#### Worthing CIL

CIL Viability Summary

Tab	Scenario	Units	Market Units	Affordable Plots	AH %	CIL £ psm	GDV	Development Costs	RLV	TLV	Surplus/ Deficit	Viable/Non-Viable?
1A	TM - 6 Unit	6	6	0	0%	£100	£1,440,000	-£1,394,447	£45,553	£69,530	-£23,977	NON-VIABLE
1B	TM - 15 Unit	15	10	5	33%	£0	£3,095,416	-£3,292,603	-£197,187	£132,369	-£329,556	NON-VIABLE
1C	TM - 25 Unit	25	17	8	32%	£0	£5,159,124	-£5,462,222	-£303,098	£219,281	-£522,380	NON-VIABLE
1D	TM - 75 Unit	75	52	23	31%	£0	£15,659,019	-£19,444,350	-£3,785,331	£445,313	-£4,230,644	NON-VIABLE
1E	TM - 100 Unit	100	70	30	30%	£0	£20,972,788	-£25,563,137	-£4,590,349	£403,875	-£4,994,224	NON-VIABLE

Roffey Homes

#### Worthing CIL

6 Unit Typology												
Unit Type	Tenure	Beds	Units	Average Unit Size (ft2)	Average Unit Size (m2)	Total Unit Size (ft2)	Total Unit Size (m2)	Average Unit Value (£)	Average £ per ft2	Total GDV	Market	Affordable
1-Bed Flat 2-Bed Flat	Market Market	1 2	3 3	538 753	50 70	1,615 2,260	150 210	£200,000 £280,000	£371.61 £371.61	£600,000 £840,000		
TOTAL MARKET HOUSING		100%	6	646	60	3,875	360	£240,000	£371.61	£1,440,000	£1,440,000	
1-Bed Flat 2-Bed Flat	Affordable Rent Affordable Rent	1 2	0	0	0	0	0	E0 E0	£0.00 £0.00	£0 £0		
TOTAL AFFORDABLE RENT	, and a date it is it.	0%	0	0	0	0	0	£0	£0.00	£0		
1-Bed Flat	Shared Ownership	1	0	0	0	0	0	£0	£0.00	£0		
2-Bed Flat	Shared Ownership	2	0	0	0	0	0	£0	£0.00	£0		
TOTAL SHARED OWNERSHIP		0%	0	0	0	0	0	£0	£0.00	£0		
TOTAL AFFORDABLE HOUSING TOTAL GDV		0%	0	0 646	0 60	0 3,875	0 360	£0 £240,000	£0.00 £371.61	£0 £1,440,000		£0
Total Gross Area Ha/Acres			0	040	0.08	0.20	Net: Gross	£240,000	£3/1.01	£1,440,000		
Net Residential per Ha/Acre (All Tenures) Coverage - ft2 per net acre Density - dwellings per net acre Average Market Unit Sales Values per tf2					0.08	0.20 19,603 30.4 £372	100.0%					
Less Fees & Marketing Costs (Market Hou Sales Legal Fee	ising Only) @								3.00% £750	(£43,200) (£4,500)	(£43,200)	(£4,500)
Standard Construction Costs Build Costs Market 1-Bed Flats - £ per ft2 Build Costs Market 2-Bed Flats - £ per ft2 Build Costs Affordable 1-Bed Flats - £ per Build Costs Affordable 2-Bed Flats - £ per	@ ft2 @						NIA ft2 1,615 2,260 0 0	GIA ft2 1,900 2,659 0 0	£/ft2 £158.60 £158.60 £158.60 £158.60	(E301,273) (E421,783) E0 E0	(E301,273) (E421,783)	£0 £0
Contingency							3,875	4,559	£158.60 5%	(£36,153)		
Sustainable Design & Construction									2%	(£14,461)	(£14,461)	£0
Professional Fees								10.0%	(£72,306)	(£72,306)	(£72,306)	£0
Developer Profit									()	()	()	
Developer Profit on Market Housing Developer Profit on Affordable Housing							20.0% 6.0%	(£288,000) £0			(£288,000)	£0
3							20.0%		(£288,000)	(£288,000)		
GROSS CLEAN SERVICED LAND VALUE										£258,324	£298,977	-£4,500
Site Works					£/net hectare £1,235,500	£/Plot £16,473	(£98,840)	(£98,840)				
Section 106 Costs						£/Plot £3,000	(£18,000)					
					Rate per m2	m2						ance as %
Community Infrastructure Levy (CIL)					£100.00	424	(£42,353)	(0.40.050)			Costs	GDV
							(050 530)	(£42,353)			4.8%	3.7%
Construction Finance Costs							(£53,578)	(£53,578)	(£212,771)	(£212,771)		
									(1212,//1)	(1212,771)		
RESIDUAL LAND VALUE							_			£45,553	RLV/ Ha	£569,415
Threshold Land Value SDLT							<u>Gross Ha</u> 0.1	<u>BLV per Ha</u> £850,000 0.0%	£68,000 £0			
Agent Fees								1.50%	£1,020			
Legal Fees								0.75%	£510	£69,530	BLV as % of GDV:	5%
Surplus / Deficit										(£23,977)		0,0
Viable/ Non-Viable?										NON-VIABLE		

