Intermediate Houses       80% of Open Market Value     635,157,095       Apartments     12040     sqm     2600 E per sqm     £4,397,245       Houses     1641     sqm     2600 E per sqm     £0,397,245       Social Rent Houses     40% of Open Market Value     Total Intermediate Affordable Housing Value     £39,554,340       Apartments     0     sqm     1460 E per sqm     £0       Houses     0     sqm     1300 E per sqm     £0       Affordable Rent Houses     50% of Open Market Value     70     Total Social Rent Affordable Housing Value     £12,176,243       Houses     50% of Open Market Value     10.822,613     £1,33,629     £12,176,243       LND COSTS     Net Site Area     Market Housing Land Area     Affordable Housing Land Area     Affordable Housing Land Area     Affordable Housing Land Area     5.0% SDLT Rate     \$10,161 Ha     7.11 Ha     3.05 Ha       Market Hig Land Value     £1,23,57,21 per Ha     Total Market Land Value     £8,786,666     £8,786,666       Affordable Hig Land Value     £1,23,57,21 per Ha     Total Aff Hig Land Value     £8,786,666     £131,470,656       Apartments	Vi•ab <sup>2</sup>		•	-   \ / '	- 1- •1•		• •
NET DEVELOPABLE SITE AREA DEVELOPMENT SCENARIO DEVELOPMENT SCENARIO DEVELOPMENT SCENARIO DEVELOPMENT SCENARIO Total Units Affordable Mix Development Floorspace 23 Affordable Mix Development Floorspace 23 Affordable Mix Development Floorspace 24 Affordable Mix Houses 4764 S Samt Glo Market Value Apartments 1280 Open Market Mouse 1280 Open Market Value Apartments 1280 Open Market Mouse 1290 Cost Ster Call Development Value 1290 Effordable Housing Value 1290 For Stall Market Housing Value 1290 For Stall Market Housing Value 1290 For Stall Market Housing Value 1290 For Stall Affordable Housing Value 1290 For Stall Market Housing Value 1290 For Stall Mark		Resid	enti		abilli	ty Appra	Isal
DEVELOPMENT SCENARIO   Brownfield   Grownfield   Brownfield   Bro	SITE LOCATION	Sh			irbour Arm		
UNIT NUMBERS     900     Total Units     900     Total Units       Affordable Propagace     900	NET DEVELOPABLE SITE	AREA	10.16	На			
Alfordable Proportion %   306   306   Alfordable Mixes   333   Alfordable Mixes     Bevelopment Floorspace   47845   Sign GlA Market Housing   20,439   Sign GlA Alfordable Housing     D2VELOPMENT VALUE   Apartments   599011   3350   ffordable Mixes   70615     Dave Floorspace   Apartments   599011   3350   ffordable Housing   70613     MARKET HOUSES   Area   Sales Value   6153,047,055   6153,047,055   6172,189,290     Houses   5914.31 sqm   3350 f per sqm   £153,047,055   6172,189,290     Intermediate Houses   80% of Open Market Value   Total Market Housing Value   £172,189,290     Apartments   120x00 spm   2920 f per sqm   £337,345   533,554,340     Houses   16761 sqm   2800 f per sqm   £13,347,055   £12,176,243     Houses   16761 sqm   2920 f per sqm   £337,345   539,354,340     Apartments   10400 pen Market Value   100   £39,554,340   £23,554,340     Apartments   0 sqm   1460 f per sqm   £0   £0   £22,351,357,095   £12,176,243     Houses	DEVELOPMENT SCENAR	IO Br	ownfield	(Greenfield, Bro	ownfield or Res	idual)	
Affordable Mix Development Floorspace 2 VELOPIXIENT VAUUE Total Norspace 2 VELOPIXIENT VAUUE Total Norspace 2 VELOPIXIENT VAUUE Total Norspace 2 VELOPIXIENT VAUUE Apartments 4 1990: 3 sqm Apartments 4 1990: 3 sqm 4 1990: 3 sqm 5 1040 f per	UNIT NUMBERS		969	Total Units			
Development Floorspace     47645     Som GIA Market Housing     20.412     Som GIA Affordable Housing       DEVELOP/INENTVALUE     Total Housing Sales Area (e. No Floorspace)     Apartments Houses     59901     spm     Total Affordable Housing     Total Affordable Housing       MARKET HOUSES     Area     3550 [ per sgm     £153.047.055 (±1930.7) Sgm     3550 [ per sgm     £153.047.055 (±1930.7) Sgm     £172,189,290       AFFORDABLE HOUSING     Total Market Housing Value Houses     80% of Open Market Value     Total Market Housing Value (±1930.7) Sgm     £172,189,290       Apartments     12040] sgm     2800 [ open Market Value Apartments     80% of Open Market Value Apartments     60     per sgm     £3,157.05 (£0,137.045)     £39,554,340       Apartments     0 Sgm     1340 [ per sgm     £00     fordable Housing Value (£0,237.05)     £12,176,243       Apartments     5930 sgm     1675 f per sgm     £1,35,563     £12,176,243       Houses     50% of Open Market Value Apartments     50% of Open Market Value Apartments     60     £223,913,972     £122,176,243       LAND COSTS     Net Site Area     Market Housing Land Area     Alfordable Housing Value £122,352,555     £122,176,243	Affordable Proportion %	30%	291	Affordable Uni	ts		
Digweit Color Might New York   Apartments   Social Social Rent Houses   Apartments   Social Social Rent Houses   Apartments   Construction Cost   E133,047,055     MARKET HOUSES   Area   Sales Value   Social Social Rent Houses   E133,047,055   E172,189,290     AFFORDABLE HOUSING   BOX of Open Market Value   BOX of Open Market Value   E133,047,055   E172,189,290     Apartments   BOX of Open Market Value   BOX of Open Market Value   E33,157,095   E13,157,095     Apartments   BOX of Open Market Value   Total Intermediate Affordable Housing Value   E39,554,340     Apartments   Box am   1460 E per sam   E0   E39,554,340     Apartments   Box am   1460 E per sam   E0     Houses   BOX of Open Market Value   E13,56,29   E12,176,243     Attordable Rent Houses   Social Rent Affordable Housing Value   E12,176,243     Total Affordable Rent Housing Value   E12,176,243   E12,176,243     Development Value   E12,23,219,372   Total Affordable Housing Value   E12,176,243     Market Housing Land Area   Affordable Housing Value   E12,176,243   Total Affordable Housing Value   E12,176,243	Affordable Mix	67% Int	ermediate	0%	Social Rent	33% Affordat	ole Rent
