

/iability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing				
Sub Market/ Charging Zone	Proportion %		Tenure Mix %	
		Intermediate	Social Rent	Affordable Rent
Districtwide	30%	25%	35%	40%
% Open Market Value		70%	40%	50%

Housing Type	& Size		Construction C	Construction Cost Sqm		
Apartments	66	sqm	1.18	Apartments	1246	sqm
2 bed houses	77	sqm	Gross : Net	2 bed houses	1117	sqm
3 Bed houses	93	sqm		3 Bed houses	1117	sqm
4 bed houses	120	sqm		4 bed houses	1117	sqm
5 bed house	150	sqm		5 bed house	1117	sqm

Sales Values					
Sub Market/Charging Zone			Sales Value £s	qm	
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
Districtwide	3500	3350	3300	3300	3300

Residential Development Cos	t Assumptions				
Abnormal Costs				£ per sqm of Construction C	ost
Professional Fees @			8.0%	Construction Cost	
Legal Fees			0.5%	GDV	
Statutory Fees			1.1%	Construction Cost	
Sales/Marketing Costs			2.0%	Market Units Value	
Contingencies			5.0%	Construction Cost	
Planning Obligations			1200	£ per Unit	
Interest @	5.0%	12	Month Construction	on	6 Mth Sales Void
Arrangement Fee	1.0% (Cost			
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of GDV

Residential Development Scenarios

enario 1		
4 Bed House		
		Apartments
		2 bed houses
		3 Bed houses
	1	4 bed houses
/		5 bed house
Т		

Residential S	cenario 2		
Title	3 Bed House		
Unit Numbers			Apartments
			2 bed houses
		1	3 Bed houses
			4 bed houses
			5 bed house

Residential So	enario 3		
Title	2 Bed House		
Unit Numbers			Apartments
			2 bed houses
		1	3 Bed houses
			4 bed houses
			5 bed house

enario 4		
Two Apartments		
	2	Apartments
		2 bed houses
		3 Bed houses
		4 bed houses
		5 bed house
1	r	

Residential S	Residential Scenario 5				
Title	One Apartmen	nt			
Unit Numbers		1	Apartments		
			2 bed houses		
			3 Bed houses		
			4 bed houses		
			5 bed house		

LAND VALUE ASSUMPTIONS

Gross Residual Land Value per Ha	Zone 1
4 Bed House	3650108
3 Bed House	3960367
2 Bed House	3960367
Two Apartments	6261233
One Apartment	6261233
Existing Use Values	
Brownfield Existing Use Value per Ha	620000
Greenfield Existing Use Value per Ha	22000
Land Value Uplift Split	50%
Affordable Housing Land Value	
Proportion of 2 Bed OMV Plot	70%

Density per Ha								
Apt	2Bed	3Bed	4 Bed	5Bed				
100	40	35	25	20				

Maximum Residential CIL Rates per sqm								
4 Bed House	3 Bed House	2 Bed House Two Apartmen		One Apartment				
£453	£412	£412	£209	£209				
£322	£285	£285	£267	£145				

	MENT SCENARI		4 Bed House	2	Apartments	0
BASE LAN	D VALUE SCEN	ARIO	Greenfield		2 bed houses	0
	MENT LOCATIO	N (ZONE)	Districtwide		3 Bed houses	0
	MENT DETAILS		1	Total Units	4 bed houses	1
	e Proportion	30%		Affordable Units	5 bed house	0
Affordabl			Intermediate	35% Social Rent	40% Affordable Rer	
	ent Floorspace	!	84	Sqm Market Housing	23 Sqm Affordable	e Housing
	ent Value					
Market Ho	ouses		-			
0	Apartments		sqm	3500 £ per sqm		£0
0	2 bed houses		sqm	3350 £ per sqm		£0
0	3 Bed houses		sqm	3300 £ per sqm		£0
1	4 bed houses		sqm	3300 £ per sqm		£277,200
0	5 bed house	150	sqm	3300 £ per sqm		£0
			-			
	ate Houses		Open Market V			
0	Apartments		sqm	2450 £ per sqm		£3,638
0	2 Bed house		sqm	2345 £ per sqm		£6,771
0	3 Bed House	93	sqm	2310 £ per sqm		£3,222
Control D		4000				
Social Ren			Open Market V			
0	Apartments		sqm	1400 £ per sqm		£2,911
0	2 Bed house		sqm	1340 £ per sqm		£5,417
0	3 Bed House	93	sqm	1320 £ per sqm		£2,578
		E 00/	1			
	e Rent Houses		Open Market V			64.450
0	Apartments		sqm	1750 £ per sqm		£4,158
0	2 Bed house		sqm	1675 £ per sqm		£7,739
0	3 Bed House	93	sqm	1650 £ per sqm		£3,683
1	Total Units Ient Value					£317,317
Developm						
Developm						1317,317
			_			1317,317
Developm Developm Land	ent Costs	0	Plots	18361]£ per plot		
Developm			Plots Plots	18361 £ per plot 45901 £ per plot		£0
Developm	ent Costs Apartments	0		45901 £ per plot		
Developm	Apartments 2 Bed House	0 0	Plots	45901 £ per plot 52459 £ per plot		£0 £0
Developm	Apartments 2 Bed House 3 Bed House	0 0 1	Plots Plots	45901 £ per plot 52459 £ per plot 73442 £ per plot	Total Land £51,410	£0 £0 £51,410
Developm Land	Apartments Apartments 2 Bed House 3 Bed House 4 Bed House	0 0 1	Plots Plots Plots	45901 £ per plot 52459 £ per plot	Total Land £51,410	£0 £0 £51,410
Developm Land	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax	0 0 1	Plots Plots Plots	45901 £ per plot 52459 £ per plot 73442 £ per plot 91803 £ per plot	Total Land £51,410	£0 £0 £51,410 £0
Developm Land Stamp Du	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax	0 0 1 0	Plots Plots Plots	45901 £ per plot 52459 £ per plot 73442 £ per plot 91803 £ per plot	Total Land £51,410	£0 £0 £51,410 £0
Developm Land Stamp Du Construct	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax	0 0 1 0 66	Plots Plots Plots Plots	45901 £ per plot 52459 £ per plot 73442 £ per plot 91803 £ per plot 1.0%		f0 f0 f0 f51,410 f0 f514
Developm Land Stamp Du Construct 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments	0 0 1 0 66 77	Plots Plots Plots Plots Sqm	45901 £ per plot 52459 £ per plot 73442 £ per plot 91803 £ per plot 1.0%		f0 f0 f0 f51,410 f0 f514 f8,733
Developm Land Stamp Du Construct 0 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses	0 0 1 0 66 77 93	Plots Plots Plots Plots Sqm	45901 £ per plot 52459 £ per plot 73442 £ per plot 91803 £ per plot 1.0% 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm		f0 f0 f0 f51,410 f0 f514 f8,733 f12,901
Developm Land Stamp Du Construct 0 0 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses	0 0 1 0 66 77 93 120	Plots Plots Plots Plots Sqm sqm	45901 £ per plot 52459 £ per plot 73442 £ per plot 91803 £ per plot 1.0% 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm		f0 f0 f0 f51,410 f0 f514 f8,733 f12,901 f6,233
Developm Land Stamp Du Construct 0 0 0 1 0 1 0 1	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	0 0 1 0 66 77 93 120 150 108	Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm Total sqm	45901 f per plot 52459 f per plot 73442 f per plot 91803 f per plot 1.0% 1246 f per sqm 1117 f per sqm		f0 f0 f0 f51,410 f0 f514 f8,733 f12,901 f6,233 f93,828
Developm Land Stamp Du Construct 0 0 0 1 0 1 Additiona	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	0 0 1 0 66 77 93 120 150 108	Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm Total sqm	45901 £ per plot 52459 £ per plot 73442 £ per plot 91803 £ per plot 1.0% 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 32131 per plot		f0 f0 f0 f51,410 f0 f514 f8,733 f12,901 f6,233 f93,828 f0 f9,639
Developm Land Stamp Du Construct 0 0 0 1 0 1 Additiona Profession	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	0 0 1 0 66 77 93 120 150 108	Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm Total sqm	45901 £ per plot 52459 £ per plot 73442 £ per plot 91803 £ per plot 1.0% 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 32131 per plot 8.0% Build Cost		f0 f0 f0 f51,410 f0 f514 f8,733 f12,901 f6,233 f93,828 f0 f9,639 f9,736
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Developm Land Stamp Du Construct 0 0 0 1 1 Additiona Profession Legal Fees Statutory	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 3B Houses 5B Houses I Affordable Homal Fees Fees	0 0 1 0 66 77 93 120 150 108	Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm Total sqm	45901 £ per plot 52459 £ per plot 73442 £ per plot 91803 £ per plot 1.0% 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 32131 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost	1.18 Gross/Net	f0 f0 f0 f51,410 f514 f8,733 f12,901 f6,233 f93,828 f0 f9,639 f9,736 f1,587 f1,339
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Developm Land Stamp Du Construct 0 0 1 1 Additiona Profession Legal Fees Statutory Sales/Mar Contingen	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 1 Apartments 2B Houses 3B Houses 4B Houses 5B Houses 4B Houses 5B Houses 4B Kouses 5B Houses 4B Kouses 5B Kouses 4B Kouses 5B Kouses 4B Kouses 5B Kou	0 0 1 0 66 77 93 120 150 108	Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm Total sqm	45901 £ per plot 52459 £ per plot 73442 £ per plot 91803 £ per plot 1.0% £ 1107 £ per sqm 1117 £ per sqm 32131 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units 5.0% Build Cost	1.18 Gross/Net	f0 f0 f0 f51,410 f51,410 f514 f8,733 f12,901 f6,233 f93,828 f0 f9,639 f9,736 f1,587 f1,339 f5,544 f6,567
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Developm Land Stamp Du Construct 0 0 1 1 Additiona Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 5 Bed House 2B Houses 3B Houses 3B Houses 5B Houses 4B Houses 5B Houses 4B Kouses 5B Houses 5B Houses 5B Houses 4B Kouses 5B Houses 5B Hous	0 0 1 66 77 93 120 150 108 using Land C	Plots Plots Plots sqm sqm sqm sqm Total sqm Ost	45901 £ per plot 52459 £ per plot 73442 £ per plot 91803 £ per plot 1.0% £ 1107 £ per sqm 1117 £ per sqm 32131 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units 5.0% Build Cost	1.18 Gross/Net	f0 f0 f0 f51,410 f51,410 f514 f8,733 f12,901 f6,233 f93,828 f0 f9,639 f9,736 f1,587 f1,339 f5,544 f6,567 f1,200 f10,148
Developm Land Stamp Du Construct 0 0 1 1 Additiona Profession Legal Fees Statutory Sales/Mar Contingen Planning O Interest Arrangem	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 1 Land Tax Apartments 2B Houses 3B Houses 3B Houses 5B Houses 4B Houses 5B Houses Fees keting Costs icies Dbligations ent Fee	0 0 1 66 77 93 120 150 108 using Land C	Plots Plots Plots Sqm sqm sqm sqm Total sqm Ost	45901 £ per plot 52459 £ per plot 73442 £ per plot 91803 £ per plot 1.0% £ per plot 110% £ per sqm 1117 £ per sqm 32131 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units 5.0% Build Cost 1200 £ per Market Month Build For Market	1.18 Gross/Net Value Unit 6 Mth Sale Void	f0 f0 f0 f0 f51,410 f51,410 f514 f6,233 f12,901 f6,233 f93,828 f0 f9,639 f9,736 f1,587 f1,339 f5,544 f6,567 f1,200 f10,148 f2,080
Developm Land Stamp Du Construct 0 0 1 1 Additiona Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 1 Land Tax Apartments 2B Houses 3B Houses 3B Houses 5B Houses 4B Houses 5B Houses Fees keting Costs icies Dbligations ent Fee	0 0 1 66 77 93 120 150 108 using Land C	Plots Plots Plots Sqm sqm sqm sqm Total sqm Ost	45901 £ per plot 52459 £ per plot 73442 £ per plot 91803 £ per plot 1.0% 1246 £ per sqm 1117 £ per sqm 32131 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units 5.0% Build Cost 1200 £ per Market Month Build	1.18 Gross/Net Value Unit 6 Mth Sale Void	f0 f0 f0 f51,410 f51,410 f514 f8,733 f12,901 f6,233 f93,828 f0 f9,639 f9,736 f1,587 f1,339 f5,544 f6,567 f1,200 f10,148
Developm Land Stamp Du Construct 0 0 1 Additiona Professior Legal Fees Statutory Sales/Mar Continger Planning C Interest Arrangem Developm	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 3B Houses 5B Houses HAffordable Homal Fees Keting Costs cices Dbligations ent Fee ent Fee ent Profit	0 0 1 66 77 93 120 150 108 using Land C	Plots Plots Plots Sqm sqm sqm sqm Total sqm Ost	45901 £ per plot 52459 £ per plot 73442 £ per plot 91803 £ per plot 1.0% £ per plot 110% £ per sqm 1117 £ per sqm 32131 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units 5.0% Build Cost 1200 £ per Market Month Build For Market	1.18 Gross/Net Value Unit 6 Mth Sale Void	f0 f0 f0 f51,410 f51,410 f514 f8,733 f12,901 f6,233 f93,828 f0 f9,736 f1,587 f1,339 f5,544 f6,567 f1,200 f10,148 f2,080 f57,847
Developm Land Stamp Du Construct 0 0 1 1 Additiona Profession Legal Fees Statutory Sales/Mar Contingen Planning O Interest Arrangem	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 3B Houses 5B Houses HAffordable Homal Fees Keting Costs cices Dbligations ent Fee ent Fee ent Profit	0 0 1 66 77 93 120 150 108 using Land C	Plots Plots Plots Sqm sqm sqm sqm Total sqm Ost	45901 £ per plot 52459 £ per plot 73442 £ per plot 91803 £ per plot 1.0% £ per plot 110% £ per sqm 1117 £ per sqm 32131 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units 5.0% Build Cost 1200 £ per Market Month Build For Market	1.18 Gross/Net Value Unit 6 Mth Sale Void	f0 f0 f0 f0 f51,410 f51,410 f514 f6,233 f12,901 f6,233 f93,828 f0 f9,639 f9,736 f1,587 f1,339 f5,544 f6,567 f1,200 f10,148 f2,080

