Q1 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-5,807,555 Year 3 Q2 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,908,287 Q3 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,993,282 Q4 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,062,265	-1,849,310 Year 4 22 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0	-235,636 Q3 2,216,972 0 0 0 0 0 0 453,519 10,000 11,338 0 0	1,765,771 Q4 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0	3,925,149 Q1 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,556,962 Year 5 G2 665,092 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0	
BH FLOW FOR CIL J INCOME PENDTURE d mp Day mp Day mp Case als Acquires anning Consultants e fontassional d C Gost - BIGS Base Fromsson thicks al C G Status Forthal C G al and Valuation marks al and Valuation and al and al	Cash Flow Opening Balan Cosing Balan ADOITIONAL PRO As Above	0 -3.884,667 FTT Q1 0 2.050,000 102,500 0 30,750 28,500 28,502 28,502 28,502 28,502 28,502 28,502 28,502 20,750 20,316 58,652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,852,648 Year 1 G2 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,797,882	-5,261,338	-6,112,397	-7,168,005 Vear 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,362,326	-7,559,955 Q4 1,108,486 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,691,355 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-5,807,855 Year 3 Q2 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,908,287	-3,993,282 Q4 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,062,265	-1,849,310 Year 4 02 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0	-235,636 Q3 2,216,972 0 0 0 0 453,519 10,000 11,338 0 0 0 66,509	1,765,771	3,925,149 Q1 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,556,962 Year 5 Q2 665,052 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
SH FLOW FOR CIL #	Cash Flow Opening Balan Cosing Balan ADOITIONAL PRO As Above	0 -3.884,667 FTT Q1 0 2.050,000 102,500 0 30,750 28,500 28,502 28,502 28,502 28,502 28,502 28,502 28,502 20,750 20,316 58,652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,952,648 Year 1 22 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,797,882 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,261,338	-6,112,397	-7,168,065 Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,362,326 Q3 1,108,486 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,559,955 C4 1,108,485 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,691,356 01 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0	-5,807,855 Year 3 Q2 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,908,287 Q3 2,216,572 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,993,282 Q4 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,062,265	-1,849,310 Year 4 02 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0	-235,636 Q3 2,216,972 0 0 0 0 0 0 0 0 453,519 10,000 11,338 0 0 0 66,509 11,085 0	1,786,771 Q4 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,925,149 Q1 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,556,962 Year 5 G2 665,052 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	C4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
BH FLOW FOR CLL A COME INCOME MCOM	Cash Flow Opening Balan Cosing Balan ADOITIONAL PRO As Above	0 -3.884,667 FTT Q1 0 2.050,000 102,500 0 30,750 28,500 28,502 28,502 28,502 28,502 28,502 28,502 28,502 20,750 20,316 58,652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3.952.848 Vear 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,797,882	-6,261,338 C4 0 0 348,861 170,521 8,722 0 0 528,103	-6.112.397	.7,168,095 <u>Vear 2</u> (22 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,362,326 Q3 1,166,486 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,599,956 C4 1,108,466 0 0 0 0 0 0 0 0 0 0 0 0 0	6,691,355 01 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-5,807,555 Year 3 O2 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,908,287	-3,993,282 Q4 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,062,265 Q1 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,849,310 Vear 4 Q2 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0	-235,636 Q3 2.216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 453,519 10,000 11,338 0 0 0 552,461	1,786,771 	3,925,149 Q1 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,566,962 Year 5 Q2 665,992 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	C4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
BH FLOW FOR CLL A COME INCOME MCOM	Cash Flow Opening Balan Cosing Balan Cosing Balan ABOITIONAL PRC As Above	0 -3.884,667 FTT Q1 0 2.050,000 102,500 0 30,750 28,500 28,502 28,502 28,502 28,502 28,502 28,502 28,502 20,750 20,316 58,652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,952,648 Year 1 22 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,797,882 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,261,338	-6,112,397	-7,168,065 Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,362,326 Q3 1,108,486 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,559,955 C4 1,108,485 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,691,356 01 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0	-5,807,855 Year 3 Q2 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,908,287 Q3 2,216,572 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,993,282 Q4 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,062,265	-1,849,310 Year 4 02 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0	-235,636 Q3 2,216,972 0 0 0 0 0 0 0 0 453,519 10,000 11,338 0 0 0 66,509 11,085 0	1,786,771 Q4 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,925,149 Q1 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,556,962 Year 5 G2 665,052 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	C4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
SH FLOW FOR CIL A COME INCOME INCOME d mp Daty senenta acio, sija Acquisiton molog Fees Profilo Consultantia Profilo Consultantia Profilo Consultantia Profilo Consultantia Income Fees al and Valuation onta acio Fees	Cash Flow Ocening Balanci Colong Balanci AbortonAL PRC As Above As Above	0 -3.884,667 FTT Q1 0 2.050,000 102,500 0 30,750 28,500 28,502 28,502 28,502 28,502 28,502 28,502 28,502 20,750 20,316 58,652 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3.952.848 Vear 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,797,882	-6,261,338 C4 0 0 348,861 170,521 8,722 0 0 528,103	-6.112.397	.7,168,095 <u>Vear 2</u> (22 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,362,326 Q3 1,166,486 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,599,956 C4 1,108,466 0 0 0 0 0 0 0 0 0 0 0 0 0	6,691,355 01 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-5,807,555 Year 3 O2 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,908,287	-3,993,282 Q4 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,062,265 Q1 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,849,310 Vear 4 Q2 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0	-235,636 Q3 2.216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 453,519 10,000 11,338 0 0 0 552,461	1,786,771 	3,925,149 Q1 2,216,972 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,566,962 Year 5 Q2 665,992 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	C4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		4