Total Housing Sales Area (is Net REforspace)     Apartments BIG3 Sales Value     59901 BIG3 Sales Value       MARKET HOUSES APFORDABLE HOUSING Houses     Area Apartments Houses     Sales Value Apartments Houses     Construction Affordable Housing Market Housing Value     E172,189,290       AFFORDABLE HOUSING Houses     Area Apartments Houses     Sold of Open Market Value Apartments Houses     E172,189,290     E172,189,290       Apartments Houses     2000 f Open Market Value Apartments Houses     Sold of Open Market Value Apartments Bigs and Houses     E39,554,340       Affordable Rent Houses     402N of Open Market Value Apartments Bigs and Houses     Total Market Housing Value Bigs and Houses     E39,554,340       Affordable Rent Houses     0 Sagm 1340 f per sagm Bigs and Houses     160 Bigs and Bigs and Big	Development Floorspace		47645	Sqm GIA Mark	et Housing	20,419 Sqm GIA	Affordable Housing
Bit Start     Bit Start       Apartments     41930.7 scm     3350 f per scm     £153,047,055 f 199,142,235       Apartments     41930.7 scm     3350 f per scm     £153,047,055 f 199,142,235       AFFORDABLE HOUSING     80% of Open Market Value     613,142,235     £172,189,290       Apartments     12008 scm     2320 f per scm     £35,157,095     £34,397,245       Houses     4070 of Open Market Value     60     506 f per scm     £4,397,245       Sodal Rent Houses     4070 of Open Market Value     60     50%     60       Apartments     0 scm     1340 f per scm     £0     50%       Houses     50% of Open Market Value     60     50%     60       Apartments     0 scm     1382 f per scm     £10,82,613     £0       Houses     50% of Open Market Value     10.52,623     £12,176,243     £12,176,243       Development Value     £12,32,629     £13,362,02     £12,176,243     £12,176,243       Development Value     £12,176,243     10.10 h     7.11 ha     3.05 ha       Abort Stat Area     10.10 h     7.11 ha <td>DEVELOPMENT VALU</td> <td>E</td> <td></td> <td></td> <td></td> <td></td> <td>Totals</td>	DEVELOPMENT VALU	E					Totals
MARKET HOUSES Apartments Houses   Area 41330.7 5714.1 sqm   Sales Value 3350 E per sqm   £153,047,055 £19,142,235     AFFORDABLE HOUSING Intermediate Houses   80% of Open Market Value   E172,189,290     Apartments Houses   12000 sqm   2900 E per sqm   £35,157,095 £4,397,205   £172,189,290     Apartments Houses   12000 sqm   2900 E per sqm   £35,157,095 £4,397,204   £39,554,340     Social Rent Houses   40% of Open Market Value   2000 F per sqm   £0   E0     Apartments Houses   0 sqm   1460 E per sqm   £0   E0     Apartments   0 sqm   1325 É per sqm   £10,822 613 £13,35639   E12,175,243     Affordable Rent Houses   50% of Open Market Value   E12,175,243   E223,319,872     Antocosts   10.16 Ha   7.11 Ha   3.03 Ha     Market Housing Land Area   Affordable Housing Land Area   Affordable Housing Land Area     Affordable Hig Land Value   £1,235,673 per Ha   Total Market Land Value   £8,786,666     CONSTRUCTION COSTS   Net Site Area   Market Housing Land Area   Affordable Housing Land Area   Affordable Housing Land Area     Affordable Hig Land Value   £1,235,673 per Ha   Total Market Land Value	Total Housing Sales Area	Apartments	59901	sqm			
Apartments Houses     41930.7 sqm     3650 3350 ft per sqm     £153,047,055 £13,142,235       AFFORDABLE HOUSING     80% of Open Market Value     Total Market Housing Value     £172,189,290       Apartments Houses     12040 sqm     2920 ft per sqm     £3,157,095 £43,157,095     £172,189,290       Social Rent Houses     00% of Open Market Value     2080 ft per sqm     £4,357,095 £43,157,095     £39,554,340       Social Rent Houses     00% of Open Market Value     00% of Open Market Value     £0     £39,554,340       Apartments     0 sqm     1460 ft per sqm     £0     £0     £23,559,340       Apartments     0 sqm     1400 ft per sqm     £0     £0     £0     £0     £1,235,620     £12,176,243       Affordable Rent Houses     50% of Open Market Value     £123,56,20     £12,176,243     £12,176,243     £12,176,243       Development Value     £123,57,20     £12,176,243     £12,176,243     £12,176,243       Diversion     10.150 Ha     7.11 Ha     300 Ha     £12,176,243       Market Housing Land Area     Affordable Housing Value     £22,39,19,872     £10,150 Ha     £13,12,000 <th< th=""><th>(ie Net Floorspace)</th><th>Houses</th><th>8163 9</th><th>sqm</th><th></th><th></th><th></th></th<>	(ie Net Floorspace)	Houses	8163 9	sqm			