£38,011 £453

DEVELOPI	MENT SCENARI	0	4 Bed House	2	Apartments	0
BASE LAN	D VALUE SCEN	ARIO	Brownfield		2 bed houses	0
DEVELOP	MENT LOCATIO	N (ZONE)	Districtwide		3 Bed houses	0
DEVELOP	MENT DETAILS		1	Total Units	4 bed houses	1
Affordable	e Proportion	30%	0	Affordable Units	5 bed house	0
Affordable	e Mix	25%	Intermediate	35% Social Rent	40% Affordable Rei	nt
Developm	ent Floorspace		84	Sqm Market Housing	23 Sqm Affordable	e Housing
Developm	ent Value					-
Market Ho	ouses					
0	Apartments	66	sqm	3500 £ per sqm		£0
0	2 bed houses	77	sqm	3350 £ per sqm		£0
0	3 Bed houses	93	sqm	3300 £ per sqm		£0
1	4 bed houses	120	sqm	3300 £ per sqm		£277,200
0	5 bed house	150	sqm	3300 £ per sqm		£0
			•			
Intermedi	ate Houses	70%	Open Market V	alue		
0	Apartments		sqm	2450 £ per sqm		£3,638
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Social Ren			Open Market V			
0	Apartments		sqm	1400 £ per sqm		£2,911
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			1			
	e Rent Houses		Open Market V			
0	Apartments		sqm	1750 £ per sqm		£4,158
0	2 Bed house		sqm	1675 £ per sqm		£7,739
0	3 Bed House	93	sqm	1650 £ per sqm		£3,683
1 Development	Total Units					
Developm						£317,317
			_			£317,317
Developm	ent Costs	0	Plots	21251 6 per plot		
	ent Costs Apartments	-	Plots Plots	21351 £ per plot	_	£0
Developm	Apartments 2 Bed House	0	Plots	53376 £ per plot		£0 £0
Developm	Apartments 2 Bed House 3 Bed House	0	Plots Plots	53376 £ per plot 61002 £ per plot		£0 £0 £0
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Developm Land	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House	0 0 1	Plots Plots	53376 £ per plot 61002 £ per plot	Total Land £59,782	£0 £0 £59,782 £0
Developm Land Stamp Dur	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax	0 0 1	Plots Plots Plots	53376 £ per plot 61002 £ per plot 85402 £ per plot	Total Land £59,782	£0 £0 £0 £59,782
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Developm Land Stamp Dur Construct 0 0 0 1 0 1 0 1	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	0 0 1 0 66 77 93 120 150 108	Plots Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm total sqm	53376 £ per plot 61002 £ per plot 85402 £ per plot 106753 £ per plot 0 1246 £ per sqm 1117 £ per sqm		f0 f0 f0 f59,782 f0 f598 f8,733 f12,901 f6,233 f93,828 f0
Developm Land Stamp Dur Construct 0 0 0 1 0 1 Additional	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	0 0 1 0 66 77 93 120 150 108	Plots Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm total sqm	53376 £ per plot 61002 £ per plot 85402 £ per plot 106753 £ per plot 0 0 1246 £ per sqm 1117 £ per sqm 37363 per plot		f0 f0 f0 f59,782 f0 f598 f8,733 f12,901 f6,233 f93,828 f0 f11,209
Developm Land Stamp Dut Construct 0 0 0 1 0 1 Additional Profession	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	0 0 1 0 66 77 93 120 150 108	Plots Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm total sqm	53376 £ per plot 61002 £ per plot 85402 £ per plot 106753 £ per plot 0 0 1246 £ per sqm 1117 £ per sqm 37363 per plot 8.0% Build Cost		f0 f0 f0 f59,782 f0 f598 f8,733 f12,901 f6,233 f93,828 f0 f11,209 f9,736
Developm Land Stamp Dur Construct 0 0 0 1 0 1 Additional	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	0 0 1 0 66 77 93 120 150 108	Plots Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm total sqm	53376 £ per plot 61002 £ per plot 85402 £ per plot 106753 £ per plot 0 0 1246 £ per sqm 1117 £ per sqm 37363 per plot		f0 f0 f0 f59,782 f0 f598 f8,733 f12,901 f6,233 f93,828 f0 f11,209 f9,736 f1,587
Developm Land Stamp Dut Construct 0 0 1 1 Additional Profession Legal Fees Statutory	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	0 0 1 0 66 77 93 120 150 108	Plots Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm total sqm	53376 £ per plot 61002 £ per plot 85402 £ per plot 106753 £ per plot 0 0 1246 £ per sqm 1117 £ per sqm 0 5000 8.0% Build Cost 0.5% GDV 1.1% Build Cost	1.18 Gross/Net	f0 f0 f0 f59,782 f0 f598 f8,733 f12,901 f6,233 f93,828 f0 f11,209 f9,736 f1,587 f1,339
Developm Land Stamp Dut Construct 0 0 1 1 Additional Profession Legal Fees Statutory	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 1 Apartments 2B Houses 3B Houses 4B Houses 5B House 5B Houses 5B Houses 5B Houses 5B Houses 5B Houses 5B Hous	0 0 1 0 66 77 93 120 150 108	Plots Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm total sqm	53376 £ per plot 61002 £ per plot 85402 £ per plot 106753 £ per plot 0 0 1246 £ per sqm 1117 £ per sqm 0 500	1.18 Gross/Net	f0 f0 f0 f59,782 f0 f598 f8,733 f12,901 f6,233 f93,828 f0 f11,209 f9,736 f1,587
Developm Land Stamp Dut Construct 0 0 1 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 5 Bed House 1 Apartments 2B Houses 3B Houses 4B Houses 5B Houses 4B Houses 5B Houses 4B Houses 5B Houses 4B Kouses 5B Houses 4B Kouses 5B Kouses 4B Kouses 5B K	0 0 1 0 66 77 93 120 150 108	Plots Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm total sqm	53376 £ per plot 61002 £ per plot 85402 £ per plot 106753 £ per plot 0 0 1106753 £ per plot 106753 £ per plot 0 0 1117 £ per sqm 37363 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units 5.0% Build Cost	1.18 Gross/Net	f0 f0 f0 f59,782 f0 f598 f8,733 f12,901 f6,233 f93,828 f0 f11,209 f9,736 f1,587 f1,339 f5,544 f6,645
Developm Land Stamp Dut Construct 0 0 1 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 1 Apartments 2B Houses 3B Houses 4B Houses 5B House 5B Houses 5B Houses 5B Houses 5B Houses 5B Houses 5B Hous	0 0 1 0 66 77 93 120 150 108	Plots Plots Plots Plots sqm sqm sqm sqm sqm Total sqm OSt	53376 £ per plot 61002 £ per plot 85402 £ per plot 106753 £ per plot 0 0 1106753 £ per sqm 1117 £ per sqm 0 Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units	1.18 Gross/Net	f0 f0 f0 f59,782 f0 f598 f8,733 f12,901 f6,233 f93,828 f0 f11,209 f9,736 f1,587 f1,339 f5,544
Developm Land Stamp Dut Construct 0 0 1 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen Planning C	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses 4B Houses 5B Houses 4B thouses 5B Houses 4B thouses 5B Houses 4B thouses 5B Houses 4B thouses 5B thouses 4B thouses 5B thouses 5B thouses 5B thouses 5B thouses 4B thouses 5B thouse 5B thouse 5	0 0 1 66 77 93 120 150 108 using Land C	Plots Plots Plots Plots sqm sqm sqm sqm Total sqm Ost	53376 £ per plot 61002 £ per plot 85402 £ per plot 106753 £ per plot 106753 £ per plot 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 37363 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units 5.0% Build Cost 1200 £ per Market	1.18 Gross/Net Value Unit	f0 f0 f0 f59,782 f0 f598 f8,733 f12,901 f6,233 f93,828 f0 f11,209 f9,736 f1,587 f1,339 f5,544 f6,645 f1,200
Developm Land Stamp Dut Construct 0 0 1 0 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 1 Apartments 2B Houses 3B Houses 4B Houses 5B Houses 4B Houses 5B Houses 4B Kouses 5B Houses 4B Houses 5B House 5B House	0 0 1 66 77 93 120 150 108 using Land C	Plots Plots Plots Plots sqm sqm sqm sqm Total sqm Ost 12 Cost	53376 £ per plot 61002 £ per plot 85402 £ per plot 106753 £ per plot 0 0 1106753 £ per plot 106753 £ per plot 106753 £ per plot 1106753 £ per sqm 1117 £ per sqm 37363 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units 5.0% Build Cost 1200 £ per Market Month Build For Market	1.18 Gross/Net Value Unit 6 Mth Sale Void	f0 f0 f0 f0 f59,782 f0 f598 f12,901 f6,233 f93,828 f0 f11,209 f9,736 f1,587 f1,339 f5,544 f6,645 f1,200 f10,869
Developm Land Stamp Dut Construct 0 0 1 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest Arrangem	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 1 Apartments 2B Houses 3B Houses 4B Houses 5B Houses 4B Houses 5B Houses 4B Kouses 5B Houses 4B Houses 5B House 5B House	0 0 1 0 66 77 93 120 150 108 using Land C	Plots Plots Plots Plots sqm sqm sqm sqm Total sqm Ost 12 Cost	53376 £ per plot 61002 £ per plot 85402 £ per plot 106753 £ per plot 0 0 1106753 £ per plot 106753 £ per plot 106753 £ per plot 1106753 £ per sqm 1117 £ per sqm 37363 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units 5.0% Build Cost 1200 £ per Market Month Build	1.18 Gross/Net Value Unit 6 Mth Sale Void	f0 f0 f0 f0 f59,782 f0 f598 f12,901 f6,233 f93,828 f0 f11,209 f9,736 f1,587 f1,339 f5,544 f6,645 f1,200 f10,869 f2,181 f57,847
Developm Land Stamp Dut Construct 0 0 1 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest Arrangem	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 3B Houses 5B Houses HAffordable Homal Fees Keting Costs cices Dbligations ent Fee ent Fee ent Profit	0 0 1 0 66 77 93 120 150 108 using Land C	Plots Plots Plots Plots sqm sqm sqm sqm Total sqm Ost 12 Cost	53376 £ per plot 61002 £ per plot 85402 £ per plot 106753 £ per plot 0 0 1106753 £ per plot 106753 £ per plot 106753 £ per plot 1106753 £ per sqm 1117 £ per sqm 37363 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units 5.0% Build Cost 1200 £ per Market Month Build	1.18 Gross/Net Value Unit 6 Mth Sale Void	f0 f0 f0 f0 f59,782 f0 f598 f12,901 f6,233 f93,828 f0 f11,209 f9,736 f1,587 f1,339 f5,544 f6,645 f1,200 f10,869 f2,181

POTENTIAL MARGIN FOR CIL POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £27,085 £322

DEVELOPMENT SCENARI	0	4 Bed House	Apartments	0
BASE LAND VALUE SCEN	-	Gross Residual Value	2 bed houses	0
DEVELOPMENT LOCATIO		Districtwide	3 Bed houses	0
DEVELOPMENT DETAILS			Site Area 4 bed houses	1
			5 bed house	0
		120		
Development Floorspace Development Value	!	120 Sqm Market Housing		
Aarket Houses				
0 Apartments	66 sqm	3500 £ per sqm		£
0 2 bed houses	77 sqm	3350 £ per sqm		£
0 3 Bed houses	93 sqm	3300 £ per sqm		£
1 4 bed houses	120 sqm	3300 £ per sqm		£396,00
0 5 bed house	150 sqm	3300 £ per sqm		£
ntermediate Houses	70% Open Mar	kot Valuo	_	
0 Apartments	66 sqm	2450 £ per sqm		£
0 2 Bed house	77 sqm	2345 £ per sqm		£
0 2 Bed House 0 3 Bed House	93 sqm	2343 £ per sqm 2310 £ per sqm		£
U 3 Bed House	95 sqm	2510 £ per sqm	_	L
ocial Rent Houses	40% Open Mar			
0 Apartments	66 sqm	1400 £ per sqm		£
0 2 Bed house	77 sqm	1340 £ per sqm		£
0 3 Bed House	93 sqm	1320 £ per sqm		£
Affordable Rent Houses	50% Open Mar	ket Value	_	
0 Apartments	66 sqm	1750 £ per sqm		f
0 2 Bed house	77 sqm	1675 £ per sqm		£
0 3 Bed House	93 sqm	1650 £ per sqm		£
1 Total Units				
Development Value				£396,00
Development Costs				
and Apartments				
2 Bed House				
3 Bed House				
4 Bed House				
5 Bed House				
Construction				
0 Apartments	66 sqm	1246 £ per sqm	1.18 Gross/Net	f
0 2B Houses	77 sqm	1117 £ per sqm		f
0 3B Houses	93 sqm	1117 £ per sqm		£
1 4B Houses	120 sqm	1117 £ per sqm		£134,04
0 5B Houses	150 sqm	1117 £ per sqm		£
1	120 Total sqm			
Professional Fees		8.0% Build Cost		£10,72
egal Fees		0.5% GDV		£1,98
Statutory Fees		1.1% Build Cost		£1,47
ales/Marketing Costs		2.0% Market Units Val	ue	£7,92
Contingencies		5.0% Build Cost		£6,70
	5.0%	12 Month Build	6 Mth Sale Void	£6,32
ntorost	5.0% 1.0% Cost		U IVITI Sale Vold	£6,32 £1,62
nterest				
Arrangement Fee		.0% of GDV		£79,20
		.0% of GDV		£79,20 £249,9 9

