



Viability Testing for the Ipswich Development Plan

On behalf of **Ipswich Council**



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1 Introduction

- 1.1.1 This study aims to assess how far the development proposed in the emerging Ipswich Local Plan is viably 'deliverable' in the first five years of the plan. It is the first stage in the preparation of a Whole Plan Viability (WPV) Study which will test the extent to which the future development sites included in the emerging Local Plan can meet the cost of the Council's planning policies over the life of the plan.
- 1.1.2 The report's main objective is to provide some initial guidance in setting planning policy, helping the Council strike the balance between the policy aspiration of sustainable development and the reality of financial viability.

1.2 Study limitations

- 1.2.1 The purpose of a whole plan viability study is to assess how far the development proposed in the emerging Local Plan is viably 'deliverable' in the first five years of the plan, and viably 'developable' over the rest of the plan period. However, this report cannot assess the whole plan as the Council has acknowledged that they do not have the full 15 year land supply and they still need to identify sufficient sites to meet their total development supply. It is likely that the report will need updating in due course to incorporate this additional supply and fulfil the requirements of a sound evidence base to inform a whole plan viability assessment.
- 1.2.2 This report and the accompanying appraisals have been prepared in line with RICS valuation guidance. **No part of these documents is a formal 'Red Book' valuation (RICS Valuation - Professional Standards, March 2012) or should be relied upon as such.**

2 Planning context

2.1 Introduction

2.1.1 In this chapter we set out the relevant national and local planning policy that this study must help deliver.

2.2 National policy

National Planning Policy Framework

2.2.1 The National Planning Policy Framework (NPPF) advises that cumulative effects of policy should not combine to render plans unviable (our emphasis):

*'Plans should be deliverable. Therefore, the **sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.** To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable'.¹*

2.2.2 With regard to non-residential development, the NPPF states that local planning authorities 'should have a clear understanding of business needs within the economic markets operating in and across their area. To achieve this, they should... understand their changing needs and identify and address barriers to investment, including a lack of housing, infrastructure or viability.'²

2.2.3 The NPPF aims to encourage the efficient use of land. This requires a level of responsiveness to market signals. The NPPF states that

- Employment land reviews should be 'undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments and should include a reappraisal of the suitability of previously allocated land';³ and
- That LPAs should ensure the optimal use of land in the area, and then 'meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area'.⁴

2.2.4 However, the NPPF never states that sites must be viable now in order to appear in the plan. The NPPF is most concerned to ensure that development is not rendered unviable by unrealistic policy costs. There is no indication that planners are held responsible for economic and market conditions. In a free market system, where development is undertaken for the most part by the private sector, the best a planning authority can perhaps do is to provide enough land to meet the needs of sustainable development (sustainable development as defined in the NPPF). Whether or not landowners, developers and occupiers choose to use this land is out of a planning authority's control.

¹ DCLG (2012) National Planning Policy Framework (41, para 173)

² DCLG (2012) National Planning Policy Framework, para 160

³ DCLG (2012) National Planning Policy Framework, para 161

⁴ DCLG (2012) National Planning Policy Framework, para 17, bullet 3

Infrastructure in the NPPF

- 2.2.5 The NPPF also requires authorities to demonstrate that infrastructure will be available to support development:

[...]It is equally important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate this, it is important that local planning authorities understand district-wide development costs at the time Local Plans are drawn up.’⁵

- 2.2.6 It is not necessary to prove that all funding for infrastructure has been identified. The NPPF states that standards and policies in Local Plans should ‘facilitate development across the economic cycle,’⁶ suggesting that in some circumstances, it may be reasonable for a Local Authority to argue that viability is likely to improve over time, that policy costs may be revised, that some infrastructure is not required immediately, and that mainstream funding levels may recover.

Deliverability in the NPPF

- 2.2.7 The NPPF states that for sites to be deliverable they “should be available now, offer a suitable location for development now, and be achievable, with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.”⁷

Summarising the key points

- 2.2.8 Standing back, then, it seems clear that the NPPF wishes Councils to ensure that they do not load policy costs onto land if it would hinder the land being developed, or withhold land for uses (say, employment) that may not come forward in the plan period where market signals might suggest that other uses (say, residential) could be considered.
- 2.2.9 The key point is that policy costs are kept sensible, the overall amount of infrastructure needed to support the plan over time will be affordable, that plans are backed by a thought-through set of priorities and delivery sequencing that allows a clear narrative to be set up around how the plan will actually be paid for and delivered.
- 2.2.10 This study confines itself to the question of development viability. We do not directly consider infrastructure requirements, although draw on this information to look at the impact of infrastructure requirements on site viability where relevant.

The Local Housing Delivery Group *Viability Testing in Local Plans* (‘the Harman Report’)

- 2.2.11 The Local Housing Delivery Group’s report *Viability Testing in Local Plans* (better known as ‘the Harman Report’) followed the publication of the NPPF, and set out to flesh out how the NPPF’s concept of plan viability might work in practice. It usefully defines viability:

‘An individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs, and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place, and generates a land value sufficient to persuade the land owner to sell the land for the development proposed.’⁸

- 2.2.12 Harman says that a site typologies approach to understanding plan viability is sensible. Whole plan viability:

⁵ DCLG (2012) National Planning Policy Framework (42, para 177)

⁶ DCLG (2012) National Planning Policy Framework (42, para 174)

⁷ DCLG (2012) *National Planning Policy Framework*, para 47, footnote 11

⁸ Local Housing Delivery Group (June 2012) *Viability Testing in Local Plans* (14)

'does not require a detailed viability appraisal of every site anticipated to come forward over the plan period... [we suggest] a more proportionate and practical approach in which local authorities create and test a range of appropriate site typologies reflecting the mix of sites upon which the plan relies'.⁹

2.2.13 Harman states that the role of the typologies testing is not required to provide a precise answer as to the viability of every development likely to take place during the plan period.

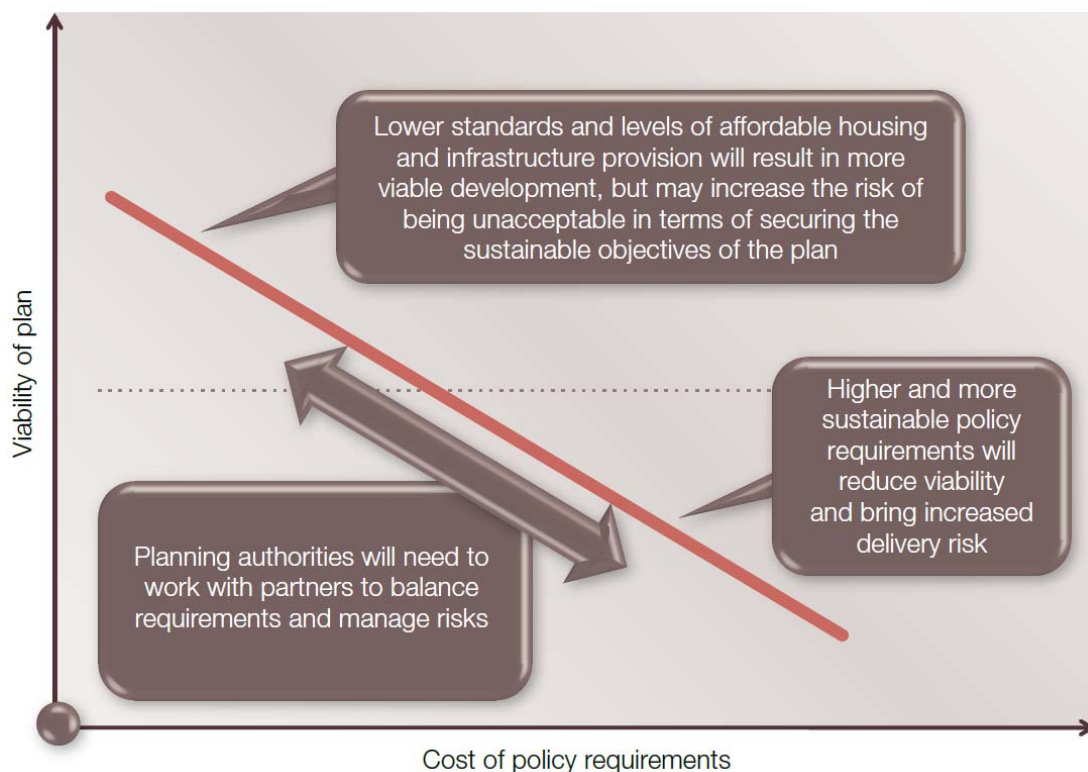
'No assessment could realistically provide this level of detail...rather, [the role of the typologies testing] is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan.'¹⁰

2.2.14 The report later suggests that once the typologies testing has been done,

'it may also help to include some tests of case study sites, based on more detailed examples of actual sites likely to come forward for development if this information is available'¹¹.