Roffey Homes

#### Worthing CIL

15 Unit Typology												
Unit Type	Tenure	Beds	Units	Average Unit Size (ft2)	Average Unit Size (m2)	Total Unit Size (ft2)	Total Unit Size (m2)	Average Unit Value (£)	Average £ per ft2	Total GDV	Market	Affordable
1-Bed Flat 2-Bed Flat	Market Market	1 2	4 6	538 753	50 70	2,153 4,521	200 420	£200,000 £280,000	£371.61 £371.61	£800,000 £1,680,000		
TOTAL MARKET HOUSING		67%	10	667	62	6,674	620	£248,000	£371.61	£2,480,000	£2,480,000	
1-Bed Flat	Affordable Rent	1	2	538	50	1,076	100	£98,353	£182.74	£196,706		
2-Bed Flat	Affordable Rent	2	2	753	70	1,507	140	£125,355	£166.37	£250,710		
TOTAL AFFORDABLE RENT		80%	4	646	60	2,583	240	£111,854	£173.19	£447,416	· · · · · · · · · · · · · · · · · · ·	
1-Bed Flat	Shared Ownership	1	0	0	0	0	0	£0	£0.00	£0		
2-Bed Flat	Shared Ownership	2	1	753	70	753	70	£168,000	£222.97	£168,000		
TOTAL SHARED OWNERSHIP		20%	1	753	70	753	70	£168,000	£222.97	£168,000		
TOTAL AFFORDABLE HOUSING		33%	5	667	62	3,337	310	£123,083	£184.43	£615,416		£615,416
TOTAL GDV			15	667	62	10,011	930	£206,361	£309.22	£3,095,416		
Total Gross Area Ha/Acres					0.15	0.37	Net: Gross					
Net Residential per Ha/Acre (All Tenures) Coverage - ft2 per net acre					0.15	0.37 27,008	100.0%	J				
Density - dwellings per net acre						40.5						
Average Market Unit Sales Values per tf2						£372						
Less Fees & Marketing Costs (Market Hou Sales Legal Fee	using Only) @								3.00% £750	(£92,862) (£11,250)	(£92,862)	(£11,250)
Standard Construction Costs							NIA ft2	GIA ft2	£/ft2			
Build Costs Market 1-Bed Flats - £ per ft2	0						2,153	2,533	£166.58	(£421,890)	(£421,890)	
Build Costs Market 2-Bed Flats - £ per ft2	e @						4,521	5,319	£166.58	(£885,969)	(£885,969)	
Build Costs Affordable 1-Bed Flats - £ per							1,076	1,266	£166.58	(£210,945)		(£210,945)
Build Costs Affordable 2-Bed Flats - £ per	r ft2 @					-	2,260	2,659	£166.58 £166.58	(£442,985)		(£442,985)
Contingonou							10,011	11,777	5%	(000.000)		
Contingency Sustainable Design & Construction									2%	(£98,089) (£39,236)	(£26,157)	(£13,079)
-								40.00				,
Professional Fees								10.0%	(£196,179)	(£196,179)	(£130,786)	(£65,393)
Developer Profit							20.0%	(£496,000)			(000.)04.3)	
Developer Profit on Market Housing Developer Profit on Affordable Housing							6.0%	(£36,925)			(£496,000)	(£36,925)
j						-	17.2%	(200):207	(£532,925)	(£532,925)		(,
GROSS CLEAN SERVICED LAND VALUE										£163,085	£426,335	-£165,160
					£/net hectare	£/Plot						-
Site Works					£1,235,500	£12,355	(£185,325)				I	
						-		(£185,325)			I	
Section 106 Costs						£/Plot £3,000	(C 4E 000)				I	
Section 106 Costs						£3,000	(£45,000)	(£45,000)			I	
					Rate per m2	m2		(210,000)			Fina	ance as %
Community Infrastructure Levy (CIL)					£0.00	729	£0	_			Costs	GDV
								£0			4.7%	4.2%
Construction Finance Costs							(£129,947)				I	
						-	(127,777)	(£129,947)			1	
									(£360,272)	(£360,272)		
RESIDUAL LAND VALUE										(£197,187)	RLV/ Ha	(£1,314,581)
Thursday and Mal							Gross Ha	BLV per Ha	6407 500			
Threshold Land Value SDLT							0.2	£850,000 1.6%	£127,500 £2,000		1	
SDLT Agent Fees								1.50%	£1,913		1	
Legal Fees								0.75%	£956		L	
										£132,369	BLV as % of GDV:	4%
Surplus / Deficit										(£329,556)	1	
Viable/ Non-Viable?										NON-VIABLE	1	

Roffey Homes

#### Worthing CIL

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Unit Type	Tenure	Beds	Units	Average Unit Size (ft2)	Average Unit Size (m2)	Total Unit Size (ft2)	Total Unit Size (m2)	Average Unit Value (£)	Average £ per ft2	Total GDV	Market	Affordable
1-Bed Flat	Market	1	7	538	50	3,767	350	£200,000	£371.61	£1,400,000		
2-Bed Flat	Market	2	10	753	70	7,535	700	£280,000	£371.61	£2,800,000		
TOTAL MARKET HOUSING		68%	17	665	62	11,302	1,050	£247,059	£371.61	£4,200,000	£4,200,000	
1-Bed Flat	Affordable Rent	1	3	538	50	1,615	150	£98,353	£182.74	£295,059		
2-Bed Flat	Affordable Rent	2	3	753	70	2,260	210	£125,355	£166.37	£376,065		
TOTAL AFFORDABLE RENT		75%	6	646	60	3,875	360	£111,854	£173.19	£671,124		
1-Bed Flat	Shared Ownership	1	1	538	50	538	50	£120,000	£222.97	£120,000		
2-Bed Flat	Shared Ownership	2	1	753	70	753	70	£168,000	£222.97	£168,000		
TOTAL SHARED OWNERSHIP		25%	2	646	60	1,292	120	£144,000	£222.97	£288,000		
TOTAL AFFORDABLE HOUSING		32%	8	646	60	5,167	480	£119,891	£185.63	£959,124		£959,124
TOTAL GDV Total Gross Area Ha/Acres			25	659	61 0.25	16,469 0.62	1,530 Net: Gross	£206,365	£313.26	£5,159,124		
Net Residential per Ha/Acre (All Tenures)					0.25	0.62	100.0%					
Coverage - ft2 per net acre						26,660						
Density - dwellings per net acre						40.5						
Average Market Unit Sales Values per tf2						£372						
Less Fees & Marketing Costs (Market Hou Sales Legal Fee	ising Only) @								3.00% £750	(£154,774) (£18,750)	(£154,774)	(£18,750)
Standard Construction Costs							NIA ft2	GIA ft2	£/ft2			
Build Costs Market 1-Bed Flats - £ per ft2							3,767	4,432	£166.58	(£738,308)	(£738,308)	
Build Costs Market 2-Bed Flats - £ per ft2							7,535 2,153	8,864	£166.58	(£1,476,616) (£421,890)	(£1,476,616)	(0.404,000)
Build Costs Affordable 1-Bed Flats - £ per Build Costs Affordable 2-Bed Flats - £ per							2,153	2,533 3,546	£166.58 £166.58	(£590,646)		(£421,890) (£590,646)
build costs Anordable 2 bed hats - 2 per	112 6						16,469	19,375	£166.58	(2070)010)		(2070/010)
Contingency									5%	(£161,373)		
Sustainable Design & Construction									2%	(£64,549)	(£43,893)	(£20,656)
Professional Fees								10.0%	(£322,746)	(£322,746)	(£219,467)	(£103,279)
								10.078	(L322,740)	(E322,740)	(1217,407)	(£103,217)
Developer Profit Developer Profit on Market Housing							20.0%	(£840,000)			(£840,000)	
Developer Profit on Affordable Housing							6.0%	(£57,547)				(£57,547)
							17.4%		(£897,547)	(£897,547)		
GROSS CLEAN SERVICED LAND VALUE										£311,925	£726,942	-£253,644
					£/net hectare	£/Plot					I	
Site Works					£1,235,500	£12,355	(£308,875)				I	
						£/Plot		(£308,875)			I	
Section 106 Costs						£3,000	(£75,000)				I	
								(£75,000)			I	
					Rate per m2	m2						ance as %
Community Infrastructure Levy (CIL)					£0.00	1,235	£0	£0			Costs 5.1%	GDV 4.5%
								EU			5.1%	4.376
Construction Finance Costs							(£231,148)				I	
								(£231,148)	(	(	1	
									(£615,023)	(£615,023)	I	
RESIDUAL LAND VALUE										(£303,098)	RLV/ Ha	(£1,212,394)
							Gross Ha	BLV per Ha				
Threshold Land Value							0.3	£850,000	£212,500		1	
SDLT Agent Fees								0.9% 1.50%	£2,000 £3,188		I	
Legal Fees								0.75%	£1,594		I	
										£219,281	BLV as % of GDV:	4%
Surplus / Deficit										(£522,380)		
Viable/ Non-Viable?										NON-VIABLE	ı.	