DEVELOPMENT SCENARIO 3 Bed House Apartments 0 DEVELOPMENT LOCATION (ZONE) Districtivide 3 Bed Houses 1 DEVELOPMENT DETAILS 1 1 total Units 4 bed houses 0 Affordable Proportion 2055 intermediate 3555 5 bed house 0 Affordable Mix 2555 intermediate 3550 per sigm 60 Development Value 3350 per sigm 60 23 sign Affordable Housing 23 sign Affordable Housing 0 Apartments 65 sigm 3300 per sigm £0 0 Apartments 65 sigm 3300 per sigm £14,830 0 3 bed houses 3350 per sigm £3,63 £0 0 2 bed houses 350 sign Affordable Housing 2450 per sigm £14,830 0 3 bed house 75 sign 2340 per sigm £3,63 0 3 bed house 75 sign 2340 per sigm £2,911 <
DEVELOPMENT DETAILS 1 Total Units 4 bed house 0 Affordable Proportion 30% 0 Affordable Units 5 bed house 0 Affordable Mix 25% 1 55% 5 sed house 0 Development Floorspace 65 Sqm Market Housing 23% 5 sed house 0 Development Value 65 Sqm Market Housing 23% 5 sed house 0 0 2 bed house 77% spm 3350 E per sqm £ 0 0 3 bed house 77% spm 3350 E per sqm £ 24,830 0 3 bed house 120 spm 3300 E per sqm £ 24,830 0 4 bed house 1200 spm 2300 E per sqm £ 36,638 0 4 bed house 75% Open Market Value 6 5 sqm £ 4,56 0 A partments 665 sqm 1400 £ per sqm £ 2,911 £ 2,911 0 3 bed house 77 sqm 1340 £ per sqm £ 2,911 0 2 bed house 77 sqm 1340 £ per sqm £ 2,911 0 2 bed house 75% Open Market Value 65 sqm £ 2,911 0
DEVELOPMENT DETAILS 1 Total Units 4 bed house 0 Affordable Mix 30% 0. Affordable Units 5 bed house 0 Affordable Mix 25% Intermediate 35% Social Rent 40% Affordable House 0 Development Hoorspace 65 Sqm Market Housing 23 Sqm Affordable Housing 23 Sqm Affordable Housing Development Value 77% Sqm 3300 E per sqm £0 60 Apartments 60 Sqm Affordable Housing £0 50
Affordable Proportion 30% 0 Affordable Units 5 bed house 0 Affordable Mix 225% intermediate 35% Social Rent 40% Affordable Rent Development Value 3550 fc per sqm 23 sqm Affordable Housing 23 sqm Affordable Housing Market Houses 77 sqm 3350 fc per sqm £0 24 houses 60 0 Abed houses 77 sqm 3350 fc per sqm £14,830 60 0 4 bed houses 120 sqm 3300 fc per sqm £214,830 60 0 5 bed house 130 sqm 2405 fc per sqm £3,638 60 0 A bed houses 170 sqm 2435 fc per sqm £3,638 60 0 A partments 66 sqm 1400 f per sqm £2,911 60 5,477 0 A partments 66 sqm 1400 f per sqm £2,911 60 5,477 0 3 Bed House 77 sqm 1400 f per sqm £2,911 60 5,477 65,477 0
Affordable Mix 25% Intermediate 35% Social Rent 40% Affordable Rent Development Value 65 Sqm Market Housing 23 Sqm Affordable Rent 23 Sqm Affordable Rent Market Houses 77 Sqm 3500 E per sqm £0 Apartments 66 Sqm Market Houses 77 Sqm 3300 E per sqm £0 Apartments 60 Sqm 40% Affordable Housing 0 A bed houses 77 Sqm 3300 E per sqm £0 Apartments 60 Sqm 40% Affordable Houses 60 Sqm 50% Eo 60 Sqm £3,638 60 Sqm £3,638 £0 Eo Fer sqm £3,638 £0 Eo £3,722 Social Rent House 70% Open Market Value Eo £3,739 £3,638 £2,911 £3,222 Social Rent £2,911 £3,638 £2,911 £3,638 £2,911 £3,638 £2,911 Social Rent £2,911
Development Floorspace 65 Sqm Market Housing 23 Sqm Affordable Housing Development Value 3500 f per sqm 60 3500 f per sqm 60 0 Apartments 66 sqm 3500 f per sqm 60 0 Abed houses 93 sqm 3300 f per sqm 60 1 3 Bed house 120 sqm 3300 f per sqm 60 0 A bed houses 120 sqm 3300 f per sqm 60 0 Apartments 66 sqm 2450 f per sqm 60 0 Apartments 66 sqm 1400 f per sqm 65,471 0 A bed house 77 <sqm< td=""> 1340 f per sqm 65,471 0 A bed house 77<sqm< td=""> 1340 f per sqm 65,477 0 A bed house 77<sqm< td=""> 1340 f per sqm 65,477 0 A bed house 77<sqm< td=""> 1320 f pe</sqm<></sqm<></sqm<></sqm<>
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Market Houses 66 sqm 3500 £ per sqm 60 0 2 bed houses 77 sqm 33301 £ per sqm £214,830 0 3 bed houses 93 sqm 33001 £ per sqm £214,830 0 5 bed house 150 sqm 33001 £ per sqm £214,830 0 A bed houses 70% Open Market Value 0 Apartments 66 sqm 2450 £ per sqm £3,638 0 2 bed house 77 sqm 23454 £ per sqm £3,638 66 sqm 2310 £ per sqm £3,638 0 2 bed house 93 sqm 2310 £ per sqm £2,911 1 65 5477 54 5477 54 5477 54 5477 54
0 Apartments 66 sqm 3300 £ per sqm £0 0 2 bed houses 77 sqm 3300 £ per sqm £214,830 0 4 bed houses 120 sqm 3300 £ per sqm £214,830 0 4 bed houses 120 sqm 3300 £ per sqm £0 0 5 bed houses 170% Open Market Value 60 5 60 0 A partments 66 sqm 2450 £ per sqm £3,638 0 2 Bed house 77 sqm 2345 £ per sqm £3,638 0 2 Bed house 93 sqm 2310 £ per sqm £3,638 0 2 Bed house 93 sqm 13400 £ per sqm £2,911 0 2 Bed house 77 sqm 1340 £ per sqm £2,911 0 2 Bed house 77 sqm 1340 £ per sqm £2,911 0 3 Bed Hou
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Development CostsLandApartments0 Plots19912f per plotf02 Bed House0 Plots49780f per plotf03 Bed House1 Plots56891f per plotf39,8244 Bed House0 Plots79647f per plotf05 Bed House0 Plots99559f per plotf39,8245 Bed House0 Plots99559f per plottotal Land£39,824Construction0Apartments66 sqm1246f per sqmf.18Gross/Netf8,73302B Houses77 sqm1117f per sqmf12,901f12,90113B Houses93 sqm1117f per sqmf0004B Houses120 sqm1117f per sqmf00189 Total sqm1117f per sqmf00189 Total sqm1117f per sqmf10,454Additional Affordable Housing Land Cost34846per plotf10,454Professional Fees0.5%6DVf1,275Legal Fees0.5%6DVf1,275Statutory Fees1.1%Build Costf1,106Sales/Marketing Costs2.0%Market Units Valuef4,297
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LandApartmentsO Plots19912f per plotf02 Bed HouseO Plots49780f per plotf03 Bed House1 Plots56891f per plotf39,8244 Bed HouseO Plots79647f per plotf05 Bed HouseO Plots99559f per plotf05 Bed HouseO Plots99559f per plotf0Construction0Apartments66 sqm124613B Houses77 sqm111713B Houses93 sqm111713B Houses120 sqm1117189 Total sqm1117189 Total sqmf10,454Additional Affordable Housing Land Cost34846Professional Fees8.0%Legal Fees0.5%Statutory Fees1.1%Sales/Marketing Costs2.0%Market Units Valuef4,297
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3 Bed House1 Plots $\overline{56891}$ f per plotf per plot $f 39,824$ 4 Bed House0 Plots $\overline{79647}$ f per plotf per plotf 05 Bed House0 Plots 99559 f per plotf per plot $f 39,824$ Construction0Apartments 66 sqm 1.0% 02B Houses 77 sqm 1117 f per sqm $f 1.18$ Gross/Net $f 8,733$ f 12,90113B Houses 93 sqm 1117 f per sqm $f per sqm$ $f 12,901$ f per sqm04B Houses 120 sqm 1117 f per sqm $f per sqm$ $f 0$ f per sqm05B Houses 120 sqm 1117 f per sqm $f per sqm$ $f 0$ f per sqm1 39 Total sqm 1117 f per sqm $f per sqm$ $f 0$ f per sqm1 89 Total sqm 1117 f per sqm $f 10,454$ f per sqmProfessional Fees 8.0% GDVBuild Cost $f 8,047$ f 1,275Legal Fees 0.5% Statutory Fees 1.1% Suild Cost $f 1,106$ Sales/Marketing Costs
4 Bed House0 Plots 79647 \$ per plotf per plotf per plotf f per plot5 Bed House0 Plots 99559 1.0%f per plotf f per plotf f per plotConstruction0 Apartments66 sqm1246f per sqm1.18Gross/Netf f 8,73302B Houses77 sqm1117f per sqm1.18Gross/Netf 8,73302B Houses93 sqm1117f per sqmf f 2,90113B Houses93 sqm1117f per sqmf 2,90104B Houses120 sqm1117f per sqmf 10,45405B Houses150 sqm1117f per sqmf 10,454Professional Fees89 Total sqm1117f per plotf 10,454Professional Fees80.0%Build Costf 8,047Legal Fees0.5%6DVf 1,275Statutory Fees1.1%Build Costf 1,106Sales/Marketing Costs2.0%Market Units Valuef 4,297
S Bed House0 Plots99559f per plotTotal Land£39,824f0Stamp Duty Land Tax1.0%f per plotTotal Land£39,824£398Construction0Apartments66 sqm1246f per sqm1.18Gross/Net£8,73302B Houses77 sqm1117f per sqmf.1.18Gross/Netf 8,73313B Houses93 sqm1117f per sqmf 24,90113B Houses93 sqm1117f per sqmf 26,00005B Houses120 sqm1117f per sqmf 26,000189 Total sqm1117f per sqmf 20,454Additional Affordable Housing Land Cost34846per plotf 10,454Professional Fees8.0%Build Costf 1,275Statutory Fees1.1%Build Costf 1,106Sales/Marketing Costs2.0%Market Units Valuef 4,297
Stamp Duty Land Tax1.0%£398Construction0Apartments66 sqm1246£ per sqm1.18Gross/Net£8,73302B Houses77 sqm1117£ per sqm£1.18Gross/Net£8,73313B Houses93 sqm1117£ per sqm£12,90113B Houses120 sqm1117£ per sqm£78,95004B Houses120 sqm1117£ per sqm£0005B Houses150 sqm1117£ per sqm£00189 Total sqm1117£ per plot£10,454Additional Affordable Housing Land Cost34846per plot£10,454Professional Fees8.0%Build Cost£8,047Legal Fees0.5%GDV£1,275Statutory Fees1.1%Build Cost£1,106Sales/Marketing Costs2.0%Market Units Value£4,297
Construction 0 Apartments 66 sqm 1246 £ per sqm 1.18 Gross/Net £8,733 0 2B Houses 77 sqm 1117 £ per sqm £ 1.18 Gross/Net £8,733 1 3B Houses 93 sqm 1117 £ per sqm £78,950 0 4B Houses 120 sqm 1117 £ per sqm £ 0 0 5B Houses 150 sqm 1117 £ per sqm £ 0 1 89 Total sqm 1117 £ per plot £10,454 Professional Fees 8.0% Build Cost £8,047 Legal Fees 0.5% GDV £1,275 Statutory Fees 1.1% Build Cost £1,106 Sales/Marketing Costs 2.0% Market Units Value £4,297
0 Apartments 66 sqm 1246 £ per sqm 1.18 Gross/Net £8,733 0 2B Houses 77 sqm 1117 £ per sqm £ 1.18 Gross/Net £8,733 1 3B Houses 93 sqm 1117 £ per sqm £ 12,901 0 4B Houses 120 sqm 1117 £ per sqm £ 78,950 0 5B Houses 120 sqm 1117 £ per sqm £ 0 0 5B Houses 150 sqm 1117 £ per sqm £ 0 1 89 Total sqm 1117 £ per sqm £ 10,454 Professional Fees 8.0% Build Cost £ 8,047 Legal Fees 0.5% GDV £ 1,275 Statutory Fees 1.1% Build Cost £ 1,106 Sales/Marketing Costs 2.0% Market Units Value £ 4,297
0 2B Houses 77 sqm 1117 f per sqm f12,901 1 3B Houses 93 sqm 1117 f per sqm f78,950 0 4B Houses 120 sqm 1117 f per sqm f00 0 5B Houses 150 sqm 1117 f per sqm f00 1 89 Total sqm 1117 f per sqm f00 1 89 Total sqm 1117 f per sqm f10,454 Professional Fees 8.0% Build Cost f8,047 Legal Fees 0.5% GDV f1,275 Statutory Fees 1.1% Build Cost f1,106 Sales/Marketing Costs 2.0% Market Units Value f4,297
1 3B Houses 93 sqm 1117 f per sqm £78,950 0 4B Houses 120 sqm 1117 f per sqm £0 0 5B Houses 150 sqm 1117 f per sqm £0 1 89 Total sqm 1117 f per sqm £0 1 89 Total sqm 1117 f per plot £10,454 Professional Fees 8.0% Build Cost £8,047 Legal Fees 0.5% GDV £1,275 Statutory Fees 1.1% Build Cost £1,106 Sales/Marketing Costs 2.0% Market Units Value £4,297
04B Houses120 sqm1117f per sqmft005B Houses150 sqm1117f per sqmft0189 Total sqm89 Total sqm100 ft0Additional Affordable Housing Land Cost34846per plotft10,454Professional Fees8.0%Build Costft8,047Legal Fees0.5%GDVft1,275Statutory Fees1.1%Build Costft1,106Sales/Marketing Costs2.0%Market Units Valueft4,297
05B Houses150 sqm1117£ per sqm£0189 Total sqmAdditional Affordable Housing Land Cost34846per plot£10,454Professional Fees8.0%Build Cost£8,047Legal Fees0.5%GDV£1,275Statutory Fees1.1%Build Cost£1,106Sales/Marketing Costs2.0%Market Units Value£4,297
189 Total sqmAdditional Affordable Housing Land Cost34846Professional Fees8.0%Build Cost£8,047Legal Fees0.5%Statutory Fees1.1%Build Cost£1,106Sales/Marketing Costs2.0%Market Units Value£4,297
Additional Affordable Housing Land Cost34846 per plot£10,454Professional Fees8.0%Build Cost£8,047Legal Fees0.5%GDV£1,275Statutory Fees1.1%Build Cost£1,106Sales/Marketing Costs2.0%Market Units Value£4,297
Professional Fees8.0% Build Cost£8,047Legal Fees0.5% GDV£1,275Statutory Fees1.1% Build Cost£1,106Sales/Marketing Costs2.0% Market Units Value£4,297
Legal Fees0.5%GDV£1,275Statutory Fees1.1%Build Cost£1,106Sales/Marketing Costs2.0%Market Units Value£4,297
Statutory Fees1.1%Build Cost£1,106Sales/Marketing Costs2.0%Market Units Value£4,297
Sales/Marketing Costs2.0%Market Units Value£4,297
Contingencies 5.0% Build Cost £5,552
Planning Obligations 1200 £ per Market Unit £1,200
Interest 5.0% 12 Month Build 6 Mth Sale Void £8,275
Arrangement Fee 1.0% Cost £1,715
Development Profit Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £45,373