2.2.15 Harman points out the importance of minimising risk to the delivery of the plan. Risks can come from policy requirements that are either too high or too low. So, planning authorities must have regard to the risks of damaging plan delivery through loading on excessive policy costs – but equally, they need to be aware of lowering standards to the point where the sustainable delivery of the plan is not possible. Good planning in this respect is about 'striking a balance'¹² between the competing demands for policy and plan viability.

Figure 2.1 Delivery risks from policy costs that are too high or too low



Source: Local Housing Delivery Group (June 2012) *Viability Testing in Local Plans* (16)

⁹ Local Housing Delivery Group (June 2012) *Viability Testing in Local Plans* (15)

¹⁰ Local Housing Delivery Group (June 2012) *Viability Testing in Local Plans* (15)

¹¹ Local Housing Delivery Group (June 2012) *Viability Testing in Local Plans* (38)

¹² Local Housing Delivery Group (June 2012) *Viability Testing in Local Plans* (16)

- 2.2.16 The production of the Harman report was subject to considerable discussion and argument regarding how threshold land values should be arrived at. (Threshold land values represent the price at which land will be sold for development).
- 2.2.17 The Harman report placed emphasis on the 'existing use value (EUV) plus uplift' method (although did mention the importance of building in market values, particularly on greenfield sites where the EUV-plus method might underestimate the increase in land values conferred by the gain of planning permission).¹³
- 2.2.18 We set out our approach (which uses both the RICS and Harman methods) in Appendix 1.

RICS Guidance Note 'Financial Viability in Planning'

- 2.2.19 The RICS guidance note *Financial Viability in Planning* sets out a framework and methodology on how to deal with the issues of plan viability raised in the NPPF. It therefore is something of a competitor to the Harman report, and we expect that over time, the different perspectives that these reports contain will have to be brought together.
- 2.2.20 As set out above, RICS believe that threshold land values should be set with reference to market values, and then adjust downwards for

'development plan policies and all other material planning considerations, and disregard that which is contrary to the development plan. When undertaking Local Plan or CIL (area-wide) viability testing, a second assumption needs to be applied to the Site Value definition: the site value (as defined above) may need to be further adjusted to reflect the emerging policy/CIL charging level. The level of the adjustment assumes that site delivery would not be prejudiced. Where an adjustment is made, the practitioner should set out their professional opinion underlying the assumptions adopted. These include, as a minimum, comments on the state of the market and delivery targets as at the date of assessment'.¹⁴

- 2.2.21 We think that both Harman and RICS views have their merits. They are not mutually exclusive. We use both existing/alternative use and market values to inform our choice of threshold land value. We set our approach (which uses both the RICS and Harman methods) in Appendix 1.

2.3 Local planning policy

The emerging local plan

- 2.3.1 The Ipswich Core Strategy and Policies Development Plan Document was adopted in December 2011. The Site Allocations and Policies Development Plan Document (DPD) and the IP-One Area Action Plan have been combined to form one document known as the Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD. The first stage of consultation occurred in March 2014. It is envisaged that the document will be adopted in 2015.
- 2.3.2 A separate development brief in the form of a Supplementary Planning Document (SPD) is being prepared by the Council to guide the future development of Ipswich Northern Fringe. This document known as the Ipswich Garden Suburb SPD was recently consulted on in March 2014.

¹³Local Housing Delivery Group (June 2012) *Viability Testing in Local Plans* (29) states that 'reference to market values can still provide a useful "sense check" on the threshold values that are being used'. With regard to greenfield sites, Harman states 'it will be necessary to make greater use of benchmarks, taking account of local partner views on market data and information on typical minimum price provisions used within developer/site promoter agreements for sites of this nature. If such benchmarks are disregarded, there is an increasing risk that land will not be released and the assumptions upon which a plan is based may not be found sound.'

¹⁴ RICS (2012) *Financial Viability in Planning* (4,5)

- 2.3.3 Ipswich is currently in the process of reviewing their Core Strategy and Policies DPD following the changes introduced via The Planning and Compulsory Purchase Act 2004 and Localism Act 2011. As part of this process affordable housing targets and other policies are being reviewed. This study in conjunction with the Community Infrastructure Levy Viability Study (November 2013) will inform the Council's emerging planning policies.

The key building uses in the plan

- 2.3.4 Residential is the major land use likely to account for the largest quantum of development in the Local Plan. Some of the town centre housing sites (e.g. Land between Old Cattle Market & Star Lane) include commercial and retail uses, whilst a number of strategic sites have been identified to cater purely for B class uses. The report therefore focuses on residential, retail and B-class development.

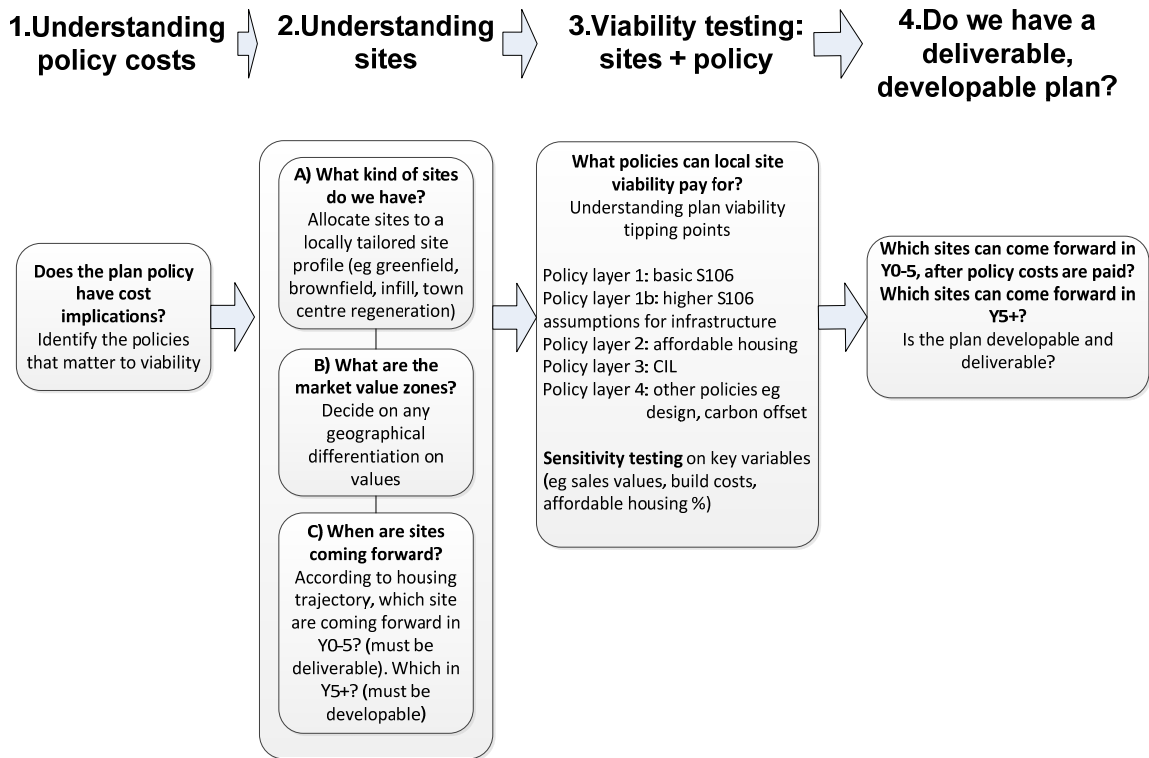
3 Method

3.1 Introduction

3.1.1 This chapter explains the overall method adopted in this study.

3.1.2 In designing this process, we have taken into account Government and industry guidance.

Figure 3.1 Viability testing process flow



Source: PBA

3.1.3 Very simply put, we have created a sites typology, and then tested the typologies at gradually escalating levels of policy cost, in order to judge the point at which policy costs make development unviable.