Roffey Homes

#### Worthing CIL

75 Unit Typology												
Unit Type	Tenure	Beds	Units	Average Unit Size (ft2)	Average Unit Size (m2)	Total Unit Size (ft2)	Total Unit Size (m2)	Average Unit Value (£)	Average £ per ft2	Total GDV	Market	Affordable
1-Bed Flat 2-Bed Flat	Market Market	1 2	21 31	538 753	50 70	11,302 23,358	1,050 2,170	£200,000 £280,000	£371.61 £371.61	£4,200,000 £8,680,000		
TOTAL MARKET HOUSING		69%	52	667	62	34,660	3,220	£247,692	£371.61	£12,880,000	£12,880,000	
1-Bed Flat 2-Bed Flat	Affordable Rent Affordable Rent	1 2	8 9	538 753	50 70	4,306 6,781	400 630	£98,353 £125,355	£182.74 £166.37	£786,824 £1,128,195		
TOTAL AFFORDABLE RENT		74%	17	652	61	11,087	1,030	£112,648	£172.73	£1,915,019		
1-Bed Flat 2-Bed Flat	Shared Ownership Shared Ownership	1 2	3 3	538 753	50 70	1,615 2,260	150 210	£120,000 £168,000	£222.97 £222.97	£360,000 £504,000		
TOTAL SHARED OWNERSHIP		26%	6	646	60	3,875	360	£144,000	£222.97	£864,000		
TOTAL AFFORDABLE HOUSING		31%	23	651	60	14,962	1,390	£120,827	£185.74	£2,779,019		£2,779,019
TOTAL GDV			75	662	61	49,622	4,610	£208,787	£315.57	£15,659,019		
Total Gross Area Ha/Acres Net Residential per Ha/Acre (All Tenures) Coverage - ft2 per net acre Density - dwellings per net acre Average Market Unit Sales Values per tf2					0.50 0.50	1.24 1.24 40,164 60.7 £372	Net: Gross 100.0%					
Less Fees & Marketing Costs (Market Hou Sales Legal Fee	using Only) @								3.00% £750	(£469,771) (£56,250)	(£469,771)	(£56,250)
Standard Construction Costs Build Costs Market 1-Bed Flats - E per ft2 Build Costs Market 2-Bed Flats - E per ft2 Build Costs Affordable 1-Bed Flats - E per Build Costs Affordable 2-Bed Flats - E per	e @ r ft2 @						NIA ft2 11,302 23,358 5,920 9,042 49,622	GIA ft2 13,297 27,480 6,965 10,637 58,379	E/ft2 E203.57 E203.57 E203.57 E203.57 E203.57	(£2,706,827) (£5,594,109) (£1,417,862) (£2,165,461)	(£2,706,827) (£5,594,109)	(£1,417,862) (£2,165,461)
Contingency									5%	(£594,213)		
Sustainable Design & Construction									2%	(£237,685)	(£164,795)	(£72,890)
Professional Fees								10.0%	(£1,188,426)	(£1,188,426)	(£823,975)	(£364,451)
								10.076	(£1,100,420)	(£1,100,420)	(E023,773)	(£304,431)
Developer Profit Developer Profit on Market Housing Developer Profit on Affordable Housing							20.0% 6.0% 17.5%	(£2,576,000) (£166,741)	(60 740 741)	(00 740 744)	(£2,576,000)	(£166,741)
							17.5%		(£2,742,741)	(£2,742,741)		
GROSS CLEAN SERVICED LAND VALUE										(£1,514,325)	£544,524	-£1,464,636
Site Works					£/net hectare £1,235,500	£/Plot £8,237	(£617,750)	(£617,750)				
Section 106 Costs						£/Plot £3,000	(£225,000)	(£225,000)				
Community Infractivisture Laws (CII.)					Rate per m2	m2 3,788	£0					ance as % GDV
Community Infrastructure Levy (CIL)					£0.00	3,766	EU	- £0			Costs 8.6%	9.1%
Construction Finance Costs							(£1,428,256)	_			0.070	
								(£1,428,256)	(£2,271,006)	(£2,271,006)		
RESIDUAL LAND VALUE										(£3,785,331)	RLV/ Ha	(£7,570,662)
Threshold Land Value SDLT Agent Fees Legal Fees							<u>Gross Ha</u> 0.5	<u>BLV per Ha</u> £850,000 2.5% 1.50% 0.75%	£425,000 £10,750 £6,375 £3,188			
Logarroos								0.75%	13,100	£445,313	BLV as % of GDV:	3%
Surplus / Deficit										(£4,230,644)		
Viable/ Non-Viable?										NON-VIABLE		