DEVELOP	MENT SCENARI	0	3 Bed House	2	Apartments	0
BASE LAN	D VALUE SCEN	ARIO	Brownfield		2 bed houses	0
DEVELOP	MENT LOCATIO	N (ZONE)	Districtwide		3 Bed houses	1
	MENT DETAILS	. ,	1	Total Units	4 bed houses	0
Affordable	e Proportion	30%	1 0	Affordable Units	5 bed house	0
Affordable			Intermediate	35% Social Rent	40% Affordable Ren	nt
Developm	ent Floorspace		1	Sgm Market Housing	23 Sqm Affordable	
Developm	ent Value					
Market Ho						
0	Apartments	66	sqm	3500 £ per sqm		£0
0	2 bed houses	77	sqm	3350 £ per sqm		£0
1	3 Bed houses		sqm	3300 £ per sqm		£214,830
0	4 bed houses		sqm	3300 £ per sqm		£0
0	5 bed house		sqm	3300 £ per sqm		£0
-			1 - 1			
Intermedi	ate Houses	70%	Open Market V	'alue		
0	Apartments		sqm	2450 £ per sqm		£3,638
0	2 Bed house		sqm	2345 £ per sqm		£6,771
0	3 Bed House		sqm	2310 £ per sqm		£3,222
-			- 4			,
Social Ren	t Houses	40%	Open Market V	'alue		
0	Apartments		sqm	1400 £ per sqm		£2,911
0	2 Bed house		sqm	1340 £ per sqm		£5,417
0	3 Bed House		sqm	1320 £ per sqm		£2,578
	o Ded House	50	54.11	To To The shin		,;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;
Affordable	e Rent Houses	50%	Open Market V	'alue		
0	Apartments		sqm	1750 £ per sqm		£4,158
0	2 Bed house		sqm	1675 £ per sqm		£7,739
Õ	3 Bed House		sqm	1650 £ per sqm		£3,683
1	Total Units	50	54.11	2000 2 per squi		20,000
_						
Developm	ient Value					£254,947
Developm	ient Value					£254,947
Developm Developm						£254,947
		0	Plots	22902 £ per plot		£254,947 £0
Developm	ent Costs		Plots Plots	57255 £ per plot		
Developm	ent Costs Apartments	0				f0
Developm	Apartments 2 Bed House	0	Plots	57255 £ per plot		£0 £0
Developm	Apartments 2 Bed House 3 Bed House	0 1 0	Plots Plots	57255 £ per plot 65434 £ per plot	Total Land £45,804	£0 £0 £45,804 £0
Developm Land	Apartments 2 Bed House 3 Bed House 4 Bed House	0 1 0	Plots Plots Plots	57255 £ per plot 65434 £ per plot 91607 £ per plot	Total Land £45,804	£0 £0 £45,804 £0
Developm Land	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax	0 1 0	Plots Plots Plots	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot	Total Land £45,804	£0 £0 £45,804 £0 £0
Developm Land Stamp Dur	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax	0 1 0 0	Plots Plots Plots	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 0	Total Land £45,804	£0 £0 £45,804 £0 £0
Developm Land Stamp Dur Construct	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion	0 1 0 0	Plots Plots Plots Plots	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 0 1246 £ per sqm 1117 £ per sqm	· · · ·	£0 £0 £45,804 £0 £0 £458
Developm Land Stamp Dur Construct 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments	0 1 0 0 66 77	Plots Plots Plots Plots Plots sqm	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 0 1246 £ per sqm 1117 £ per sqm	· · · ·	£0 £0 £45,804 £0 £0 £458 £8,733
Developm Land Stamp Dur Construct 0 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses	0 1 0 66 77 93	Plots Plots Plots Plots Plots sqm	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 0	· · · ·	£0 £0 £45,804 £0 £0 £458 £8,733 £12,901
Developm Land Stamp Dur Construct 0 0 1	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses	0 1 0 66 77 93 120 150	Plots Plots Plots Plots Plots Sqm sqm sqm sqm sqm	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 0 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm	· · · ·	£0 £0 £45,804 £0 £0 £458 £8,733 £12,901 £78,950
Developm Land Stamp Dur Construct 0 0 1 0 0 1 0 0 1	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	0 1 0 66 77 93 120 150 89	Plots Plots Plots Plots Plots Sqm sqm sqm sqm sqm Sqm Total sqm	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 0 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm	· · · ·	£0 £0 £45,804 £0 £0 £458 £8,733 £12,901 £78,950 £0 £0 £0
Developm Land Stamp Dut Construct 0 0 1 0 0 1 Additional	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 3B Houses 5B Houses	0 1 0 66 77 93 120 150 89	Plots Plots Plots Plots Plots Sqm sqm sqm sqm sqm Sqm Total sqm	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 0 0 1246 £ per sqm 1117 £ per sqm 40078 per plot	· · · ·	£0 £0 £45,804 £0 £0 £458 £8,733 £12,901 £78,950 £0 £0 £12,023
Developm Land Stamp Dut Construct 0 0 1 0 0 1 Additional Profession	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 3B Houses 5B Houses 5B Houses 4B Houses 5B Houses	0 1 0 66 77 93 120 150 89	Plots Plots Plots Plots Plots Sqm sqm sqm sqm sqm Sqm Total sqm	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 0 0 1246 £ per sqm 1117 £ per sqm 10078 per plot 8.0% Build Cost	· · · ·	£0 £0 £45,804 £0 £0 £458 £8,733 £12,901 £78,950 £0 £0 £12,023 £8,047
Developm Land Stamp Dut Construct 0 0 1 0 0 1 Additional Profession Legal Fees	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 3B Houses 5B Houses 1 Affordable Ho hal Fees	0 1 0 66 77 93 120 150 89	Plots Plots Plots Plots Plots Sqm sqm sqm sqm sqm Sqm Total sqm	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 114509 £ per sqm 1117 £ per sqm 10078 per plot 8.0% Build Cost 0.5% GDV	· · · ·	f0 f0 f0 f45,804 f0 f0 f458 f8,733 f12,901 f78,950 f0 f0 f0 f12,023 f8,047 f1,275
Developm Land Stamp Dut Construct 0 0 1 0 0 1 Additional Profession Legal Fees Statutory	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 3B Houses 5B Houses I Affordable Ho hal Fees Fees	0 1 0 66 77 93 120 150 89	Plots Plots Plots Plots Plots Sqm sqm sqm sqm sqm Sqm Total sqm	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 114509 £ per sqm 1117 £ per sqm 10078 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost	1.18 Gross/Net	f0 f0 f45,804 f0 f0 f458 f8,733 f12,901 f78,950 f0 f0 f12,023 f8,047
Developm Land Stamp Dut Construct 0 0 1 1 Additional Profession Legal Fees Statutory Sales/Mar	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 1 Apartments 2B Houses 3B Houses 3B Houses 5B Houses 1 Affordable Ho hal Fees Fees keting Costs	0 1 0 66 77 93 120 150 89	Plots Plots Plots Plots Plots Sqm sqm sqm sqm sqm Sqm Total sqm	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 114509 £ per sqm 1117 £ per sqm 0 40078 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units	1.18 Gross/Net	f0 f0 f0 f45,804 f0 f458 f8,733 f12,901 f78,950 f0 f0 f12,023 f8,047 f1,275 f1,106 f4,297
Developm Land Stamp Dut Construct 0 0 1 0 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 1 Apartments 2B Houses 3B Houses 4B Houses 5B Houses 5B Houses 5B Houses 5B Houses 4B Houses 5B House 5B House 5B Houses 5B Houses 5B House 5B Houses 5B Houses 5B Houses	0 1 0 66 77 93 120 150 89	Plots Plots Plots Plots Plots Sqm sqm sqm sqm sqm Sqm Total sqm	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 114509 £ per sqm 1117 £ per sqm 0 0.5% GDV 1.1% Build Cost 2.0% Market Units 5.0% Build Cost	1.18 Gross/Net	f0 f0 f0 f45,804 f0 f0 f458 f8,733 f12,901 f78,950 f0 f0 f0 f12,023 f8,047 f1,275 f1,106 f4,297 f5,630
Developm Land Stamp Dut Construct 0 0 1 0 0 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen Planning C	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 1 Apartments 2B Houses 3B Houses 3B Houses 5B Houses 1 Affordable Ho hal Fees Fees keting Costs	0 1 0 66 77 93 120 150 89 using Land C	Plots Plots Plots Plots sqm sqm sqm sqm sqm Total sqm Ost	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 114509 £ per sqm 1117 £ per sqm 0 40078 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units	1.18 Gross/Net	f0 f0 f0 f45,804 f0 f458 f8,733 f12,901 f78,950 f0 f0 f12,023 f8,047 f1,275 f1,106 f4,297 f5,630 f1,200
Developm Land Stamp Dut Construct 0 0 1 0 0 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses 4B Houses 5B Houses 4B Kouses 4B Kouses 4B Kouses 4B Kouses 5B Kouses Costs icies Dbligations	0 1 0 66 77 93 120 150 89	Plots Plots Plots Plots sqm sqm sqm sqm sqm Total sqm Ost	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 114509 £ per sqm 1117 £ per sqm 0 0.5% GDV 1.1% Build Cost 2.0% Market Units 5.0% Build Cost	1.18 Gross/Net	f0 f0 f0 f45,804 f0 f0 f458 f8,733 f12,901 f78,950 f0 f0 f0 f12,023 f8,047 f1,275 f1,106 f4,297 f5,630 f1,200 f8,809
Developm Land Stamp Dut Construct 0 0 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest Arrangem	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 5B Houses 4B Houses 5B Houses 4B Houses 5B Houses Fees keting Costs icies Dbligations ent Fee	0 1 0 66 77 93 120 150 89 using Land C	Plots Plots Plots Plots sqm sqm sqm sqm Total sqm Ost 12 Cost	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 114509 £ per sqm 1117 £ per sqm 0.5% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units 5.0% Build Cost 1200 £ per Market Month Build Fer Market	1.18 Gross/Net	f0 f0 f0 f45,804 f0 f458 f8,733 f12,901 f78,950 f0 f0 f12,023 f8,047 f1,275 f1,106 f4,297 f5,630 f1,200
Developm Land Stamp Dut Construct 0 0 1 0 0 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 5B Houses 4B Houses 5B Houses 4B Houses 5B Houses Fees keting Costs icies Dbligations ent Fee	0 1 0 66 77 93 120 150 89 using Land C	Plots Plots Plots Plots sqm sqm sqm sqm Total sqm Ost 12 Cost	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 114509 £ per sqm 1117 £ per sqm 000000000000000000000000000000000000	1.18 Gross/Net	f0 f0 f0 f45,804 f0 f0 f458 f8,733 f12,901 f78,950 f0 f0 f0 f12,023 f8,047 f1,275 f1,106 f4,297 f5,630 f1,200 f8,809
Developm Land Stamp Dut Construct 0 1 0 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest Arrangem Developm	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses HAffordable Ho hal Fees Fees keting Costs cies Dbligations ent Fee ent Profit	0 1 0 0 77 93 120 150 89 using Land C	Plots Plots Plots Plots sqm sqm sqm sqm Total sqm Ost 12 Cost	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 114509 £ per sqm 1117 £ per sqm 0.5% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units 5.0% Build Cost 1200 £ per Market Month Build Fer Market	1.18 Gross/Net	f0 f0 f0 f45,804 f0 f458 f8,733 f12,901 f78,950 f0 f0 f0 f12,023 f8,047 f1,275 f1,106 f4,297 f5,630 f1,200 f8,809 f1,792 f45,373
Developm Land Stamp Dut Construct 0 0 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest Arrangem	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses HAffordable Ho hal Fees Fees keting Costs cies Dbligations ent Fee ent Profit	0 1 0 0 77 93 120 150 89 using Land C	Plots Plots Plots Plots sqm sqm sqm sqm Total sqm Ost 12 Cost	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 114509 £ per sqm 1117 £ per sqm 0.5% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units 5.0% Build Cost 1200 £ per Market Month Build Fer Market	1.18 Gross/Net	f0 f0 f0 f45,804 f0 f0 f458 f8,733 f12,901 f78,950 f0 f0 f0 f12,023 f8,047 f1,275 f1,106 f4,297 f5,630 f1,200 f8,809 f1,792

POTENTIAL MARGIN FOR CIL POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING

£18,548 £285

	2 Ded House	
DEVELOPMENT SCENARIO		tments 0
BASE LAND VALUE SCENARIO		d houses 0
DEVELOPMENT LOCATION (ZONE)		d houses 1
DEVELOPMENT DETAILS	1 Total Units 0.03 Site Area 4 bee	d houses 0
	5 bec	d house O
Development Floorspace	93 Sqm Market Housing	
Development Value		
Market Houses		
0 Apartments	6 sqm 3500 £ per sqm	£0
0 2 bed houses	7 sqm 3350 £ per sqm	£0
	3300 £ per sqm	£306,900
	0 sqm 3300 £ per sqm	£0
	0 sqm 3300 £ per sqm	£0
Intermediate Houses 70	Open Market Value	
	56 sqm 2450 £ per sqm	£0
	7 sqm 2345 £ per sqm	£0 £0
	2343 E per sqm 2310 £ per sqm	£0
0 3 bed flouse		10
Social Rent Houses 40	Open Market Value	
		CO
	6 sqm 1400 £ per sqm	£0
	77 sqm 1340 £ per sqm	£0
0 3 Bed House	3 sqm 1320 £ per sqm	£0
	Open Market Value	60
	6 sqm 1750 £ per sqm	£0
	7 sqm 1675 £ per sqm	£0
0 3 Bed House	3 sqm 1650 £ per sqm	£0
1 Total Units		
Development Value		£306,900
Development Costs		
Construction		
		s/Net £0
0 2B Houses	7 sqm 1117 £ per sqm	£0
1 3B Houses	93 sqm 1117 £ per sqm	£103,881
0 4B Houses 12	20 sqm 1117 £ per sqm	£0
0 5B Houses 15	0 sqm 1117 £ per sqm	£0
	3 Total sqm	
Professional Fees	8.0% Build Cost	£8,310
Legal Fees	0.5% GDV	£1,535
Statutory Fees	1.1% Build Cost	£1,143
Sales/Marketing Costs	2.0% Market Units Value	£6,138
Contingencies	5.0% Build Cost	£5,194
		20,104
Interest 5.0	% 12 Month Build 6 Mth	Sale Void £4,904
	% Cost	£1,262
Development Profit Market H		£61,380
Verterophienen ront warket r		101,380
Total Cost		£193,747
i otal cost		1155,747
GROSS RESIDUAL LAND VALUE		£113,153
GROSS RESIDUAL LAND VALUE PER	H0	£3,960,367
GROSS RESIDUAL LAND VALUE PER		E3,900,507

DEVELOFI	MENT SCENARI	0	2 Bed House	5	Apartments	0
BASE LAN	D VALUE SCEN	ARIO	Greenfield		2 bed houses	0
DEVELOP	MENT LOCATIO	N (ZONE)	Districtwide		3 Bed houses	1
	MENT DETAILS	. ,	1	Total Units	4 bed houses	0
Affordable	e Proportion	30%	1 0	Affordable Units	5 bed house	0
Affordable			Intermediate	35% Social Ren	t 40% Affordable Rer	
Developm	ent Floorspace			Sqm Market Housing	23 Sgm Affordable	
Developm	ent Value				· · · · ·	U U
Market Ho						
0	Apartments	66	sqm	3500 £ per sqm		£0
0	2 bed houses	77	sqm	3350 £ per sqm		£0
1	3 Bed houses	93	sqm	3300 £ per sqm		£214,830
0	4 bed houses	120	sqm	3300 £ per sqm		£0
0	5 bed house	150	sqm	3300 £ per sqm		£0
		-	•			
Intermedi	ate Houses	70%	Open Market V	'alue		
0	Apartments		sqm	2450 £ per sqm		£3,638
0	2 Bed house	77	sqm	2345 £ per sqm		£6,771
0	3 Bed House		sqm	2310 £ per sqm		£3,222
Social Ren	t Houses	40%	Open Market V	'alue		
0	Apartments	66	sqm	1400 £ per sqm		£2,911
0	2 Bed house		sqm	1340 £ per sqm		£5,417
0	3 Bed House		sqm	1320 £ per sqm		£2,578
						,
Affordable	e Rent Houses	50%	Open Market V	'alue		
0	Apartments		sqm	1750 £ per sqm		£4,158
0	2 Bed house		sqm	1675 £ per sqm		£7,739
0	3 Bed House		sqm	1650 £ per sqm		£3,683
1	Total Units					-,
Dovolonm	ent Value					6254 047
Developii						LZ34,94/
Developin						£254,947
Developm						1234,347
		0	Plots	19912 £ per plot		£254,947 £0
Developm	ent Costs	-	Plots Plots	19912 £ per plot 49780 £ per plot		
Developm	ent Costs Apartments	0		49780 £ per plot		£0 £0
Developm	Apartments 2 Bed House	0 1	Plots	49780 £ per plot 56891 £ per plot		f0
Developm	Apartments 2 Bed House 3 Bed House	0 1 0	Plots Plots	49780 £ per plot 56891 £ per plot 79647 £ per plot		£0 £0 £39,824 £0
Developm Land	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House	0 1 0	Plots Plots Plots	49780 £ per plot 56891 £ per plot		£0 £0 £39,824 £0
Developm Land	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax	0 1 0	Plots Plots Plots	49780 £ per plot 56891 £ per plot 79647 £ per plot 99559 £ per plot		£0 £0 £39,824 £0 £0
Developm Land Stamp Dur	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax	0 1 0 0	Plots Plots Plots	49780 £ per plot 56891 £ per plot 79647 £ per plot 99559 £ per plot	Total Land £39,824	£0 £0 £39,824 £0 £0
Developm Land Stamp Dur Construct	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax	0 1 0 0	Plots Plots Plots Plots Plots	49780 £ per plot 56891 £ per plot 79647 £ per plot 99559 £ per plot 1.0%	Total Land £39,824	£0 £0 £39,824 £0 £0 £398 £8,733
Developm Land Stamp Dur Construct 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments	0 1 0 0 66 77	Plots Plots Plots Plots Plots sqm	49780 £ per plot 56891 £ per plot 79647 £ per plot 99559 £ per plot 1.0% 1246 £ per sqm 1117 £ per sqm	Total Land £39,824	£0 £39,824 £0 £0 £398 £8,733 £12,901
Developm Land Stamp Dur Construct 0 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses	0 1 0 66 77 93	Plots Plots Plots Plots Plots Sqm sqm sqm	49780 £ per plot 56891 £ per plot 79647 £ per plot 99559 £ per plot 1.0% 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm	Total Land £39,824	£0 £0 £39,824 £0 £0 £398 £8,733
Developm Land Stamp Dur Construct 0 0 1	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses	0 1 0 66 77 93 120	Plots Plots Plots Plots Plots Sqm sqm sqm sqm	49780 £ per plot 56891 £ per plot 79647 £ per plot 99559 £ per plot 1.0% 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm	Total Land £39,824	£0 £39,824 £0 £0 £398 £8,733 £12,901 £78,950
Developm Land Stamp Dur Construct 0 0 1 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses	0 1 0 66 77 93 120 150	Plots Plots Plots Plots Plots Sqm sqm sqm sqm sqm	49780 £ per plot 56891 £ per plot 79647 £ per plot 99559 £ per plot 1.0% 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm	Total Land £39,824	£0 £39,824 £0 £398 £398 £8,733 £12,901 £78,950 £0
Developm Land Stamp Dur Construct 0 0 1 0 0 1 0 0 1	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	0 1 0 66 77 93 120 150 89	Plots Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm Total sqm	49780 £ per plot 56891 £ per plot 79647 £ per plot 99559 £ per plot 1.0% 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm	Total Land £39,824	£0 £0 £39,824 £0 £0 £398 £8,733 £12,901 £78,950 £0 £0
Developm Land Stamp Dut Construct 0 0 1 0 0 1 Additional	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	0 1 0 66 77 93 120 150 89	Plots Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm Total sqm	49780 £ per plot 56891 £ per plot 79647 £ per plot 99559 £ per plot 1.0% 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 1117 £ per sqm	Total Land £39,824	f0 f0 f39,824 f0 f0 f398 f8,733 f12,901 f78,950 f0 f0 f10,454
Developm Land Stamp Dut Construct 0 0 1 0 0 1 Additional Profession	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	0 1 0 66 77 93 120 150 89	Plots Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm Total sqm	49780 £ per plot 56891 £ per plot 79647 £ per plot 99559 £ per plot 1.0% 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 1117 £ per sqm 34846 per plot 8.0% Build Cost	Total Land £39,824	f0 f0 f39,824 f0 f0 f398 f8,733 f12,901 f78,950 f0 f0 f10,454 f8,047
Developm Land Stamp Dut Construct 0 0 1 0 0 1 Additional Profession Legal Fees	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 3B Houses 5B Houses 5B Houses	0 1 0 66 77 93 120 150 89	Plots Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm Total sqm	49780 £ per plot 56891 £ per plot 79647 £ per plot 99559 £ per plot 1.0% 1 1246 £ per sqm 1117 £ per sqm 1116 £ per sqm 1117 £ per sqm 1117 £ per sqm 0.5% Build Cost 0.5% GDV	Total Land £39,824	f0 f0 f39,824 f0 f0 f398 f8,733 f12,901 f78,950 f0 f0 f0 f10,454 f8,047 f1,275
Developm Land Stamp Dut Construct 0 0 1 0 0 1 Additional Profession Legal Fees Statutory	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 1 Apartments 2B Houses 3B Houses 3B Houses 5B Houses 4B Houses 5B Houses 5B Houses 4B Fees	0 1 0 66 77 93 120 150 89	Plots Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm Total sqm	49780 £ per plot 56891 £ per plot 79647 £ per plot 99559 £ per plot 1.0% 1 1246 £ per sqm 1117 £ per sqm 0.5% GDV 1.1% Build Cost	Total Land £39,824	f0 f0 f39,824 f0 f0 f398 f8,733 f12,901 f78,950 f0 f0 f0 f10,454 f8,047 f1,275 f1,106
Developm Land Stamp Dut Construct 0 0 1 0 1 Additional Profession Legal Fees Statutory Sales/Mar	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 5 Bed Houses 4 Bed Houses 3 B Houses 3 B Houses 5 B Houses 4 B Houses 5 B Houses 5 B Houses 4 B Houses 5 B Hous	0 1 0 66 77 93 120 150 89	Plots Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm Total sqm	49780 £ per plot 56891 £ per plot 79647 £ per plot 99559 £ per plot 1.0% 1 1117 £ per sqm 0.5% GDV 1.1% Build Cost 2.0% Market Ur	Total Land £39,824	f0 f0 f39,824 f0 f0 f398 f8,733 f12,901 f78,950 f0 f0 f0 f10,454 f8,047 f1,275 f1,106 f4,297
Developm Land Stamp Dut Construct 0 0 1 0 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 4 Deartments 2B Houses 3B Houses 3B Houses 5B Houses 4B Houses 5B Hou	0 1 0 66 77 93 120 150 89	Plots Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm Total sqm	49780 £ per plot 56891 £ per plot 79647 £ per plot 99559 £ per plot 1.0% 1 1246 £ per sqm 1117 £ per sqm 34846 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Ur 5.0% Build Cost	Total Land £39,824	f0 f0 f39,824 f0 f0 f398 f8,733 f12,901 f78,950 f0 f0 f0 f10,454 f8,047 f1,275 f1,106 f4,297 f5,552
Developm Land Stamp Dut Construct 0 0 1 0 0 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen Planning C	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 5 Bed Houses 4 Bed Houses 3 B Houses 3 B Houses 5 B Houses 4 B Houses 5 B Houses 5 B Houses 4 B Houses 5 B Hous	0 1 0 66 77 93 120 150 89 using Land C	Plots Plots Plots Plots sqm sqm sqm sqm sqm Total sqm Ost	49780 £ per plot 56891 £ per plot 79647 £ per plot 99559 £ per plot 1.0% 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 34846 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Ur 5.0% Build Cost 1200 £ per Marl	Total Land £39,824	f0 f0 f39,824 f0 f0 f398 f8,733 f12,901 f78,950 f0 f0 f0 f10,454 f8,047 f1,275 f1,106 f4,297 f5,552 f1,200
Developm Land Stamp Dut Construct 0 0 1 0 0 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses 5B Houses 4B Houses 5B Houses 4B Houses 5B Houses 4B Houses 5B Houses 4B Houses 5B Houses 4B Houses 5B Houses 4B Houses 5B Houses 5B Houses 4B Houses 5B Houses 4B Houses 5B House 5B Houses 5B H	0 1 0 66 77 93 120 150 89 using Land C	Plots Plots Plots Plots sqm sqm sqm sqm Total sqm Ost	49780 £ per plot 56891 £ per plot 79647 £ per plot 99559 £ per plot 1.0% 1 1246 £ per sqm 1117 £ per sqm 34846 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Ur 5.0% Build Cost	Total Land £39,824	f0 f0 f0 f39,824 f0 f0 f398 f8,733 f12,901 f78,950 f0 f0 f0 f0 f10,454 f8,047 f1,275 f1,106 f4,297 f5,552 f1,200 f8,275
Developm Land Stamp Dut Construct 0 0 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest Arrangem	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 5B Houses 4B Houses 5B Houses 4B Houses 5B Houses Fees keting Costs cies Dbligations ent Fee	0 1 0 66 77 93 120 150 89 using Land C	Plots Plots Plots Plots sqm sqm sqm sqm Total sqm Ost 12 Cost	49780 £ per plot 56891 £ per plot 79647 £ per plot 99559 £ per plot 1.0% 1246 £ per sqm 1117 £ per sqm 0.5% GDV 1.1% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Ur 5.0% Build Cost 1200 £ per Marl Month Build	Total Land £39,824	f0 f0 f39,824 f0 f0 f398 f8,733 f12,901 f78,950 f0 f0 f0 f0 f10,454 f8,047 f1,275 f1,106 f4,297 f5,552 f1,200 f8,275 f1,715
Developm Land Stamp Dut Construct 0 0 1 0 0 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 5B Houses 4B Houses 5B Houses 4B Houses 5B Houses Fees keting Costs cies Dbligations ent Fee	0 1 0 66 77 93 120 150 89 using Land C	Plots Plots Plots Plots sqm sqm sqm sqm Total sqm Ost 12 Cost	49780 £ per plot 56891 £ per plot 79647 £ per plot 99559 £ per plot 1.0% 1246 £ per sqm 1117 £ per sqm 0.5% GDV 1.1% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Ur 5.0% Build Cost 1200 £ per Marl Month Build	Total Land £39,824	f0 f0 f0 f39,824 f0 f0 f398 f8,733 f12,901 f78,950 f0 f0 f0 f0 f10,454 f8,047 f1,275 f1,106 f4,297 f5,552 f1,200 f8,275
Developm Land Stamp Dut Construct 0 1 0 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest Arrangem Developm	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses 4B Houses 5B Houses 4B thouses 5B Houses 4B Houses 5B	0 1 0 66 77 93 120 150 89 using Land C	Plots Plots Plots Plots sqm sqm sqm sqm Total sqm Ost 12 Cost	49780 £ per plot 56891 £ per plot 79647 £ per plot 99559 £ per plot 1.0% 1246 £ per sqm 1117 £ per sqm 0.5% GDV 1.1% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Ur 5.0% Build Cost 1200 £ per Marl Month Build	Total Land £39,824	f0 f0 f39,824 f0 f0 f398 f12,901 f78,950 f0 f0 f0 f0 f10,454 f8,047 f1,275 f1,106 f4,297 f5,552 f1,200 f8,275 f1,715 f45,373
Developm Land Stamp Dut Construct 0 0 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest Arrangem	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses 4B Houses 5B Houses 4B thouses 5B Houses 4B Houses 5B	0 1 0 66 77 93 120 150 89 using Land C	Plots Plots Plots Plots sqm sqm sqm sqm Total sqm Ost 12 Cost	49780 £ per plot 56891 £ per plot 79647 £ per plot 99559 £ per plot 1.0% 1246 £ per sqm 1117 £ per sqm 0.5% GDV 1.1% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Ur 5.0% Build Cost 1200 £ per Marl Month Build	Total Land £39,824	f0 f0 f39,824 f0 f0 f398 f12,901 f78,950 f0 f0 f0 f0 f0 f10,454 f1,275 f1,106 f4,297 f5,552 f1,200 f8,275 f1,715