3.1.4 We explain each stage of the process in more detail below.

3.2 Step 1. Understanding policy costs

3.2.1 We seek to understand the policy costs which are envisaged in the emerging Plan.

3.2.2 This provides us with a starting point for our analysis.

3.3 Step 2. Understanding sites

3.3.1 The next stage is to understand the sites which are emerging through the planning process.

3.3.2 In order to understand sites, we ask two further questions.

- What are the market value zones for the area? An otherwise identical development may have a very different value, depending on its location. We seek to understand how this economic geography might affect site viability in the area. We allocate planned sites to these market value zones.
- What kind of sites are emerging through the plan over the next 5 years? Different sites might have different viabilities depending on the existing use or condition of the site. We take this into account. We allocate planned sites to different categories tailored to local conditions.

3.3.3 By this stage, then, we have a good understanding of how location and policy costs might combine to affect viability. In effect, we have a typology of sites. The next stage is to look at the issue of viability itself.

3.4 Step 3. Viability testing the sites

3.4.1 We undertake viability testing of the site typologies. Our approach is to add gradually escalating levels of policy costs in order to judge the point at which policy costs make development unviable. These policies are taken from the list developed in Stage 1.

3.4.2 We start with understanding the basic viability of sites, including no policy costs, and then add factors such as affordable housing, the provision of 15% of energy requirements from low carbon sources, and any other policy requirements.

3.4.3 These policy costs risk negatively affecting viability, but may deliver valuable benefits.

3.4.4 We seek to understand the trade-offs involved with these policy choices, in order that elected members and their officers may arrive at a reasoned and prioritised set of policy choices.

3.4.5 The viability testing has involved a number of iterations in order to arrive at the combination of policies that most accurately serve local aspiration. We do not describe these iterations in the report.

3.5 Step 4. Do we have a deliverable plan?

3.5.1 This output forms the answer to the central question of the study. As set out in 2.2.8, with regards to housing supply, the National Planning Policy Framework states that evidence must show the Inspector that the plan is 'deliverable' for the first five year period following adoption.

3.6 Stakeholder engagement method

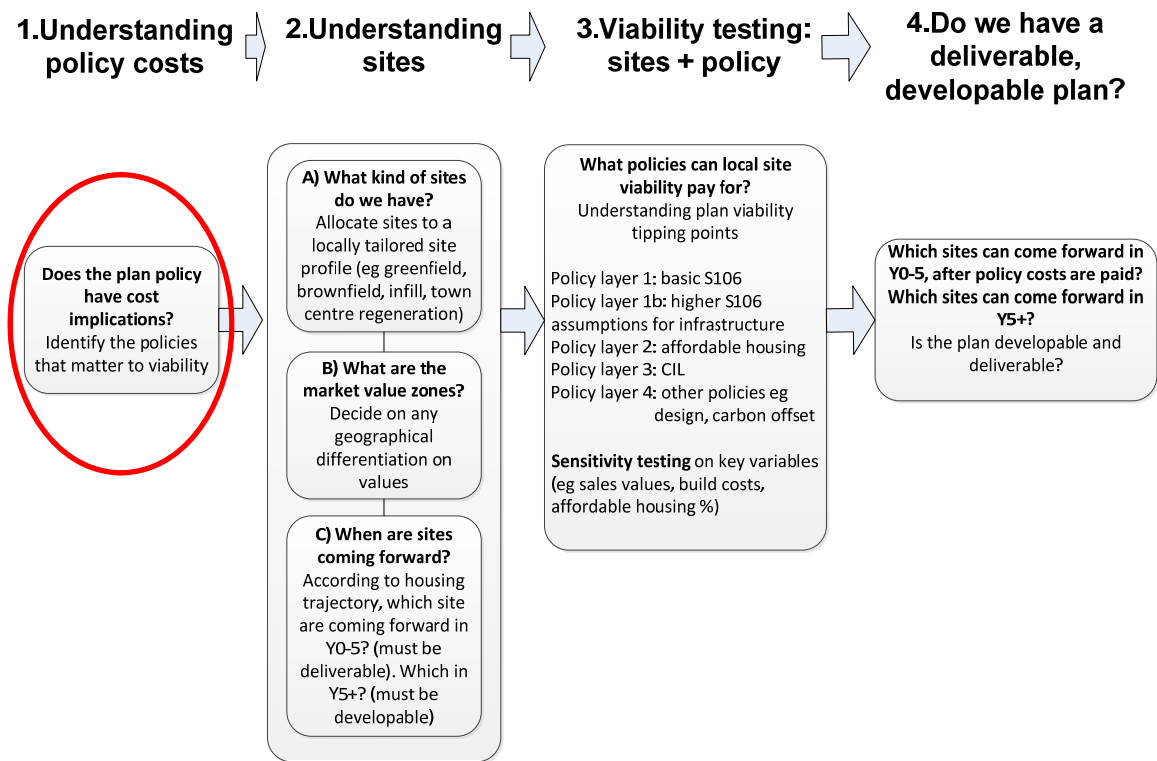
3.6.1 We undertook stakeholder engagement as part of this study, mainly involving semi-structured interviews with local agents, housebuilders and developers.

4 Which plan policies add to the costs of development?

4.1 Introduction

- 4.1.1 In this chapter, we identify the policies that may add to the cost of development described in the emerging Plan, and so affect viability. We have discussed the content of the emerging plan with officers in order to identify these elements.
- 4.1.2 To avoid duplication, we explain the content of those policies, and the impact they have on viability, at a later stage.

Figure 4.1 Process flow stage 1



Source: PBA

4.2 Plan policies with cost implications for development

- 4.2.1 The plan is being written in full knowledge of poor local development conditions. There is therefore an effort to ensure that policy costs are kept modest. We have focused on those policies that are a priority to the Council, as provided in the brief. These are set out in the Council's adopted Core Strategy and Policies DPD but are currently under review following the introduction of the National Planning Policy Framework (NPPF) and the local planning regulations published in 2012.

Affordable housing policy

- 4.2.2 Policy CS12 deals with Affordable Housing and requires all new development of 10 dwellings or more to provide:
- 35% affordable housing provision in schemes of 15 or more dwellings or 0.5ha or more; and
 - 20% affordable housing provision in schemes of between 10 and 14 dwellings or 0.3 to 0.49ha.
- 4.2.3 It is important that the Council's policy on affordable housing strikes a balance between the need for housing at affordable levels and the viability of market housing.
- 4.2.4 For the purpose of this report we have tested the Council's current policy of 35% on schemes of 15 or more dwellings as well as lower affordable housing levels of 15% and 25% to establish an appropriate balance.

Provision of 15% of energy requirements from decentralised or low carbon sources ('renewables') per residential and commercial unit

- 4.2.5 Policy DM2 covers the Council's requirements for decentralised renewables and low carbon sources for all new developments. The adopted Core Strategy sets a target of 15% which is tested in this report.

Code for Sustainable Homes Level 4 and 5

- 4.2.6 Policy DM1 deals with Sustainable Development. This requires all new residential development to achieve a high standard of environmental sustainability. The Code for Sustainable Homes is a nationally accredited system that considers a wide range of sustainability criteria in addition to energy and CO2 emissions. For the purposes of this report the Council have requested the assumptions include an additional allowance for Code Level 4 and 5.

BREEAM 'Very Good' and 'Excellent' Standards for non-residential buildings

- 4.2.7 Policy DM1 also sets the environmental sustainability standards for non-residential buildings. The BREEAM system is the nationally recognised system for assessing the sustainability of non-residential buildings. The report applies an uplift to commercial BCIS rates to 'Very Good' and 'Excellent' standards.

Residential density standards

- 4.2.8 Housing densities have been taken into account in quantifying the housing allocations and have been incorporated into our viability testing assumptions. These reflect the development mix for each grouping as agreed with the Council.