Houses     5714.1     sqm     3350     £ per sqm     £ 19,142,235       AFFORDABLE HOUSING     Total Market Value     Total Market Housing Value     £ 172,189,290       Apartments     12040     sqm     2200 £ per sqm     £ 3,37,245       Total Market Mouses     1661     sqm     2680 £ per sqm     £ 4,397,245       Sodal Rent Houses     4005     of Open Market Value     £ 39,554,340       Apartments     0     sqm     1304 £ per sqm     £0       Houses     50% of Open Market Value     £ 10,520,613     £0       Affordable Rent Houses     50% of Open Market Value     £ 10,520,613     £12,176,243       Houses     50% of Open Market Value     £ 133,520     £ 122,176,243       Affordable Rent Houses     50% of Open Market Housing Land Area     Affordable Housing Value     £ 12,176,243       Market Hog Land Value     £ 1,235,471     per Ha     Total Market Land Value     £ 223,013,872       CONSTRUCTION COSTS     Net Site Area     Market Housing Land Area     Affordable Housing Land Cost     £ 8,786,666       CONSTRUCTION COSTS     5.0% SDLT Rate     Stamp Duity Land Ta	MARKET HOUSES	Area		Sales Value			
Houses     5714.1     sqm     3350 fc per sqm     £19,142,235       AFFORDABLE HOUSING     Total Market Value     Total Market Housing Value     £172,189,290       Apartments     12040 sqm     2202 fc per sqm     £35,157,095       Houses     1641 sqm     2680 fc per sqm     £4,397,245       Total Market Value     Apartments     0 sqm     12040 fc per sqm     £0       Apartments     0 sqm     1340 fc per sqm     £0     239,554,340       Houses     0 sqm     1340 fc per sqm     £0     239,554,340       Affordable Rent Houses     50% of Open Market Value     £13,50,29     £12,176,243       Affordable Rent Houses     50% of Open Market Value     £12,316,20     £12,176,243       Market Houses     50% of Open Market Housing Land Area     Affordable Housing Value     £12,176,243       LAND COSTS     Net Site Area     Market Housing Land Area     Affordable Housing Value     £123,369       CONSTRUCTION COSTS     Net Site Area     Market Housing Land Area     Affordable Housing Value     £133,2000       Apartments     70683.18 sqm     1733     f per sqm	Apartments	41930.7 sq	m 🛛	3650	£ per sgm	£153,04	17,055
AFFORDABLE HOUSING     Total Market Housing Value     £172,189,290       Intermediate Houses     80% of Open Market Value     £135,157,095     £39,554,340       Apartments     12040     sqm     2680 £ per sqm     £4,397,245     £39,554,340       Social Rent Houses     40% of Open Market Value     Total Intermediate Affordable Housing Value     £39,554,340       Apartments     0 sqm     1340 £ per sqm     £0       Houses     50% of Open Market Value     Total Social Rent Affordable Housing Value     £0       Affordable Rent Houses     50% of Open Market Value     10.30 £ per sqm     £1,353,639       Affordable Rent Houses     50% of Open Market Value     123,52 £ per sqm     £1,353,639       DEVELOPMENT COSTS     Total Affordable Housing Land Area     11,353,639     £12,176,243       Market House 10.16 Ha     7.11 Ha     30.05 Ha     303,439     £23,519,53,570       CAND COSTS     Net Site Area     Market Housing Land Area     Affordable Housing Land Cost     £83,786,666       Affordable Rent House     5.0% SDLT Rate     Stamp Duty Land Tax     £439,333       CONSTRUCTION COSTS     5.0% SDLT Rate     Stamp Duty La	•						
Intermediate Houses       80% of Open Market Value     635,157,095       Apartments     12040     sqm     2600 E per sqm     £4,397,245       Houses     1641     sqm     2600 E per sqm     £0,397,245       Social Rent Houses     40% of Open Market Value     Total Intermediate Affordable Housing Value     £39,554,340       Apartments     0     sqm     1460 E per sqm     £0       Houses     0     sqm     1300 E per sqm     £0       Affordable Rent Houses     50% of Open Market Value     70     Total Social Rent Affordable Housing Value     £12,176,243       Houses     50% of Open Market Value     10.822,613     £1,33,629     £12,176,243       LND COSTS     Net Site Area     Market Housing Land Area     Affordable Housing Land Area     Affordable Housing Land Area     Affordable Housing Land Area     5.0% SDLT Rate     \$10,161 Ha     7.11 Ha     3.05 Ha       Market Hig Land Value     £1,23,57,21 per Ha     Total Market Land Value     £8,786,666     £8,786,666       Affordable Hig Land Value     £1,23,57,21 per Ha     Total Aff Hig Land Value     £8,786,666     £131,470,656       Apartments	AFFORDABLE HOUSING	· · ·	Ŀ				
Houses     1641     sqm     2680 f per sqm     f.4,397,245     F.39,554,340       Social Rent Houses     400% of Open Market Value     Total Intermediate Affordable Housing Value     £39,554,340       Apartments     0 sqm     1460 f per sqm     £0       Apartments     0 sqm     1340 f per sqm     £0       Affordable Rent Houses     50% of Open Market Value     £0       Apartments     5930 sqm     1825 f per sqm     £10,822,613       Houses     800 sqm     1675 f per sqm     £13,35,629       Total Affordable Rent Housing Value     £223,919,872     E121,176,243       DEVELOPMENT COSTS     Net Site Area     Market Housing Land Area     Affordable Housing Land Area       Affordable Hag Land Value     £1,235,471     per Ha     Total Affordable Housing Land Area     3.05       Market Hag Land Value     £1,235,471     per Ha     Total Affordable Ausing Land Cost     £8,786,666       Apartments     70683.18 sqm     1731     E per sqm     £133,200     £131,470,655       FEES, FINANCE & ANCILLARY COSTS     11332000     £     £131,470,655     £11,332,000     £		80% of	Open Market	Value			