DEVELOP	VENT SCENARI	0	2 Bed House	5	Ap	partments	0
BASE LAN	D VALUE SCEN	ARIO	Brownfield			bed houses	0
DEVELOP	MENT LOCATIO	N (ZONE)	Districtwide		31	Bed houses	1
DEVELOP	MENT DETAILS		1	Total Units	4	bed houses	0
Affordable	Proportion	30%		Affordable Units	5	bed house	0
Affordable			Intermediate	35% Social Rent	40% A	ffordable Ren	it
	ent Floorspace	e	65	Sqm Market Housing	23 Sc	ım Affordable	Housing
Developm	ent Value						
Market Ho	ouses						
0	Apartments	66	sqm	3500 £ per sqm			£0
0	2 bed houses	77	sqm	3350 £ per sqm			£0
1	3 Bed houses	93	sqm	3300 £ per sqm			£214,830
0	4 bed houses	120	sqm	3300 £ per sqm			£0
0	5 bed house	150	sqm	3300 £ per sqm			£0
			•				
Intermedia	ate Houses		Open Market V	/alue			
0	Apartments	66	sqm	2450 £ per sqm			£3,638
0	2 Bed house	77	sqm	2345 £ per sqm			£6,771
0	3 Bed House	93	sqm	2310 £ per sqm			£3,222
Social Ren	t Houses	40%	Open Market V	/alue			
0	Apartments	66	sqm	1400 £ per sqm			£2,911
0	2 Bed house	77	sqm	1340 £ per sqm			£5,417
0	3 Bed House		sqm	1320 £ per sqm			£2,578
Affordable	Rent Houses	50%	Open Market V	/alue			
0	Apartments		sqm	1750 £ per sqm			£4,158
0	2 Bed house		sqm	1675 £ per sqm			£7,739
0	3 Bed House		sqm	1650 £ per sqm			£3,683
1	Total Units			· · ·			
Developm	ent Value						C2E4 047
Developin							£254,947
Developin							1254,947
Developm		_				_	£234,947
		0	Plots	22902 £ per plot			£0
Developm	ent Costs		Plots Plots	22902 £ per plot 57255 £ per plot			£0 £0
Developm	ent Costs Apartments	0		57255 £ per plot 65434 £ per plot	-		£0
Developm	ent Costs Apartments 2 Bed House	0 1	Plots	57255 £ per plot	-		£0 £0
Developm	ent Costs Apartments 2 Bed House 3 Bed House	0 1 0	Plots Plots	57255 £ per plot 65434 £ per plot	Total Land	£45,804	£0 £0 £45,804
Developm Land Stamp Dut	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 2 Land Tax	0 1 0	Plots Plots Plots	57255 £ per plot 65434 £ per plot 91607 £ per plot	Total Land	£45,804	£0 £0 £45,804 £0
Developm Land	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 2 Land Tax	0 1 0	Plots Plots Plots	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 0	Total Land	£45,804	£0 £0 £45,804 £0 £0
Developm Land Stamp Dut	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 2 Land Tax	0 1 0 0	Plots Plots Plots	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 0		£45,804 ·oss/Net	f0 f0 f45,804 f0 f0 f458 f8,733
Developm Land Stamp Dut Constructi	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House cy Land Tax	0 1 0 0	Plots Plots Plots Plots	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 0 1246 £ per sqm 1117 £ per sqm			f0 f0 f45,804 f0 f0 f458
Developm Land Stamp Dut Constructi 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax Apartments	0 1 0 0 66 77	Plots Plots Plots Plots Sqm	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 0			f0 f0 f45,804 f0 f0 f458 f8,733
Developm Land Stamp Dut Constructi 0 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House y Land Tax ion Apartments 2B Houses	0 1 0 66 77 93	Plots Plots Plots Plots Plots sqm	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 0 1246 £ per sqm 1117 £ per sqm			f0 f0 f45,804 f0 f0 f458 f8,733 f12,901
Developm Land Stamp Dut Constructi 0 0 1	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House y Land Tax ion Apartments 2B Houses 3B Houses	0 1 0 66 77 93 120	Plots Plots Plots Plots Plots sqm sqm	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 0 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm			f0 f0 f45,804 f0 f0 f458 f8,733 f12,901 f78,950
Developm Land Stamp Dut Constructi 0 0 1 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House y Land Tax ion Apartments 2B Houses 3B Houses 4B Houses	0 1 0 66 77 93 120 150	Plots Plots Plots Plots Sqm sqm sqm sqm	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 0 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm			f0 f0 f45,804 f0 f0 f458 f8,733 f12,901 f78,950 f0
Developm Land Stamp Dut Constructi 0 0 1 0 0 1 0 0 1	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House y Land Tax ion Apartments 2B Houses 3B Houses 4B Houses	0 1 0 66 77 93 120 150 89	Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm Total sqm	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 0 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm			f0 f0 f45,804 f0 f0 f458 f8,733 f12,901 f78,950 f0
Developm Land Stamp Dut Constructi 0 0 1 0 0 1 0 1 0 1	ent Costs Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House y Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	0 1 0 66 77 93 120 150 89	Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm Total sqm	57255 65434 £ per plot £ per plot 114509 £ per plot 114509 £ per sqm 1117 £ per sqm £ per sqm 1117 £ per sqm £ per sqm			f0 f0 f45,804 f0 f458 f8,733 f12,901 f78,950 f0 f0
Developm Land Stamp Dut Constructi 0 0 1 0 0 1 Additional	ent Costs Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House y Land Tax ion Apartments 2B Houses 3B Houses 3B Houses 5B Houses 4B Houses 5B Houses 4B Houses	0 1 0 66 77 93 120 150 89	Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm Total sqm	57255 £ per plot 65434 £ per plot £ per plot 114509 £ per plot 0 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 2007 £ per sqm			f0 f0 f45,804 f0 f0 f458 f8,733 f12,901 f78,950 f0 f0 f12,023
Developm Land Stamp Dut Constructi 0 0 1 0 0 1 Additional Profession	ent Costs Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House 5 Bed House y Land Tax ion Apartments 2B Houses 3B Houses 3B Houses 5B Houses 5B Houses	0 1 0 66 77 93 120 150 89	Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm Total sqm				f0 f0 f0 f45,804 f0 f458 f8,733 f12,901 f78,950 f0 f0 f12,023 f8,047
Developm Land Stamp Dut Constructi 0 0 1 0 0 1 Additional Profession Legal Fees Statutory	ent Costs Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House 5 Bed House y Land Tax ion Apartments 2B Houses 3B Houses 3B Houses 5B Houses 5B Houses	0 1 0 66 77 93 120 150 89	Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm Total sqm	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 114509 £ per splot 0 0 1117 £ per sqm 40078 per plot 8.0% Build Cost 0.5% GDV	1.18 Gr		f0 f0 f0 f45,804 f0 f0 f458 f8,733 f12,901 f78,950 f0 f0 f0 f12,023 f8,047 f1,275
Developm Land Stamp Dut Constructi 0 0 1 0 0 1 Additional Profession Legal Fees Statutory	ent Costs Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 2B Houses 3B Houses 3B Houses 5B Houses Affordable Ho al Fees Fees keting Costs	0 1 0 66 77 93 120 150 89	Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm Total sqm	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 0 £ per sqm 1117 £ per sqm 10078 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost	1.18 Gr		f0 f0 f45,804 f0 f458 f8,733 f12,901 f78,950 f0 f0 f0 f12,023 f8,047 f1,275 f1,106
Developm Land Stamp Dut Constructi 0 0 1 0 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen	ent Costs Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House 5 Bed House 5 Bed House 2B Houses 3B Houses 3B Houses 5B Houses Affordable Ho al Fees Fees keting Costs cies	0 1 0 66 77 93 120 150 89	Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm Total sqm	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 114509 £ per sqm 1117 £ per sqm 10078 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Unit 5.0% Build Cost	1.18 Gr s Value		f0 f0 f45,804 f0 f458 f8,733 f12,901 f78,950 f0 f0 f12,023 f8,047 f1,275 f1,106 f4,297 f5,630
Developm Land Stamp Dut Constructi 0 0 1 0 1 Additional Profession Legal Fees Statutory Sales/Mar	ent Costs Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House 5 Bed House 5 Bed House 2B Houses 3B Houses 3B Houses 5B Houses Affordable Ho al Fees Fees keting Costs cies	0 1 0 0 77 93 120 150 89 using Land C	Plots Plots Plots Sqm sqm sqm sqm sqm Total sqm OSt	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 114509 £ per splot 1117 £ per sqm 40078 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Unit	1.18 Gr s Value t Unit		f0 f0 f45,804 f0 f458 f8,733 f12,901 f78,950 f0 f0 f0 f12,023 f8,047 f1,275 f1,106 f4,297 f5,630 f1,200
Developm Land Stamp Dut Constructi 0 0 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest	ent Costs Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House 5 Bed House 5 Bed House 2B Houses 3B Houses 3B Houses 5B Houses Affordable Ho al Fees Fees keting Costs cies Obligations	0 1 0 0 77 93 120 150 89 using Land C	Plots Plots Plots Sqm sqm sqm sqm Total sqm Ost	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 114509 £ per splot 1147 £ per sqm 1117 £ per sqm 0.5% GDV 1.1% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Unit 5.0% £ per Market	1.18 Gr s Value t Unit	ross/Net	f0 f0 f0 f45,804 f0 f458 f8,733 f12,901 f78,950 f0 f0 f0 f12,023 f8,047 f1,275 f1,106 f4,297 f5,630 f1,200 f8,809
Developm Land Stamp Dut Constructi 0 0 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest Arrangem	ent Costs Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House 5 Bed House 5 Bed House 2B Houses 3B Houses 4B Houses 5B Houses Affordable Ho al Fees Fees keting Costs cies Dbligations ent Fee	0 1 0 0 77 93 120 150 89 using Land C	Plots Plots Plots Sqm sqm sqm sqm Total sqm Ost	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 114509 £ per sqm 1117 £ per sqm 0.5% GDV 1.1% Build Cost 0.5% GDV 1.1% Build Cost 1200 £ per Marke Month Build	1.18 Gr s Value t Unit 6 M	th Sale Void	f0 f0 f0 f45,804 f0 f0 f458 f8,733 f12,901 f78,950 f0 f0 f0 f12,023 f8,047 f1,275 f1,106 f4,297 f5,630 f1,200 f8,809 f1,792
Developm Land Stamp Dut Constructi 0 0 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest	ent Costs Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House 5 Bed House 5 Bed House 2B Houses 3B Houses 4B Houses 5B Houses Affordable Ho al Fees Fees keting Costs cies Dbligations ent Fee	0 1 0 0 77 93 120 150 89 using Land C	Plots Plots Plots Sqm sqm sqm sqm Total sqm Ost	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 114509 £ per splot 1147 £ per sqm 1117 £ per sqm 0.5% GDV 1.1% Build Cost 0.5% GDV 1.1% Build Cost 5.0% Build Cost 1200 £ per Marke	1.18 Gr s Value t Unit 6 M	th Sale Void	f0 f0 f0 f45,804 f0 f458 f8,733 f12,901 f78,950 f0 f0 f0 f12,023 f8,047 f1,275 f1,106 f4,297 f5,630 f1,200 f8,809
Developm Land Stamp Dut Constructi 0 0 1 Additional Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest Arrangem	ent Costs Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House 5 Bed House 5 Bed House 2 Land Tax ion Apartments 2 B Houses 3 B Houses 3 B Houses 5 B Houses 5 B Houses Affordable Ho al Fees Fees keting Costs cies Dbligations ent Fee ent Profit	0 1 0 0 77 93 120 150 89 using Land C	Plots Plots Plots Sqm sqm sqm sqm Total sqm Ost	57255 £ per plot 65434 £ per plot 91607 £ per plot 114509 £ per plot 114509 £ per sqm 1117 £ per sqm 0.5% GDV 1.1% Build Cost 0.5% GDV 1.1% Build Cost 1200 £ per Marke Month Build	1.18 Gr s Value t Unit 6 M	th Sale Void	f0 f0 f0 f45,804 f0 f0 f458 f8,733 f12,901 f78,950 f0 f0 f0 f12,023 f8,047 f1,275 f1,106 f4,297 f5,630 f1,200 f8,809 f1,792