S106 developer contributions

- 4.2.9 The Council will levy Section 106 contributions in the now tightly controlled circumstances set out in CIL legislation. These controls apply equally to residential and non-residential development. Two of these requirements exist whether or not a Council adopts a CIL. First, the CIL Regulations 2010 (as amended) Regulation 122(2) tests state that any S106 charge must meet three tests of being:

- Necessary to make the development acceptable in planning terms. For the LPA to take account of S106 in granting planning permission it needs to be convinced that, without the obligation, permission should be refused.¹⁵
 - Directly related to the development. If the LPA fails to show a real connection to the development in question, then it will be unlawful for the LPA to take account of S106 in granting permission.
 - Fairly and reasonably related in scale to the development proposed.
- 4.2.10 If a planning obligation does not meet all of these tests it cannot legally be taken into account in granting planning permission. In other words, the benefit offered is not a material consideration unless it passes these tests.
- 4.2.11 Furthermore, any contributions offered by a developer which are acceptable to the Local Planning Authority must also pass the Regulation 122(2) tests.
- 4.2.12 In addition, CIL Regulation 123 (3) ensures that, from April 2015, or when CIL is introduced in an area if that is sooner, no more than five planning obligations may be pooled towards a single project, or type of infrastructure. If an obligation exceeds this limit it cannot legally be taken into account in granting planning permission. In other words, the benefit offered is not a material consideration. Also, any benefits offered are not enforceable. This restriction does not apply to affordable housing secured via S106 planning obligations.
- 4.2.13 Regarding non-residential development, the emerging plan is unlikely to subject non-residential development to systematically applied policy costs. The Council is well aware of the dangers of rendering valuable employment development unviable. There is therefore no substantial risk that the emerging plan itself will impose 'obligations and policy burdens that their ability to be developed viably is threatened'.¹⁶
- 4.2.14 However, in individual cases, some S106 costs may be levied to make development acceptable in planning terms. These will be subject to the statutory restrictions introduced by the CIL Regulations 2010 (as amended). This report will test S106 contributions amounting to £1,000 for each new residential unit proposed.

Community Infrastructure Levy (CIL)

- 4.2.15 The possible levels of CIL have been investigated in a separate report prepared by PBA in November 2013. No final decision has been made about whether Ipswich will pursue a CIL charge and for that reason it has been excluded from the viability testing assumptions.
- 4.2.16 These assumptions may need to be revisited, depending on future decisions about the CIL.

¹⁵ Planning Officers Society (2011) *Section 106 Obligations and the Community Infrastructure Levy* accessed 7 June

http://www.planningofficers.org.uk/downloads/pdf/POS_Advice_Note_S106_and_CIL_final_version_Apr2011.pdf

¹⁶ DCLG (2012) NPPF para 173

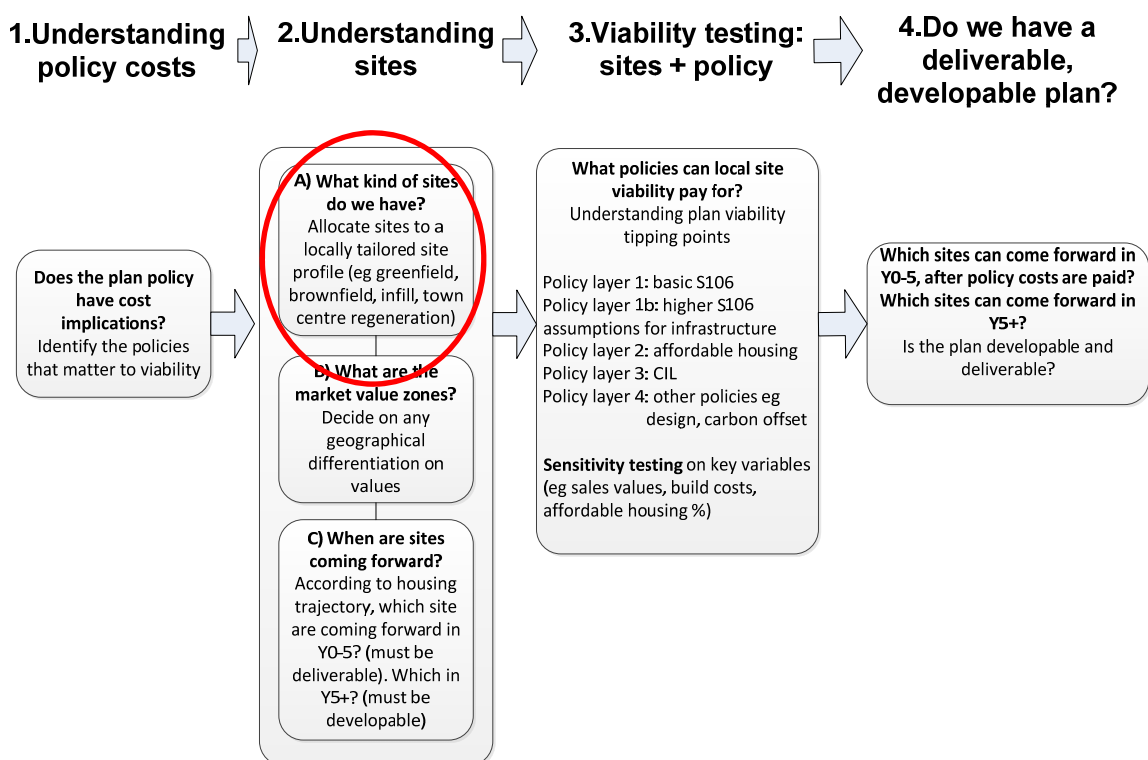
5 Types of sites planned

5.1 Introduction

5.1.1 Our objective here is to allocate development sites to an appropriate development category.

5.1.2 This allows the study to deal efficiently with the very high level of detail that would otherwise be generated by an attempt to viability test each site. This approach is suggested by the Harman Report, which suggests ‘a more proportionate and practical approach in which local authorities create and test a range of appropriate site typologies reflecting the mix of sites upon which the plan relies’.¹⁷

Figure 5.1 Process flow stage 2B



Source: PBA

5.2 Developing site profile categories

5.2.1 We reviewed the area’s development trajectory and worked with the local authority to develop locally relevant site categories. The resulting categories are as follows:

- Central Brownfield (high density small; high density large; medium density)
- Felixstowe Road
- Artificial Hockey Pitch

¹⁷ Local Housing Delivery Group Chaired by Sir John Harman (2012) *Viability Testing Local Plans* (9)

- Central/West Brownfield
- West Greenfield
- Elton Park
- Helena Road
- Island Site
- The Silo
- Former Tooks Bakery
- King George V Field

5.3 Allocating local development sites to site profile categories

- 5.3.1 We were provided with a summary list of forthcoming development sites by the local authority.
- 5.3.2 By reviewing the list and working with local authority officers, we have allocated development sites in the plan to the site profiles.
- 5.3.3 Given the range of real-world sites in the area, it is not always possible to get a perfect fit between a site and the site profile category. We have attempted a best fit in the spirit of the Harman Report.

5.4 Using site profile categories to inform viability testing scenario assumptions

- 5.4.1 Based upon the scenarios developed above, we believe the following scenario assumptions are appropriate.
- 5.4.2 The following table sets out how different assumptions on site size, developable area, unit size, number of units, and tenure/mix assumptions have been applied to each site profile category.