Roffey Homes

#### Worthing CIL

Unit Type	Tenure	Beds	Units	Average Unit Size (ft2)	Average Unit Size (m2)	Total Unit Size (ft2)	Total Unit Size (m2)	Average Unit Value (£)	Average £ per ft2	Total GDV	Market	Affordable
1-Bed Flat 2-Bed Flat	Market Market	1 2	28 42	538 753	50 70	15,070 31,646	1,400 2,940	£200,000 £280,000	£371.61 £371.61	£5,600,000 £11,760,000		
TOTAL MARKET HOUSING		70%	70	667	62	46,716	4,340	£248,000	£371.61	£17,360,000	£17,360,000	
1-Bed Flat 2-Bed Flat	Affordable Rent Affordable Rent	1 2	11 11	538 753	50 70	5,920 8,288	550 770	£98,353 £125,355	£182.74 £166.37	£1,081,883 £1,378,905		
TOTAL AFFORDABLE RENT		73%	22	646	60	14,208	1,320	£111,854	£173.19	£2,460,788		
1-Bed Flat 2-Bed Flat	Shared Ownership Shared Ownership	1 2	4 4	538 753	50 70	2,153 3,014	200 280	£120,000 £168,000	£222.97 £222.97	£480,000 £672,000		
TOTAL SHARED OWNERSHIP		27%	8	646	60	5,167	480	£144,000	£222.97	£1,152,000		
TOTAL AFFORDABLE HOUSING		30%	30	646	60	19,375	1,800	£120,426	£186.46	£3,612,788		£3,612,788
TOTAL GDV			100	661	61	66,091	6,140	£209,728	£317.33	£20,972,788		
Total Gross Area Ha/Acres Net Residential per Ha/Acre (All Tenures) Coverage - ft2 per net acre Density - dwellings per net acre Average Market Unit Sales Values per tf2					0.45 0.45	1.12 1.12 58,843 89.0 £372	Net: Gross 100.0%					
Less Fees & Marketing Costs (Market Hou Sales Legal Fee	sing Only) @								3.00% £750	(£629,184) (£75,000)	(£629,184)	(£75,000)
Standard Construction Costs Build Costs Market 1-Bed Flats - £ per ft2 Build Costs Market 2-Bed Flats - £ per ft2 Build Costs Affordable 1-Bed Flats - £ per Build Costs Affordable 2-Bed Flats - £ per	@ ft2 @					-	NIA ft2 15,070 31,646 8,073 11,302 66,091	GIA ft2 17,729 37,231 9,498 13,297 77,754	£/ft2 £203.57 £203.57 £203.57 £203.57 £203.57	(£3,609,102) (£7,579,115) (£1,933,448) (£2,706,827)	(£3,609,102) (£7,579,115)	(£1,933,448) (£2,706,827)
Contingency							00,071		5%	(£791,425)		
Sustainable Design & Construction									2%	(£316,570)	(£221,599)	(£94,971)
Professional Fees								10.0%	(£1,582,849)	(£1,582,849)	(£1,107,994)	(£474,855)
Developer Profit Developer Profit on Market Housing Developer Profit on Affordable Housing						-	20.0% 6.0%	(£3,472,000) (£216,767)			(£3,472,000)	(£216,767)
							17.6%		(£3,688,767)	(£3,688,767)		
GROSS CLEAN SERVICED LAND VALUE										(£1,939,498)	£741,006	-£1,889,079
Site Works					£/net hectare £1,235,500	£/Plot £5,616	(£561,591)	(£561,591)				
Section 106 Costs						£/Plot £3,000	(£300,000)	(£300,000)				
Community Infrastructure Levy (CIL)					Rate per m2	m2 5,106	£0				Fina	nce as % GDV
community initastructure Levy (CIL)					£0.00	5,106	EU	£0			8.2%	8.5%
Construction Finance Costs						-	(£1,789,260)	(£1,789,260)				
									(£2,650,851)	(£2,650,851)		
RESIDUAL LAND VALUE										(£4,590,349)	RLV/ Ha	(£10,098,768)
Threshold Land Value SDLT Agent Fees Legal Fees							<u>Gross Ha</u> 0.5	<u>BLV per Ha</u> £850,000 2.3% 1.50% 0.75%	£386,364 £8,818 £5,795 £2,898			
								0.7070	22,070	£403,875	BLV as % of GDV:	2%
Surplus / Deficit										(£4,994,224)		
Viable/ Non-Viable?										NON-VIABLE		

#### Worthing CIL

#### Accommodation Schedule

6 Unit Typology

Unit Type	Tenure	Beds	Units	Unit Size (ft2)	Unit Size (m2)	Total Size (ft2)	Total Size (m2)	£/Unit	£/ft2	GDV
1-Bed Flat	Market	1	3	538	50	1,615	150	£200,000	£372	£600,000
2-Bed Flat	Market	2	3	753	70	2,260	210	£280,000	£372	£840,000
TOTAL MARKET HOUS	ING	100%	6	646	60	3,875	360	£240,000	£372	£1,440,000
1-Bed Flat	Affordable Rent	1	0	538	50	0	0	£98,353	£0	£0
2-Bed Flat	Affordable Rent	2	0	753	70	0	0	£125,355	£0	£0
TOTAL AFFORDABLE R	ENT	75%	0	0	0	0	0	£0	£0	£0
1-Bed Flat	Shared Ownership	1	0	538	50	0	0	£0	£223	£0
2-Bed Flat	Shared Ownership	2	0	753	70	0	0	£0	£223	£0
TOTAL SHARED OWNE	RSHIP	25%	0	0	0	0	0	£0	£223	£0
TOTAL AFFORDABLE H	OUSING	0%	0	0	0	0	0	£0	£0	£0
TOTAL HOUSING			6	646	60	3,875	360	£240,000	£372	£1,440,000