Houses 1641 sqm 2680 f. per sqm £4,397,245   Social Rent Houses 40% of Open Market Value Total Intermediate Affordable Housing Value £39,554,340   Apartments 0 sqm 1460 f. per sqm £0   Houses 0 sqm 1340 f. per sqm £0   Affordable Rent Houses 5930 sqm 1825 f. per sqm £10,822,613   Houses 808 sqm 1675 f. per sqm £13,53,629   Total Affordable Rent Housing Value £223,919,872   DEVELOPMENT COSTS Total Affordable Housing Land Area Affordable Housing Land Area   Affordable Hag Land Value £1,235,471 per Ha 3.05   Market Hag Land Value £1,235,472 per Ha Total Affordable Housing Land Area   Apartments 70683.18 sqm 1773 per sqm £12,352,585   Apartments 70683.18 sqm 1773 per sqm £133,2000   FEES, FINANCE & ANCILLARY COSTS 11332,000 £11,332,000 £11,332,000   Apartments 70683.18 sqm 1731 per sqm £13,470,656   FEES, FINANCE & ANCILLARY COSTS 8.0% of Construction Cost £13,470,656   Apartments 70683.18 sqm 1731 per sqm £11,332,000   FIES, FINANCE & ANCILLARY COSTS 8	Aportmonte	12040	~	2020	Charcem	C2F 1F	7.005
Social Rent Houses   40% of Open Market Value   £39,554,340     Apartments   0 sqm   1460 £ per sqm   £0     Houses   0 sqm   1460 £ per sqm   £0     Affordable Rent Houses   50% of Open Market Value   £0     Affordable Rent Houses   50% of Open Market Value   £0     Affordable Rent Houses   50% of Open Market Value   £10,822,613     Houses   808 sqm   1673 £ per sqm   £10,822,613     Houses   808 sqm   1673 £ per sqm   £10,822,613     Houses   808 sqm   1673 £ per sqm   £13,82,629     Total Affordable Rent Housing Value   £223,919,872     DEVELOPMENT COSTS   Total Affordable Housing Land Area   £23,919,872     LAND COSTS   Net Site Area   Market Housing Land Area   Affordable Housing Land Area     Affordable Hag Land Value   £1,23,771 per Ha   Total Affordable Market Land Value   £8,786,666     Affordable Hag Land Value   £1,38,771 per Ha   Total Affordable Advalue   £8,786,666     Affordable Hag Land Value   £1,382,000   £11332,000   £1131,470,656     Apartments   70683.18 sqm   1731   £ per sqm   £131		·			• •		
Social Rent Houses   40% of Open Market Value     Apartments   0 sqm   1460 £ per sqm   £0     Houses   0 sqm   1340 £ per sqm   £0     Affordable Rent Houses   50% of Open Market Value   £0   Total Social Rent Affordable Housing Value   £0     Affordable Rent Houses   5930 sqm   1825 £ per sqm   £10,822,613   £1333,629   £12,176,243     Houses   808 sqm   1675 £ per sqm   £1333,629   £223,913,872     DEVELOPMENT COSTS   Total Affordable Rent Housing Value   £223,913,872     DEVELOPMENT COSTS   Net Site Area   Market Housing Land Area   Affordable Housing Land Area     Market Hsg Land Value   £1,235,471 per Ha   Total Market Land Value   £1,255,471 per Ha     Affordable Hsg Land Value   £1,255,471 per Ha   Total Aff Hsg Land Value   £439,333     CONSTRUCTION COSTS   5.0% SDLT Rate   Stamp Duty Land Tax   £439,333     CONSTRUCTION COSTS   70683.18 sqm   1132,000   £122,352,585   £113,470,656     FEES, FINANCE & ANCILLARY COSTS   1132,000   £13,437,655   £131,470,656     FEES, FINANCE & ANCILLARY COSTS   1132,000   £13,437,655   £131,470,6	Houses	1641 sq	m	2680			
Houses   O   Sqm   1340 £ per sqm   EO     Affordable Rent Houses   50% of Open Market Value   Total Social Rent Affordable Housing Value   £0     Affordable Rent Houses   5930 sqm   1825 £ per sqm   £10,822,613     Houses   808 sqm   1675 £ per sqm   £10,822,613     Houses   808 sqm   1675 £ per sqm   £12,353,629     Total Affordable Rent Housing Value   £223,919,872     DEVELOPMENT COSTS   Total Affordable Housing Land Area     Market Hag Land Value   £1,235,471 per Ha   Total Market Land Value   £8,786,666     Affordable Hag Land Value   £1,235,471 per Ha   Total Affordable Housing Land Area   £439,333     CONSTRUCTION COSTS   5.0% SDLT Rate   Stamp Duty Land Tax   £439,333     CONSTRUCTION COSTS   Total Affordable Root per sqm   £122,352,885     Houses   8163 sqm   1117   £ per sqm   £12,176,624     Professional Fees   11332000   f   f Grosts Development Value   £11,132,000     Professional Fees   1.13% of Construction Cost   £11,132,000   f   £11,132,000   f     Statury Fees   1.13% of Construction Cost   <	Social Rent Houses	40% of	Open Market	Value	lotal interm	ediate Affordable Housing	value £39,554,34
Houses   O   Sqm   1340 £ per sqm   EO     Affordable Rent Houses   50% of Open Market Value   Total Social Rent Affordable Housing Value   £0     Affordable Rent Houses   5930 sqm   1825 £ per sqm   £10,822,613     Houses   808 sqm   1675 £ per sqm   £10,822,613     Houses   808 sqm   1675 £ per sqm   £12,353,629     Total Affordable Rent Housing Value   £223,919,872     DEVELOPMENT COSTS   Total Affordable Housing Land Area     Market Hag Land Value   £1,235,471 per Ha   Total Market Land Value   £8,786,666     Affordable Hag Land Value   £1,235,471 per Ha   Total Affordable Housing Land Area   £439,333     CONSTRUCTION COSTS   5.0% SDLT Rate   Stamp Duty Land Tax   £439,333     CONSTRUCTION COSTS   Total Affordable Root per sqm   £122,352,885     Houses   8163 sqm   1117   £ per sqm   £12,176,624     Professional Fees   11332000   f   f Grosts Development Value   £11,132,000     Professional Fees   1.13% of Construction Cost   £11,132,000   f   £11,132,000   f     Statury Fees   1.13% of Construction Cost   <	Anartments	0.50	m	1460	f ner sam		f0