POTENTIAL MARGIN FOR CIL POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £18,548 £285

DEVELOPMENT SCENARIO	2 Bed Hou		0
BASE LAND VALUE SCENARIO	Gross Resi		0
DEVELOPMENT LOCATION (ZOM	NE) Districtwid	e 3 Bed houses	1
DEVELOPMENT DETAILS		1 Total Units 0.03 Site Area 4 bed houses	0
		5 bed house	0
Development Floorspace	g	3 Sqm Market Housing	
Development Value			
Market Houses			
0 Apartments	66 sqm	3500 £ per sqm	£0
0 2 bed houses	77 sqm	$3350 \pm \text{per sqm}$	£0
1 3 Bed houses	93 sqm	3300 £ per sqm	£306,900
0 4 bed houses	120 sqm	3300 £ per sqm	£0
			£0
0 5 bed house	150 sqm	3300 £ per sqm	EU
	200/		
Intermediate Houses	70% Open Market		
0 Apartments	66 sqm	2450 £ per sqm	£0
0 2 Bed house	77 sqm	2345 £ per sqm	£0
0 3 Bed House	93 sqm	2310 £ per sqm	£0
Social Rent Houses	40% Open Market	t Value	
0 Apartments	66 sqm	1400 £ per sqm	£0
0 2 Bed house	77 sqm	1340 £ per sqm	£0
0 3 Bed House	93 sqm	1320 £ per sqm	£0
o s bea nouse	55 Sqiii		20
Affordable Rent Houses	50% Open Market	t Value	
	66 sqm	1750 £ per sqm	£0
0 2 Bed house	77 sqm	1675 £ per sqm	£0
0 3 Bed House	93 sqm	1650 £ per sqm	£0
1 Total Units			
Development Value			£306,900
-			
Development Costs			
Construction			
	66 sam	1246 f per sam 1.18 Gross/Net	£0
0 Apartments	66 sqm 77 sam	1246 f per sqm 1.18 Gross/Net	£0 f0
0 Apartments 0 2B Houses	77 sqm	1117 £ per sqm	£0
0 Apartments 0 2B Houses 1 3B Houses	77 sqm 93 sqm	1117 £ per sqm 1117 £ per sqm	£0 £103,881
0 Apartments 0 2B Houses 1 3B Houses 0 4B Houses	77 sqm 93 sqm 120 sqm	1117 £ per sqm 1117 £ per sqm 1117 £ per sqm	£0 £103,881 £0
 O Apartments O 2B Houses 1 3B Houses O 4B Houses O 5B Houses 	77 sqm 93 sqm 120 sqm 150 sqm	1117 £ per sqm 1117 £ per sqm	£0 £103,881
0 Apartments 0 2B Houses 1 3B Houses 0 4B Houses	77 sqm 93 sqm 120 sqm	1117 £ per sqm 1117 £ per sqm 1117 £ per sqm	£0 £103,881 £0
0 Apartments 0 2B Houses 1 3B Houses 0 4B Houses 0 5B Houses 1	77 sqm 93 sqm 120 sqm 150 sqm	1117 £ per sqm	f0 f103,881 f0 f0
0 Apartments 0 2B Houses 1 3B Houses 0 4B Houses 0 5B Houses 1 Professional Fees	77 sqm 93 sqm 120 sqm 150 sqm	1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 8.0% Build Cost	f0 f103,881 f0 f0 f0
0 Apartments 0 2B Houses 1 3B Houses 0 4B Houses 0 5B Houses 1 Professional Fees Legal Fees	77 sqm 93 sqm 120 sqm 150 sqm	1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 8.0% Build Cost 0.5% GDV	f0 f103,881 f0 f0 f0 f8,310 f1,535
0 Apartments 0 2B Houses 1 3B Houses 0 4B Houses 0 5B Houses 1 Professional Fees Legal Fees Statutory Fees	77 sqm 93 sqm 120 sqm 150 sqm	1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost	f0 f103,881 f0 f0 f0 f1,535 f1,143
0 Apartments 0 2B Houses 1 3B Houses 0 4B Houses 0 5B Houses 1 Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs	77 sqm 93 sqm 120 sqm 150 sqm	1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value	f0 f103,881 f0 f0 f0 f1,535 f1,143 f6,138
0 Apartments 0 2B Houses 1 3B Houses 0 4B Houses 0 5B Houses 1 Professional Fees Legal Fees Statutory Fees	77 sqm 93 sqm 120 sqm 150 sqm	1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost	f0 f103,881 f0 f0 f0 f1,535 f1,143
0 Apartments 0 2B Houses 1 3B Houses 0 4B Houses 0 5B Houses 1 Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs	77 sqm 93 sqm 120 sqm 150 sqm	1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value	f0 f103,881 f0 f0 f0 f1,535 f1,143 f6,138
0 Apartments 0 2B Houses 1 3B Houses 0 4B Houses 0 5B Houses 1 Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs	77 sqm 93 sqm 120 sqm 150 sqm 93 Total sqm	1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value	f0 f103,881 f0 f0 f0 f1,535 f1,143 f6,138
0 Apartments 0 2B Houses 1 3B Houses 0 4B Houses 0 5B Houses 1 Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Interest	77 sqm 93 sqm 120 sqm 150 sqm 93 Total sqm	1117 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value 5.0% Build Cost	f0 f103,881 f0 f0 f0 f1,535 f1,143 f6,138 f5,194 f4,904
0 Apartments 0 2B Houses 1 3B Houses 0 4B Houses 0 5B Houses 1 Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Interest Arrangement Fee	77 sqm 93 sqm 120 sqm 150 sqm 93 Total sqm 5.0% 1 1.0% Cost	1117 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value 5.0% Build Cost 2 Month Build 6	f0 f103,881 f0 f0 f0 f1,535 f1,143 f6,138 f5,194 f4,904 f1,262
0 Apartments 0 2B Houses 1 3B Houses 0 4B Houses 0 5B Houses 1 Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Interest Arrangement Fee	77 sqm 93 sqm 120 sqm 150 sqm 93 Total sqm 5.0% 1 1.0% Cost	1117 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value 5.0% Build Cost	f0 f103,881 f0 f0 f0 f1,535 f1,143 f6,138 f5,194 f4,904 f1,262
0Apartments02B Houses13B Houses04B Houses05B Houses1Professional FeesLegal FeesStatutory FeesSales/Marketing CostsContingenciesInterestArrangement FeeDevelopment ProfitMarket	77 sqm 93 sqm 120 sqm 150 sqm 93 Total sqm 5.0% 1 1.0% Cost	1117 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value 5.0% Build Cost 2 Month Build 6	f0 f103,881 f0 f0 f1,535 f1,143 f6,138 f5,194 f4,904 f1,262 f61,380
0 Apartments 0 2B Houses 1 3B Houses 0 4B Houses 0 5B Houses 1 Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Interest Arrangement Fee	77 sqm 93 sqm 120 sqm 150 sqm 93 Total sqm 5.0% 1 1.0% Cost	1117 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value 5.0% Build Cost 2 Month Build 6	f0 f103,881 f0 f0 f0 f1,535 f1,143 f6,138 f5,194 f4,904 f1,262
0Apartments02B Houses13B Houses04B Houses05B Houses1Professional FeesLegal FeesStatutory FeesSales/Marketing CostsContingenciesInterestArrangement FeeDevelopment ProfitMarTotal Cost	77 sqm 93 sqm 120 sqm 150 sqm 93 Total sqm 5.0% 1 1.0% Cost	1117 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value 5.0% Build Cost 2 Month Build 6	f0 f103,881 f0 f0 f1,535 f1,143 f6,138 f5,194 f4,904 f1,262 f61,380 f193,747
0Apartments02B Houses13B Houses04B Houses05B Houses1Professional FeesLegal FeesStatutory FeesSales/Marketing CostsContingenciesInterestArrangement FeeDevelopment ProfitMarket	77 sqm 93 sqm 120 sqm 150 sqm 93 Total sqm 5.0% 1 1.0% Cost ket Hsg 20.0	1117 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value 5.0% Build Cost 2 Month Build 6	f0 f103,881 f0 f0 f1,535 f1,143 f6,138 f5,194 f4,904 f1,262 f61,380