Table 5.1 Site categories

Scenarios												
	Consultation	This	Ref	Typology	Settlement	Land type (Greenfield/ LV description)	Gross area (ha)	Net area (ha)	Nr units	dwph B-space (sqm)		
			Residential development typology	Assumed	For OM properties, figures taken from Ipswich Core Strategy Policy DM30. The same mix is assumed for AH properties.	1	Central Brownfield High Density (Small)	Lower Value Area	Brownfield	Lower Value Area	0.28	0.22
2	Central Brownfield High Density (Large)	Lower Value Area				Brownfield	Lower Value Area	0.56	0.41	50	122	-
3	Central Brownfield Medium Density	Lower Value Area				Brownfield	Lower Value Area	0.45	0.35	25	72	-
4	Felixstowe Road	Lower Value Area				Brownfield	Lower Value Area	1.56	1.11	70	63	-
5	Artificial Hockey Pitch	Mid Value Area				Brownfield	Mid Value Area	0.60	0.48	18	38	-
6	Central/West Brownfield	Lower Value Area				Brownfield	Lower Value Area	0.56	0.43	25	58	-
7	West Greenfield	Lower Value Area				Greenfield	Lower Value Area	1.11	0.81	50	62	-
8	Elton Park	Lower Value Area				Brownfield	Lower Value Area	2.63	1.81	105	58	-
9	Helena Road	Lower Value Area				Brownfield	Lower Value Area	1.87	1.13	566	503	-
10	Island Site	Lower Value Area				Brownfield	Lower Value Area	3.01	1.92	271	141	-
11	Silo	Lower Value Area				Greenfield	Lower Value Area	0.16	0.12	48	409	-
12	Former Tooks Bakery	Mid Value Area				Brownfield	Mid Value Area	2.24	1.55	101	65	-
13	King George V Field	Mid Value Area				Brownfield	Mid Value Area	2.83	1.96	99	51	-
Averages									75%	82		
The viability assessment assumes that the larger the site, the smaller the proportion of net developable space using a formula with a non linear coefficient of 1.08 per hectare.												
Net developable land area			Gross to Net Ratio		Site area (ha)	Developable Rate						
					> 0.00	1.08						
Mix type	Assumed	For OM properties, figures taken from Ipswich Core Strategy Policy DM30. The same mix is assumed for AH properties.										
			OM dwelling type (%)				AH dwelling type (%)					
			Ref	Typology	Flats	House	0.0%	0%	Flats	House	0.0%	0.0%
			1	Central Brownfield High Density (Small)	70.0%	30.0%	0.0%	0%	70.0%	30.0%	0.0%	0.0%
			2	Central Brownfield High Density (Large)	70.0%	30.0%	0.0%	0%	70.0%	30.0%	0.0%	0.0%
			3	Central Brownfield Medium Density	0.0%	100.0%	0.0%	0%	0.0%	100.0%	0.0%	0.0%
			4	Felixstowe Road	0.0%	100.0%	0.0%	0%	0.0%	100.0%	0.0%	0.0%
			5	Artificial Hockey Pitch	0.0%	100.0%	0.0%	0%	0.0%	100.0%	0.0%	0.0%
			6	Central/West Brownfield	0.0%	100.0%	0.0%	0%	0.0%	100.0%	0.0%	0.0%
			7	West Greenfield	0.0%	100.0%	0.0%	0%	0.0%	100.0%	0.0%	0.0%
			8	Elton Park	0.0%	100.0%	0.0%	0%	0.0%	100.0%	0.0%	0.0%
			9	Helena Road	100.0%	0.0%	0.0%	0%	100.0%	0.0%	0.0%	0.0%
			10	Island Site	70.0%	30.0%	0.0%	0%	70.0%	30.0%	0.0%	0.0%
			11	Silo	100.0%	0.0%	0.0%	0%	100.0%	0.0%	0.0%	0.0%
			12	Former Tooks Bakery	0.0%	100.0%	0.0%	0%	0.0%	100.0%	0.0%	0.0%
			13	King George V Field	0.0%	100.0%	0.0%	0%	0.0%	100.0%	0.0%	0.0%
Unit sizes	Industry standard	Residential floorspace is based on Govt Housing Standards review consultation M2 August 2013 and/or industry standards of new build schemes. Two floor areas are displayed for flatted schemes: The Gross Internal Area (GIA) is used to calculate build costs and Net Internal Area (NIA) is applied to calculate the sales revenue. For the small housing sites (up to 5 units) larger dwellings are delivered in the borough, with medium and larger sites delivering more 'standard' unit sizes, we have therefore applied two unit sizes within our viability analysis.										
		Private unit sizes are based on average size for new units by type within the study area. Affordable unit sizes are assumed to mirror OM units standards. Unit sizes are set out as follows:										
		Private										
		Private sale	Flats (NIA)	65 sq m								
		Private sale	Flats (GIA)	75 sq m								
		Private sale	House	90 sq.m								
		Affordable units										
		Social rent	Flats (NIA)	65 sq m								
		Social rent	Flats (GIA)	75 sq m								
		Social rent	House	90 sq.m								
		Affordable rent	Flats (NIA)	65 sq m								
		Affordable rent	Flats (GIA)	75 sq m								
		Affordable rent	House	90 sq m								
		Intermediate	Flats (NIA)	65 sq m								
		Intermediate	Flats (GIA)	75 sq m								
		Intermediate	House	90 sq m								

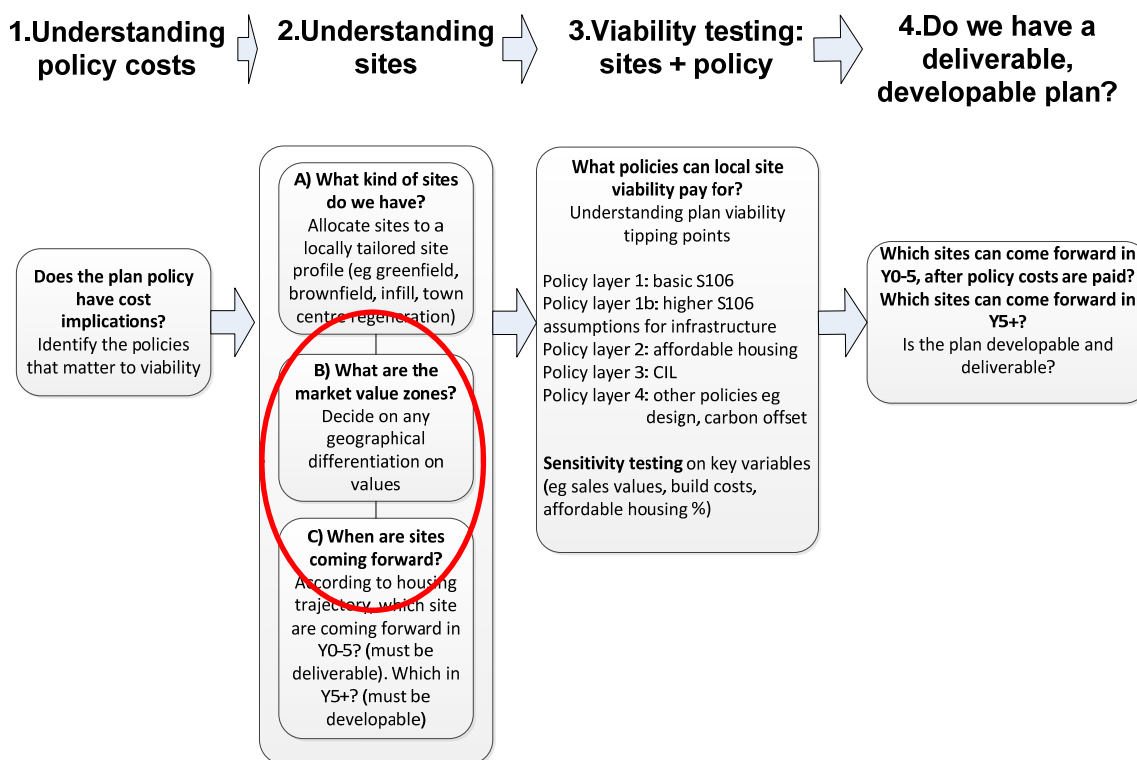
Residential scenarios	Council policy	We are testing a range of Affordable housing requirements. We have used advice from the council based on an overall balance of 80% affordable rent and 20% for intermediate affordable tenures.						
	Threshold	-	Units	Type		Affordable tenure split		
	Ref Typology			Private	Affordable	Social rent	affordable rent	Intermediate
				100%	0%	0%	80%	20%
	1 Central Brownfield High Density (Small)		25 Units	100%	0%	0%	80%	20%
	2 Central Brownfield High Density (Large)		50 Units	100%	0%	0%	80%	20%
	3 Central Brownfield Medium Density		25 Units	100%	0%	0%	80%	20%
	4 Felixstowe Road		70 Units	100%	0%	0%	80%	20%
	5 Artificial Hockey Pitch		18 Units	100%	0%	0%	80%	20%
	6 Central/West Brownfield		25 Units	100%	0%	0%	80%	20%
	7 West Greenfield		50 Units	100%	0%	0%	80%	20%
	8 Elton Park		105 Units	100%	0%	0%	80%	20%
	9 Helena Road		566 Units	100%	0%	0%	80%	20%
	10 Island Site		271 Units	100%	0%	0%	80%	20%
	11 Silo		48 Units	100%	0%	0%	80%	20%
	12 Former Tooks Bakery		101 Units	100%	0%	0%	80%	20%
	13 King George V Field		99 Units	100%	0%	0%	80%	20%
Policy costs		Apply?				Average based on study by BCIS (2009), Assessing the cost of Lifetime Homes Standards.		
	Lifetime homes	No		£910 per unit		Calculate Results		
	CSH Level 4	No		2.5% build cost				
	CIL	No		£100 per sqm				
	S106 contribution	Yes		£1,000 per unit				
	Provision for energy requirements	No		£2,200 per unit				
Conversion factors			<i>Acre/Ha</i>	2.47				
			<i>Sqft/Sqm</i>	10.76				