### 25 Unit Typology

Unit Type	Tenure	Beds	Units	Unit Size (ft2)	Unit Size (m2)	Total Size (ft2)	Total Size (m2)	£/Unit	£/ft2	GDV
1-Bed Flat	Market	1	7	538	50	3,767	350	£200,000	£372	£1,400,000
2-Bed Flat	Market	2	10	753	70	7,535	700	£280,000	£372	£2,800,000
TOTAL MARKET HOUS	ING	70%	17	665	62	11,302	1,050	£247,059	£372	£4,200,000
1-Bed Flat	Affordable Rent	1	3	538	50	1,615	150	£98,353	£183	£295,059
2-Bed Flat	Affordable Rent	2	3	753	70	2,260	210	£125,355	£166	£376,065
TOTAL AFFORDABLE R	ENT	75%	6	646	60	3,875	360	£111,854	£173	£671,124
1-Bed Flat	Shared Ownership	1	1	538	50	538	50	£120,000	£223	£120,000
2-Bed Flat	Shared Ownership	2	1	753	70	753	70	£168,000	£223	£168,000
TOTAL SHARED OWNE	RSHIP	25%	2	646	60	1,292	120	£144,000	£223	£288,000
TOTAL AFFORDABLE H	OUSING	30%	8	646	60	5,167	480	£119,891	£186	£959,124
TOTAL HOUSING			25	659	61	16,469	1,530	£206,365	£313	£5,159,124

Unit Type	Tenure	Beds	Units	Unit Size (ft2)	Unit Size (m2)	Total Size (ft2)	Total Size (m2)	£/Unit	£/ft2	GDV
1-Bed Flat	Market	1	4	538	50	2,153	200	£200,000	£372	£800,000
2-Bed Flat	Market	2	6	753	70	4,521	420	£280,000	£372	£1,680,000
TOTAL MARKET HOUS	ING	70%	10	667	62	6,674	620	£248,000	£372	£2,480,000
1-Bed Flat	Affordable Rent	1	2	538	50	1,076	100	£98,353	£183	£196,706
2-Bed Flat	Affordable Rent	2	2	753	70	1,507	140	£125,355	£166	£250,710
TOTAL AFFORDABLE R	ENT	75%	4	646	60	2,583	240	£111,854	£173	£447,416
1-Bed Flat	Shared Ownership	1	0	538	50	0	0	£0	£223	£0
2-Bed Flat	Shared Ownership	2	1	753	70	753	70	£168,000	£223	£168,000
TOTAL SHARED OWNE	RSHIP	25%	1	753	70	753	70	£168,000	£223	£168,000
TOTAL AFFORDABLE H	OUSING	30%	5	667	62	3,337	310	£123,083	£184	£615,416
TOTAL HOUSING			15	667	62	10,011	930	£206,361	£309	£3,095,416

# 75 Unit Typology

Unit Type	Tenure	Beds	Units	Unit Size (ft2)	Unit Size (m2)	Total Size (ft2)	Total Size (m2)	£/Unit	£/ft2	GDV
1-Bed Flat	Market	1	21	538	50	11,302	1,050	£200,000	£372	£4,200,000
2-Bed Flat	Market	2	31	753	70	23,358	2,170	£280,000	£372	£8,680,000
TOTAL MARKET HOUSI	ING	70%	52	667	62	34,660	3,220	£247,692	£372	£12,880,000
1-Bed Flat	Affordable Rent	1	8	538	50	4,306	400	£98,353	£183	£786,824
2-Bed Flat	Affordable Rent	2	9	753	70	6,781	630	£125,355	£166	£1,128,195
TOTAL AFFORDABLE RE	ENT	75%	17	652	61	11,087	1,030	£112,648	£173	£1,915,019
1-Bed Flat	Shared Ownership	1	3	538	50	1,615	150	£120,000	£223	£360,000
2-Bed Flat	Shared Ownership	2	3	753	70	2,260	210	£168,000	£223	£504,000
TOTAL SHARED OWNE	RSHIP	25%	6	646	60	3,875	360	£144,000	£223	£864,000
TOTAL AFFORDABLE H	OUSING	30%	23	651	60	14,962	1,390	£120,827	£186	£2,779,019
TOTAL HOUSING			75	662	61	49,622	4,610	£208,787	£316	£15,659,019

## 100 Unit Typology

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Unit Type	Tenure	Beds	Units	Unit Size (ft2)	Unit Size (m2)	Total Size (ft2)	Total Size (m2)	£/Unit	£/ft2	GDV
1-Bed Flat	Market	1	28	538	50	15,070	1,400	£200,000	£372	£5,600,000
2-Bed Flat	Market	2	42	753	70	31,646	2,940	£280,000	£372	£11,760,000
TOTAL MARKET HOUS	ING	70%	70	667	62	46,716	4,340	£248,000	£372	£17,360,000
1-Bed Flat	Affordable Rent	1	11	538	50	5,920	550	£98,353	£183	£1,081,883
2-Bed Flat	Affordable Rent	2	11	753	70	8,288	770	£125,355	£166	£1,378,905
TOTAL AFFORDABLE R	ENT	75%	22	646	60	14,208	1,320	£111,854	£173	£2,460,788
1-Bed Flat	Shared Ownership	1	4	538	50	2,153	200	£120,000	£223	£480,000
2-Bed Flat	Shared Ownership	2	4	753	70	3,014	280	£168,000	£223	£672,000
TOTAL SHARED OWNE	RSHIP	25%	8	646	60	5,167	480	£144,000	£223	£1,152,000
TOTAL AFFORDABLE H	OUSING	30%	30	646	60	19,375	1,800	£120,426	£186	£3,612,788
TOTAL HOUSING			100	661	61	66,091	6,140	£209,728	£317	£20,972,788