DEVELOPI	MENT SCENARI	0	Two Apartm	ients	Apartments	2
BASE LAN	D VALUE SCEN	ARIO	Greenfield		2 bed house	s 0
DEVELOP	MENT LOCATIO	N (ZONE)	Districtwide		3 Bed house	s 0
	MENT DETAILS	. ,		Total Units	4 bed house	
	e Proportion	30%	-	Affordable Units	5 bed house	
Affordable			Intermediate	35% Social Rent	40% Affordable	
	ent Floorspace			Sqm Market Housing	40 Sqm Afforda	
-	ent Value	-	52	Sqiii Market Housing	40 Sqiii Anoide	ibie Housing
Market Ho						
1	Apartments	66	sqm	3500 £ per sqm		£323,400
0	·		sqm	3350 £ per sqm		£0
-	2 bed houses					
0	3 Bed houses		sqm	3300 £ per sqm		£0
0	4 bed houses		sqm	3300 £ per sqm		£0
0	5 bed house	150	sqm	3300 £ per sqm		£0
	ate Houses		Open Market V			
0	Apartments		sqm	2450 £ per sqm		£24,255
0	2 Bed house	77	sqm	2345 £ per sqm		£0
0	3 Bed House	93	sqm	2310 £ per sqm		£0
Social Ren	t Houses	40%	Open Market V	alue		
0	Apartments		sqm	1400 £ per sqm		£19,404
0	2 Bed house		sqm	1340 £ per sqm		, £0
0	3 Bed House		sqm	1320 £ per sqm		£0
	2 2 2 4 . 1 3 4 3 6					20
Affordable	e Rent Houses	50%	Open Market V	alue		
0	Apartments		sqm	1750 £ per sqm		£27,720
0	2 Bed house		sqm	1675 £ per sqm		£0
0	3 Bed House		sqm	1650 £ per sqm		10 £0
2		33	sqm	1050 E per sqm		LU
_	Total Units Ient Value					£204 770
Developm						£394,779
						£334,775
Developm	ent Costs	1		21.410		
	ent Costs Apartments		Plots	31416 £ per plot		£43,983
Developm	Apartments 2 Bed House	0	Plots	78540 £ per plot		£43,983 £0
Developm	Apartments 2 Bed House 3 Bed House	0 0	Plots Plots	78540 £ per plot 89760 £ per plot		£43,983 £0 £0
Developm	Apartments 2 Bed House	0 0 0	Plots Plots Plots	78540 £ per plot 89760 £ per plot 125665 £ per plot		£43,983 £0 £0 £0
Developm Land	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House	0 0 0	Plots Plots	78540 £ per plot 89760 £ per plot 125665 £ per plot 157081 £ per plot	Total Land £43,9	£43,983 £0 £0 £0 83 £0
Developm Land Stamp Dur	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax	0 0 0	Plots Plots Plots	78540 £ per plot 89760 £ per plot 125665 £ per plot	Total Land £43,9	£43,983 £0 £0 £0
Developm Land	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax	0 0 0 0	Plots Plots Plots Plots	78540 £ per plot 89760 £ per plot 125665 £ per plot 157081 £ per plot		£43,983 £0 £0 83 £0 £440
Developm Land Stamp Dur	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax	0 0 0 0	Plots Plots Plots Plots Sqm	78540 £ per plot 89760 £ per plot 125665 £ per plot 157081 £ per plot 1.0%	Total Land £43,9	£43,983 £0 £0 83 £0 £440 £194,077
Developm Land Stamp Dur Construct	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion	0 0 0 66 77	Plots Plots Plots Plots Plots Sqm	78540 £ per plot 89760 £ per plot 125665 £ per plot 157081 £ per plot 1.0%		£43,983 £0 £0 83 £0 £440
Developm Land Stamp Du Construct 2	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments	0 0 0 66 77	Plots Plots Plots Plots Sqm	78540 £ per plot 89760 £ per plot 125665 £ per plot 157081 £ per plot 1.0%		£43,983 £0 £0 83 £0 £440 £194,077
Developm Land Stamp Du Construct 2 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses	0 0 0 66 77 93	Plots Plots Plots Plots Plots Sqm	78540 £ per plot 89760 £ per plot 125665 £ per plot 157081 £ per plot 1.0% 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm		£43,983 £0 £0 83 £0 £440 £194,077 £0
Developm Land Stamp Dur Construct 2 0 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses	0 0 0 66 77 93 120	Plots Plots Plots Plots Plots Sqm sqm sqm	78540 £ per plot 89760 £ per plot 125665 £ per plot 157081 £ per plot 1.0% 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm		£43,983 £0 £0 83 £0 £440 £194,077 £0 £0
Developm Land Stamp Dur Construct 2 0 0 0 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses	0 0 0 66 77 93 120 150	Plots Plots Plots Plots Plots sqm sqm sqm sqm sqm	78540 £ per plot 125665 £ per plot 157081 £ per plot 1.0% 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm		£43,983 £0 £0 83 £0 £440 £194,077 £0 £0 £0
Developm Land Stamp Dur Construct 2 0 0 0 0 0 0 2	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	0 0 0 66 77 93 120 150 156	Plots Plots Plots Plots Plots Sqm sqm sqm sqm sqm Sqm Total sqm	78540 £ per plot 89760 £ per plot 125665 £ per plot 157081 £ per plot 1.0% £ per sqm 1117 £ per sqm		£43,983 £0 £0 83 £0 £440 £194,077 £0 £0 £0 £0
Developm Land Stamp Dur Construct 2 0 0 0 0 0 2 Additiona	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 3B Houses 5B Houses	0 0 0 66 77 93 120 150 156	Plots Plots Plots Plots Plots Sqm sqm sqm sqm sqm Sqm Total sqm	78540 £ per plot 89760 £ per plot 125665 £ per plot 157081 £ per plot 1.0% £ 1246 £ per sqm 1117 £ per sqm 21991 per plot		£43,983 £0 £0 83 £0 £440 £194,077 £0 £0 £0 £0 £0
Developm Land Stamp Dur Construct 2 0 0 0 0 0 2 Additiona Profession	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 3B Houses 5B Houses 5B Houses 1 Affordable Ho hal Fees	0 0 0 66 77 93 120 150 156	Plots Plots Plots Plots Plots Sqm sqm sqm sqm sqm Sqm Total sqm	78540 £ per plot 89760 £ per plot 125665 £ per plot 157081 £ per plot 1.0% £ 1107 £ per sqm 1117 £ per sqm 21991 per plot 8.0% Build Cost		£43,983 £0 £0 83 £0 £440 £194,077 £0 £0 £0 £0 £13,195 £15,526
Developm Land Stamp Dur Construct 2 0 0 0 0 0 2 Additiona Profession Legal Fees	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 3B Houses 5B Houses I Affordable Ho hal Fees	0 0 0 66 77 93 120 150 156	Plots Plots Plots Plots Plots Sqm sqm sqm sqm sqm Sqm Total sqm	78540 £ per plot 89760 £ per plot 125665 £ per plot 157081 £ per plot 1.0% £ per sqm 1117 £ per sqm 21991 per plot 8.0% Build Cost 0.5% GDV		£43,983 £0 £0 83 £0 £440 £194,077 £0 £0 £0 £0 £13,195 £15,526 £1,974
Developm Land Stamp Dur Construct 2 0 0 0 0 2 Additiona Profession Legal Fees Statutory	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 1 Apartments 2B Houses 3B Houses 3B Houses 5B Houses 1 Affordable Ho hal Fees 5 Fees	0 0 0 66 77 93 120 150 156	Plots Plots Plots Plots Plots Sqm sqm sqm sqm sqm Sqm Total sqm	78540 £ per plot 89760 £ per plot 125665 £ per plot 157081 £ per plot 1.0% £ 110% £ per sqm 1117 £ per sqm 21991 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost	1.18 Gross/Net	£43,983 £0 £0 83 £0 £440 £194,077 £0 £0 £0 £0 £0 £0 £13,195 £15,526 £1,974 £2,135
Developm Land Stamp Dur Construct 2 0 0 0 0 2 Additiona Profession Legal Fees Statutory Sales/Mar	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 1 Apartments 2B Houses 3B Houses 4B Houses 5B Houses 1 Affordable Ho hal Fees Fees keting Costs	0 0 0 66 77 93 120 150 156	Plots Plots Plots Plots Plots Sqm sqm sqm sqm sqm Sqm Total sqm	78540 £ per plot 89760 £ per plot 125665 £ per plot 157081 £ per plot 1.0% 110% £ per sqm 1117 £ per sqm 21991 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Unit:	1.18 Gross/Net	£43,983 £0 £0 83 £0 £440 £194,077 £0 £0 £0 £0 £0 £0 £13,195 £15,526 £1,974 £2,135 £6,468
Developm Land Stamp Dur Construct 2 0 0 0 0 2 Additiona Profession Legal Fees Statutory Sales/Mar Contingen	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 1 Apartments 2B Houses 3B Houses 4B Houses 5B Houses 4B Houses 5B Houses 4B Houses 5B Houses 4B Kouses 5B Houses 4B Kouses 5B Houses 4B Kouses 5B Kouses 4B Kouses 5B Kou	0 0 0 66 77 93 120 150 156	Plots Plots Plots Plots Plots Sqm sqm sqm sqm sqm Sqm Total sqm	78540 £ per plot 89760 £ per plot 125665 £ per plot 157081 £ per plot 1.0% 110% £ per sqm 1117 £ per sqm 21991 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Unit: 5.0% Build Cost	1.18 Gross/Net	£43,983 £0 £0 83 £0 83 £440 £194,077 £0 £0 £0 £0 £0 £0 £0 £13,195 £15,526 £1,974 £2,135 £6,468 £10,364
Developm Land Stamp Dur Construct 2 0 0 0 2 Additiona Profession Legal Fees Statutory Sales/Mar Contingen Planning C	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 1 Apartments 2B Houses 3B Houses 4B Houses 5B Houses 1 Affordable Ho hal Fees Fees keting Costs	0 0 0 77 93 120 150 156 using Land C	Plots Plots Plots Plots sqm sqm sqm sqm sqm Total sqm Ost	78540 £ per plot 89760 £ per plot 125665 £ per plot 157081 £ per plot 1.0% £ per plot 1107 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 21991 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Build Cost 5.0% Build Cost 1200 £ per Marke	1.18 Gross/Net s Value t Unit	£43,983 £0 £0 83 £0 83 £0 £194,077 £0 £0 £0 £0 £0 £0 £0 £0 £13,195 £15,526 £1,974 £2,135 £6,468 £10,364 £2,400
Developm Land Stamp Dur Construct 2 0 0 0 2 Additiona Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 5B Houses 5B Houses Fees keting Costs icies Dbligations	0 0 0 66 77 93 120 150 156 using Land C	Plots Plots Plots Plots sqm sqm sqm sqm Total sqm Ost	78540 £ per plot 89760 £ per plot 125665 £ per plot 157081 £ per plot 1.0% 110% £ per sqm 1117 £ per sqm 21991 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Unit: 5.0% Build Cost	1.18 Gross/Net	E43,983 f0 f0 f0 f0 f0 f0 f0 f0 f194,077 f0 f0 f0 f0 f0 f0 f0 f0 f0 f0
Developm Land Stamp Dur Construct 2 0 0 0 2 Additiona Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest Arrangem	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 5B Houses 4B Houses 5B Houses Fees keting Costs icies Dbligations ent Fee	0 0 0 66 77 93 120 150 using Land C	Plots Plots Plots Plots sqm sqm sqm Total sqm Ost 12 Cost	78540 £ per plot 89760 £ per plot 125665 £ per plot 157081 £ per plot 1.0% 1 110% £ per splot 1117 £ per sqm 0.5% GDV 1.1% Build Cost 2.0% Build Cost 1200 £ per Marke Month Build F	1.18 Gross/Net s Value t Unit 6 Mth Sale Vo	<pre></pre>
Developm Land Stamp Dur Construct 2 0 0 0 2 Additiona Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 5B Houses 4B Houses 5B Houses Fees keting Costs icies Dbligations ent Fee	0 0 0 66 77 93 120 150 156 using Land C	Plots Plots Plots Plots sqm sqm sqm sqm Total sqm Ost 12 Cost	78540 £ per plot 89760 £ per plot 125665 £ per plot 157081 £ per plot 1.0% 1 110% 1 110% 1 1117 £ per sqm 0.5% GDV 1.1% Build Cost 0.5% Build Cost 1.0% Build Cost 1.1200 £ per Marke Month Build Fer Marke	1.18 Gross/Net s Value t Unit 6 Mth Sale Vo	E43,983 f0 f0 f0 f0 f0 f0 f0 f0 f194,077 f0 f0 f0 f0 f0 f0 f0 f0 f0 f0
Developm Land Stamp Dur Construct 2 0 0 0 2 Additiona Professior Legal Fees Statutory Sales/Mar Contingen Planning C Interest Arrangem Developm	Apartments 2 Bed House 3 Bed House 3 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 3B Houses 5B Houses Fees keting Costs cies Dbligations ent Fee ent Profit	0 0 0 66 77 93 120 150 using Land C	Plots Plots Plots Plots sqm sqm sqm Total sqm Ost 12 Cost	78540 £ per plot 89760 £ per plot 125665 £ per plot 157081 £ per plot 1.0% 1 110% £ per splot 1117 £ per sqm 0.5% GDV 1.1% Build Cost 2.0% Build Cost 1200 £ per Marke Month Build F	1.18 Gross/Net s Value t Unit 6 Mth Sale Vo	<pre></pre>
Developm Land Stamp Dur Construct 2 0 0 0 2 Additiona Profession Legal Fees Statutory Sales/Mar Contingen Planning C Interest Arrangem	Apartments 2 Bed House 3 Bed House 3 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 3B Houses 5B Houses Fees keting Costs cies Dbligations ent Fee ent Profit	0 0 0 66 77 93 120 150 using Land C	Plots Plots Plots Plots sqm sqm sqm Total sqm Ost 12 Cost	78540 £ per plot 89760 £ per plot 125665 £ per plot 157081 £ per plot 1.0% 1 110% £ per splot 1117 £ per sqm 0.5% GDV 1.1% Build Cost 2.0% Build Cost 1200 £ per Marke Month Build F	1.18 Gross/Net s Value t Unit 6 Mth Sale Vo	<pre></pre>

POTENTIAL MARGIN FOR CIL POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING

£19,357 £209

	MENT SCENARI	0	Two Apartm	ients	Apartments	2
BASE LAN	ID VALUE SCEN	ARIO	Brownfield		2 bed houses	0
DEVELOP	MENT LOCATIO	N (ZONE)	Districtwide		3 Bed houses	0
	MENT DETAILS	x - 7		Total Units	4 bed houses	0
	e Proportion	30%		Affordable Units	5 bed house	0
Affordabl			Intermediate	35% Social Rent	40% Affordable Re	
Developm	nent Floorspace			Sqm Market Housing	46 Sqm Affordabl	
	nent Value	-		- 1		
Market H						
1	Apartments	66	sqm	3500 £ per sqm		£323,400
0	2 bed houses		sqm	3350 £ per sqm		£0
0	3 Bed houses		sqm	3300 £ per sqm		£0
0 0	4 bed houses	120		3300 £ per sqm		£0 £0
0	5 bed house	120		3300 £ per sqm		£0 £0
0	5 Ded House	150	sqiii	5500 E per squi		10
Intermedi	iate Houses	70%	Open Market V	aluo		
0	Apartments		sqm	2450 £ per sqm		£7,277
0	•		-			£13,542
0	2 Bed house		sqm	2345 £ per sqm		
0	3 Bed House	93	sqm	2310 £ per sqm		£6,445
Social Rer	at Houses	400/	Open Market V			
			Open Market V			CE 024
0	Apartments		sqm	1400 £ per sqm		£5,821
0	2 Bed house		sqm	1340 £ per sqm		£10,834
0	3 Bed House	93	sqm	1320 £ per sqm		£5,156
	D 111	E 00/	I			
	e Rent Houses		Open Market V			60.046
0	Apartments		sqm	1750 £ per sqm		£8,316
0	2 Bed house		sqm	1675 £ per sqm		£15,477
0	3 Bed House	93	sqm	1650 £ per sqm		£7,366
2 Developm	Total Units nent Value					£403,633
Dereiopi						
	nent Costs					
	nent Costs Apartments	1	Plots	34406 £ per plot		£48,169
Developn			Plots Plots	34406 £ per plot 86015 £ per plot		
Developn	Apartments	0				£48,169
Developn	Apartments 2 Bed House	0 0	Plots	86015 £ per plot		£48,169 £0
Developn	Apartments 2 Bed House 3 Bed House	0 0 0	Plots Plots	86015 £ per plot 98303 £ per plot	Total Land £48,169	£48,169 £0 £0 £0
Developn Land	Apartments 2 Bed House 3 Bed House 4 Bed House	0 0 0	Plots Plots Plots	86015 £ per plot 98303 £ per plot 137625 £ per plot	Total Land £48,169	£48,169 £0 £0 £0
Developn Land	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax	0 0 0	Plots Plots Plots	86015 £ per plot 98303 £ per plot 137625 £ per plot 172031 £ per plot	Total Land £48,169	£48,169 £0 £0 £0 £0
Developm Land Stamp Du	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax	0 0 0	Plots Plots Plots	86015 £ per plot 98303 £ per plot 137625 £ per plot 172031 £ per plot	Total Land £48,169	£48,169 £0 £0 £0 £0
Developm Land Stamp Du Construct	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax	0 0 0 0	Plots Plots Plots Plots	86015 £ per plot 98303 £ per plot 137625 £ per plot 172031 £ per plot 0		£48,169 £0 £0 £0 £0 £0 £482
Developm Land Stamp Du Construct 2	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ity Land Tax tion Apartments	0 0 0 66 77	Plots Plots Plots Plots Plots sqm	86015 £ per plot 98303 £ per plot 137625 £ per plot 172031 £ per plot 0		£48,169 £0 £0 £0 £0 £482 £153,321
Developm Land Stamp Du Construct 2 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ity Land Tax tion Apartments 2B Houses	0 0 0 66 77	Plots Plots Plots Plots Sqm sqm sqm	86015 £ per plot 98303 £ per plot 137625 £ per plot 172031 £ per plot 0 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm		£48,169 £0 £0 £0 £0 £482 £153,321 £25,803
Developm Land Stamp Du Construct 2 0 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax tion Apartments 2B Houses 3B Houses	0 0 0 66 77 93	Plots Plots Plots Plots Sqm sqm sqm sqm	86015 £ per plot 98303 £ per plot 137625 £ per plot 172031 £ per plot 0 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm		£48,169 £0 £0 £0 £0 £482 £153,321 £25,803 £12,466
Developm Land Stamp Du Construct 2 0 0 0 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax tion Apartments 2B Houses 3B Houses 4B Houses	0 0 0 66 77 93 120 150	Plots Plots Plots Plots sqm sqm sqm sqm sqm	86015 £ per plot 98303 £ per plot 137625 £ per plot 172031 £ per plot 0 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm		£48,169 £0 £0 £0 £482 £153,321 £25,803 £12,466 £0
Developm Land Stamp Du Construct 2 0 0 0 0 0 0 0 2	Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House ty Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	0 0 0 66 77 93 120 150 157	Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm total sqm	86015 £ per plot 98303 £ per plot 137625 £ per plot 172031 £ per plot 0 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm		£48,169 £0 £0 £0 £482 £153,321 £25,803 £12,466 £0 £0
Developm Land Stamp Du Construct 2 0 0 0 0 0 2 Additiona	Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House ty Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	0 0 0 66 77 93 120 150 157	Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm total sqm	86015 £ per plot 98303 £ per plot 137625 £ per plot 172031 £ per plot 0 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm		£48,169 £0 £0 £0 £482 £153,321 £25,803 £12,466 £0 £0 £14,451
Developm Land Stamp Du Construct 2 0 0 0 0 0 2 Additiona Profession	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses I Affordable Homal Fees	0 0 0 66 77 93 120 150 157	Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm total sqm	86015 £ per plot 98303 £ per plot 137625 £ per plot 172031 £ per plot 0 0 1246 £ per sqm 1117 £ per sqm 24084 per plot 8.0% Build Cost		£48,169 £0 £0 £0 £482 £153,321 £25,803 £12,466 £0 £0 £14,451 £15,327
Developm Land Stamp Du Construct 2 0 0 0 0 2 Additiona Profession Legal Fees	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses I Affordable Homal Fees s	0 0 0 66 77 93 120 150 157	Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm total sqm	86015 £ per plot 98303 £ per plot 137625 £ per plot 172031 £ per plot 0 0 1246 £ per sqm 1117 £ per sqm 24084 per plot 8.0% Build Cost 0.5% GDV		£48,169 £0 £0 £0 £482 £153,321 £25,803 £12,466 £0 £0 £14,451 £15,327 £2,018
Developm Land Stamp Du Construct 2 0 0 0 0 2 Additiona Profession Legal Fees Statutory	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses I Affordable Homal Fees s Fees	0 0 0 66 77 93 120 150 157	Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm total sqm	86015 £ per plot 98303 £ per plot 137625 £ per plot 172031 £ per plot 0 0 1246 £ per sqm 1117 £ per sqm 0 6DV 0.5% GDV 1.1% Build Cost	1.18 Gross/Net	£48,169 £0 £0 £0 £482 £153,321 £25,803 £12,466 £0 £0 £14,451 £15,327 £2,018 £2,107
Developm Land Stamp Du Construct 2 0 0 0 0 2 Additiona Profession Legal Fees Statutory Sales/Mar	Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House ty Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses I Affordable Houses s Fees Fees rketing Costs	0 0 0 66 77 93 120 150 157	Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm total sqm	86015 £ per plot 98303 £ per plot 137625 £ per plot 172031 £ per plot 172031 £ per plot 172031 £ per slot 117 £ per sqm 1117 £ per sqm 0 Ø 0 Ø	1.18 Gross/Net	£48,169 £0 £0 £0 £482 £153,321 £25,803 £12,466 £0 £0 £14,451 £15,327 £2,018 £2,107 £6,468
Developm Land Stamp Du Construct 2 0 0 0 0 2 Additiona Profession Legal Fees Statutory Sales/Mar Continger	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses I Affordable Houses s Fees rketing Costs ncies	0 0 0 66 77 93 120 150 157	Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm total sqm	86015 £ per plot 98303 £ per plot 137625 £ per plot 172031 £ per plot 172031 £ per plot 172031 £ per plot 172031 £ per sqm 1117 £ per sqm 0.5% GDV 1.1% Build Cost 2.0% Market Units 5.0% Build Cost	1.18 Gross/Net	£48,169 £0 £0 £0 £482 £153,321 £25,803 £12,466 £0 £0 £14,451 £15,327 £2,018 £2,107 £6,468 £10,302
Developm Land Stamp Du Construct 2 0 0 0 0 2 Additiona Profession Legal Fees Statutory Sales/Mar Continger Planning (Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses I Affordable Homal Fees s Fees rketing Costs	0 0 0 66 77 93 120 150 157 using Land C	Plots Plots Plots Sqm sqm sqm sqm sqm Total sqm OSt	86015 £ per plot 98303 £ per plot 137625 £ per plot 172031 £ per plot 172031 £ per plot 172031 £ per slot 117 £ per sqm 1117 £ per sqm 0.5% GDV 1.1% Build Cost 2.0% Market Units 5.0% Build Cost 1200 £ per Market	1.18 Gross/Net	£48,169 £0 £0 £0 £482 £153,321 £25,803 £12,466 £0 £0 £14,451 £15,327 £2,018 £2,107 £6,468 £10,302 £2,400
Developm Land Stamp Du Construct 2 0 0 0 2 Additiona Profession Legal Fees Statutory Sales/Mar Continger Planning O Interest	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses I Affordable Homal Fees s Fees rketing Costs holes Obligations	0 0 0 66 77 93 120 150 157 using Land C	Plots Plots Plots Sqm sqm sqm sqm Total sqm OSt	86015 £ per plot 98303 £ per plot 137625 £ per plot 172031 £ per plot 172031 £ per plot 172031 £ per plot 172031 £ per sqm 1117 £ per sqm 0.5% GDV 1.1% Build Cost 2.0% Market Units 5.0% Build Cost	1.18 Gross/Net	£48,169 £0 £0 £0 £0 £153,321 £25,803 £12,466 £0 £0 £14,451 £15,327 £2,018 £2,107 £6,468 £10,302 £2,400 £13,288
Developm Land Stamp Du Construct 2 0 0 0 2 Additiona Profession Legal Fees Statutory Sales/Mar Continger Planning O Interest Arrangem	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses I Affordable Homal Fees Fees Fees rketing Costs acces Obligations hent Fee	0 0 0 66 77 93 120 150 157 using Land C	Plots Plots Plots Plots sqm sqm sqm sqm Total sqm Ost 12 Cost	86015 £ per plot 98303 £ per plot 137625 £ per plot 172031 £ per plot 172031 £ per plot 0 0 1117 £ per sqm 0.5% GDV 8.0% Build Cost 0.5% Build Cost 5.0% Build Cost 1200 £ per Market Month Build	1.18 Gross/Net	£48,169 £0 £0 £0 £0 £10 £153,321 £25,803 £12,466 £0 £0 £14,451 £15,327 £2,018 £2,107 £6,468 £10,302 £2,400 £13,288 £2,909
Developm Land Stamp Du Construct 2 0 0 0 2 Additiona Profession Legal Fees Statutory Sales/Mar Continger Planning O Interest Arrangem	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House 14 Jand Tax 2 B Houses 3 B Houses 4 B Houses 5 B Houses 1 Affordable Homal Fees 5 Fees Fees Fketing Costs ancies Obligations hent Fee hent Profit	0 0 0 66 77 93 120 150 157 using Land C	Plots Plots Plots Plots sqm sqm sqm sqm Total sqm Ost 12 Cost	86015 £ per plot 98303 £ per plot 137625 £ per plot 172031 £ per plot 172031 £ per plot 0 0 1117 £ per sqm 0.5% GDV 8.0% Build Cost 0.5% Build Cost 5.0% Build Cost 1200 £ per Market Month Build	1.18 Gross/Net	£48,169 £0 £0 £0 £0 £153,321 £25,803 £12,466 £0 £0 £14,451 £15,327 £2,018 £2,107 £6,468 £10,302 £2,400 £13,288