COME	Site 19																								
	Av Size	%	Number		Price	GDV	GIA		DEVELOPMEN	NT COSTS							Planning fee ca	alc				Build Cost	/m2		
	m2		50		£/m2				LAND			/unit or m2	Total				Planning app fe No dwgs	dwgs 50 50	rate			BCIS CfSH	915 14	1.501	1%
arket Housing	98.2	70%	35		2,450	8,417,405	3,436			Land Stamp Duty		15,007	30.015	750,369			No dwgs under No dwgs over 5	50 0	385 115	19,250 0		Energy	0		
ared Ownership	77.8	15%	8		1,593	928,855	583			Easements etc Legals Acquisit	tion	1.50%	0 11,256	41,270			Ů		Total	19,250		Design Over-extra 1 Small Sites	0	03	1%
ordable Rent	77.8	15%	8		1,100	641,595	583		PI ANNING													Over-extra 3 Site Costs	0	09 159	65
cial Rent	77.8	0%	0		0	• •	0		- CAMING	Planning Fee Architects		6.00%	19,250 345.141				Stamp duty cal Land payment	ic - Residual		750 250		Cite Costs	1,077	157	
	Shared Ownershi Affordable Rent Social Rent	ip			0 0 0	0				QS / PM Planning Consi Other Professio	ultants onal	0.50% 1.00% 2.50%	28,762 57,524 143,809	594,485			125,000 250,000 500,000	0% 1% 3% 4% 5%	1% 3% 4%	750,363					
E AREA - Net E AREA - Gross	1.52 h 2.01 h	a	33 25	/ha /ha		9,987,858	4,602			ON Build Cost - BC s106 / CIL	IS Based	1,077	4,958,566				1,000,000 above		0% 4% Total	30,015					
ales per Quarter nit Build Time	0 3 Q	uarters				RUN Residual I	MACRO strike			Contingency Abnormals		5.00%	247,928 495,857	5,752,351			Stamp duty cal Land payment 125,000 250.000	0%	1%	964,800					
esidual Land Value ternative Use Value plift	20%	Whole Site 750,369 804,000 160,800	Per ha NET F 493,664	Per ha GROSS 373,318 400,000 80,000		Clo:	baing balance = 0			Fees Interest Legal and Valu	ation	7.00%	30,000	30,000			500,000 1,000,000 above	1% 3% 4% 5%	3% 4% 0% 4% Total	38,592					
Plus /ha	0 Dillity Threshold	0 964,800		0 480,000	ļ	Check on phasing de CONT		5		Agents Legals		3.0% 0.5%	299,636 49,939				Pre CIL s106	1,000	E/ Unit (all)	50,000					
dditional Profit		£ -245,745	/m2 -72						Developers Pr	Misc. rofit % of costs (befi	ore interest)	0.00%	0	349,575	7,518,051		Post CIL s106 CIL	1,000 0	£/ Unit (all) £/m2 Total	50,000					
ESIDUAL CASH FLOW	FOR INTEREST	01	Year 1		01	01	Year 2	02	01	% of GDV	Year 3 Q2	20.00%	04	01	1,997,572 Year 4 Q2	03		01	Year 5 Q2	03	04	01	Year 6	03	
ICOME NITS Started		ч.			3					7	7	3		-				-		-					
NTS Started arket Housing ared Ownership	- E			2	3 0 0	0	0	7 336,696 37,154	7 505,044 55,731	7 1,178,437 130,040	7 1,178,437 130,040	3 1,178,437 130,040	1,178,437 130,040	1,178,437 130,040	1,178,437 130,040	505,044 55,731	0	0	0	0	0	0	0	0	
fordable Rent					0	0	0	25,664	38,496	89,823	89,823	89,823	130,040 89,823	89,823	89,823	38,496	0	0	0	0	0	0	0	0	
cial Rent ant and Subsidy					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	399,514	599,271	1,398,300	1,398,300	1,398,300	1,398,300	1,398,300	1,398,300	599,271	0	0	0	0	0	0	0	0	_
PENDITURE imp Duty sements etc. gals Acquisition		30,015 0 11,256																							
anning Fee		19,250 172,571 14,381		172,571 14,381																					
nning Consultants ner Professional		28,762 71,904		28,762 71,904						694,199															
ild Cost - BCIS Base 06/CIL ntingency normals			0	66,114 667 3,306 6,611	165,286 1,667 8,264 16,529	396,685 4,000 19,834 39,669	561,971 5,667 28,099 56,197	694,199 7,000 34,710 69,420	694,199 7,000 34,710 69,420	7,000 34,710 69,420	694,199 7,000 34,710 69,420	561,971 5,667 28,099 56,197	330,571 3,333 16,529 33,057	99,171 1,000 4,959 9,917	0 0 0	0	0 0 0 0	0	0	0	0 0 0	0	0	0	
nance Fees Igal and Valuation		30,000 0																							
gents egals		0	0	0	0	0	0	11,985 1,998	17,978 2,996	41,949 6,992	41,949 6,992	41,949 6,992	41,949 6,992	41,949 6,992	41,949 6,992	17,978 2,996	0	0	0	0	0	0	0	0	
ISO. OSTS BEFORE LAND I	INT AND PROP	378,138	0	0 364,316	191,745	460,188	651,933	819,312	826,304	854,270	854,270	700,874	432,431	163,988	48,941	20,975	0	0	0	0	0	0	0	0	
or Residual Valuation	Land	750,369	19.749	20.094	25.822	30.647	39,236	51.332	59.576	64.592	56,202	47.665	36.294	20.026	0	0	0	0	0	0	0	0	0	0	
	Profit on Costs					1																			1,5
	Profit on GDV	-1.128.507	-19.749	-384.410	-218.567	-490.835	-691.169	-471.130	-285.609	479.438	487.829	649.762	929.575	1.214.286	1.349.360	578.297	0	0	0	0	0	0	0	0	-1,
F	Profit on GDV Cash Flow Opening Balan Closing Balano	-1,128,507 0 -1,128,507	-19,749	-384,410	-218,567	-490,835	-691,169	-471,130	-286,609	479,438	487,829	649,762 -2,073,947	929,575	1,214,286	1,349,360	578,297 1,997,572	0	0	0	0	0	0	0	0	
	Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1,128,507	-1,148,256				-2,933,237				-2,723,708						0 1,997,572	0 1,997,572		0 1,997,572		0		0 1,997,572	
SH FLOW FOR CIL A	Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1,128,507															0 1,997,572 Q4	0 1,997,572 Q1	0 1,997,572 Year 5 Q2	0 1,997,572 Q3		0 1,997,572 Q1	0 1,997,572 Year 6 Q2	0 1,997,572 Q3	
SH FLOW FOR CIL A	Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1,128,507 DFIT	-1,148,256 Year 1	-1,532,666	-1,751,233	-2,242,067	-2,933,237 Year 2	-3,404,366 Q3	-3,690,975 Q4	-3,211,537 Q1	-2,723,708 Year 3 Q2	-2,073,947	-1,144,371 Q4	69,915 Q1	1,419,275 Year 4	1,997,572			Year 5		1,997,572		Year 6		
ASH FLOW FOR CIL A	Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1,128,507 DFIT	-1,148,256 Year 1	-1,532,666	-1,751,233	-2,242,067	-2,933,237 Year 2	-3,404,366	-3,690,975	-3,211,537	-2,723,708 Year 3	-2,073,947 Q3	-1,144,371	69,915	1,419,275 Year 4 Q2	1,997,572 Q3			Year 5		1,997,572		Year 6		
SH FLOW FOR CIL AI COME INCOME INCOME MD INCOME	Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1,128,507 DFIT Q1 0	-1,148,256 Year 1	-1,532,666	-1,751,233	-2,242,067	-2,933,237 Year 2	-3,404,366 Q3	-3,690,975 Q4	-3,211,537 Q1	-2,723,708 Year 3 Q2	-2,073,947 Q3	-1,144,371 Q4	69,915 Q1	1,419,275 Year 4 Q2	1,997,572 Q3			Year 5		1,997,572		Year 6		
SH FLOW FOR CIL AI COME INCOME INCOME INCOME INCOME INCOME INCOME INCOME	Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1,128,507 OFIT Q1 0 964,800	-1,148,255 Year 1 Q2 0	-1,532,666 Q3 0	-1,751,233 Q4 0	-2,242,067	-2,933,237 Year 2 Q2 0	-3,404,366 Q3 399,514	-3,690,975 Q4 599,271	-3,211,537 Q1 1,398,300	-2,723,708 Year 3 Q2 1,398,300	-2,073,947 Q3	-1,144,371 Q4 1,398,300	0,915 Q1 1,398,300	1,419,275 Year 4 Q2 1,398,300	03 599,271	Q4 0		Year 5 Q2 0	Q3 0	1,997,572 Q4 0	01	Year 6		
SH FLOW FOR CIL AI COME // INCOME / PENDITURE d mp Duby ements etc. ais Acquisition naing Fee	Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1,128,507 Q1 0 954,800 38,592 0 14,472 19,250	-1,148,256 Year 1 02 0 0 0 0 0	-1,532,666	-1,751,233 Q4 0 0 0 0 0	-2,242,067	-2,933,237 Year 2 Q2 0	-3,404,385 Q3 399,514 0 0 0 0	-3,690,975 Q4 599,271 0 0 0	-3,211,537 Q1 1,398,300 0 0 0	-2,723,708 Year 3 Q2 1,398,300	-2,073,947 Q3	-1,144,371 Q4 1,398,300 0 0 0	69,915 Q1 1,398,300 0 0 0	1,419,275 Year 4 Q2 1,398,300 0	03 599,271	Q4 0 0 0		Year 5 02 0	Q3 0 0	0 0	0 0 0	Year 6		
SH FLOW FOR CIL AI COME INCOME INCOME d mp Duby saments etc. plis Acquisition nning Fee Nincols nning Consultants	Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1,128,507 DFIT Q1 0 954,800 38,592 0 14,472 19,250 172,571 14,381 28,762	-1,148,255 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,532,666 Q3 0 0 0 172,571 14,381 28,762	-1,751,233	-2,242,067	-2,933,237 Year 2 Q2 0	-3,404,366 Q3 399,514 0 0 0 0 0 0 0 0 0 0 0 0	-3,690,975 Q4 599,271 0 0 0 0 0 0 0	-3.211.537 Q1 1,398,300 0 0 0 0 0 0	-2,723,708 Year 3 Q2 1,398,300	-2,073,947 Q3	-1,144,371 Q4 1,398,300 0 0 0 0 0 0 0 0 0 0	69,915 Q1 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,419,275 Year 4 Q2 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	03 599,271	Q4 0 0 0 0 0 0 0 0 0 0		Year 5 02 0	Q3 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0 0 0	Year 6		
SH FLOW FOR CIL AI COME // INCOME // PENDITURE id ments do: plat Acquisition nning Consultants er Professional id Consultants	Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1,128,507 OFFT Q1 0 954,800 38,592 0 14,472 19,250 172,571 14,381	-1,148,255 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,532,665	-1,751,233 Q4 0 0 0 0 0 0	-2,242,067	-2,933,237 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,404,365	-3,690,975 Q4 599,271 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3.211,537 Q1 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,723,708 Year 3 Q2 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,073,947	-1,144,371 Q4 1,398,300 0 0 0 0 0 0 0 0 0 330,571	0,915 Q1 1,398,300 0 0 0 0 0 0 0 99,171	1,419,275 Year 4 Q2 1,398,300 0	03 599,271	0 0 0 0 0 0		Year 5 02 0	Q3 0 0	0 0	0 0 0	Year 6		
ISH FLOW FOR CIL AI	Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1,128,507 OPT Q1 0 964,800 38,592 0 38,592 0 172,571 14,472 19,250 172,571 14,472 71,904	-1,148,255 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,532,666 03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,751,233 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,242,067	-2,933,237 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,404,366 Q3 399,514 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,690,975 Q4 599,271 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,211,537 Q1 1,388,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,723,708 Year 3 C2 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,073,947 Q3 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,144,371 Q4 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	69,915 Q1 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,419,275 Year 4 Q2 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	03 599,271	04 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 5 02 0	Q3 0 0 0 0 0 0 0 0 0 0 0	1,997,572 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0 0 0	Year 6		
SH FLOW FOR CLL AL NECOME NECOME NECOME NO NECOME No NE	Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1,128,507 -1,128,507 -1,128,507 -0 -0 -0 -0 -14,472 -19,280 -172,571 -14,381 -14,381 -14,381 -14,381 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	-1.148,255 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,532,666 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,751,233 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,242,067	-2,933,237 Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,404,365 Q3 399,514 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,690,975 C4 599,271 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,211,537 -3,211,537 -1,398,300 0 0 0 0 0 0 0 0 0 0 0 0	-2,723,708 Year 3 Q2 1,358,300 0 0 0 0 0 0 0 0 0 0 0 0	-2.073,947	-1,144,371 Q4 1,398,300 0 0 0 0 330,571 7,000 16,529	C1 C1 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,419,275 Year 4 02 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0	1,997,572 Q3 599,271 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 5 02 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0	1,997,572 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6		
BH PLOW FOR CLL AL INCOME PLOW FOR CLAIR INCOME PLOW P	Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1,128,507 -1,128,507 -1,128,507 0 994,800 	-1,148,255 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,532,666	-1,751,233 -1,751,233 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,242,067	-2,933,237 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,404,365	-3,690,975 Q4 599,271 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,211,537 0 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0	-2,723,708 Year 3 O2 1,388,300 0 0 0 0 0 0 0 0 0 0 0 0	-2,073,947 (23 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0	-1,144,371 Q4 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	00,915 Q1 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1.419,275 Year 4 O2 1.398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,997,572 Q3 599,271 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	C4 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 5 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,997,572 04 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6		
BH FLOW FOR CLL AL INCOME INCOME MUTURE MU	Profit on GDV Cash Flow Opening Balan Closing Balano	0 -1,128,507 -1,128,507 -1,128,507 -2,128,507 -0 -0 -0 -0 -0 -0 -14,472 -19,250 -172,677 -14,381 -28,762 -71,926 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	-1,148,255 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,532,666	-1,751,233 -1,751,233 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,242,067	-2,933,237 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,404,365	-3,690,975 Q4 599,271 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,211,537 Q1 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,723,708 Year 3 Q2 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,073,947 (3 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0	-1,144,371 Q4 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	00,915 C1 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0	1,419,275 Year 4 Q2 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,997,572 Q3 599,271 0 0 0 0 0 0 0 0 0 0 0 0 0	C4 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 5 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,997,572 04 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6		
SH FLOW FOR CLL AL COME COME PROTONER d mp Day amente atc. aja Acquisition mp Day amente atc. aja Acquisition metod Acquisition reling Consultation reling Consultation reling Consultation and Flowscond and And Flow	Profit on GDV Cash Flow Closing Balanci LIDUTIONAL PRC As Above	0 0 0FT 0 964,800 964,800 964,800 964,800 964,800 964,800 97,1571 14,472 19,250 172,571 14,472 19,250 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,148,255 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,532,666	-1,751,233 -1,751,233 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,242,067	-2,933,237 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,404,365	-3,690,975 Q4 599,271 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,211,537 0 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0	-2,723,708 Year 3 O2 1,388,300 0 0 0 0 0 0 0 0 0 0 0 0	-2,073,947 (23 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0	-1,144,371 Q4 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	00,915 Q1 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1.419,275 Year 4 O2 1.398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,997,572 Q3 599,271 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	C4 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 5 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,997,572 04 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6		
BH PLOW FOR CLL AL COME INCOME CO	ENT AND PROF	0 0 0FT 0 964,800 964,800 964,800 964,800 964,800 964,800 97,1571 14,472 19,250 172,571 14,472 19,250 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,148,256 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,532,666	-1,751,233 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,242,067	-2,933,237 22 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,404,366	-3,690,975	-3,211,537 01 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0	-2,723,708 Year 3 O2 1,388,300 0 0 0 0 0 0 0 0 0 0 0 0	-2,073,947 (3 1,396,300 0 0 0 0 0 0 0 0 0 0 0 0	-1,144,371 Q4 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0	00,915 Q1 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,419,275 Year 4 Q2 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,997,572 Q3 599,271 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	04 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 5 G2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		1,997,572	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
SUPFLOW FOR CLLAN COME COME PERMOTURE M M M M M M M M M M M M M	Profile of DDV Corning Balant Costing Balant DDITIONAL PRC As Above	0 0 0FT 0 964,800 964,800 964,800 964,800 964,800 964,800 97,1571 14,472 19,250 172,571 14,472 19,250 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1.148.256 Vear 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,532,666	-1,751,233 -1,751,233 0 0 0 0 0 0 0 0 0 0 0 0 0	-2.242.067	-2,933,237 Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,404,366	-3,690,975 	3.211,537 0 1.398,300 0 0 0 0 0 0 0 0 0 0 0 0	-2.723.708 Year 3 (22 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0	-2.073,947 G3 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,144,371 Q4 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	00,915 Q1 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0	1,419,275 Year 4 Q2 1,398,300 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1.997,572 (3 599,271 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Vear 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		1,997,572 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		