6 What are the market value zones?

6.1 Introduction

- 6.1.1 Site locations affect viability through the interaction of supply of, and demand for, land in a particular location. This feeds through into housing sales price and land values, and thus site viability, assuming that other things are equal.
- 6.1.2 In this chapter, we look at the make-up of these market value zones for residential development only. We concentrate on residential development because its viability is especially sensitive to precise location. By contrast, the viability of supermarkets, for example, is driven by occupier covenant rather than store location.

Figure 6.1 Process flow stage 2A



Source: PBA

6.2 Setting viability zones for residential development

- 6.2.1 No final decision has been made on whether Ipswich will pursue a CIL charge. However, CIL Regulations (Regulation 13) are useful in helping structure a robust way forward on this issue, particularly given that this evidence may be used to structure a geographically varied affordable housing policy.
- 6.2.2 CIL Regulations state that all geographical differences in charges need to be justified by reference to the underlying viability evidence. There should be no other influences brought to bear – so, for example, the zones should not be set on policy preferences which wish to see development in a certain area encouraged or discouraged. Setting up a CIL which levies different amounts on development in different places increases the complexity of evidence required, and may be contested at examination; this logic also applies to the creation of a geographically varied affordable housing charge.

6.3 Principles

- 6.3.1 Identifying different charging zones - whether for CIL or an affordable housing charge - has inherent difficulties. One reason for this is that house prices are an imperfect indicator; we are not necessarily comparing like with like. Even within a given type of dwelling, such as terraced houses, there will be variations in, say, quality or size which will impact on price.
- 6.3.2 Another problem is that even a split that is correct 'on average' may produce anomalies when applied to individual houses – especially around the zone boundaries. Even between areas with very different average prices, the prices of similar houses in different areas may considerably overlap.
- 6.3.3 A further problem with setting charging area boundaries is that they depend on how the boundaries are defined, as well as the reality of actual house prices. Boundaries drawn in a different place might alter the average price of an area within the boundary, even with no change in individual house prices.
- 6.3.4 To avoid these statistical and boundary problems, it is our view that a robust set of differential charging zones should ideally meet two conditions:
- The zones should be separated by substantial and clear-cut price differences.
 - They should also be separated by substantial and clear-cut geographical boundaries – for example with zones defined as individual settlements or groups of settlements, as urban or rural parts of the authority. We should avoid any charging boundaries which might bisect a strategic site or development area.
- 6.3.5 This exercise was undertaken as part of the CIL study, which suggests 3 separate charging zones. The same principles apply and these have been reviewed to ensure the boundaries are still relevant.

6.4 Method

- 6.4.1 Setting value zones requires us to marshal the 'appropriate available evidence' available from a range of sources in order to advise on the best way forward. We took the following steps:
- Our first step was to look at home prices. Sales prices of homes are a good proxy for viability. We downloaded Land Registry data to do this. This generated a range of options or hypotheses.
 - Our second step was to look at likely patterns of future development to investigate whether it was worthwhile to set up additional zones.
 - Step 3 saw us talking to developers and local authority officers.
- 6.4.2 We explain this process below.

6.5 Using house prices to understand value zones

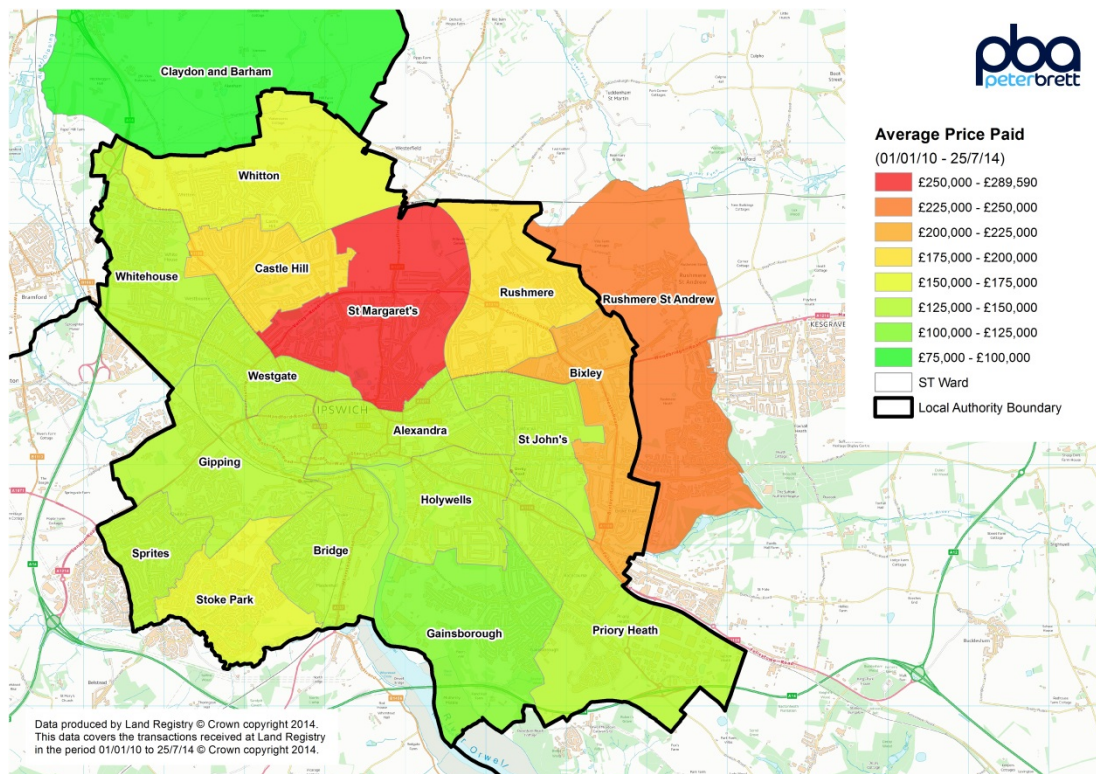
- 6.5.1 In advising on value zones, our first step was to review residential sales prices following the publication of the CIL Study and update these where it was appropriate to do so. Figure 6.2 shows average sales prices of all homes over the last four years. Average prices are shown for each Census Standard Table (ST) ward¹⁸. Aside from the highest and lowest bands (which are tailored to actual values), average prices are broken in equal bands of £27,000 each.
- 6.5.2 We have presented this data on a map because it allows us to understand the broad contours of residential prices in the Ipswich area. Sales prices are a reasonable, though imperfect,

¹⁸ ST wards are used because very precise boundary mapping exists which shows ward boundaries, and is not subject to the degree of change that electoral wards or postcode boundaries are subject to.

proxy for development viability, so the map provides us with a broad idea of which areas would tend to have more viable housing developments, other things being equal.

6.5.3 It is worth noting that new homes are typically more expensive than second hand homes, but the prices we have mapped include both second hand and new homes. We used data on both new and second hand homes because, firstly, datasets on sales values for new homes only would be very much smaller (and so more unstable), and secondly, because at this stage it is the differentials between areas that we are seeking to identify, not the absolute price levels.