POTENTIAL MARGIN FOR CIL POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING

£24,629 £267

Residential Viability Appraisal DEVELOPMENT SCENARIO Two Apartments Apartments 2 Gross Residual Value **BASE LAND VALUE SCENARIO** 2 bed houses 0 **DEVELOPMENT LOCATION (ZONE)** 0 3 Bed houses **DEVELOPMENT DETAILS** 0 2 Total Units 0.02 4 bed houses Site Area 0 5 bed house **Development Floorspace** 132 Sqm Market Housing **Development Value** Market Houses 66 sqm £462,000 2 Apartments 3500 £ per sqm 0 2 bed houses 77 sqm 3350 £ per sqm £0 0 93 3300 £ per sqm £0 3 Bed houses sqm 0 120 sqm 3300 £ per sqm £0 4 bed houses 3300 £ per sqm 0 5 bed house 150 sqm £0 Intermediate Houses 70% Open Market Value £0 0 Apartments 66 sqm 2450 £ per sqm 0 **77** sqm £0 2345 £ per sqm 2 Bed house 0 **93** sqm 2310 £ per sqm £0 3 Bed House Social Rent Houses 40% Open Market Value £0 0 Apartments 66 sqm 1400 £ per sqm 0 77 sqm £0 1340 £ per sqm 2 Bed house 0 £0 3 Bed House 93 sqm 1320 £ per sqm Affordable Rent Houses 50% Open Market Value 0 Apartments 66 sqm 1750 £ per sqm £0 0 2 Bed house 77 sqm 1675 £ per sqm £0 0 **93** sqm 1650 £ per sqm £0 3 Bed House Total Units 2 £462,000 **Development Value Development Costs** Construction

construction			
2 Apartments	66 sqm	1246 £ per sqm 1.18 Gross/Net	£194,077
0 2B Houses	77 sqm	1117 £ per sqm	£0
0 3B Houses	93 sqm	1117 £ per sqm	£0
0 4B Houses	120 sqm	1117 £ per sqm	£0
0 5B Houses	150 sqm	1117 £ per sqm	£0
2	156 Total sqm		
Professional Fees		8.0% Build Cost	£15,526
Legal Fees		0.5% GDV	£2,310
Statutory Fees		1.1% Build Cost	£2,135
Sales/Marketing Costs		2.0% Market Units Value	£9,240
Contingencies		5.0% Build Cost	£9,704
Interest	5.0% 12	Month Build 6 Mth Sale Vo	bid £9,054
Arrangement Fee	1.0% Cost		£2,330
Development Profit	Market Hsg 20.0%	of GDV	£92,400
Total Cost			£336,775
GROSS RESIDUAL LAND			£125,225
GROSS RESIDUAL LAND	VALUE PER HA		£6,261,233

DEVELOP	MENT SCENARIO	One Ap	artment	Apartments	1
-	D VALUE SCENARIO			2 bed houses	0
	MENT LOCATION (2			3 Bed houses	0
	MENT DETAILS	,	1 Total Units	4 bed houses	0
Affordabl	e Proportion	30%	0 Affordable Units	5 bed house	0
Affordabl	e Mix	25% Intermedi	iate 35% Social Rent	40% Affordable Rer	nt
	nent Floorspace		46 Sqm Market Housing	20 Sqm Affordable	Housing
	nent Value				
Market H	ouses				
1	Apartments	66 sqm	3500 £ per sqm		£161,700
0	2 bed houses	77 sqm	3350 £ per sqm		£C
0	3 Bed houses	93 sqm	3300 £ per sqm		£C
0	4 bed houses	120 sqm	3300 £ per sqm		£C
0	5 bed house	150 sqm	3300 £ per sqm		£C
luste une e el i	ate Houses	70%			
		70% Open Mai			(12 12)
0	Apartments	66 sqm	2450 £ per sqm		£12,128 £0
	2 Bed house 3 Bed House	77 sqm 93 sqm	2345 £ per sqm 2310 £ per sqm		£C £C
	3 Bed House	35 sqiii	2310 £ per sqm		LC
Social Rer	t Houses	40% Open Mai	rket Value		
0	Apartments	66 sqm	1400 £ per sqm		£9,702
0	2 Bed house	77 sqm	1340 £ per sqm		£C
0	3 Bed House	93 sqm	1320 £ per sqm		£C
			· ·		
Affordabl	e Rent Houses	50% Open Mai	rket Value		
0	Apartments	66 sqm	1750 £ per sqm		£13,860
0	2 Bed house	77 sqm	1675 £ per sqm		£C
0	3 Bed House	93 sqm	1650 £ per sqm		£C
1	Total Units				
Developn	nent Value				£197,390

Land	Apartments	1 Plots	31416	£ per plot			£21,991
	2 Bed House	0 Plots	78540	£ per plot			£0
	3 Bed House	0 Plots	89760	£ per plot			£0
	4 Bed House	0 Plots	125665	£ per plot			£0
	5 Bed House	0 Plots	157081	£ per plot	Total Land	£21,991	£0
Stamp Du	ity Land Tax		1.0%				£220
Construct	tion			•			
1	Apartments	66 sqm		£ per sqm	1.18 Gr	ross/Net	£97,038
0	2B Houses	77 sqm		£ per sqm			£0
0	3B Houses	93 sqm		£ per sqm			£0
0	4B Houses	120 sqm		£ per sqm			£0
0	5B Houses	150 sqm	1117	£ per sqm			£0
1		78 Total					
		using Land Cost		per plot			£6,597
Profession				Build Cost			£7,763
Legal Fees			0.5%	-			£987
Statutory				Build Cost			£1,067
	rketing Costs			Market Units V	alue		£3,234
Continger				Build Cost			£5,182
	Obligations			£ per Market U			£1,200
Interest		5.0%	12 Month Build	_	6 м	th Sale Void	£6,508
Arrangem		1.0% Cost					£1,441
Developm	nent Profit	Market Hsg	20.0% of GDV	Aff Hsg	6.0% of	GDV	£34,481
Total Cos	t						£187,711

POTENTIAL MARGIN FOR CIL	l
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	

	MENT SCENARI	-	One Apartm	ent	Apartments	1
	D VALUE SCENA		Brownfield		2 bed houses	0
	MENT LOCATIO	N (ZONE)	Districtwide		3 Bed houses	0
-	MENT DETAILS			Total Units	4 bed houses	0
	e Proportion	30%		Affordable Units	5 bed house	0
Affordable	-		Intermediate	35% Social Rent	40% Affordable Re	
	ent Floorspace	!	46	Sqm Market Housing	20 Sqm Affordable	e Housing
Developm						
Market Ho	ouses		-			
1	Apartments		sqm	3500 £ per sqm		£161,700
0	2 bed houses		sqm	3350 £ per sqm		£0
0	3 Bed houses		sqm	3300 £ per sqm		£0
0	4 bed houses		sqm	3300 £ per sqm		£0
0	5 bed house	150	sqm	3300 £ per sqm		£0
			-			
	ate Houses		Open Market V			
0	Apartments		sqm	2450 £ per sqm		£12,128
0	2 Bed house		sqm	2345 £ per sqm		£0
0	3 Bed House	93	sqm	2310 £ per sqm		£0
Social Ren			Open Market V			
0	Apartments		sqm	1400 £ per sqm		£9,702
0	2 Bed house		sqm	1340 £ per sqm		£0
0	3 Bed House	93	sqm	1320 £ per sqm		£0
			-			
	e Rent Houses		Open Market V			
0	Apartments		sqm	1750 £ per sqm		£13,860
0	2 Bed house		sqm	1675 £ per sqm		£0
0	3 Bed House	93	sqm	1650 £ per sqm		£0
1	Total Units					
Developm	ent Value					£197,390
-						,
Developm						
	Apartments		Plots	34406 £ per plot		£24,084
Developm	Apartments 2 Bed House	0	Plots	86015 £ per plot		£24,084 £0
Developm	Apartments 2 Bed House 3 Bed House	0 0	Plots Plots	86015 £ per plot 98303 £ per plot		£24,084 £0 £0
Developm	Apartments 2 Bed House 3 Bed House 4 Bed House	0 0 0	Plots Plots Plots	86015 £ per plot 98303 £ per plot 137625 £ per plot		£24,084 £0 £0 £0
Developm Land	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House	0 0 0	Plots Plots	86015 £ per plot 98303 £ per plot 137625 £ per plot 172031 £ per plot	Total Land £24,084	£24,084 £0 £0 £0 £0 £0
Developm Land	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax	0 0 0	Plots Plots Plots	86015 £ per plot 98303 £ per plot 137625 £ per plot	Total Land £24,084	£24,084 £0 £0 £0
Developm Land Stamp Dur Construct	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax	0 0 0 0	Plots Plots Plots Plots	86015 £ per plot 98303 £ per plot 137625 £ per plot 172031 £ per plot 0	· · · · ·	£24,084 £0 £0 £0 £0 £241
Developm Land Stamp Dur Construct 1	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments	0 0 0 0	Plots Plots Plots Plots Sqm	86015 £ per plot 98303 £ per plot 137625 £ per plot 172031 £ per plot 0 1246 £ per sqm	Total Land £24,084	£24,084 £0 £0 £0 £241 £97,038
Developm Land Stamp Dur Construct 1 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses	0 0 0 66 77	Plots Plots Plots Plots Sqm	86015 98303 £ per plot 137625 £ per plot 172031 £ per plot 0 1246 £ per sqm 1117 £ per sqm	· · · · ·	£24,084 £0 £0 £0 £241 £97,038 £0
Developm Land Stamp Dur Construct 1 0 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses	0 0 0 66 77 93	Plots Plots Plots Plots Sqm sqm	86015 98303 £ per plot 137625 £ per plot 172031 £ per plot 0 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm	· · · · ·	£24,084 £0 £0 £0 £241 £97,038 £0 £0
Developm Land Stamp Dur Construct 1 0 0 0	Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses	0 0 0 66 77 93 120	Plots Plots Plots Plots Sqm sqm sqm sqm	86015 98303 £ per plot 137625 £ per plot 172031 £ per plot 172031 £ per sqm 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm 1117 £ per sqm	· · · · ·	£24,084 £0 £0 £0 £241 £97,038 £0 £0 £0
Developm Land Stamp Dut Construct 1 0 0 0 0 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses	0 0 0 66 77 93 120 150	Plots Plots Plots Plots Sqm sqm sqm sqm sqm	86015 98303 £ per plot 137625 £ per plot 172031 £ per plot 0 1246 £ per sqm 1117 £ per sqm 1117 £ per sqm	· · · · ·	£24,084 £0 £0 £0 £241 £97,038 £0 £0
Developm Land Stamp Dur Construct 1 0 0 0 0 0 1	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	0 0 0 66 77 93 120 150 78	Plots Plots Plots Plots Sqm sqm sqm sqm sqm Total sqm	86015 98303 £ per plot 137625 £ per plot 172031 £ per plot 0 1246 £ per sqm 1117 £ per sqm	· · · · ·	£24,084 f0 f0 f0 f0 f241 £97,038 f0 f0 f0 f0
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BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) Gross Residual Value DEVELOPMENT DETAILS 1 Total Units 0.01 Development Floorspace 66 Sqm Market Housing Development Value Market Houses 1 Apartments 66 0 2 bed houses 77 0 3 Bed houses 93 0 3 Bed houses 150 0 5 bed house 150 0 5 bed house 150 0 4 bed houses 150 0 5 bed house 150 0 3 Bed Houses 150 0 3 Bed House 1400 0 3 Bed House 1320 0 3 Bed House 50%<	2 bed houses 3 Bed houses 4 bed houses 5 bed house	0 0 0 0 f231,000 f0 f0 f0 f0 f0 f0 f0 f0 f0 f0 f0 f0
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0 2 Bed house 77 sqm 1675 £ per sqm		
		£0
		£0
		£0
1 Total Units		
Development Value		£231,000
Development Costs		_
Construction		
	.18 Gross/Net	£97,038
0 2B Houses 77 sqm 1117 £ per sqm		£0
0 3B Houses 93 sqm 1117 £ per sqm		£0
0 4B Houses 120 sqm 1117 £ per sqm		£0
0 5B Houses 150 sqm 1117 £ per sqm		£0
1 78 Total sqm		
Professional Fees 8.0% Build Cost		£7,763
Legal Fees 0.5% GDV		£1,155
Statutory Fees 1.1% Build Cost		£1,067
Sales/Marketing Costs 2.0% Market Units Value		£4,620
Contingencies 5.0% Build Cost		£4,852
Interest 5.0% 12 Month Build	6 Mth Sale Void	£4,527
		£1,165
Arrangement Fee 1.0% Cost		
		£46,200
	_	
Development Profit Market Hsg 20.0% of GDV		£46,200