INCOME	Av Size m2	%	Numbe 30	r	Price £/m2	GDV £	GIA m2		DEVELOPMEN	NT COSTS							Planning fee Planning app f	calc				Build Cost BCIS	/m2 1,039		
Market Housing	m2 77.2		21		£/m2 2,450		mz 1,621		LAND	Land		/unit or m2 -207	Total	.6 221			No dwgs No dwgs unde	30	a rate)) 385	11,550		CfSH Energy	1,039	1.50%	
Shared Ownership	64.4		-	5	1,593		290			Stamp Duty Easements etc.			0				No dwgs over	5 0	0 115 Total	0		Design Over-extra 1 Small Sites	11		
Affordable Rent	64.4	15%		5	1,100		290			Legals Acquisit	ion	1.50%	-93	-93								Over-extra 3	0	0% 0%	
Social Rent	64.4	0%	(5	0		0		PLANNING	Planning Fee			11,550				Stamp duty c	alc - Residual				Site Costs	156 1,222	15%	
Grant and Subsidy	Shared Owners Affordable Rent	hip			0	0				Architects QS / PM Planning Consu		6.00% 0.50% 1.00%	187,315 15,610 31,220				Land payment 125,000 250,000	0%	0%	-6,221					
	Social Rent				0	0				Other Professio		2.50%					250,000 500,000 1.000.000	0% 1% 3% 4% 5%	0%						
SITE AREA - Net SITE AREA - Gross	0.45	ha ha	6	7 /ha 7 /ha		4,752,227	2,201		CONSTRUCTI	ON Build Cost - BC	IS Based	1,222	2,688,683				above	**** 5%	0% 0% Total	0					
										s106 / CIL Contingency		1,000	30,000 134,434				Stamp duty c	alc - Add Profit	:						
Sales per Quarter Unit Build Time	0 3	Quarters								Abnormals			268,855	3,121,986			Land payment 125,000	0%	0%	216,000					
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual Clo	MACRO ctrl+r sing balance =	D		Fees			15,000				250,000 500,000	1% 3% 4%	0% 0%						
Residual Land Value Alternative Use Value Uolift	20%	-6,221 180,000 36,000	-13,82	5 -13,825 400,000 80.000		RUN CIL MACH	tO ctrl+l sing balance =	_		Interest Legal and Valu	ation	7.00%	a	15,000			1,000,000 above	4%	0% 0% Total						
Plus /h		0		0 480,000		Check on phasing d	-		SALES	Agents		3.0%	142,567				Pre CIL s105	1 000	£/ Unit (all)	0					
	,		£/m2			con	ect			Legals Misc.		0.5%	23,761	166,328	3,620,748				Total	30,000					
Additional Profit		-241,193	-149	9					Developers Pr	rofit							Post CIL s106 CIL	1,000	£/m2						
										% of costs (befo % of GDV	ore interest)	0.00% 20.00%			0 950,445		L		Total	30,000					
RESIDUAL CASH FLO	W FOR INTERES	ат	Year	1			Year 2	03			Year 3	03			Year 4				Year 5				Year 6		
INCOME UNITS Started		u1	Q2	43	Q4 3	41	u2	Q3 5	Q4 5	Q1 5	Q2	u 3	Q4	Q1	Q2	Q3	Q4	d1	Q2	Q3	Q4	Q1	Q2	4 3	Q4
Market Housing Shared Ownership				2	0	0	0	264,796 30,767	397,194 46,151	661,990 76,918	661,990 76,918	661,990 76,918	661,990 76,918	661,990 76,918	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent					o o	0	0	21,252	31,878	53,130 0	53,130 0	53,130 0	53,130 0	53,130 0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOM	IE	0	0	0	0	0	0	0 316,815	0 475,223	0 792,038	0 792,038	0 792,038	0 792,038	0 792,038	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty Easements etc. Legals Acquisition		0 0 -93																							
Planning Fee		11 550																							
Architects QS		93,660 7,805		93,660 7,805																					
Planning Consultants Other Professional		15,610 39,025		15,610 39,025																					
Build Cost - BCIS Base			0	59,749	149,371	298,743	388,365	448,114	448,114	448,114	298,743	149,371	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency Abnormals			0	667 2,987 5,975	1,667 7,469 14,937	3,333 14,937 29,874	4,333 19,418 38,837	5,000 22,406 44,811	5,000 22,406 44,811	5,000 22,406 44,811	3,333 14,937 29,874	1,667 7,469 14,937	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		15,000	0	0,970	14,957	29,674	36,637	44,011	44,011	44,011	23,074	14,937	U	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0																							
Agents Legals		0	0	0	0	0	0	9,504 1,584	14,257 2,376	23,761 3,960	23,761 3,960	23,761 3,960	23,761 3,960	23,761 3,960	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LANE	D INT AND PROF	182,556	0	0 225,477	173,444	346,887	450,954	531,420	536,964	548,052	374,609	201,165	27,721	27,721	0	0	0	0	0	0	0	0	0	0	O
For Peridual Valuation	n Land	6 221																							
For Residual Valuation	Interest Profit on Costs	-0,221	3,086	3,140	7,141	10,301	16,552	24,733	28,921	30,508	26,772	19,936	9,944	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on GDV																								950,445
	Cash Flow Opening Balan	-176,335 0	-3,086	-228,617	-180,584	-357,188	-467,505	-239,337	-90,663	213,477	390,657	570,937	754,372	764,316	0	0	0	0	0	0	0	0	0	0	-950,445
	Closing Balano	-176,335	-179,420	-408,037	-588,621	-945,810	-1,413,315	-1,652,652	-1,743,315	-1,529,837	-1,139,180	-568,243	186,129	950,445	950,445	950,445	950,445	950,445	950,445	950,445	950,445	950,445	950,445	950,445	0
CASH FLOW FOR CIL	ADDITIONAL PR	OFIT	Year	1	Q4	01	Year 2	02	01	01	Year 3	03	04	01	Year 4	03	01	01	Year 5		04	01	Year 6	03	Q4
INCOME	As Above	0	0		0	0	0	316,815	475,223	792,038	792,038	792,038	792,038	792,038	0	0	0	0		•	0	0		0	
EXPENDITURE																									
Land		216,000		0					0		0		0				0		0		0				
Stamp Duty Easements etc. Legals Acquisition		0 0 3.240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legais Acquisition		11.550	0	0	0	0	0	0	0		0	0	0		0	0	0	0	0	0	0	0	0	0	0
Architects		93,660	0	93,660 7,805	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional		15,610 39,025	0	15,610 39,025	0	0	0	0	0	0	0	0	0	0	0	0	- 0 0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	0	59,749	149,371	298,743	388,365	448,114	448,114	448,114	298,743	149,371	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s105				-48,239		-48,239 2,000	-48,239 3,000	-48,239 5,000	5,000	5,000	5,000	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	0	2,987 5,975	7,469 14,937	14,937 29,874	19,418 38,837	22,406 44,811	22,406 44,811	22,406 44,811	14,937 29,874	7,469 14,937	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		15,000 0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	0	0	0	0	0	9,504	14,257	23,761	23,761	23,761	23,761	23,761	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0	0	1,584 0	2,376 0	3,960 0	3,960 0	3,960 0	3,960 0	3,960 0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND	D INT AND PROP	401,889	0	176,572	123,538	297,315	401,382	483,181	536,964	548,052	376,275	204,498	27,721	27,721	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation	late		7,033	7,156	10,371	12,715	18,140	25,482	28,839	30,424	26,687	19,878	9,944		0	0	0		0	0	0	0	0	0	0
	Profit on cost Profit on GDV		1,055	1,106	10,3/1	12,/15	10,140	20,482	20,839	30,424	20,087	19,678	9,944	J	J	U	U	U	u	u	u	U	v	J	0 950,445
	Cash Flow	-401,889	-7,033	-183,728	-133,910	-310,030	-419,522	-191,848	-90,580	213,561	389,075	567,661	754,372	764,316	0	0	0	0	0	0	0	0	0	0	-950,445
	Opening Balance Closing Balance	0 -401,889	-408,922	-592,650	-726,560	-1,036,590	-1,456,112	-1,647,960	-1,738,541	-1,524,980	-1,135,904	-568,243	186,129	950,445	950,445	950,445	950,445	950,445	950,445	950,445	950,445	950,445	950,445	950,445	0

SITE NAME Site 20

Post PDCS Base Site 20

INCOME A	v Size ' m2	% Numbe		Price £/m2	GDV £	GIA m2		DEVELOPMEN	IT COSTS		/unit or m2					Planning fee Planning app f No dwgs	calc k dwgs 6	rate			Build Cost BCIS CfSH	/m2 908 14	1.50%	
Ŭ	109.0 70		4	3,250					Land Stamp Duty		68,365	2 Total 5 12,306	410,188	I		No dwgs unde No dwgs over	r 6	385	0		Energy Design	0 11	1.00%	
Shared Ownership Affordable Rent	73.0 15 ¹ 73.0 15 ¹		1	2,113					Easements etc Legals Acquisi	2. tion	1.50%	6,153	18,458			L		Total	2,310		Over-extra 1 Small Sites Over-extra 3	0 54 0	6% 0%	
Social Rent	73.0 0			c				PLANNING	Planning Fee			2,310				Stamp duty c	alc - Residual				Site Costs	91 1,078	10%	
Grant and Subsidy Shared (Affordab	Jwnership ie Regt			0	0				Architects QS / PM Planning Cons	ultants	6.00% 0.50% 1.00%	3.468				Land payment 125,000 250,000	0% 1%	1%	410,188					
Social R	ant			c	-				Other Professi	onal	2.50%	17,340	71,670			500,000 1,000,000	3% 4% 5%	0%						
SITE AREA - Net SITE AREA - Gross	0.20 ha 0.20 ha	30 30	0 /ha 0 /ha		1,698,911	589			DN Build Cost - BC s106 / CIL	CIS Based	1,078					above	5%	3% Total	12,306					
Sales per Quarter 0		٦							Contingency Abnormals		2.50%	15,877 0	693,600			Stamp duty c Land payment			82,000					
Unit Build Time 3	Quarters Whole Site	Per ha NET	Per ha GPOS		RUN Residual	MACRO ctrl+r	0	FINANCE	Fees			10,000				125,000 250,000 500,000	0% 1% 3%							
Residual Land Value Alternative Use Value	410,18	18 2,050,931 10	8 2,050,938 50,000		RUN CIL MACI	RO ctrl+l			Interest Legal and Valu	uation	7.00%	i 0,000				1,000,000 above	4%	0%						
Uplift 201 Plus /ha 350,0 Mability The	00 70,00	0	10,000			osing balance =	0	SALES	Agents		3.0%	50.967				Dec 08 - 405	4 000	Total	2,460					
Theory The		£/m2	410,000		Check on phasing o COP	rect			Legals Misc.		0.5%	5 50,967 5 8,495 0		1,263,378		Pre CIL s105		£/ Unit (all) Total	6,000					
Additional Profit	390,54	17 85:	3					Developers Pr	ofit							Post CIL s106 CIL	1,000 80	£/m2)					
									% of costs (bef % of GDV	ore interest)	0.00% 20.00%			0 339,782				Total	42,624					
RESIDUAL CASH FLOW FOR IN	Q1	Year Q2	1 Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME UNITS Started			2	2	2		495.950	495 950	495 950													0		
Market Housing Shared Ownership Affordable Rent				0	0	0	495,950 46,264 24.090	495,950 46,264 24.090	495,950 46,264 24.090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent 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	566,304	566,304	566,304	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty Easements etc.	12,306 0																							
Legals Acquisition	6,153																							
Planning Fee Architects OS	2,310 20,808 1,734		20,808 1,734																					
Planning Consultants Other Professional	3,468 8,670		3,468 8,670																					
Build Cost - BCIS Base		0	70,567	141,133	211,700	141,133	70,567 4.736	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
105/CIL Contingency Abnormals		0	4,736 1,764 0	9,472 3,528 0	14,208 5,292 0	9,472 3,528 0	4,736 1,764 0	0	0	0	0	0	0	0	0	0 0 0	0	0	0	0	0	0	0	0
Finance Fees	10,000																							
Legal and Valuation	0	0		0	0	0	16.989	16.989	16.989	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc	0	0	0	0	0	0	2,832	2,832	2,832	0	0	0	ō	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	PROF 65,448	0	111,747	154,133	231,200	154,133	96,887	19,821	19,821	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land 410,188	8,324	8,469	10,573	13,455	17,737	20,745	12,893	3,555	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Profit or	Costs GDV																							0 339,782
Cash Fit Opening	Balan 0	-8,324	-120,216	-164,705	-244,655	-171,870	448,672	533,590	542,928	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-339,782
Closing	3alano -475,636	-483,950	-604,176	-768,882	-1,013,538	-1,185,408	-736,736	-203,146	339,782	339,782	339,782	339,782	339,782	339,782	339,782	339,782	339,782	339,782	339,782	339,782	339,782	339,782	339,782	0
CASH FLOW FOR CIL ADDITION	AL PROFIT	Year 1 Q2	1 Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME As Abov INCOME	0	0	0	0	0	0	566,304	566,304	566,304	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE	82,000																							
Stamp Duty	2,460	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition	0 1,230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects	2,310 20,808	0	0 20,808	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants	1,734 3,468	0	1,734 3,468	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional Build Cost - BCIS Base	8,670	0	8,670 70.567	0 141,133	0 211,700	0	0 70,567	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s105		-	390,547	1	2,000	2,000	2,000	-	0	-	0	0	0	0	-	-	0	0	0	0	0	0	0	-
Contingency Abnormals	0	0	1,764 0	3,528 0	5,292 0	3,528 0	1,764 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	16,989	16,989	16,989	0	0	0	0	0	- 0	0	0	0	0	0	0	0	0	0
Legals Misc. COSTS BEFORE LAND INT AND	0	0	0	0	0	0	2,832	2,832	2,832 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	PROF 132,680	0	497,558	144,661	218,992	146,661	94,151	19,821	19,821	0	0	0	0	0	0	0	0	0	0	0	0	U	U	0
	terest	2,322	2,363	11,111	13,837	17,912	20,792	12,893	3,555	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit o Profit or	n cost i GDV																							0 339,782
Cas Opening B	alance 0	-2,322	-499,920	-155,773	-232,829	-164,573	451,361	533,590	542,928	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-339,782
Closing B	alance -132,680	-135,002	-634,922	-790,695	-1,023,524	-1,188,097	-736,736	-203,146	339,782	339,782	339,782	339,782	339,782	339,782	339,782	339,782	339,782	339,782	339,782	339,782	339,782	339,782	339,782	0

SITE NAME Site 21

Build Cost BCIS CfSH Energy Design Over-extra 1 Small Sites Over-extra 3 Site Costs Av Size m2 GLA Planning fee ca Planning app fe No dwgs No dwgs under No dwgs over 5 Price £/m2 GDV £ /m2 908 14 dwgs 3 3 rate 385 115 1.50% /unit or m2 Total 87,000 261.001 103.7 100% 3.250 1.010.750 arket Housing 3 Land Stamp Duty 1,155 7.83 0.0 0% 2,113 0 red Ownership Easements etc. Legals Acquisiti 0 3,915 11,745 1.50% 13% 0% dable Rent ~ ~ 1,100 0 Planning Fee Architects QS / PM Planning Consultants Other Professional 1,155 23,505 1,959 3,917 9,794
 Stamp duty calc - Residual

 Land payment

 125,000
 0%

 250,000
 1%

 500,000
 3%

 1,000,000
 4%

 above
 5%
 cial Rent 0.0 ~ 0 6.00% 0.50% 1.00% 2.50% 25 0% 1% 3% 4% 5% Frant and Subsidy 0 0 0 1% 3% 0% 0% 3% Total Affordable Ren Social Rent 40,330 SITE AREA - Net SITE AREA - Gro 1,010,750 TION Build Cost - BCIS Based s106 / CIL Confingency Abnormals 1,141 1,000 2.50% 354,994 27,880 8,875 0 391,749
 Stamp duty calc - Add Profit