Roffey Homes

# Worthing CIL

# BCIS Costs - AT TIME OF DSP REPORT

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DSP BUILD COSTS	Base Build Cost Worthing Weighting £/m2	Base Build Cost - £/ft2	External Costs Allowance 10.00%	BCIS Cost £ / ft2	BCIS Cost £ / m2
Flats (Apartments) - Generally	£1,630	£151.43	£166.58	£166.58	£1,793.03
Flats (Apartments) - Generally - 6 Units	£1,552	£144.19	£158.60	£158.60	£1,707.22
Flats (Apartments) - 3-5 Storey	£1,617	£150.23	£165.25	£165.25	£1,778.73
Flats (Apartments) - 6+ Storey	£1,992	£185.06	£203.57	£203.57	£2,191.24

# Roffey Homes

Worthing CIL

### Finance Cashflow

Summary		
Adopted Interest Rate Debit	6.50%	
Total Finance Cost	-£53,578	Per Month
Market Comps p.a.	48	4

			Yea	ar 1			Yea	ar 2			Ye	ar 3		1
Residual Cashflow for Interest	TOTALS	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	TOTALS
Total Completions Market Completions Affordable Completions	6 6 0					6 6 0	0 0 0	6 6 0						
Market Housing Income Affordable Housing Income	£1,440,000 £0					£1,440,000 £0	£0 £0	£1,440,000 £0						
TOTAL INCOME	£1,440,000	£0	£0	£0	£0	£1,440,000	£0	£0	£0	£0	£0	£0	£0	£1,440,000
Agents & Marketing - Market Sales Legal Fees	(£43,200) (£4,500)			£0 £0	£0 £0	(£43,200) (£4,500)	£0 £0	(£43,200) (£4,500)						
Standard Construction Costs - Market Standard Construction Costs - Aff	(£723,056) £0	<mark>(£289,222)</mark> £0	<mark>(£216,917)</mark> £0	<mark>(£108,458)</mark> £0	<mark>(£108,458)</mark> £0	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	(£723,056) £0
Contingency	(£36,153)	(£14,461)	(£10,846)	(£5,423)	(£5,423)	£0	£0	£0	£0	£0	£0	£0	£0	(£36,153)
Sustainable Design	(£14,461)	(£5,784)	(£4,338)	(£2,169)	(£2,169)	£0	£0	£0	£0	£0	£0	£0	£0	(£14,461)
Technical Fees	(£72,306)	(£28,922)	(£21,692)	(£10,846)	(£10,846)	£0	£0	£0	£0	£0	£0	£0	£0	(£72,306)
Site Works	(£98,840)	(£39,536)	(£29,652)	(£14,826)	(£14,826)	£0	£0	£0	£0	£0	£0	£0	£0	(£98,840)
s106	(£18,000)	£0	£0	£0	£0	(£18,000)	£0	£0	£0	£0	£0	£0	£0	(£18,000)
CIL	(£42,353)	(£42,353)												(£42,353)
Benchmark Land Value SDLT Agency/ Legals	(£68,000) £0 (£1,020)	(£68,000) £0 (£1,020)												(£68,000) £0 (£1,020)
TOTAL EXPENDITURE		(£489,299)	(£283,445)	(£141,722)	(£141,722)	(£65,700)	£0	£0	£0	£0	£0	£0	£0	(£1,121,889)
Net position		(£489,299)	(£283,445)	(£141,722)	(£141,722)	£1,374,300	£0	£0	£0	£0	£0	£0	£0	
Rolling Balance		(£489,299)	(£780,695)	(£935,104)	(£1,092,021)	£264,533	£264,533	£264,533	£264,533	£264,533	£264,533	£264,533	£264,533	
Finance rate	6.5%	(£7,951)	(£12,686)	(£15,195)	(£17,745)	£0	£0	£0	£0	£0	£0	£0	£0	(£53,578)

Tab 4A

## Roffey Homes

## Worthing CIL

### Finance Cashflow

6.50%	
-£129,947	Per Month
48	4
	-£129,947

			Yea	ar 1			Ye	ar 2			Ye	ar 3		]
Residual Cashflow for Interest	TOTALS	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	TOTALS
Total Completions Market Completions Affordable Completions Market Housing Income Affordable Housing Income	15 10 5 £2,480,000 £615,416					15 10 5 £2,480,000 £615,416	0 0 0 £0 £0	0 0 0 £0 £0	0 0 0 £0 £0	0 0 0 £0 £0	0 0 0 £0 £0	0 0 0 £0 £0	0 0 0 £0 £0	15 10 5 £2,480,000 £615,416
TOTAL INCOME	£3,095,416	£0	£0	£0	£0	£3,095,416	£0	£0	£0	£0	£0	£0	£0	£3,095,416
Agents & Marketing - Market Sales Legal Fees	(£92,862) (£11,250)			£0 £0	0 <u>4</u> 0 <u>4</u>	(£92,862) (£11,250)	£0 £0	0 <u>3</u> 60	£0 £0	£0 £0	£0 £0	0 <u>3</u> 0 <u>3</u>	0 <u>3</u> £0	(£92,862) (£11,250)
Standard Construction Costs - Market Standard Construction Costs - Aff	(£1,307,860) (£653,930)	(£523,144) (£261,572)	(£392,358) (£196,179)	(£196,179) (£98,089)	(£196,179) (£98,089)	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	(£1,307,860) (£653,930)
Contingency	(£98,089)	(£39,236)	(£29,427)	(£14,713)	(£14,713)	£0	£0	£0	£0	£0	£0	£0	£0	(£98,089)
Sustainable Design	(£39,236)	(£15,694)	(£11,771)	(£5,885)	(£5,885)	£0	£0	£0	£0	£0	£0	£0	£0	(£39,236)
Technical Fees	(£196,179)	(£78,472)	(£58,854)	(£29,427)	(£29,427)	£0	£0	£0	£0	£0	£0	£0	£0	(£196,179)
Site Works	(£185,325)	(£74,130)	(£55,598)	(£27,799)	(£27,799)	£0	£0	£0	£0	£0	£0	£0	£0	(£185,325)
s106	(£45,000)	£0	£0	£0	£0	(£45,000)	£0	£0	£0	£0	£0	£0	£0	(£45,000)
CIL	£0	£0												£0
Benchmark Land Value SDLT Agency/ Legals	(£127,500) (£2,000) (£1,913)	(£127,500) (£2,000) (£1,913)												(£127,500) (£2,000) (£1,913)
TOTAL EXPENDITURE		(£1,123,660)	(£744,186)	(£372,093)	(£372,093)	(£149,112)	£0	£0	£0	£0	£0	£0	£0	(£2,761,144)
Net position		(£1,123,660)	(£744,186)	(£372,093)	(£372,093)	£2,946,304	£0	£0	£0	£0	£0	£0	£0	
Rolling Balance		(£1,123,660)	(£1,886,105)	(£2,288,847)	(£2,698,134)	£204,325	£204,325	£204,325	£204,325	£204,325	£204,325	£204,325	£204,325	
Finance rate	6.5%	(£18,259)	(£30,649)	(£37,194)	(£43,845)	£0	£0	£0	£0	£0	£0	£0	£0	(£129,947)