Affordable Rent Houses   50% of Open Market Value   f0     Affordable Rent Houses   50% of Open Market Value   f10.822,613     Apartments   5930 sqm   1825 £ per sqm   f10.822,613     Houses   808 sqm   1675 £ per sqm   f10.822,613     DEVELOPMENT COSTS   Total Affordable Rent Uvalue   £12,176,243     DEVELOPMENT COSTS   Net Site Area   Market Housing Land Area   Affordable Housing Land Area     10.16   Ha   7.11   Ha   3.05     Market Hag Land Value   £1,235,471   per Ha   Total Market Land Value   £8,786,666     Affordable Hsg Land Value   £1,235,471   per Ha   Total Aff Hsg Land Value   £8,786,666     Affordable Hsg Land Value   £1,235,471   per Ha   Total Aff Hsg Land Value   £8,786,666     Affordable Hsg Land Value   £1,332,000   £8,786,666   £8,786,666     Apartments   70683.18   sqm   1731   £ per sqm   £12,352,585     Apartments   70683.18   sqm   1732   £ per sqm   £11,332,000     Professional Fees   5.0% of Construction Cost   £13,1,470,656   £10,517,652     L	•						
Affordable Rent Houses   50% of Open Market Value     Apartments   5930     B08   sqm     Houses   5033     B08   sqm     1675   £ per sqm     E10,822,613     B08   sqm     Houses   £122,176,243     DEVELOPMENT COSTS   E223,919,872     DEVELOPMENT COSTS   Net Site Area     Market Housing Land Area   Affordable Rent Housing Land Area     10.16   Ha   7.11     Ha   3.05     Ha   5.0% SDLT Rate     Stamp Duty Land Tax   £439,333     CONSTRUCTION COSTS   Total Affordable Area     Apartments   70683.18 sqm   1731     Houses   8163 sqm   1172     EEES, FINANCE & ANCILLARY COSTS   Total Construction Cost   £131,470,656     FEES, FINANCE & ANCILLARY COSTS   8.0%   of Construction Cost   £11,332,000     Professional Fees   0.5% of Gross Development Value   £1,11,19,59     Statutory Fees   11332000   £   £11,332,000   £     Statutory Fees   5.0% of Construction Cost   £11,440,177<	nouses	0 34		1340		al Rent Affordable Housing	
Houses   808   sqm   1675 f. per sqm   £1,353,629     Total Affordable Rent Housing Value   £12,176,243     Total Development Value   £223,919,872     DEVELOPMIENT COSTS     LAND COSTS   Net Site Area   Market Housing Land Area   Affordable Housing Land Area     Market Hsg Land Value   £1,235,471   per Ha   Total Market Land Value   £8,786,666     Affordable Hsg Land Value   £0   per Ha   Total Aff Hsg Land Value   £8,786,666     Affordable Hsg Land Value   £0   per Ha   Total Aff Hsg Land Value   £8,786,666     Apartments   70683.18 sqm   1731   £ per sqm   £122,352,585   ft11,332,000     FEES, FINANCE & ANCILLARY COSTS   11332000   f   f   f11,332,000   f   f11,134,470,656   f11,332,000   f   f11,1332,000   f   f11,1332,000   f   f11,332,000   f   f11,332,000   f   f11,332,000   f   f11,332,000   f   f11,332,000	Affordable Rent Houses	50% of	Open Market	Value	Total Socia		Value
Total Affordable Rent Housing Value   £12,176,243     Total Development Value   £223,919,872     DEVELOPMENT COSTS   Net Site Area   Market Housing Land Area   Affordable Housing Land Area     Affordable Hsg Land Value   £1,235,471] per Ha   Total Market Land Value   £8,786,666     Affordable Hsg Land Value   £12,352,571] per Ha   Total Market Land Value   £8,786,666     Affordable Hsg Land Value   £8,786,666     Apartments   70683.18 sqm   11731 f per sqm   £122,352,585     FEES, FINANCE & ANCILLARY COSTS     Abnormal Costs   £133,2000 f   f   f<11,332,000 f     FEES, FINANCE & ANCILLARY COSTS   Anormal Costs   f<11,332,0000 f   f<11,332,000 f	Apartments	5930 sq	m	1825	£ per sqm	£10,82	22,613
Total Development Value     £223,919,872       DEVELOPMENT COSTS       LAND COSTS     Net Site Area     Market Housing Land Area     Affordable Housing Land Area       10.16     Ha     7.11     Ha     3.05     Ha       Market Hsg Land Value     £1,235,471     per Ha     Total Market Land Value     £8,786,666       Affordable Hsg Land Value     £0     5.0% SDLT Rate     Stamp Duty Land Tax     £439,333       CONSTRUCTION COSTS     5.0% SDLT Rate     Stamp Duty Land Tax     £439,333       CONSTRUCTION COSTS     70683.18 sqm     1731     £ per sqm     £122,352,585       Apartments     70683.18 sqm     11137     £ per sqm     £131,470,6556       FEES, FINANCE & ANCILLARY COSTS     11332000     £     £111,332,000     £       Abnormal Costs     11332000     £     £111,332,000     £     £11,332,000       Professional Fees     0.5%     of Construction Cost     £131,470,6556     £11,332,000     £     £11,332,000     £     £11,332,000     £     £11,332,000     £     £11,332,000 </td <td>Houses</td> <td>808 sq</td> <td>m</td> <td>1675</td> <td>£ per sqm</td> <td>£1,35</td> <td>3,629</td>	Houses	808 sq	m	1675	£ per sqm	£1,35	3,629
DEVELOPMENT COSTS     Market Housing Land Area   Affordable Housing Land Area     LAND COSTS   Net Site Area   Market Housing Land Area   Affordable Housing Land Area     10.16   Ha   7.11   Ha   3.05     Market Hsg Land Value   £1,235,471   per Ha   Total Market Land Value   £8,786,666     Affordable Hsg Land Value   £0   5.0% SDLT Rate   Stamp Duty Land Tax   £439,333     CONSTRUCTION COSTS   70683.18 sqm   1731   £ per sqm   £122,352,585   £8,786,666     Apartments   70683.18 sqm   1731   £ per sqm   £131,470,656     Professional Fees   8163 sqm   11332000   £   £113,32,000     FEES, FINANCE & ANCILLARY COSTS   11332000   £   £1,113,32,000     Professional Fees   8.0%   of Construction Cost   £131,470,656     Legal Fees   2.0%   of Gorss Development Value   £1,413,32,000     Statutory Fees   2.0%   of Construction Cost   £1,446,177     Sales/Marketing Costs   2.0%   of Gorss Development Value   £3,443,786     Clu   0   E per unit <th< td=""><td></td><td>· · · ·</td><td></td><td></td><td>Tota</td><td>al Affordable Rent Housing</td><td>Value £12,176,24</td></th<>		· · · ·			Tota	al Affordable Rent Housing	Value £12,176,24