 Land payment

 125,000
 0%

 250,000
 1%

 500,000
 3%

 1,000,000
 4%

 above
 5%
 Sales per Quarter Unit Build Time 0 3 Quarters 1% 3% 0% RUN Residual MACRO ctrl+r Closing balance = 0 Fees Interest Legal and Valuation 10,000 Residual Land Va 7.00% RUN CIL MACRO ctrl+I Closing balance = 0 0 10,000 5,000 1,000 20% 350,000 410,000 eck on phasing dwgs nos correct 1 000 F/ Unit (all) 3.0% 30,323 0.5% 5,054 Pre Cill s105 Agents Legals Total 3 000 £/m2 750 201 850 Post CIL s105 1,000 £/ Unit (all) Additional Prot elopers Profit % of costs (before interest) 80 £/m2 Total 0.00% 27.880 Year 2 RESIDUAL CASH FLOW FOR INTEREST Year 4 Year 1 Year 5 INCOME UNITS Started Market Housing Shared Ownership Affordable Rent Social Rent Grant and Subsidy INCOME 04 04 1 1 336,917 336,911 0 0 336,917 0 0 0 0 0 0 0 0 0 0 335 917 335 917 335 917 EXPENDITURE Stamp Duty Easements etc. Legals Acquisition 7,830 0 3,915 lanning Fee inchitects 1,155 11,752 979 1,959 4,897 11,752 979 1,959 4,897)S Nanning Consultar Other Professional Build Cost - BCIS Base 105/CIL Contingency Abnormals 39,444 3,098 986 0 78,888 6,196 1,972 0 118,331 9,293 2,958 78,888 6,196 1,972 0 39,444 3,098 986 0 Finance Fees Legal and Valuation 10,000 0 0 0 0 10,108 1,685 0 Agents Legals 0 0 0 10,108 10,108 1,685 1,685 0 0 0 MISC. COSTS BEFORE LAND INT AND PROF 42,487 0 63 115 87 055 130 583 87 055 55 320 11 792 11 792 --. 0 2**61,001** 5,311 uation 5.404 6.603 Profit on Costs Profit on GDV 8.242 10.672 12.382 7.670 2.115 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 202,150 Cash Flow Opening Balan Closing Balano -303,488 -5,311 69 510 -93.658 -138.825 07 777 ----217.454 323.010 -202.150 0-303,488 -308.799 -377.319 -470.977 -609.802 202,150 -707.529 202.150 202.150 202.150 202.150 202.150 202,150 202.150 202.150 202.150 202.150 CASH FLOW FOR CIL ADDITIONAL PROFIT Year 2 Year 4 Year 5 02 Q4 02 Q4 02 As Above INCOME 04 INCOME 0 336,917 336,917 336,917 EXPENDITURE 41,000 Stamp Duty Easements etc. Legals Acquisition 1,230 0 615 0 0 0 0 0 0 0 0 0 0 0 lanning Fee 1,155 11,752 979 1,959 4,897 0 0 11,752 979 1,959 4,897 0 QS Planning Consultar Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s105 Contingency Abnormals 39,444 132,189 78,888 132,189 0 0 118,331 78,888 39,444 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1,000 2,958 0 1,000 1,972 0 1,000 986 0 0 0 0 0 0 0 0 0 0 0 0 0 0 986 0 1,972 0 Finance Fees Legal and Valuation 10,000 10,108 1,685 Agents Legals Misc. COSTS BEFORE LAND INT AND PI 0 0 0 0 0 10,108 1,685 10,108 1,685 0 0 0 0 0 0 0 0 213,049 122,290 192,206 81,860 53,222 or CIL calculation 2,115 0 0 0 Inte 1,288 1,310 4,697 8,507 10,796 12,418 7,670 0 0 0 0 0 0 0 0 0 0 0 Profit on cost Profit on GDV 0
202,150 Cash Flow Opening Balance Closing Balance 73,587 -1.288 -193.517 -217,746 -130.797 -92.656 271.277 317.454 323,010 0 -202,150 0 0 0 -485 133 .616.934 .438 314 202 150 202 150 202 150 202 150 202 150 202 15 202 150 202 150 202 150 202 150 202 150

SITE NAME Site 22

Av Size m2 Build Cost BCIS CfSH Energy Design Over-extra 1 Small Sites Over-extra 3 Site Costs Planning fee ca Planning app fe No dwgs No dwgs under No dwgs over 5 Price £/m2 GDV £ GLA rate 385 115 /m2 908 14 dwgs 6 6 1.50% /unit or m2 Total 22,901 137,404 85.0 70% 4 2.800 1.011.360 2,310 rket Housing Land Stamp Duty 1.37 73.0 15% 1,820 119,574 0 2,061 red Ownershi Easements etc. Legals Acquisiti 1.50% 3.435 6% 0% dable Rent 73.0 1 100 72,270 Planning Fee Architects QS / PM Planning Consultants Other Professional 2,310 6.00% 38,731 0.50% 3,228 1.00% 6,455 2.50% 16,138
 Stamp duty calc - Residual

 Land payment

 125,000
 0%

 250,000
 1%

 500,000
 3%

 1,000,000
 4%

 above
 5%
 cial Rent 73.0 0 0% 1% 3% 4% 5% Frant and Subsidy 0 0 0 1% 0% 0% 1% Total Affordable Rent Social Rent 66,862 SITE AREA - Net SITE AREA - Gro 1,203,204 TION Build Cost - BCIS Based s106 / CIL Contingency Abnormals 0.15 ha 0.15 ha 1,078 1,000 5.00% 530,974 34,895 26,549 53,097 645,516
 Stamp duty calc - Add Profit

 Land payment

 125,000
 0%

 250,000
 1%

 500,000
 3%

 1,000,000
 4%

 above
 5%
 Sales per Quarter Unit Build Time 0 3 Quarters 1% 0% 0% RUN Residual MACRO ctrl+r Closing balance = 0 Fees Interest Legal and Valuation 10,000 Residual Land V 7.00% 916,029 916,029 400,000 80,000 RUN CIL MACRO ctrl+I Closing balance = 0 0 10,000 60,000 12,000 20% ick on phasing diegs nos correct 1 000 F/ Unit (all) 480,000 Agents Legals 3.0% 36,096 0.5% 6,016 Pre Cill s105 Total 6 000 £/m2 905 329 Additional Pro Post CIL s105 1,000 £/ Unit (all) 270 velopers Profit % of costs (before interest) 80 £/m2 Total 0.00% 34.896 Year 2 Q2 RESIDUAL CASH FLOW FOR INTEREST Year 1 Year Year 3 Year 5 INCOME UNITS Started Market Housing Shared Ownership Affordable Rent Social Rent Grant and Subsidy INCOME 04 04 337,120 39,858 24,090 0 2 2 2 337,120 39,858 24,090 0 337,120 39,858 24,090 0 0 0 0 0 0 0 EXPENDITURE Stamp Duty Easements etc. Legals Acquisition 1,374 0 2,061 lanning Fee inchitects 2,310 19,365 1,614 3,228 8,069 19,365 1,614 3,228 8,069)S Ilanning Consultar Other Professional Build Cost - BCIS Base 105/CIL Contingency Abnormals 58,997 3,877 2,950 5,900 117,994 7,755 5,900 11,799 176,991 11,632 8,850 17,699 117,994 7,755 5,900 11,799 58,997 3,877 2,950 5,900 Finance Fees Legal and Valuation 10,000 0 0 0 0 12,032 2,005 0 Agents Legals 0 0 12,032 12,032 2,005 2,005 0 0 0 0 0 0 MISC. COSTS BEFORE LAND INT AND PROF 48,021 0 0
104,000 143,448 215 172 143 448 85 761 14 037 14 037 . -0 37,404 3,245 3.302 5.180 Profit on Costs Profit on GDV 7.780 11.682 14.397 9.131 2.518 0 0 0 0 0 0 0 0 0 0 0 0 0 . 0
240,641 Cash Flow Opening Balan Closing Balano -185,425 -3,245 107 201 -148.627 -222.952 155 130 377 900 384.513 -240.641 -188.670 -295.972 -444.599 -667.551 240.641 -822.68 240.641 240.64 240.641 CASH FLOW FOR CIL ADDITIONAL PROFIT Year 4 02 Q4 02 Q4 02 As Above INCOME 04 INCOME 0 401,068 401,068 401.068 EXPENDITURE 72,000 Stamp Duty Easements etc. Legals Acquisition 720 0 1,080 0 0 0 0 0 0 0 0 0 0 0 0 19,365 1,614 3,228 8,069 lanning Fee 2,310 19,365 1,614 3,228 8,069 0 QS Planning Consultar Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s105 Contingency Abnormals 58,997 97,423 0 0 117,994 176,991 117,994 58,997 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 2,000 8,850 17,699 2,000 5,900 11,799 2,000 2,950 5,900 0 0 0 0 0 0 0 0 2,950 5,900 5,900 11,799 0 0 Finance Fees Legal and Valuatio 10,000 12,032 2,005 12,032 2,005 Agents Legals Misc. COSTS BEFORE LAND INT AND PI 0 0 0 0 0 12,032 2,005 0 0 0 0 0 0 0 135,693 205,540 197,545 137,693 83,884 or CIL calculatio 0 2 072 2,108 5,602 8,075 11,813 14,429 9,131 2,518 0 0 0 0 0 0 0 0 0 0 0 0 0 Profit on cost Profit on GDV 0 240,641 Cash Flow Opening Balance Closing Balance 118,385 -2,072 -199.653 -141,295 -213.614 -149.505 302.755 377.900 384.513 -240,641 0 0 240 641 240 641 240 64 240 641 240 641 240 641 240 64 240 641 240 64 240 641 240 641 240 64

SITE NAME Site 23

SITE NAME Site 24 Av Size m2 Build Cost BCIS CfSH Energy Design Over-extra 1 Small Sites Over-extra 3 Site Costs GIA Planning fee ca Planning app fe No dwgs No dwgs under No dwgs over 5 Price £/m2 GDV £ /m2 908 14 rate 385 115 dwgs 3 3 1.50% /unit or m2 Total 34,163 102.490 84.0 100% 2,800 arket Housing 3 705.600 Land Stamp Duty 1,155 0.0 0% 1,820 0 red Ownership Easements etc. Legals Acquisiti 0 1,537 1.50% 1 537 13% 0% dable Rent ~ ~ 1 100 0 Planning Fee Architects QS / PM Planning Consultants Other Professional 1,155 6.00% 21,237 0.50% 1,770 1.00% 3,540 2.50% 8,849
 Stamp duty calc - Residual

 Land payment

 125,000
 0%

 250,000
 1%

 500,000
 3%

 1,000,000
 4%

 above
 5%
 cial Rent 0.0 0 0% 1% 3% 4% 5% Frant and Subsidy 0 0 0 0% 0% 0% 0% 0% Affordable Ren Social Rent 36,551 SITE AREA - Net SITE AREA - Gro 705,600 TION Build Cost - BCIS Based s106 / CIL Contingency Abnormals 0.08 ha 0.08 ha 1,141 1,000 5.00% 287,648 23,160 14,382 28,765 353,955
 Stamp duty calc - Add Profit

 Land payment

 125,000
 0%

 250,000
 1%

 500,000
 3%

 1,000,000
 4%

 above
 5%
 Sales per Quarter Unit Build Time 0 3 Quarters 0% 0% 0% RUN Residual MACRO ctrl+r Closing balance = 0 Fees Interest Legal and Valuation 10,000 400,000 80,000 7.00% Residual Land V RUN CIL MACRO ctrl+I Closing balance = 0 0 10,000 30,000 6,000 20% ick on phasing diegs nos correct 1 000 F/ Unit (all) 20.001 480,000 Agents Legals 3.0% 21,168 0.5% 3,528 Pre Cill s105 Total 3 000 £/m2 529 229 Additional Prof Post CIL s105 1,000 £/ Unit (all) 355 elopers Profit % of costs (before interest) 80 £/m2 Total 0.00% 23,160 Year 2 RESIDUAL CASH FLOW FOR INTEREST Year 4 Year 1 Year 5 INCOME UNITS Started Market Housing Shared Ownership Affordable Rent Social Rent Grant and Subsidy INCOME 04 1 1 235,200 235,200 0 0 235,200 0 0 0 0 0 0 0 0 0 235 200 235 200 EXPENDITURE Stamp Duty Easements etc. Legals Acquisition 0 1,537 lanning Fee inchitects 1,155 10,619 885 1,770 4,424 10,619 885 1,770 4,424)S Ilanning Consultar Other Professional Build Cost - BCIS Base 105/CIL Contingency Abnormals 31,961 2,573 1,598 3,196 63,922 5,147 3,196 6,392 95,883 7,720 4,794 9,588 63,922 5,147 3,196 6,392 31,961 2,573 1,598 3,196 0 Finance Fees Legal and Valuation 10,000 0 0 0 0 7,056 7,056 1,176 1,176 7,056 1,176 0 Agents Legals 0 0 0 0 0 0 0 0 MISC. COSTS BEFORE LAND INT AND PROF 30,390 0 0 78 657 117 985 78 657 47 560 8,232 8 232 0 -. 0 102,490 2,325 uation 2.366 3.405 Profit on Costs Profit on GDV 4.842 6.991 8.490 5.355 1.477 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
141,120 Cash Flow Opening Balan Closing Balano -132,880 -2,325 -59.392 -82.062 -122.827 95.549 221 612 225.401 -141.120 -135,206 -194.598 -276.660 141.120 141.120 -399.487 -485.135 141.120 141.120 141.120 141.120 141.120 141.120 141.120 CASH FLOW FOR CIL ADDITIONAL PROFIT Year 2 Year 4 Year 5 Q3 Q4 02 Q4 02 As Above INCOME Q4 INCOME 0 235,200 235,200 235,200 EXPENDITURE 36,000 Stamp Duty Easements etc. Legals Acquisition 0 0 540 0 0 0 0 0 0 0 0 0 0 0 0 10,619 885 1,770 4,424 Planning Fee Architects 1,155 10,619 885 1,770 4,424 0 QS Planning Consultar Other Professional 0 Build Cost - BCIS Base POTENTIAL CIL Post CIL s105 Contingency Abnormals 31,961 89,397 0 0 63,922 95,883 63,922 31,961 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1,000 4,794 9,588 1,000 3,196 6,392 1,000 1,598 3,196 0 0 0 0 0 0 0 0 0 0 1,598 3,196 3,196 6,392 0 0 Finance Fees Legal and Valuation 10,000 7,056 1,176 Agents Legals Misc. COSTS BEFORE LAND INT AND PF 0 0 0 0 0 7,056 1,176 7,056 1,176 0 0 0 0 0 0 0 0 73,510 111,265 74,510 45,987 8,232 or CIL calculation 0 1 144 1,164 3,702 5,053 7,089 8,517 5,355 1,477 0 0 0 0 0 0 0 0 0 0 0 0 0 Profit on cost Profit on GDV 0
141,120 Cash Flow Opening Balance Closing Balance -65,393 -1,144 -145.014 -77,212 -116,318 -81.599 190 606 221,613 225.491 0 -141,120 0 0 0