Tab 4B

## Roffey Homes

Worthing CIL

### Finance Cashflow

6.50%	
-£231,148	Per Month
48	4
	-£231,148

			Yea	ar 1			Yea	ar 2			Yea	ar 3		
Residual Cashflow for Interest	TOTALS	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	TOTALS
Total Completions Market Completions Affordable Completions	25 17 8					18 12 6	7 5 2	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	25 17 8
Market Housing Income Affordable Housing Income	£4,200,000 £959,124					£2,964,706 £677,029	£1,235,294 £282,095	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	£4,200,000 £959,124
TOTAL INCOME	£5,159,124	£0	£0	£0	£0	£3,641,735	£1,517,389	£0	£0	£0	£0	£0	£0	£5,159,124
Agents & Marketing - Market Sales Legal Fees	(£154,774) (£18,750)			£0 £0	£0 £0	(£109,252) (£13,235)	(£45,522) (£5,515)	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	(£154,774) (£18,750)
Standard Construction Costs - Market Standard Construction Costs - Aff	(£2,214,924) (£1,012,536)	(£885,969) (£405,015)	(£664,477) (£303,761)	(£332,239) (£151,880)	(£332,239) (£151,880)	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	(£2,214,924) (£1,012,536)
Contingency	(£161,373)	(£64,549)	(£48,412)	(£24,206)	(£24,206)	£0	£0	£0	£0	£0	£0	£0	£0	(£161,373)
Sustainable Design	(£64,549)	(£25,820)	(£19,365)	(£9,682)	(£9,682)	£0	£0	£0	£0	£0	£0	£0	£0	(£64,549)
Technical Fees	(£322,746)	(£129,098)	(£96,824)	(£48,412)	(£48,412)	£0	£0	£0	£0	£0	£0	£0	£0	(£322,746)
Site Works	(£308,875)	(£123,550)	(£92,663)	(£46,331)	(£46,331)	£0	£0	£0	£0	£0	£0	£0	£0	(£308,875)
s106	(£75,000)	£0	£0	£0	£0	(£52,941)	(£22,059)	£0	£0	£0	£0	£0	£0	(£75,000)
CIL	£0	£0												£0
Benchmark Land Value SDLT Agency/ Legals	(£212,500) (£2,000) (£3,188)	(£212,500) (£2,000) (£3,188)												(£212,500) (£2,000) (£3,188)
TOTAL EXPENDITURE		(£1,851,689)	(£1,225,501)	(£612,750)	(£612,750)	(£175,429)	(£73,095)	£0	£0	£0	£0	£0	£0	(£4,551,214)
Net position		(£1,851,689)	(£1,225,501)	(£612,750)	(£612,750)	£3,466,306	£1,444,294	£0	£0	£0	£0	£0	£0	
Rolling Balance		(£1,851,689)	(£3,107,280)	(£3,770,523)	(£4,444,545)	(£1,050,463)	£376,762	£376,762	£376,762	£376,762	£376,762	£376,762	£376,762	
Finance rate	6.5%	(£30,090)	(£50,493)	(£61,271)	(£72,224)	(£17,070)	£0	£0	£0	£0	£0	£0	£0	(£231,148)