DEVELOPMENT COSTS     Market Housing Land Area   Affordable Housing Land Area     LAND COSTS   Net Site Area   Market Housing Land Area   Affordable Housing Land Area     10.16   Ha   7.11   Ha   3.05     Market Hsg Land Value   £1,235,471   per Ha   Total Market Land Value   £8,786,666     Affordable Hsg Land Value   £0   5.0% SDLT Rate   Stamp Duty Land Tax   £439,333     CONSTRUCTION COSTS   70683.18 sqm   1731   £ per sqm   £122,352,585   £8,786,666     Apartments   70683.18 sqm   1731   £ per sqm   £131,470,656     Professional Fees   8163 sqm   11332000   £   £113,32,000     FEES, FINANCE & ANCILLARY COSTS   11332000   £   £1,113,32,000     Professional Fees   8.0%   of Construction Cost   £131,470,656     Legal Fees   2.0%   of Gorss Development Value   £1,413,32,000     Statutory Fees   2.0%   of Construction Cost   £1,446,177     Sales/Marketing Costs   2.0%   of Gorss Development Value   £3,443,786     Clu   0   E per unit <th< th=""><th></th><th></th><th></th><th></th><th></th><th>Total Development V</th><th>/alue £223,919,8</th></th<>						Total Development V	/alue £223,919,8
10.16   Ha   7.11   Ha   3.05   Ha     Market Hsg Land Value   £1,235,471   per Ha   Total Market Land Value   £8,786,666     Affordable Hsg Land Value   £0   per Ha   Total Aff Hsg Land Value   £8,786,666     Stamp Duty Land Tax   £439,333     CONSTRUCTION COSTS   Total Land Cost   £8,786,666     Apartments   70683.18 sqm   1731   £ per sqm   £122,352,585     Houses   8163 sqm   1117   £ per sqm   £121,470,656     FEES, FINANCE & ANCILLARY COSTS   Total Construction Cost   £1131,470,656     Professional Fees   8.0%   of Construction Cost   £11,332,000     Itag Fees   0.5%   of Gonstruction Cost   £11,332,000     Statutory Fees   2.0%   of Gonstruction Cost   £11,440,177     Sales/Marketing Costs   2.0%   of Construction Cost   £1,446,177     Clu   0   £ per unit   £10,643,828   £10,643,828     Clu   0   £ per unit   £10,643,828   £0     Interest   5.0%   12   Month Construction   6.0%   £13,139,052	<b>DEVELOPMENT COST</b>	S				•	
10.16   Ha   7.11   Ha   3.05   Ha     Market Hsg Land Value   £1,235,471   per Ha   Total Market Land Value   £8,786,666     Affordable Hsg Land Value   £0   per Ha   Total Aff Hsg Land Value   £0     Soft Park   Stamp Duty Land Tax   £439,333     CONSTRUCTION COSTS   Total Land Cost   £8,786,666     Apartments   70683.18 sqm   1731   £ per sqm   £122,352,585     Houses   8163 sqm   11117   £ per sqm   £122,352,585     FEES, FINANCE & ANCILLARY COSTS   Total Construction Cost   £1131,470,656     Professional Fees   11332000   £   £11,332,000     Professional Fees   0.5%   of Gonstruction Cost   £11,332,000     Statutory Fees   0.5%   of Gonstruction Cost   £11,332,000     Statutory Fees   0.5%   of Gonstruction Cost   £1,446,177     Sales/Marketing Costs   0.5%   of Construction Cost   £1,446,177     Contingencies   5.0%   12   Month Construction Cost   £1,446,177     Planning Obligations   0   £ per unit   £10,664,3282   £0	LAND COSTS	Net Site Area	Marke	et Housing Land	Area	Affordable Hous	ing Land Area
Affordable Hsg Land Value   £0   per Ha   Total Aff Hsg Land Value   £0     5.0% SDLT Rate   Stamp Duty Land Tax   £439,333     CONSTRUCTION COSTS   Total Land Cost   £8,786,666     Apartments   70683.18 sqm   1731   £ per sqm   £122,352,585     Houses   8163 sqm   1117   £ per sqm   £9,118,071     Total Construction Cost   £131,470,656     FEES, FINANCE & ANCILLARY COSTS   Abnormal Costs   11332000   £     Professional Fees   8.0%   of Construction Cost   £11,332,000     Legal Fees   0.5%   of Gross Development Value   £1,146,177     Sales/Marketing Costs   2.0%   of Market Units Value   £3,443,786     Contingencies   0.5%   of Construction Cost   £1,446,177     Planning Obligations   0   £ per unit   £10,643,828     ClL   0   £ per sqm Market Housing   £0     Interest   5.0%   12   Month Construction   6     Market Hsg   17.5%   of GDV   Aff Housing   6.0%   £13,130,052     Development Profit   Market Hsg		10.16 Ha		-			3.05 Ha
Affordable Hsg Land Value   £0   per Ha   Total Aff Hsg Land Value   £0     5.0% SDLT Rate   Stamp Duty Land Tax   £439,333     CONSTRUCTION COSTS   Total Land Cost   £8,786,666     Apartments   70683.18 sqm   1731   £ per sqm   £122,352,585     Houses   8163 sqm   1117   £ per sqm   £9,118,071     Total Construction Cost   £131,470,656     FEES, FINANCE & ANCILLARY COSTS   Abnormal Costs   11332000   £     Professional Fees   8.0%   of Construction Cost   £11,332,000     Legal Fees   0.5%   of Gross Development Value   £1,146,177     Sales/Marketing Costs   2.0%   of Market Units Value   £3,443,786     Contingencies   0.5%   of Construction Cost   £1,446,177     Planning Obligations   0   £ per unit   £10,643,828     ClL   0   £ per sqm Market Housing   £0     Interest   5.0%   12   Month Construction   6     Market Hsg   17.5%   of GDV   Aff Housing   6.0%   £13,130,052     Development Profit   Market Hsg			F				