Figure 6.2 Average sales price of homes (January 2010- July 2014)



Source: Land Registry, PBA

6.5.4 Figure 6.3 helps illustrate patterns in house prices across the borough:

- The central and southern wards have the lowest values as does part of the western wards;
- St Margarets ward to the north of the city centre is the highest value ward with property prices on average ranging between £250,000 and £289,590;
- Average property prices in the north western and north eastern wards are higher than those in the southern wards with values ranging between £150,000 and £200,000.

6.5.5 We then looked at the future profile of development to inform our decision about charging boundaries. This involved analysing:

- The location of future development: For instance, if all development was going in a single price area, making geographical distinctions in the charging schedule would not be necessary.

- The likely viability profile of future development. If future development is likely to bring a new type of housing product to the market with a very different viability profile, then this should be taken into account.

6.5.6 Understanding the patterns of future development is therefore the next stage in our analysis. If we overlay a rough approximation of the likely housing development areas (see Figure 6.3) we can better understand how we might structure charging bands for residential development.

6.6 The location of future development

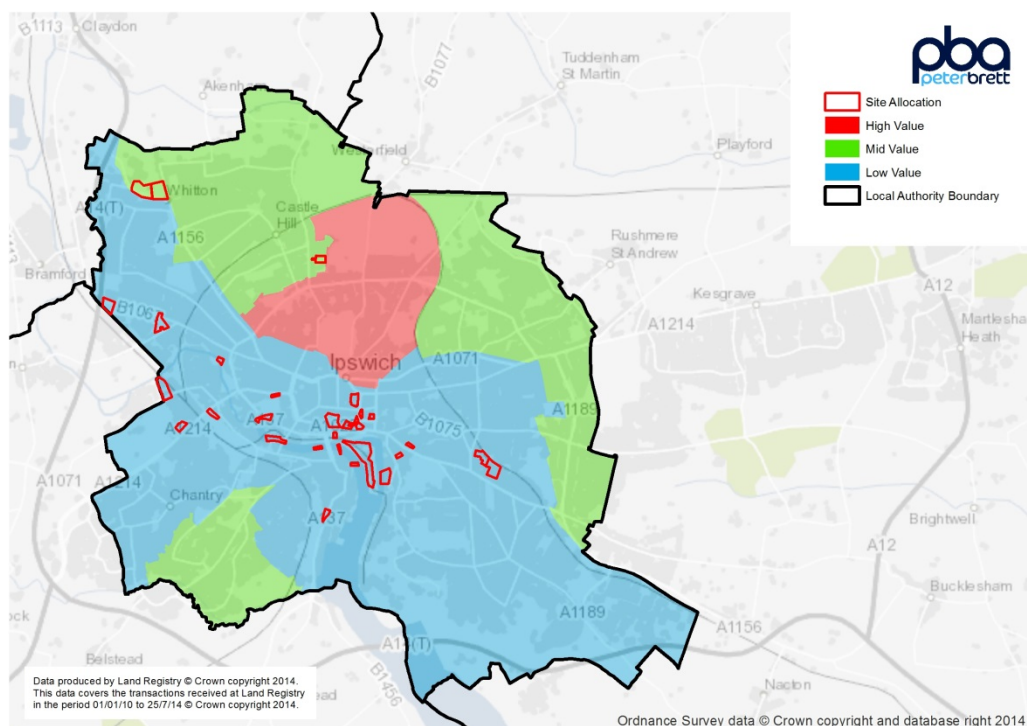
6.6.1 The housing sites anticipated to come forward through the Local Plan process are dispersed throughout the borough, although there is a noticeable concentration of sites in the IP-One Area. A significant proportion of the Council's housing requirement will be provided on a large urban extension site to the north of town, known as the Northern Fringe.

6.7 Deciding on the value zone boundaries

6.7.1 The CIL Study supported the creation of three value zones. Having reviewed the evidence there were arguments in favour of keeping three value zones and the boundaries defined by the CIL Study. For the purpose of this study the three value zones have been retained. However, relevant sales values for the medium value zone have been broadened to incorporate property prices between £150,000 and £175,000 as the range of average values applied was too narrow in comparison to the other two value bands. As a result of this change, Whitton and Stoke Park have been reclassified as medium value zones.

6.7.2 Figure 6.3 below shows the different value zones.

Figure 6.3 Low, Medium and High Value Zones in Ipswich



Source: Land Registry, PBA

6.8 Using this analysis to understand threshold land values

6.8.1 The above analysis looks at sales prices for residential *properties*. Other things being equal, it can provide some insight into the price of residential *land*. This is important, because we need

to derive a 'threshold' land value (ie, the amount of money a landowner will need in order to sell his or her land) in order to calculate what level of policy costs might be afforded by development in the area.

- 6.8.2 We have set our method in estimating threshold land values in detail in Appendix A. In the Appendix, we explain that we use information on both a) existing use values and b) market transactions as starting points in order to estimate this threshold value.

Existing and alternative use values

- 6.8.3 Regarding existing use values, sites coming forward for development in Ipswich typically comprise of both brownfield and greenfield sites. The existing use value of these types of sites is quite low: the VOA in 2011 reported agricultural land values in Suffolk of £19,760 per ha and industrial land values in Norwich of £425,000 per ha (no information was produced by the VOA specifically for Ipswich)¹⁹.
- 6.8.4 As well as the *existing* use of the site, credible *alternative* uses should also be taken into account. Should an alternative use derive a higher land value it is logical that a landowner would seek this higher value.
- 6.8.5 The alternative use depends on planning policy to a good degree. If a landowner knows that his site appears (or is likely to appear) in the development plan for residential land, he or she would only sell for this value (if greater than the existing use). The alternative use value sought will be particularly high in areas where the landowner is aware that high sales values for residential properties make land particularly valuable.
- 6.8.6 If sites in Ipswich have a realistic alternative use value for residential development (having been allocated in the emerging Local Plan) then landowners will anticipate this in the value sought for the site. We do not foresee other use types coming forward on the sites. In Ipswich land values for residential development are higher than the existing use values: it is therefore prudent to also understand market values, as described in greater detail below.

Market values minus policy costs

- 6.8.7 The second approach we use in estimating a sensible threshold land value is to look at market comparables of residential land traded. This market performance will inform landowners' 'hope values' for sites. After adjustment for various factors (such as time and various flavours of risk, such as whether the land had planning permission) we can start to make judgements about how comparable sites might trade.
- 6.8.8 We have been able to obtain a number of comparables from developers and local authorities in the area. This information was provided on a confidential basis and therefore the actual comparables used cannot be made available to the public. This list of consultees is provided at Appendix B.

Setting a threshold land value

- 6.8.9 Having observed market transactions, the RICS guidance paper notes that we need to deduct an amount in order to take account of policy requirements.²⁰ Where an adjustment is made,

¹⁹ Valuation Office Agency (2011) *Property Market Report 2011*

²⁰ The Inspector in the report on the examination of the London Mayoral CIL (January 2012) commented: 'Finally the price paid for development land may be reduced. As with profit levels there may be cries that this is unrealistic, but a reduction in development land value is an inherent part of the CIL concept. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges.' (paragraph 32)

RICS guidance requires us to set out our 'professional opinion underlying the assumptions adopted. These include, as a minimum, comments on the state of the market and delivery targets as at the date of assessment'.²¹

6.8.10 The question, therefore, is how much we should adjust the land value downwards, in order to take account of policy costs such as the continuing imposition of affordable housing charges. As set out above, RICS guidance requires us to comment on the state of the market and delivery targets as at the date of assessment'.²²

- If we look at the state of the market, our discussions with developers showed that effective demand for homes (ie, demand from people willing and able to pay) is relatively weak in the area, suggesting that landowners' holdings will not be as sought after as they might be in other parts of the country. If we over-value land, RICS points out that we will reduce the amount available for planning contributions.²³ this comparable data might suggest that a relatively significant reduction might bring threshold land values into line with those in similar places elsewhere, perhaps without grave risk of damaging housing delivery rates.