141 120 141 120 141 120

141 120

141 12 141 120 141 120 141 120 141 120

.288 76

Post PDCS Base Site 24

Build Cost BCIS CfSH Energy Design Over-extra 1 Small Sites Over-extra 3 Site Costs Av Size m2 GIA Planning fee ca Planning app fe No dwgs No dwgs under No dwgs over 5 Price £/m2 GDV £ /m2 908 14 dwgs 1 1 rate 385 115 1.50% /unit or m2 Total 116,111 116,111 125.0 100% 3,400 arket Housing 425.000 Land Stamp Duty 0.0 0% 2,210 0 red Ownership Easements etc. Legals Acquisiti 1.50% 0 1,742 1,742 13% 0% dable Rent ~ ~ 1,100 0 Planning Fee Architects QS / PM Planning Consultants Other Professional 385 9,435 786 1,572 3,931
 Stamp duty calc - Residual

 Land payment

 125,000
 0%

 250,000
 1%

 500,000
 3%

 1,000,000
 4%

 above
 5%
 cial Rent 0.0 0 ~ 1 14 6.00% 0.50% 1.00% 2.50% 115 0% 1% 3% 4% 5% Frant and Subsidy 0 0 0 0% 0% 0% 0% 0% Affordable Ren Social Rent 16,110 SITE AREA - Net SITE AREA - Gro 425,000 TION Build Cost - BCIS Based s106 / CIL Confingency Abnormals 1,141 1,000 2.50% 142,683 11,000 3,567 0 157,250
 Stamp duty calc - Add Profit

 Land payment

 125,000
 0%

 250,000
 1%

 500,000
 3%

 1,000,000
 4%

 above
 5%
 Sales per Quarter Unit Build Time 0 3 Quarters 0% 0% 0% RUN Residual MACRO ctrl+r Closing balance = 0 Fees Interest Legal and Valuation 10,000 Residual Land V 7.00% RUN CIL MACRO ctrl+I Closing balance = 0 0 10,000 5,000 1,000 20% 350,000 eck on phasing dwgs nos correct 1 000 F/ Unit (all) 3.0% 12,750 0.5% 2,125 Pre Cill s105 Agents Legals Total 1 000 £/m2 14 875 316 087 Additional Prof Post CIL s105 1,000 £/ Unit (all) 710 elopers Profit % of costs (before interest) 80 £/m2 Total 0.00% 11.000 Year 2 RESIDUAL CASH FLOW FOR INTEREST Year 4 Year 1 Year 3 Year 5 INCOME UNITS Started Market Housing Shared Ownership Affordable Rent Social Rent Grant and Subsidy INCOME 04 04 425,000 0 0 0 0 425.000 EXPENDITURE Stamp Duty Easements etc. Legals Acquisition 0 1,742 lanning Fee inchitects 385 4,717 393 786 1,966 4,717 393 786 1,966)S Nanning Consultar Other Professional Build Cost - BCIS Base 105/CIL Contingency Abnormals 47,561 3,667 1,189 0 47,561 3,667 1,189 0 47,561 3,667 1,189 0 Finance Fees Legal and Valuation 10,000 Agents Legals 0 0 0 12,750 0 0 0 2,125 0 0
60,279
52,417 MISC. COSTS BEFORE LAND INT AND PROF 19,989 0 52 417 0 14 875 -. -. -0 **.16,111** 2,382 uation 2.423 3.521 Profit on Costs Profit on GDV 4.500 5.496 5.592 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
85,000 Cash Flow Opening Balan Closing Balano -136,100 -2,382 -62.702 -55.937 -56.916 -5.406 -85.000 -138.482 -201.184 -257.121 85.000 -314.038 -319.533 85.000 85.000 85.000 85.00 85.000 85.000 85.000 85.000 CASH FLOW FOR CIL ADDITIONAL PROFIT Year 2 Year 3 Year 4 Year 5 02 Q4 02 02 Q3 Q4 02 As Above INCOME 04 Q3 04 INCOME 0 425,000 0 EXPENDITURE 41,000 Stamp Duty Easements etc. Legals Acquisition 0 0 615 0 0 0 0 0 0 0 0 0 0 0 lanning Fee 385 4,717 393 786 1,966 0 0 4,717 393 786 1,966 0 QS Planning Consultar Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s105 Contingency Abnormals 47,561 88,775 0 0 47,561 47,561 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1,000 1,189 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1,189 0 1,189 0 Finance Fees Legal and Valuation 10,000 Agents Legals Misc. COSTS BEFORE LAND INT AND PRO 0 0 0 0 0 12,750 2,125 0 0 0 0 0 0 0 0 0 48,750 49,750 145,387 or CIL calculation 0 1.048 1,066 3,629 4,545 5,496 5,592 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 Profit on cost Profit on GDV 0
85,000 Cash Flow Opening Balance Closing Balance -59,862 -1.048 -146.453 -52,379 -54,295 -5,496 404.533 0 0 0 -85,000 0 0 0 0 .259 743 314 038 -319 533 85,000 85,000 85,000 85 000 85,000 85,000 85,000 85 000 85 000 85 000 85 000 85 000 85 000 85 000 85 000

SITE NAME Site 25

Post PDCS Base Site 25

Green/brown field Us	0 ve	Site 1 Hunts Grove Green Agricultu	Site 2 West of Stonehouse Green Agricultural	Green	Site 4 Sharpness Dock Brown Industrial A	Site 5 Rural North Green Agricultura	Site 6 Town Edge Green Paddock	Site 7 Infill Brown Carpark	Site 8 Infill Green Paddock	Site 9 Town Edge Green Agricultural	Site 10 Infill Green Agricultural	Site 11 Infill Green Garden	Site 12 Infill Brown Industrial	Site 13 Town Edge Green Agricultural	Site 14 Infill Brown Garage	Site 15 Rural South Green Residential	Site 16 Rural East Green Paddock	Site 17 Rural East Green Agricultural	Site 18 Rural West N Green Agricultural	Site 19 /alley Bottom Brown Industrial	Site 20 /alley Bottom Brown Industrial	Site 21 Small Rural 1 Green Paddock	Site 22 Small Rural 2 Si Green Paddock	Site 23 mall Urban 1 S Brown Industrial	Site 24 mall Urban 2 Brown Industrial	Site 25 Single Green Paddock
Site Area Gross Net Units	ha ha	28.00 16.00 750	73.00 44.00 1350	30.00 18.00 450	13.00 8.40 300	8.50 5.95 178	1.24 0.99 36	0.20 0.20 20	2.00 1.60 65	16.00 11.20 384	3.50 2.80 95	0.40 0.40 20	2.25 1.80 64	3.00 2.10 70	0.30 0.30 18	0.45 0.35 13	1.25 1.00 32	2.00 1.60 56	5.00 3.50 103	2.01 1.52 50	0.45 0.45 30	0.20 0.20 6	0.10 0.10 3	0.15 0.15 6	0.08 0.08 3	0.10 0.10 1
Mix Market Intermediate to Buy Affordable Rent Social Rent		70.00% 15.00% 15.00% 0.00%	70.00% 15.00% 15.00% 0.00%	70.00% 15.00% 15.00% 0.00%	70.00% 15.00% 15.00% 0.00%	70.00% 15.00% 15.00% 0.00%	70.00% 15.00% 15.00% 0.00%	70.00% 15.00% 15.00% 0.00%	70.00% 15.00% 15.00% 0.00%	70.00% 15.00% 15.00% 0.00%	70.00% 15.00% 15.00% 0.00%	70.00% 15.00% 15.00% 0.00%	70.00% 15.00% 15.00% 0.00%	70.00% 15.00% 15.00% 0.00%	70.00% 15.00% 15.00% 0.00%	70.00% 15.00% 15.00% 0.00%	70.00% 15.00% 15.00% 0.00%	70.00% 15.00% 15.00% 0.00%	70.00% 15.00% 15.00% 0.00%	70.00% 15.00% 15.00% 0.00%	70.00% 15.00% 15.00% 0.00%	70.00% 15.00% 15.00% 0.00%	100.00% 0.00% 0.00% 0.00%	70.00% 15.00% 15.00% 0.00%	100.00% 0.00% 0.00% 0.00%	100.00% 0.00% 0.00% 0.00%
Alternative Land Value	£/ha £ site	25,000 700,000	25,000 1,825,000	25,000 750,000	400,000 5,200,000	25,000 212,500	50,000 62,000	400,000 80,000	50,000 100,000	25,000 400,000	25,000 87,500	800,000 320,000	400,000 900,000	25,000 75,000	400,000 120,000	800,000 360,000	50,000 62,500	25,000 50,000	50,000 250,000	400,000 804,000	400,000 180,000	50,000 10,000	50,000 5,000	400,000 60,000	400,000 30,000	50,000 5,000
Uplift	£/ha £ site	355,000 #######	355,000 25,915,000	355,000		355,000 3,017,500	360,000 446,400	80,000 16,000	360,000 720,000	355,000 5,680,000	355,000 1,242,500	160,000 64,000	80,000 180,000	355,000 1,065,000	80,000 24,000	160,000 72,000	360,000 450,000	355,000 710,000	360,000 1,800,000	80,000 160,800	80,000 36,000	360,000 72,000	360,000 36,000	80,000 12,000	80,000 6,000	360,000 36,000
Viability Threshold	£/ha £ site	380,000 ########	380,000 27,740,000 #	380,000	480,000 6,240,000	380,000 3,230,000	410,000 508,400	480,000 96,000	410,000 820,000	380,000 6,080,000	380,000 1,330,000	960,000 384,000	480,000 1,080,000	380,000 1,140,000	480,000 144,000	960,000 432,000	410,000 512,500	380,000 760,000	410,000 2,050,000	480,000 964,800	480,000 216,000	410,000 82,000	410,000 41,000	480,000 72,000	480,000 36,000	410,000 41,000
Residual Gross Net	£/ha £/ha £ site	443,918 776,857 #######	465,219 771,841 33,960,984	386,818 644,697	296,636 459,079 3,856,263		1,006,175 1,260,259 1,247,657	-344,605 -344,605 -68,921	1,231,653 1,539,566 2,463,306	972,584 1,389,406 15,561,348	665,229 831,536 2,328,300	859,477 859,477 343,791	430,546 538,182 968,728	658,573 940,819 1,975,720	1,246,097 1,246,097 373,829	2,067,307 2,657,966 930,288	1,261,740 1,577,174 1,577,174	1,371,606 1,714,508 2,743,213	603,164 861,663 3,015,822	373,318 493,664 750,369	-13,825 -13,825 -6,221	2,050,938 2,050,938 410,188	2,610,009 2,610,009 261,001	916,029 916,029 137,404	1,366,538 1,366,538 102,490	1,161,108 1,161,108 116,111
Additional Profit	£ site £/m2	####### 49	9,834,604 106	290,202 - 9	2,934,871 -142	6,909,513 561	1,019,073 419	-102,439 -110	2,218,837 499	13,667,441 518	1,673,817 256	33,746 34	218,523 49	1,329,797 278	330,833 337	651,948 568	1,396,870 628	2,531,549 657	1,705,209 238	-245,745 -72	-241,193 -149	390,547 853	264,378 850	97,423 270	89,397 355	88,775 710