5.0% SDLT Rate   Stamp Duty Land Tax   £439,333     CONSTRUCTION COSTS   Total Land Cost   £8,786,666     Apartments   70683.18 sqm   1731 f. per sqm   £122,352,585     Houses   8163 sqm   1117 f. per sqm   £121,352,585     FEES, FINANCE & ANCILLARY COSTS   Total Construction Cost   £131,470,656     Abnormal Costs   11332000 f.   £11,332,000     Professional Fees   8.0% of Construction Cost   £11,932,000     Legal Fees   0.5% of Gross Development Value   £1,119,599     Statutory Fees   1.1% of Construction Cost   £1,446,177     Sales/Marketing Costs   2.0% of Market Units Value   £3,443,786     Contingencies   5.0% of Construction Cost   £1,666,015     Planning Obligations   0 f. per unit   £10,643,828     CIL   0 f. per sqm Market Housing   £0     Interest   5.0% of Total Costs   £1,685,559     Development Profit   Market Hsg   17.5% of GDV   Aff Housing   6.0% Build Costs   £33,139,052     Total Costs   £29,310,076	Market Hsg Land Value	£1,235,471 pe	r Ha		Total M	arket Land Value £8,78	36,666
5.0% SDLT Rate   Stamp Duty Land Tax   £439,333     CONSTRUCTION COSTS   Total Land Cost   £8,786,666     Apartments   70683.18 sqm   1731 f. per sqm   £122,352,585     Houses   8163 sqm   1117 f. per sqm   £121,352,585     FEES, FINANCE & ANCILLARY COSTS   Total Construction Cost   £131,470,656     Abnormal Costs   11332000 f.   £11,332,000     Professional Fees   8.0% of Construction Cost   £11,932,000     Legal Fees   0.5% of Gross Development Value   £1,119,599     Statutory Fees   1.1% of Construction Cost   £1,446,177     Sales/Marketing Costs   2.0% of Market Units Value   £3,443,786     Contingencies   5.0% of Construction Cost   £1,666,015     Planning Obligations   0 f. per unit   £10,643,828     CIL   0 f. per sqm Market Housing   £0     Interest   5.0% of Total Costs   £1,685,559     Development Profit   Market Hsg   17.5% of GDV   Aff Housing   6.0% Build Costs   £33,139,052     Total Costs   £29,310,076	Affordable Hsg Land Value				Total Af		· · ·
CONSTRUCTION COSTS   Total Land Cost   £8,786,666     Apartments Houses   70683.18 sqm   1731 8163 sqm   £ per sqm   £122,352,585 £9,118,071     FEES, FINANCE & ANCILLARY COSTS   Total Construction Cost   £113,470,656     Abnormal Costs Professional Fees   11332000 8.0%   f   f     Legal Fees   0.5%   of Construction Cost   £11,332,000     Statuory Fees   0.5%   of Construction Cost   £1,446,177     Sales/Marketing Costs   0.6%   of Construction Cost   £1,446,177     Contingencies   0.0%   of Construction Cost   £1,446,177     Planning Obligations   0   f per unit   £10,643,828     CIL   0   f per unit   £10,643,828     Interest   5.0%   12   Month Construction   6   £7,666,015     Arrangement Fee   1.0% of Total Costs   6   £10,643,828   £10,643,828     Development Profit   Market Hsg   17.5% of GDV   Aff Housing   6.0% Build Costs   £3,139,052     Total Costs   £229,310,076	-					_	
Apartments Houses   70683.18 sqm   1731 8163 sqm   f per sqm   f122,352,585 f9,118,071     Total Construction Cost   £131,470,656     FEES, FINANCE & ANCILLARY COSTS   Total Construction Cost   £131,470,656     Abnormal Costs   11332000 Professional Fees   £11,332,000 f   £11,332,000 f   £11,332,000 f     Professional Fees   8.0% 0 of Construction Cost   £11,332,000 f   £11,332,000 f   £11,332,000 f     Statutory Fees   0.5% 0 of Construction Cost   £10,517,652 f1,446,177   £14,46,177     Sales/Marketing Costs   2.0% 0 of Market Units Value   £1,446,177     Contingencies   5.0% 0 of Construction Cost   £7,666,015     Planning Obligations   0 f per unit   £10,643,828     ClL   0 f per sqm Market Housing   £10,643,828     Interest   5.0% 12   Month Construction   6     Market Hsg   17.5% of GDV   Aff Housing   6.0% Build Costs   £3,139,052     Development Profit   Market Hsg   17.5% of GDV   Aff Housing   6.0% Build Costs   £229,310,076		L	5.0% \$	SDLT Rate			
Houses8163 sqm1117f per sqm£9,118,071Total Construction Cost£131,470,6566FEES, FINANCE & ANCILLARY COSTSAbnormal Costs11332000f£11,332,000Professional Fees8.0%of Construction Cost£10,517,652Legal Fees0.5%of Gross Development Value£1,119,599Statutory Fees1.1%of Construction Cost£1,446,177Sales/Marketing Costs2.0%of Market Units Value£3,443,786Contingencies5.0%of Construction Cost£7,666,015Planning Obligations0£ per sqm Market Housing£10,643,828CIL0£ per sqm Market Housing£10,643,828Interest5.0%12Month Construction6Arrangement Fee1.0%of Total Costs£11,685,559Development ProfitMarket Hsg17.5%of GDVAff Housing6.0%Build CostsE229,310,076	CONSTRUCTION COSTS					Total Land	COSL £8,780,00
Houses8163 sqm1117f per sqm£9,118,071Total Construction Cost£131,470,6566FEES, FINANCE & ANCILLARY COSTSAbnormal Costs11332000f£11,332,000Professional Fees8.0%of Construction Cost£10,517,652Legal Fees0.5%of Gross Development Value£1,119,599Statutory Fees1.1%of Construction Cost£1,446,177Sales/Marketing Costs2.0%of Market Units Value£3,443,786Contingencies5.0%of Construction Cost£7,666,015Planning Obligations0£ per sqm Market Housing£10,643,828CIL0£ per sqm Market Housing£10,643,828Interest5.0%12Month Construction6Arrangement Fee1.0%of Total Costs£11,685,559Development ProfitMarket Hsg17.5%of GDVAff Housing6.0%Build CostsE229,310,076	Apartments	70683.18 sq	m 🛛	1731	£ per sqm	£122,35	2,585
FEES, FINANCE & ANCILLARY COSTS     Abnormal Costs     Professional Fees     Legal Fees     Statutory Fees     Statutory Fees     Sales/Marketing Costs     Contingencies     Planning Obligations     CIL     Interest     1.0% of Total Costs     Startagement Fee     1.0% of Total Costs     Development Profit     Market Hsg     17.5%     Of GDV     Aff Housing     6.0%     Build Costs     Evelopment Profit	Houses	8163 sq	m			£9,11	.8,071