Tab 4C

### Roffey Homes

## Worthing CIL

### Finance Cashflow

6.50%	
-£1,428,256	Per Month
48	4
	-£1,428,256

			Yea	ar 1			Yea	ar 2			Yea	ar 3		
Residual Cashflow for Interest	TOTALS	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	TOTALS
Total Completions Market Completions Affordable Completions	75 52 23						17 12 5	17 12 5	17 12 5	17 12 5	6 4 2	0 0 0	0 0 0	75 52 23
Market Housing Income Affordable Housing Income	£12,880,000 £2,779,019						£2,972,308 £641,312	£2,972,308 £641,312	£2,972,308 £641,312	£2,972,308 £641,312	£990,769 £213,771	£0 £0	£0 £0	£12,880,000 £2,779,019
TOTAL INCOME	£15,659,019	£0	£0	£0	£0	£0	£3,613,620	£3,613,620	£3,613,620	£3,613,620	£1,204,540	£0	£0	£15,659,019
Agents & Marketing - Market Sales Legal Fees	(£469,771) (£56,250)			£0 £0	£0 £0	£0 £0	(£108,409) (£12,981)	(£108,409) (£12,981)	(£108,409) (£12,981)	(£108,409) (£12,981)	(£36,136) (£4,327)	£0 £0	£0 £0	(£469,771) (£56,250)
Standard Construction Costs - Market Standard Construction Costs - Aff	(£8,300,935) (£3,583,323)	(£2,490,281) (£1,074,997)	(£2,075,234) (£895,831)	(£1,660,187) (£716,665)	(£1,245,140) (£537,498)	(£415,047) (£179,166)	(£415,047) (£179,166)	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	(£8,300,935) (£3,583,323)
Contingency	(£594,213)	(£178,264)	(£148,553)	(£118,843)	(£89,132)	(£29,711)	(£29,711)	£0	£0	£0	£0	£0	£0	(£594,213)
Sustainable Design	(£237,685)	(£71,306)	(£59,421)	(£47,537)	(£35,653)	(£11,884)	(£11,884)	£0	£0	£0	£0	£0	£0	(£237,685)
Technical Fees	(£1,188,426)	(£356,528)	(£297,106)	(£237,685)	(£178,264)	(£59,421)	(£59,421)	£0	£0	£0	£0	£0	£0	(£1,188,426)
Site Works	(£617,750)	(£185,325)	(£154,438)	(£123,550)	(£92,663)	(£30,888)	(£30,888)	£0	£0	£0	£0	£0	£0	(£617,750)
s106	(£225,000)	£0	£0	£0	£0	£0	(£51,923)	(£51,923)	(£51,923)	(£51,923)	(£17,308)	£0	£0	(£225,000)
CIL	£0	£0												£0
Benchmark Land Value SDLT Agency/ Legals	(£425,000) (£10,750) (£6,375)	(£425,000) (£10,750) (£6,375)												(£425,000) (£10,750) (£6,375)
TOTAL EXPENDITURE		(£4,798,825)	(£3,630,583)	(£2,904,466)	(£2,178,350)	(£726,117)	(£899,429)	(£173,312)	(£173,312)	(£173,312)	(£57,771)	£0	£0	(£15,715,478)
Net position		(£4,798,825)	(£3,630,583)	(£2,904,466)	(£2,178,350)	(£726,117)	£2,714,191	£3,440,307	£3,440,307	£3,440,307	£1,146,769	£0	£0	
Rolling Balance		(£4,798,825)	(£8,507,389)	(£11,550,100)	(£13,916,139)	(£14,868,393)	(£12,395,814)	(£9,156,938)	(£5,865,431)	(£2,520,437)	(£1,414,625)	(£1,437,613)	(£1,460,974)	
Finance rate	6.5%	(£77,981)	(£138,245)	(£187,689)	(£226,137)	(£241,611)	(£201,432)	(£148,800)	(£95,313)	(£40,957)	(£22,988)	(£23,361)	(£23,741)	(£1,428,256)

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## Roffey Homes

Worthing CIL

### Finance Cashflow

Summary		
Adopted Interest Rate Debit	6.50%	
Total Finance Cost	-£1,789,260	Per Month
Market Comps p.a.	48	4
iviai ket comps p.a.	48	4

			Yea	ar 1			Yea	ar 2			Ye	ar 3		
Residual Cashflow for Interest	TOTALS	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	TOTALS
Total Completions Market Completions Affordable Completions	100 70 30					17 12 5	17 12 5	17 12 5	17 12 5	17 12 5	14 10 4	0 0 0	0 0 0	100 70 30
Market Housing Income Affordable Housing Income	£17,360,000 £3,612,788					£2,976,000 £619,335	£2,976,000 £619,335	£2,976,000 £619,335	£2,976,000 £619,335	£2,976,000 £619,335	£2,480,000 £516,113	£0 £0	£0 £0	£17,360,000 £3,612,788
TOTAL INCOME	£20,972,788	£0	£0	£0	£0	£3,595,335	£3,595,335	£3,595,335	£3,595,335	£3,595,335	£2,996,113	£0	£0	£20,972,788
Agents & Marketing - Market Sales Legal Fees	(£629,184) (£75,000)			£0 £0	£0 £0	(£107,860) (£12,857)	(£107,860) (£12,857)	(£107,860) (£12,857)	(£107,860) (£12,857)	(£107,860) (£12,857)	(£89,883) (£10,714)	£0 £0	£0 £0	(£629,184) (£75,000)
Standard Construction Costs - Market Standard Construction Costs - Aff	(£11,188,217) (£4,640,274)	(£3,356,465) (£1,392,082)	(£2,797,054) (£1,160,069)	(£2,237,643) (£928,055)	(£1,678,233) (£696,041)	(£559,411) (£232,014)	(£559,411) (£232,014)	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	(£11,188,217) (£4,640,274)
Contingency	(£791,425)	(£237,427)	(£197,856)	(£158,285)	(£118,714)	(£39,571)	(£39,571)	£0	£0	£0	£0	£0	£0	(£791,425)
Sustainable Design	(£316,570)	(£94,971)	(£79,142)	(£63,314)	(£47,485)	(£15,828)	(£15,828)	£0	£0	£0	£0	£0	£0	(£316,570)
Technical Fees	(£1,582,849)	(£474,855)	(£395,712)	(£316,570)	(£237,427)	(£79,142)	(£79,142)	£0	£0	£0	£0	£0	£0	(£1,582,849)
Site Works	(£561,591)	(£168,477)	(£140,398)	(£112,318)	(£84,239)	(£28,080)	(£28,080)	£0	£0	£0	£0	£0	£0	(£561,591)
s106	(£300,000)	£0	£0	£0	£0	(£51,429)	(£51,429)	(£51,429)	(£51,429)	(£51,429)	(£42,857)	£0	£0	(£300,000)
CIL	£0	£0												£0
Benchmark Land Value SDLT Agency/ Legals	(£386,364) (£8,818) (£5,795)	(£386,364) (£8,818) (£5,795)												(£386,364) (£8,818) (£5,795)
TOTAL EXPENDITURE		(£6,125,255)	(£4,770,232)	(£3,816,185)	(£2,862,139)	(£1,126,192)	(£1,126,192)	(£172,146)	(£172,146)	(£172,146)	(£143,455)	£0	£0	(£20,486,087)
Net position		(£6,125,255)	(£4,770,232)	(£3,816,185)	(£2,862,139)	£2,469,143	£2,469,143	£3,423,189	£3,423,189	£3,423,189	£2,852,658	£0	£0	
Rolling Balance		(£6,125,255)	(£10,995,022)	(£14,989,876)	(£18,095,601)	(£15,920,511)	(£13,710,077)	(£10,509,676)	(£7,257,269)	(£3,952,010)	(£1,163,573)	(£1,182,481)	(£1,201,696)	
Finance rate	6.5%	(£99,535)	(£178,669)	(£243,585)	(£294,054)	(£258,708)	(£222,789)	(£170,782)	(£117,931)	(£64,220)	(£18,908)	(£19,215)	(£19,528)	(£1,789,260)

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