Appendix 7 – Updated Older People's Housing Appraisals

lioruai	ble Housing for Rent			SHELTERED Greenfield										
	AFFORDABLE %			30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
		CIL	£/m2	0	10	20	30	40	50	60	70	80	90	10
Units	1 bed	50	m2	20	20	20	20	20	20	20	20	20	20	2
Unita	2 bed		m2	25	25	25	25	25	25	25	25	25	25	2
	Saleble Area			2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,87
	Non-saleable		20%	719	719	719	719	719	719	719	719	719	719	71
	GIA			3,594	3,594	3,594	3,594	3,594	3,594	3,594	3,594	3,594	3,594	3,59
	£/m2	Market £/r	n2	3,330	3,330	3,330	3,330	3,330	3,330	3,330	3,330	3,330	3,330	3,33
		Market m2	2	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,01
		Market £		6,701,625	6,701,625	6,701,625	6,701,625	6,701,625	6,701,625	6,701,625	6,701,625	6,701,625	6,701,625	6,701,62
		Affordable Affordable		1,100 863	1,100 863	1,100 863	1,100 863	1,100 863	1,100 863	1,100 863	1,100 863	1,100 863	1,100 863	1,10
		Affordable		948,750	948,750	948,750	948,750	948,750	948,750	948,750	948,750	948,750	948,750	948,75
		Ground Re		173,250	173,250	173,250	173,250	173,250	173,250	173,250	173,250	173,250	173,250	173,25
	Capital Value			7,823,625	7,823,625	7,823,625	7,823,625	7,823,625	7,823,625	7,823,625	7,823,625	7,823,625	7,823,625	7,823,62
				0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	
osts		ha €/ha		0.50 25,000	0.50 25,000	0.50 25,000	0.50 25,000	0.50 25,000	0.50 25,000	0.50 25,000	0.50 25,000	0.50 25,000	0.50 25,000	0.5
		Uplift £/ha		250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,00
		20%		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,00
		Cost		140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,00
	Costs on Viability Thresh	CDI T	4.0%	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,60
	Costs on viability miesi	Costs	4.0%	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,10
				_,	_,	_,	_,	_,	_,	_,	_,	_,	_,	-,
	Strategic Promotion			25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,00
	Planning			50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,00
	Construction	/m2		1,203	1,203	1,203	1,203	1,203	1,203	1,203	1,203	1,203	1,203	1,20
		£		4,323,281	4,323,281	4,323,281	4,323,281	4,323,281	4,323,281	4,323,281	4,323,281	4,323,281	4,323,281	4,323,28
	Infrastructure	15.00%		648,492	648,492	648,492	648,492	648,492	648,492	648,492	648,492	648,492	648,492	648,49
	Abnormals Fees	0.00% 8.00%		0 397,742	0 397,742	0 397,742	0 397,742	0 397,742	0 397,742	0 397,742	0 397,742	0 397,742	0 397,742	397,74
	s106	50,000		50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,00
	CIL			0	20,125	40,250	60,375	80,500	100,625	120,750	140,875	161,000	181,125	201,25
	Contingency	2.50%		124,294	124,294	124,294	124,294	124,294	124,294	124,294	124,294	124,294	124,294	124,29
	Finance Costs			70,000	70,000	70.000	70.000	70.000	70,000	70.000	70.000	70.000	70.000	70.00
	Sales	3.50%		273,827	273,827	273,827	273,827	273,827	273,827	273,827	273,827	273,827	273,827	273,82
	Misc			10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,00
	Subtotal			5,980,337	6,000,462	6,020,587	6,040,712	6,060,837	6,080,962	6,101,087	6,121,212	6,141,337	6,161,462	6,181,58
	Interest	7.00%		209.312	210.016	210.721	211.425	212.129	212.834	213.538	214.242	214.947	215.651	216.35
	Profit % GDV	20.00%		1,196,067	1,200,092	1,204,117	1,208,142	1,212,129	1,216,192	1,220,217	1,224,242	1,228,267	1,232,292	1,236,31
		20.0070		1,100,001	1,200,002	1,201,111	1,200,112	1,212,107	1,210,102	1,220,211	1,221,212	1,220,207	1,202,202	1,200,01
	COSTS			7,385,716	7,410,570	7,435,424	7,460,279	7,485,133	7,509,987	7,534,842	7,559,696	7,584,551	7,609,405	7,634,25
esidua	al Land Worth			437,909	413,055	388,201	363,346	338,492	313,638	288,783	263,929	239,074	214,220	189,36
	- 1 C 11 V 1		0.7	05.055	05.00-	05.007	05.007	05.007	05.055	05.05	05.055	05.05-	05.057	
	Existing Use Value Viability Threshold		£/ha £/ha	25,000 280,000	25,000 280,000	25,000 280,000	25,000 280,000	25,000 280,000	25,000 280,000	25,000 280,000	25,000 280,000	25,000 280,000	25,000 280,000	25,00 280,00
	Residual Value		£/ha £/ha	875,819	280,000 826,110	776,401	726,693	676,984	627,275	577,566	527,858	478,149	428,440	378,73
	Additional Profit £/m2			297,909 148	273,055 136	248,201 123	223,346 111	198,492 99	173,638 86	148,783 74	123,929 62	99,074 49	74,220 37	49,36 2
	2/11/2			140	130	123		99	00	74	02	49	37	2
	Greenfield			SHELTERE	D									
		AFFORDA		30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
			£/m2	0	10	20	30	40	50	60	70	80	90	10
	Residual Land Worth		Site	437,909	413,055	388,201	363,346	338,492	313,638	288,783	263,929	239,074	214,220	189,36
	Existing Use Value		£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,00
	Viability Threshold		£/ha	280.000	280.000	280,000	280.000	280.000	280.000	280.000	280.000	280.000	280.000	280.00
	Residual Value		£/ha	875,819	826,110	776,401	726,693	676,984	627,275	577,566	527,858	478,149	428,440	378.73
	Neardual value		una	0/3,019	020,110	770,401	720,093	070,904	021,275	577,500	521,030	470,149	420,440	310,13
	CIL as % GDV			0.00%	0.26%	0.51%	0.77%	1.03%	1.29%	1.54%	1.80%	2.06%	2.32%	2.57
	CIL as % Costs			1.68%	1.68%	1.67%	1.67%	1.66%	1.66%	1.65%	1.64%	1.64%	1.63%	1.63
	CIL as % RV			0.00%	4.87%	10.37%	16.62%	23.78%	32.08%	41.81%	53.38%	67.34%	84.55%	106.28

Units	AFFORDABLE %			Brownfield 30%										
Units					30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Units		CIL	£/m2		10	20	30	40	50	60	70	80	90	10
	1 bed	50	m2	20	20	20	20	20	20	20	20	20	20	20
	1 bed 2 bed		m2 m2	20	20	20	20	20	20	20	20	20	20	20
	Saleble Area			2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,87
	Non-saleable		20%	719	719	719	719	719	719	719	719	719	719	719
	GIA			3,594	3,594	3,594	3,594	3,594	3,594	3,594	3,594	3,594	3,594	3,594
(£/m2	Market £/r	m2	3,330	3,330	3,330	3,330	3,330	3,330	3,330	3,330	3,330	3,330	3,330
-	2.11L	Market m2		2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013
		Market £		6,701,625	6,701,625	6,701,625	6,701,625	6,701,625	6,701,625	6,701,625	6,701,625	6,701,625	6,701,625	6,701,625
		Affordable		1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100
		Affordable		863	863	863	863	863	863	863	863	863	863	863
		Affordable Ground Re		948,750 173,250	948,750									
	Capital Value	Cicana ra	20,000	7,823,625	7,823,625	7,823,625	7,823,625	7,823,625	7,823,625	7,823,625	7,823,625	7,823,625	7,823,625	7,823,625
Costs L	Land Used	ha		0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
		£/ha Uplift £/ha		370,000	370,000 0	370,000	370,000	370,000	370,000	370,000	370,000	370,000 0	370,000	370,000
		20%		74,000	74,000	74,000	74,000	74,000	74,000	74,000	74,000	74,000	74,000	74,000
		Cost		222,000	222,000	222,000	222,000	222,000	222,000	222,000	222,000	222,000	222,000	222,000
(Costs on Viability Thresh		4.0%		8,880	8,880	8,880	8,880	8,880	8,880	8,880	8,880	8,880 3,330	8,880
		Costs	1.5%	3,330	3,330	3,330	3,330	3,330	3,330	3,330	3,330	3,330	3,330	3,330
	Strategic Promotion			25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
F	Planning			50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
	Construction	/m2		1.203	1.203	1,203	1.203	1,203	1,203	1.203	1,203	1,203	1,203	1,203
	Construction	/m2 £		4,323,281	4,323,281	4,323,281	4,323,281	4,323,281	4,323,281	4,323,281	4,323,281	4,323,281	4,323,281	4,323,281
-	Infrastructure	15.00%		648,492	648,492	648,492	648,492	648,492	648,492	648,492	648,492	648,492	648,492	648,492
	Abnormals	10.00%		432,328	432,328	432,328	432,328	432,328	432,328	432,328	432,328	432,328	432,328	432,328
	Fees	8.00%		432,328	432,328	432,328	432,328	432,328	432,328	432,328	432,328	432,328	432,328	432,328
	s106	50,000		50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
	CIL Contingency	5.00%		270,205	20,125 270,205	40,250 270,205	60,375 270,205	80,500 270,205	100,625 270,205	120,750 270,205	140,875 270,205	161,000 270,205	181,125 270,205	201,250 270,205
`	contingency	0.0070		210,200	270,200	270,200	210,200	210,200	210,200	270,200	210,200	210,200	210,200	210,200
	Finance Costs			70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000
	Sales	3.50%		273,827	273,827	273,827	273,827	273,827	273,827	273,827	273,827	273,827	273,827	273,827
	Misc			10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
ę	Subtotal			6,597,672	6,617,797	6,637,922	6,658,047	6,678,172	6,698,297	6,718,422	6,738,547	6,758,672	6,778,797	6,798,922
	Interest	7.00%		230,919	231,623	232,327	233,032	233,736	234,440	235,145	235,849	236,554	237,258	237,962
F	Profit % GDV	20.00%		1,319,534	1,323,559	1,327,584	1,331,609	1,335,634	1,339,659	1,343,684	1,347,709	1,351,734	1,355,759	1,359,784
	COSTS			8,370,124	8,394,979	8,419,833	8,444,688	8,469,542	8,494,396	8,519,251	8,544,105	8,568,959	8,593,814	8,618,668
`	00010			0,570,124	0,534,575	0,413,033	0,444,000	0,403,342	0,434,330	0,010,201	0,044,100	0,500,555	0,535,014	0,010,000
esidual	I Land Worth			-546,499	-571,354	-596,208	-621,063	-645,917	-670,771	-695,626	-720,480	-745,334	-770,189	-795,043
	Existing Use Value		£/ha	370.000	370.000	370.000	370.000	370.000	370.000	370,000	370,000	370.000	370.000	370.000
	Viability Threshold		£/ha	444,000	444,000	444,000	444,000	444,000	444,000	444,000	444,000	444,000	444,000	444,000
	Residual Value		£/ha	-1,092,999	-1,142,708	-1,192,416	-1,242,125	-1,291,834	-1,341,543	-1,391,251	-1,440,960	-1,490,669	-1,540,378	-1,590,086
	Additional Profit £/m2			-768,499 -382	-793,354 -394	-818,208 -407	-843,063 -419	-867,917 -431	-892,771 -444	-917,626 -456	-942,480 -468	-967,334 -481	-992,189 -493	-1,017,043
2	1/11/2			-302	-394	-407	-419	-431	-444	-400	-400	-401	-493	-005
1	Brownfield			SHELTER	D									
	2.01111010	AFFORDA		30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
			-											
		CIL	£/m2	0	10	20	30	40	50	60	70	80	90	100
F	Residual Land Worth		Site	-546,499	-571,354	-596,208	-621,063	-645,917	-670,771	-695,626	-720,480	-745,334	-770,189	-795,043
	Existing Use Value		£/ha	370,000	370,000	370.000	370,000	370,000	370,000	370,000	370,000	370.000	370,000	370,000
	-					,						,		
ľ	Viability Threshold		£/ha	444,000	444,000	444,000	444,000	444,000	444,000	444,000	444,000	444,000	444,000	444,000
F	Residual Value		£/ha	-1,092,999	-1,142,708	-1,192,416	-1,242,125	-1,291,834	-1,341,543	-1,391,251	-1,440,960	-1,490,669	-1,540,378	-1,590,086
	CIL as % GDV			0.00%	0.26%	0.51%	0.77%	1.03%	1.29%	1.54%	1.80%	2.06%	2.32%	2.57%
	CIL as % Costs CIL as % RV			3.23%	3.22% -3.52%	3.21% -6.75%	3.20% -9.72%	3.19% -12.46%	3.18% -15.00%	3.17% -17.36%	3.16% -19.55%	3.15% -21.60%	3.14% -23.52%	3.14%