FEES, FINANCE & ANCILLARY COSTS     Abnormal Costs     Professional Fees     Legal Fees     Statutory Fees     Statutory Fees     Sales/Marketing Costs     Contingencies     Planning Obligations     CIL     Interest     1.0% of Total Costs     Startagement Fee     1.0% of Total Costs     Development Profit     Market Hsg     17.5%     Of GDV     Aff Housing     6.0%     Build Costs     Evelopment Profit						Total Construction	Cost £131.470.6
Professional Fees   8.0%   of Construction Cost   £10,517,652     Legal Fees   0.5%   of Gross Development Value   £1,119,599     Statutory Fees   1.1%   of Construction Cost   £1,446,177     Sales/Marketing Costs   2.0%   of Market Units Value   £3,443,786     Contingencies   5.0%   of Construction Cost   £7,666,015     Planning Obligations   0   £ per unit   £10,643,828     CIL   0   £ per sqm Market Housing   £0     Interest   5.0%   12   Month Construction   6     Arrangement Fee   1.0%   of GDV   Aff Housing   6.0%   Build Costs   £1,685,559     Development Profit   Market Hsg   17.5%   of GDV   Aff Housing   6.0%   Build Costs   £229,310,076	FEES, FINANCE & ANCILL	ARY COSTS					,,
Professional Fees   8.0%   of Construction Cost   f10,517,652     Legal Fees   0.5%   of Gross Development Value   f1,119,599     Statutory Fees   1.1%   of Construction Cost   f1,446,177     Sales/Marketing Costs   2.0%   of Market Units Value   f3,443,786     Contingencies   5.0%   of Construction Cost   f10,643,828     Planning Obligations   0   f per unit   f10,643,828     CIL   0   f per sqm Market Housing   f0     Interest   5.0%   12   Month Construction   6   Mth Sale Void   f7,619,752     Arrangement Fee   1.0%   0f GDV   Aff Housing   6.0%   Build Costs   f1,685,559     Development Profit   Market Hsg   17.5%   of GDV   Aff Housing   6.0%   Build Costs   f33,139,052	Abnormal Costs			11332000	£		£11,332,00
Statutory Fees   1.1%   of Construction Cost   £1,446,177     Sales/Marketing Costs   2.0%   of Market Units Value   £3,443,786     Contingencies   5.0%   of Construction Cost   £7,666,015     Planning Obligations   0   £ per unit   £10,643,828     CIL   0   £ per sqm Market Housing   £0     Interest   5.0%   12   Month Construction   6   Mth Sale Void   £7,619,752     Arrangement Fee   1.0%   of GDV   Aff Housing   6.0%   Build Costs   £1,685,559     Development Profit   Market Hsg   17.5%   of GDV   Aff Housing   6.0%   Build Costs   £229,310,076	Professional Fees		Γ	8.0%	of Constructio	n Cost	£10,517,6
Statutory Fees   1.1%   of Construction Cost   £1,446,177     Sales/Marketing Costs   2.0%   of Market Units Value   £3,443,786     Contingencies   5.0%   of Construction Cost   £7,666,015     Planning Obligations   0   £ per unit   £10,643,828     CIL   0   £ per sqm Market Housing   £0     Interest   5.0%   12   Month Construction   6   Mth Sale Void   £7,619,752     Arrangement Fee   1.0%   of GDV   Aff Housing   6.0%   Build Costs   £13,3139,052     Development Profit   Market Hsg   17.5%   of GDV   Aff Housing   6.0%   Build Costs   £229,310,076	Legal Fees		F	0.5%	of Gross Deve	lopment Value	£1,119,59
Sales/Marketing Costs   2.0%   of Market Units Value   f3,443,786     Contingencies   5.0%   of Construction Cost   f7,666,015     Planning Obligations   0   f per unit   f10,643,828     CIL   0   f per sqm Market Housing   f0     Interest   5.0%   12   Month Construction   6   Mth Sale Void   f7,619,752     Arrangement Fee   1.0%   of GDV   Aff Housing   6.0%   Build Costs   f1,685,559     Development Profit   Market Hsg   17.5%   of GDV   Aff Housing   6.0%   Build Costs   f33,139,052	Statutory Fees		F				
Contingencies   5.0%   of Construction Cost   £7,666,015     Planning Obligations   0   £ per unit   £10,643,828     CIL   0   £ per sqm Market Housing   £0     Interest   5.0%   12   Month Construction   6   Mth Sale Void   £7,619,752     Arrangement Fee   1.0%   of Total Costs   £11,685,559   £133,139,052     Development Profit   Market Hsg   17.5%   of GDV   Aff Housing   6.0%   Build Costs   £33,139,052			F	2.0%	of Market Uni	ts Value	
Planning Obligations   0   £ per unit   f10,643,828     CIL   0   £ per sqm Market Housing   f0     Interest   5.0%   12   Month Construction   6   Mth Sale Void   f7,619,752     Arrangement Fee   1.0% of Total Costs   f11,685,559   f11,685,559   f13,139,052     Development Profit   Market Hsg   17.5% of GDV   Aff Housing   6.0% Build Costs   f33,139,052     Total Costs	-		F	5.0%	of Constructio	n Cost	
CIL   0   £ per sqm Market Housing   £0     Interest   5.0%   12   Month Construction   6   Mth Sale Void   £7,619,752     Arrangement Fee   1.0% of Total Costs   £1,685,559   £1,685,559   £13,139,052     Development Profit   Market Hsg   17.5% of GDV   Aff Housing   6.0% Build Costs   £33,139,052	=		F	0	£ per unit		
Interest   5.0%   12   Month Construction   6   Mth Sale Void   £7,619,752     Arrangement Fee   1.0% of Total Costs   £1,685,559   £1,685,559     Development Profit   Market Hsg   17.5% of GDV   Aff Housing   6.0% Build Costs   £33,139,052     Total Costs			F		-	rket Housing	
Arrangement Fee   1.0% of Total Costs   £1,685,559     Development Profit   Market Hsg   17.5% of GDV   Aff Housing   6.0% Build Costs   £33,139,052     Total Costs		5.0%	12				Void <b>£7,619.7</b>
Development Profit Market Hsg 17.5% of GDV Aff Housing 6.0% Build Costs £33,139,052 Total Costs £229,310,076							
	-			of GDV	Aff Housing	g 6.0% Build Cos	
VIABILITY MARGIN						Total C	osts £229,310,0
							-62 300-30