Anordal	ble Housing for Rent			Extracare Greenfield										
	AFFORDABLE %			30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
		CIL	£/m2	0	10	20	30	40	50	60	70	80	90	10
Units	1 bed	65	m2	24	24	24	24	24	24	24	24	24	24	24
Units	2 bed		m2	16	16	16	16	16	16	16	16	16	16	
	Saleble Area			2,840	2,840	2,840	2,840	2,840	2,840	2,840	2,840	2,840	2,840	2,840
	Non-saleable		35%	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,52
	GIA			4,369	4,369	4,369	4,369	4,369	4,369	4,369	4,369	4,369	4,369	4,36
	£/m2	Market £/r	n2	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,53
		Market m2	2	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,98
		Market £		7,017,640	7,017,640	7,017,640	7,017,640	7,017,640	7,017,640	7,017,640	7,017,640	7,017,640	7,017,640	7,017,640
		Affordable Affordable		1,100 852	1,100 852	1,100 852	1,100 852	1,100	1,100 852	1,100 852	1,100 852	1,100 852	1,100	1,10
		Affordable		937,200	937,200	937,200	937,200	937,200	937,200	937,200	937,200	937,200	937,200	937,20
		Ground Re	£3,850	154,000	154,000	154,000	154,000	154,000	154,000	154,000	154,000	154,000	154,000	154,00
	Capital Value			8,108,840	8,108,840	8,108,840	8,108,840	8,108,840	8,108,840	8,108,840	8,108,840	8,108,840	8,108,840	8,108,840
osts	Land Used	ha		0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.5
0313		£/ha		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
		Uplift £/ha		250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
		20%		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
		Cost		140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000
	Costs on Viability Thresh	SDLT	4.0%	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600
	,	Costs	1.5%	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
	Strategic Promotion			25,000	25,000	25,000	25,000	25,000	25.000	25,000	25.000	25.000	25,000	25,000
	Planning			50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
		/m2		1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285
	Infrastructure	£ 15.00%		5,614,462 842,169	5,614,462 842,169	5,614,462 842,169	5,614,462 842,169	5,614,462 842,169	5,614,462 842,169	5,614,462 842,169	5,614,462 842,169	5,614,462 842,169	5,614,462 842,169	5,614,462 842,169
	Abnormals	0.00%		042,109	042,109	042,109	042,109	042,109	042,109	042,109	042,109	042,109	042,109	042,109
	Fees	8.00%		516,530	516,530	516,530	516,530	516,530	516,530	516,530	516,530	516,530	516,530	516,530
	s106	500,000		500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
	CIL Contingency	2.50%		0 161,416	19,880 161,416	39,760 161,416	59,640 161,416	79,520 161,416	99,400 161,416	119,280 161,416	139,160 161,416	159,040 161,416	178,920 161,416	198,800 161,416
	Contingency	2.3070		101,410	101,410	101,410	101,410	101,410	101,410	101,410	101,410	101,410	101,410	101,410
	Finance Costs			90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000
	Sales	3.50%		283,809	283,809	283,809	283,809	283,809	283,809	283,809	283,809	283,809	283,809	283,809
	Misc			10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Subtotal			8,101,086	8,120,966	8,140,846	8,160,726	8,180,606	8,200,486	8,220,366	8,240,246	8,260,126	8,280,006	8,299,886
	Interest Profit % GDV	7.00% 20.00%		283,538 1,620,217	284,234 1,624,193	284,930 1,628,169	285,625 1,632,145	286,321 1,636,121	287,017 1,640,097	287,713 1,644,073	288,409 1,648,049	289,104 1,652,025	289,800 1,656,001	290,496 1,659,977
	Prolit % GDV	20.00%		1,620,217	1,624,193	1,026,109	1,032,145	1,030,121	1,640,097	1,644,073	1,646,049	1,052,025	1,656,001	1,059,977
	COSTS			10,004,842	10,029,394	10,053,945	10,078,497	10,103,049	10,127,601	10,152,153	10,176,704	10,201,256	10,225,808	10,250,360
Residua	I Land Worth			-1,896,002	-1,920,554	-1,945,105	-1,969,657	-1,994,209	-2,018,761	-2,043,313	-2,067,864	-2,092,416	-2,116,968	-2,141,520
	Existing Use Value		£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
	Viability Threshold		£/ha	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000
	Residual Value		£/ha	-3,792,003	-3,841,107	-3,890,211	-3,939,314	-3,988,418	-4,037,521	-4,086,625	-4,135,729	-4,184,832	-4,233,936	-4,283,039
	Additional Profit			-2,036,002	-2,060,554	-2,085,105	-2,109,657	-2,134,209	-2,158,761	-2,183,313	-2,207,864	-2,232,416	-2,256,968	-2,281,520
	£/m2			-1,024	-1,036	-1,049	-1,061	-1,074	-1,086	-1,098	-1,111	-1,123	-1,135	-1,148
	Onenational			F										
	Greenfield			Extracare										
		AFFORDA	BLE %	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
		CIL	£/m2	0	10	20	30	40	50	60	70	80	90	100
	Residual Land Worth		Site	-1,896,002	-1,920,554	-1,945,105	-1,969,657	-1,994,209	-2,018,761	-2,043,313	-2,067,864	-2,092,416	-2,116,968	-2,141,520
			£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25.000
	Existing Use Value													
	Existing Use Value		£/ha	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000
	Viability Threshold													
	÷		£/ha	-3,792,003	-3,841,107	-3,890,211	-3,939,314	-3,988,418	-4,037,521	-4,086,625	-4,135,729	-4,184,832	-4,233,936	-4,283,039
	Viability Threshold Residual Value			-3,792,003										
	Viability Threshold				-3,841,107 0.25% 1.61%	-3,890,211 0.49% 1.61%	-3,939,314 0.74% 1.60%	-3,988,418 0.98% 1.60%	-4,037,521 1.23% 1.59%	-4,086,625 1.47% 1.59%	-4,135,729 1.72% 1.59%	-4,184,832 1.96% 1.58%	-4,233,936 2.21% 1.58%	-4,283,039 2.45% 1.57%

ud	ble Housing for Rent			Extracare Brownfield										
	AFFORDABLE %			30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
		CIL	£/m2	0	10	20	30	40	50	60	70	80	90	10
Units	s 1 bed	65	m2	24	24	24	24	24	24	24	24	24	24	2
Unita	2 bed		m2	16	16	16	16	16	16	16	16	16	16	1
	Saleble Area			2,840	2,840	2,840	2,840	2,840	2,840	2,840	2,840	2,840	2,840	2,84
	Non-saleable		35%	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,52
	GIA			4,369	4,369	4,369	4,369	4,369	4,369	4,369	4,369	4,369	4,369	4,36
	£/m2	Market £/I	m2	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,53
		Market m		1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,98
		Market £		7,017,640	7,017,640	7,017,640	7,017,640	7,017,640	7,017,640	7,017,640	7,017,640	7,017,640	7,017,640	7,017,64
		Affordable		1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,10
		Affordable		852	852	852	852	852	852	852	852	852	852	85
		Affordable Ground Re		937,200 154,000	937,200 154,000	937,200 154,000	937,200 154,000	937,200 154,000	937,200 154,000	937,200 154,000	937,200 154,000	937,200 154,000	937,200 154,000	937,20 154,00
	Capital Value	Ciouna ra	25,000	8,108,840	8,108,840	8,108,840	8,108,840	8,108,840	8,108,840	8,108,840	8,108,840	8,108,840	8,108,840	8,108,84
				-,,	-,,	-,,	-,,	-,,	-,,	-,,	-,,	-,,	-,,	-,,-
osts		ha		0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.5
		£/ha		370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,00
		Uplift £/ha 20%		74,000	0 74,000	74,00								
		Cost		222,000	222,000	222,000	222,000	222,000	222,000	222,000	222,000	222,000	222,000	222,00
		000		222,000	222,000	222,000	222,000	222,000	222,000	222,000	,000	222,000	222,000	222,000
	Costs on Viability Thresh		4.0%	8,880	8,880	8,880	8,880	8,880	8,880	8,880	8,880	8,880	8,880	8,880
		Costs	1.5%	3,330	3,330	3,330	3,330	3,330	3,330	3,330	3,330	3,330	3,330	3,330
	Strategic Promotion			25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
	Planning			50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
		/m2		1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285
		£ 0000/		5,614,462	5,614,462	5,614,462	5,614,462	5,614,462	5,614,462	5,614,462	5,614,462	5,614,462	5,614,462	5,614,462
	Infrastructure Abnormals	15.00%		842,169 561,446	842,169 561,446	842,169 561,446	842,169 561,446	842,169 561,446	842,169 561,446	842,169 561,446	842,169 561,446	842,169 561,446	842,169 561,446	842,169
	Fees	8.00%		561,446	561,446	561,446	561,446	561,446	561,446	561,446	561,446	561,446	561,446	561,446
	s106	50,000		50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
	CIL			0	19,880	39,760	59,640	79,520	99,400	119,280	139,160	159,040	178,920	198,800
	Contingency	5.00%		350,904	350,904	350,904	350,904	350,904	350,904	350,904	350,904	350,904	350,904	350,904
	Finance Costs			90,000	90,000	90.000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000
	Sales	3.50%		283,809	283,809	283,809	283,809	283,809	283,809	283,809	283,809	283,809	283,809	283,809
	Misc			10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Subtotal			8,451,446	8,471,326	8,491,206	8,511,086	8,530,966	8,550,846	8,570,726	8,590,606	8,610,486	8,630,366	8,650,246
	Subtotal			6,451,440	6,471,326	6,491,206	0,511,000	0,030,900	6,550,646	8,570,726	0,590,606	0,010,400	8,630,366	6,650,240
	Interest	7.00%		295,801	296,496	297,192	297,888	298,584	299,280	299,975	300,671	301,367	302,063	302,759
	Profit % GDV	20.00%		1,690,289	1,694,265	1,698,241	1,702,217	1,706,193	1,710,169	1,714,145	1,718,121	1,722,097	1,726,073	1,730,049
	COSTS			10,437,536	10,462,088	10,486,640	10,511,192	10,535,743	10,560,295	10,584,847	10,609,399	10,633,951	10,658,502	10,683,054
Residua	al Land Worth			-2,328,696	-2,353,248	-2,377,800	-2,402,352	-2,426,903	-2,451,455	-2,476,007	-2,500,559	-2,525,111	-2,549,662	-2,574,214
				_,,	_,	_,,	_,,	_,,	_,,.	_,,	_,	_,,	_,_ ,_ ,	_,,
	Existing Use Value		£/ha	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000
	Viability Threshold Residual Value		£/ha £/ha	444,000 -4,657,392	444,000 -4,706,496	444,000 -4,755,600	444,000 -4,804,703	444,000 -4,853,807	444,000 -4,902,910	444,000 -4,952,014	444,000 -5,001,118	444,000 -5,050,221	444,000 -5,099,325	444,000
	Residual value		2/11d	-4,057,352	-4,700,450	-4,755,000	-4,004,703	-4,053,007	-4,502,510	-4,932,014	-5,001,118	-5,050,221	-3,099,323	-3, 140, 420
	Additional Profit			-2,550,696	-2,575,248	-2,599,800	-2,624,352	-2,648,903	-2,673,455	-2,698,007	-2,722,559	-2,747,111	-2,771,662	-2,796,214
	£/m2			-1,283	-1,295	-1,308	-1,320	-1,332	-1,345	-1,357	-1,369	-1,382	-1,394	-1,407
	Durawatialat			E.t.e.										
	Brownfield			Extracare										
		AFFORDA	ABLE %	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
		CIL	£/m2	0	10	20	30	40	50	60	70	80	90	100
	Residual Land Worth		Site	-2,328,696	-2,353,248	-2,377,800	-2,402,352	-2,426,903	-2,451,455	-2,476,007	-2,500,559	-2,525,111	-2,549,662	-2,574,214
	Existing Use Value		£/ha	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000
	Viability Threshold		£/ha	444,000	444,000	444,000	444,000	444,000	444,000	444,000	444,000	444,000	444,000	444,000
	Residual Value		£/ha	-4,657,392	-4,706,496	-4,755,600	-4,804,703	-4,853,807	-4,902,910	-4,952,014	-5,001,118	-5,050,221	-5,099,325	-5,148,428
	<u> </u>													
	CIL as % GDV			0.00%	0.25%	0.49%	0.74%	0.98%	1.23%	1.47%	1.72%	1.96%	2.21%	2.45%
	CIL as % Costs			3.36%	3.35%	3.35%	3.34%	3.33%	3.32%	3.32%	3.31%	3.30%	3.29%	3.28%

Larger supermarkets							144			×	8	k	et.	175	ā
	CIL £/m2	0	ß	8	Ŕ	8	9	3	•	٩	R	¢	AUX.	3	3
Income m2		4000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
£/m2		3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250
Capital Value		13,000,000	13,000,000	13,000,000	13,000,000	13,000,000	13,000,000	13,000,000	13,000,000	13,000,000	13,000,000	13,000,000	13,000,000	13,000,000	13,000,000
Buyers Costs GDV	4.00%	520,000 12,480,000													
Costs Land Used	eł	1.600	1.600	1.600	1.600	1.600	1.600	1.600	1.600	1.600	1.600	1.600	1.600	1.600	1.600
	E/ha	25,000	25,000	22,000	25,000	25,000	25,000	25,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
	uplitt #/na	nmínss	nninss	nn/nss	minss	nninss	nnn'nss	nninss			2	2		2	
	15.00%	3, 750	3,750	3,750	3,750	3, 750	3, 750	3,750	60)000	60,000	60,000	60,000	60,000	60,000	60,000
	Site Cost	606,000	606,000	606,000	606,000	606,000	606,000	606,000	/36,000	/36,000	/36,000	/36,000	/36,000	/36,000	/36,000
Strategic Promotion		25.000	25.000	25,000	25.000	25.000	25.000	25.000	25.000	25.000	25.000	25.000	25.000	25.000	25.000
Planning		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
0															
Construction	/m2	1,498	1,498	1,498	1,498	1,498	1,498	1,498	1,498	1,498	1,498	1,498	1,498	1,498	1,498
	ધ	5,992,000	5,992,000	5,992,000	5,992,000	5,992,000	5,992,000	5,992,000	5,992,000	5,992,000	5,992,000	5,992,000	5,992,000	5,992,000	5,992,000
Infrastructure	10.00%	599,200	599,200	599,200	599,200	599,200	599,200	599,200	599,200	599,200	599,200	599,200	599,200	599,200	599,200
Abnormals	5.00%								299,600	299,600	299,600	299,600	299,600	299,600	299,600
Fees	8.00%	479,360	479,360	479,360	479,360	479,360	479,360	479,360	479,360	479,360	479,360	479,360	479,360	479,360	479,360
S106		75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
dL		0	100,000	200,000	300,00€	400,000	500,000	600,000	0	100,000	200,000	000'00€	400,000	500,000	600,000
Contingency	2.5% & 5%	149,800	149,800	149,800	149,800	149,800	149,800	149,800	299,600	299,600	299,600	299,600	299,600	299,600	299,600
		Lo coo	10.000	10.000	10.000	10.000	10.000	10.000	10.000	10.000	2000	L0 000	10.000	2000	10.000
Finance Costs Salec	3 00%	000 UNE	000/06E		non une	000/ns	non nee	000/be	000/05E		000/05	000/hs		om/ns	100 UNIC
Mire Cinneial			10,000	000/000	000/000	10000	100,001	10,000	000/007	000/000	10000	10000	000/001	000/001	000/001
INISC. FILIBING		000/07	000/07	2001/017	000 /NT	000/01	200/07	200,01	000/NT	000/07	000/DT	000/0T	2001/017	777 /NT	200/07
Subtotal		7,795,360	7,895,360	7,995,360	8,095,360	8,195,360	8,295,360	8,395,360	8,244,760	8,344,760	8,444,760	8,544,760	8,644,760	8,744,760	8,844,760
Interest	7.00%	272,838	276,338	279,838	283, 338	286,838	290,338	293,838	288,567	292,067	295,567	299,067	302,567	306,067	309,567
Profit % GDV	20.00%	2,654,568	2,655,268	2,655,968	2,656,668	2,657,368	2,658,068	2,658,768	2,657,713	2,658,413	2,659,113	2,659,813	2,660,513	2,661,213	2,661,913
COSTS (Ex-land)		10,722,765	10,826,965	10,931,165	11,035,365	11, 139, 565	11,243,765	11,347,965	11, 191, 040	11, 295, 240	11,399,440	11,503,640	11,607,840	11,712,040	11,816,240
Recidual Land Worth	Cita	1 757 735	1 653 035	1 5/8 825	1 AAA 635	1 240 435	1 736 735	1 132 035	1 788 940	1 184 760	1 080 540	976 360	877 160	767 960	663 760
		and the second	malmala												
Existing Use Value	£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
Viability Threshold	£/ha	378, 750	378, 750	378,750	378,750	378,750	378, 750	378, 750	460,000	460,000	460,000	460,000	460,000	460,000	460,000
Residual Value	£/ha	1,098,272	1,033,147	968,022	902,897	837,772	772,647	707,522	805,600	740,475	675,350	610,225	545,100	479,975	414,850
Additional Profit		1,151,235	1,047,035	942,835	838, 635	734,435	630,235	526,035	552,960	448,760	344,560	240,360	136,160	31,960	-72,240
		288	262	236	210	184	158	132	138	112	8	8	*	00	-18
		Greenfield							Brownfield						
ar	£/m2	0	25	8	8	100	125	150	0	25	ß	5	100	125	150
Residual Land Worth	Site	1,757,235	1,653,035	1,548,835	1,444,635	1,340,435	1,236,235	1,132,035	1,288,960	1,184,760	1,080,560	976,360	872,160	767,960	663,760
Existing Use Value	£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
Viability Threshold	£/ha	378,750	378,750	378,750	378,750	378,750	378,750	378,750	460,000	460,000	460,000	460,000	460,000	460,000	460,000
Residual Value	£/ha	1,098,272	1,033,147	968,022	902,897	837,772	772,647	707,522	805,600	740,475	675,350	610,225	545,100	479,975	414,850
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			1000	1 000	3 77952	2,2175	94TO-10	24.0L7	0.000	0.000	T-DOVD	7.4076	2,117	94TO 15	4.01%
													2 4500	72C V	

Appendix 7 – Updated Retail Appraisals

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mretion 1 10000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 1,162		005,121	184,000	184,000	184,000	184,000	184,000	184,000	184,000
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Indition LockSup Link Link <thlink< th=""> Link Link</thlink<>		COC (0H-)		100/01/	1/7'04/	105(05.)	/00/04-/	10C (0H-)	111,171
Stre 827,796 785,536 785,276 734,016 702,756 value £/ha 25,000 1,756,890 1,756,		7,3/3,364	7/1/165/17	7,826,057	167'198'7	/ << 88877	/18'616'7	//0/1967	1955'796'7
Value \$\lambda{r}\beta 25,000 26,000 <t< td=""><td>702,756 671,496</td><td>640,236</td><td>718,823</td><td>687,563</td><td>656,303</td><td>625,043</td><td>593,783</td><td>562,523</td><td>531,263</td></t<>	702,756 671,496	640,236	718,823	687,563	656,303	625,043	593,783	562,523	531,263
eshold £/la 373,750 1,756,850 1, rofit £ 676,236 645,036 613,776 562,516 551,256 459 rofit £ 676,036 533,776 523,216 551,256 459 rofit £ 5264 528 511 455 459 rofit £ 520 520 520 750 700 550 rofit £ 827,796 736,536 756,500 702,756 700 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 50	25,000 25,000	25,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
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Enertial 25 50 75 100 £/m2 827,796 756,536 756,276 734,016 702,756 Site 827,796 756,000 25,000 25,000 25,000 25,000 eahold £/ha 378,750 378,750 378,750 378,750 378,750		407	446	420	394	368	341	315	289
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4/ha 25,000 <td></td> <td>640,236</td> <td>718,823</td> <td>687,563</td> <td>656,303</td> <td>625,043</td> <td>593,783</td> <td>562,523</td> <td>531,263</td>		640,236	718,823	687,563	656,303	625,043	593,783	562,523	531,263
E/ha 378,750 378,750 378,750 378,750		25 MM	400 000	400 CM	40 M	400.000	400 000	400 000	400.000
		378.750	460.000	460 000	460.000	460,000	460 000	460.000	460.000
E/ha 2,089,490 1,991,340 1,913,190 1,835,040 1,756,890 1	756,890 1,678,740	1,600,590	1,797,059	1,718,909	1,640,759	1,562,609	1,484,459	1,406,309	1,328,159
		Jack P	10000			1000			1000
0,000% 0,85% 1,71% 2,56% 3,42%		5.12%	0,00%	0.85%	1./1%	2.56%	3.42%	4.27%	5.12%
1.10% 2.18% 3.24% 4.27%	4.2/% 5.28%	6.26%	96000	1.06%	2.10%	3471.5	4,11%	1000	6.04%

Income m2 6/m2	CIL £/m2	•	2	2	k	5	135	ten	•	×	5	¥	9		
come m2 f/m3			4	2	5	B	9	2		3	R	2	T	9	2
£/m2		4000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
		2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
Capital Value	A 0064	8,400,000 236 000	8,400,000 225 000	8,400,000	8,400,000 225 000	326,000	8,400,000 336,000	8,400,000 335 000	8,400,000 325 000	326 000	8,400,000 225 000	8,400,000 225 000	325,000	326000	226,000
GDV	207	8,064,000	8,064,000	8,064,000	8,064,000	8,064,000	8,064,000	8,064,000	8,064,000	8,064,000	8,064,000	8,064,000	8,064,000	8,064,000	8,064,000
Costs land Iked	2	1 800	1 200	1 800	1 200	1 800	1 200	1 800	1 800	1 800	1 800	1 800	1 800	1800	1 200
	5/ha	75,000	75,000	75,000	75,000	75,000	75,000	75,000		100.000		UUU UUV	000 UUV	10000	100.000
	Uolift £/ha	350.000	350.000	350.000	350.000	350.000	350.000	350.000	0	0	0	0	0	0	0
	15.00%	3.750	3.750	3.750	3.750	3.750	3.750	3.750	60.000	60.000	60.000	60.000	60.000	60.000	60.000
	Site Cost	681,750	681,750	681,750	681,750	681,750	681,750	681,750	828,000	828,000	828,000	828,000	828,000	828,000	828,000
Contract: Desmotion		10,000	00.01	00.01	00.01	10.00	000.01	00.01	00.01	000.01	00.01	10,000	00001	000.01	10.00
Strategic Promotion			000 J.		non/nt										non/nt
Planning		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	22,000	25,000	25,000	25,000	25,000	25,000
Construction	/m2	655	655	655	655	655	655	655	655	655	655	655	655	655	655
	ч	2,620,000	2,620,000	2,620,000	2,620,000	2,620,000	2,620,000	2,620,000	2,620,000	2,620,000	2,620,000	2,620,000	2,620,000	2,620,000	2,620,000
Infrastructure	10.00%	262,000	262,000	262,000	262,000	262,000	262,000	262,000	262,000	262,000	262,000	262,000	262,000	262,000	262,000
Abnormals	5.00%								131,000	131,000	131,000	131,000	131,000	131,000	131,000
Fees	8.00%	209,600	209,600	209,600	209,600	209,600	209,600	209,600	209,600	209,600	209,600	209,600	209,600	209,600	209,600
S106		50,000	50,000	50,000	50,000	50,000	20,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
CI		0	100,000	200,000	300,000	400,000	200,000	600,000	0	100,000	200,000	300,000	400,000	500,000	600,000
Contingency	5% & 5%	65,500	65,500	65,500	65,500	65,500	65,500	65,500	131,000	131,000	131,000	131,000	131,000	131,000	131,000
Finance Costs		25,000	75,000	25,000	75,000	25,000	25,000	75,000	75,000	25,000	75,000	75,000	75,000	25,000	75,000
Sales	3.00%	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000
Misc. Financial		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Subtotal		3 579 100	3 679 100	3 779 100	3 874 100	3 979 100	001 000 1	4 129 100	3 775 600	3 875 600	3 975 600	4 075 600	4 125 600	4275.600	4 375 600
190000		חחד ורשר ור	מחדלרשהלר	האבורשיור	מחד (רסמ (ר	חוזד ורשר ור		00T (C3T (האט ורשר ור	000 (r-20 (r-		000/0376	
Interest	7.00%	123,519	127,019	130,519	134,019	137,519	141,019	144,519	130,396	133,896	137,396	140,896	144,396	147,896	151,396
Profit % GDV	20.00%	1,704,704	1,705,404	1,706,104	1,706,804	1,707,504	1,708,204	1,708,904	1,706,079	1,706,779	1,707,479	1,708,179	1,708,879	1,709,579	1,710,279
COSTS (Ex-land)		5,357,322	5,461,522	5,565,722	5,669,922	5,774,122	5,878,322	5,982,522	5,562,075	5,666,275	5,770,475	5,874,675	5,978,875	6,083,075	6,187,275
Residual Land Worth	Site	2,706,678	2,602,478	2,498,278	2,394,078	2,289,878	2,185,678	2,081,478	2,501,925	2,397,725	2,293,525	2,189,325	2,085,125	1,980,925	1,876,725
Protection of the Martine	-4-2	11 000	11 000	11 000	11 000	11 000	11 000	11 000	000 000	000 000	000 000	000 000	000 000	000000	000 000
EXISTING USE VAIUE	5/ha	270 750	22,000	270 75.0	270 750	25,000	270 750	22,000		400,000	400,000		400,000	400,000	
Divite III VIIIUBIN	5/h5	1 502 710	1 445 021	UC//0/C	00/0000 F	UC/ '0/C	05/ '0/C	1 105 377	1 200 000	1 227 000	1 774 190	000/00t	1 100 403	1100514	1 0/1 575
				3000 1000								ana ina ina	not increase		
Alanta in a state of			OCT AND 1	012.010	DCC CVC V	000 000 0	0 CO 010	OFF OPF 1	1 (22) (22)	1 000 000	1 400 000	300 930 F	200 200 V	10000	1010 DVC 0
		2,024,526	07/ 'N7C'T	075'BT0'T	075'7T/'T		975'enc't	1/200 T	676'6/0'T	C2//CDC/T	C7C'C0+'T	C75'T05'T	בסדי/וכסיד אוב	00 C	57/ (9HO/T
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5	5/m)	Greenfield	75	5	75	901	175		Brownfield	ž	5	75	00	175	150
	z, 1112						10C 10	OCT FOUL	2 F04 02F	2 THE EVEL F	1 100 101	C/ 100 L	2 ADF 171	100001	
	2116	c/00/07/5	0/m ¹ 700 ¹ 7	017/00%/7		0/0/07/7		0/m ⁽ TON ⁽ 7	escitne's	בזו ווכביל	בשבובנשוש	בשבינכמדיש	C7T ¹ CON ¹ 7	czcinacit	
Existing Use Value	£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
Viability Threshold	£/ha	378,750	378,750	378,750	378, 750	378,750	378,750	378,750	460,000	460,000	460,000	460,000	460,000	460,000	460,000
Residual Value	£/ha	1,503,710	1,445,821	1,387,932	1,330,043	1,272,154	1,214,265	1,156,377	1,389,958	1,332,069	1,274,180	1,216,292	1,158,403	1,100,514	1,042,625
CII >= % GNV		D DP%	1 2464	2 49%	3 77%	A 9646	2005	7 44%	O OPPK	1 24%	2 49%	34CL E	A 96%	2005	7 44%
			70C0 1	20010	2,127	2001	0.2070	2000 UF		1 7CM	200417	2.142	2002	2012-0	MUL 0
CIL as % Costs CIL as % Costs	+	0.00%	1.83%	3.59%	5.29%	6,95%	8.51%	300.05%	340070	1./6%	3.4.7%	%11.5 XMC C1	6.69% 10.10%	8.22%	34 07%

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

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

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
- Future Housing Numbers Analysis (post RSS target setting)

HDH Planning and Development have clients throughout England and Wales.

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