6.8.11 This was taken into account when suggesting the threshold land values below. Note that we deal with delivery targets at the date of assessment in Chapter 7.

6.9 Threshold residential land values used

6.9.1 We have used the analysis in this chapter to arrive at an understanding of the economic geography of the area. We have used this to inform our views on how sales values and threshold land values of residential properties vary spatially within the area. This will represent an important input to our viability testing in later chapters of this report.

6.9.2 In suggesting a threshold residential land value, we have reviewed the evidence above, and triangulated between existing use value, alternative use value and market value. Using our professional judgement, we believe that a sensible threshold net residential land value assumption for the area is as follows:

- High value area: £725,000 per ha.
- Medium value area: £600,000 per ha.
- Lower value area: £450,000 per ha.

6.9.3 These land values quoted are broad average across each value zone. Site specific viability including dealing with the costs of site specific constraints and landowners individual aspiration on land value will of course vary. Any site abnormalities which are not reflected in our appraisals should be deducted from the land values assumed. Although it is acknowledged that there will always minimum return a landowner will require to release a site for development, which may not be sufficient once the cost of abnormalities are deducted.

6.10 Consultation

Understanding the local market with agents and developers

6.10.1 We talked to a range of sources again about the residential market, including local agents and local housebuilders active in the area. The general sentiment was that:

- Since the CIL study, respondents noted that property values, on the whole, have risen by between 5% - 8%. This was particularly the case in the first few months of 2014 however price rises have plateaued somewhat during the summer.

²¹ RICS (2012) *Financial Viability in Planning* (4,5)

²² RICS (2012) *Financial Viability in Planning* (4,5)

²³ RICS (2012) *Financial Viability in Planning* (13)

- Many responded that there is still considerable demand for family houses. However there has been a shortage of new properties introduced onto the market which has helped inflate prices. The premium, or mark up, for new properties, due to a perceived lack of supply, ranged between 5% and 15% amongst respondents.
- The consultation revealed that there is still very little demand for flats. Many of the supply of flats in recent years have been around the waterfront area. However, many respondents noted that these have not sold particularly well. On average, flats tend to range in sizes between 50 and 70 sq m. Buyers outside of the centre tended to prefer houses and smaller homes rather than flats.
- The general consensus was that flats are priced fairly consistently between £80,000 to £110,000, and that flats priced much higher than this would be increasingly unlikely to sell. Based on average sizes, this would equate to between £1,500 to £1,800 per sq m.
- The consultation also revealed a difference in values across the borough, with values higher in the north, and the north-east. In the north and north east respondents stated that they would expect to see sales ranging between £2,300 to £3,200 per sq m. On the basis of an average dwelling size of 90 sq m this would equate to a sales price of £207,000 to £297,000.
- Respondents also noted that the east also demonstrated fairly high values, largely driven by access to good schools. Here, respondents stated that they expected values of between £1,800 to £2,400 per sq m. On the basis of an average dwelling size of 90 sq m this would equate to a sales price of £162,000 to £216,000.
- Conversely, values in the west, and across the south, achieved lower values. One respondent noted that the average premium between the east and the west, on a similar, standard property, would be in the region of £50,000. The consensus between agents was that values ranged between approx. £1,700 to £2,000 per sq m. Again, based on an average dwelling size of 90 sq m this would equate to a sales price of £153,000 to £180,000.

6.10.2 A copy of our consultees are detailed within Appendix B.

We looked at current developments

6.10.3 There remains a limited amount of large scale development activity within Ipswich other than the Charles Church scheme at Ravenswood and the Crest Nicholson development at Vista. However, since the CIL Study was completed there are a number of other smaller developments that, at the time of this report, have recently been sold.

- Kiln Place, Suffolk Road (Moody Homes) – A development of 3 and 4 bedroom detached family homes located half a mile north of Ipswich town centre. A three bedroom house listed as 106 sq.m has sold for £270,000, which equates to £2,550 per sq m. Four bedroom homes have ranged in size between 116 sq m and 140 sq m, selling for between £340,000 and £375,000. This equates to an average sales value of approximately £2,730 per sq m.
- St Peter's Place, Colchester Road (Hopkins Homes) – Is a development of three and four bedroom houses north east of the town centre. A three bedroom detached house, of approximately 86 sq m in this development has sold for £299,995, equating to £3,521 per sq m. Similarly a four bedroom detached house in this development, of 99 sq m, has sold for £319,500 which is approximately £3,230 per sq m.
- Blakenham Fields, Gipping Road (Orbit Homes) – A development currently on the market, albeit just outside the study area approximately five miles North West of the town centre, is Blakenham Fields. These developments comprise predominantly of smaller homes for younger families and first time buyers. Their two bedroom homes, ranging between 59 sq m and 69 sq m are marketed for around £159,995, equating to between £2,320 and £2,700 per sq m.

- 6.10.4 Properties at Ravenswood (Charles Church) and Vista (Crest Nicholson) have sold well and achieved healthy sales values. 4, 5 and 6 bedroom houses at Ravenswood have achieved between £299,000 and £430,000. Crest Nicholson are selling 1 and 2 bedroom apartments and 2, 3 and 4 bedroom houses. Prices range between £169,500 and £235,000. These prices are broadly in line with the figures reported in the CIL Study last year. Sales rates have also remained healthy since the development began.
- 6.10.5 From the analysis of new developments on the market, there are comparatively fewer developments that include flats. Regatta Quay on the waterfront is one of a limited number of apartment schemes in Ipswich.
- Regatta Quay, Ipswich Waterfront – Currently on the market, the development consists of a large number of one and two bedroom apartments. A one bedroom flat of approximately 45 sq m is marketed at £98,000, which is £2,160 per sq m. Similarly a two bedroom apartment in the same development is marketed at £150,000. This is slightly larger at approximately 59 sq m, equating to circa £2,540 per sq m.

The working hypothesis following consultation

- 6.10.6 Discussions with agents and developers helped us arrive at a 'firmed up' working hypothesis regarding the geographical charging zones.
- 6.10.7 We recommend that Ipswich should have a three tiered charge; there are price differences across the Borough. The area surrounding Christchurch Park is the most expensive, followed by the eastern part of the Borough. The centre, west and south of the Borough are the lowest value areas.
- 6.10.8 Nonetheless, there was evidence that the charging boundaries (as proposed in Figure 6.5) should be adjusted slightly. During consultation it was noted that the town centre property market includes areas along the waterfront to the south. In particular, the west of the Holywells ward (separated by Holywells Park) forms a natural extension of the town centre property market. As these areas share the same characteristics it was deemed appropriate to group them together. As such, the boundaries were altered; land to the west of Holywells Park, (within the Holywells Ward) was incorporated in the low value charging boundary.

Viability analysis

- 6.10.9 We then tested this approach by undertaking a viability analysis. Development appraisals are necessary to help understand viability, because the data used so far is only a proxy for viability testing, rather than a viability test in itself. Only development appraisals can properly combine the receipts and costs of development to arrive at an overall picture of viability.
- 6.10.10 First, development appraisals use recent sales prices as a basis, and relate to new dwellings specifically. To arrive at these prices we consulted with developers and agents who have been selling new housing over the last six months. (By contrast, Land Registry prices presented cover the last two years and include second-hand as well as new houses).
- 6.10.11 Secondly, the results of the development appraisal (which shows the price that a developer can afford to pay for land) can be compared with prevailing benchmark land values (in effect, what the landowner will accept in order to sell the land). Benchmark values have an important bearing on the surplus available to fund other policy costs.

Residential scenarios tested

- 6.10.12 As set out in paragraph 5.2.1, to assess the capacity of different types of development to contribute towards affordable housing in Ipswich, we have produced indicative development appraisal of hypothetical schemes, comprising the following:
- Central Brownfield

- Felixstowe Road
- Artificial Hockey Pitch
- Central/West Brownfield
- West Greenfield
- Elton Park
- Helena Road
- Island Site
- The Silo
- Former Tooks Bakery
- King George V Field

6.10.13 This mix of schemes was selected in discussion with the Council, making use of their local knowledge, to create a representative but focused profile of residential development likely to come forward in the area for the foreseeable future. The schemes selected will test the viability of development falling below and above varying policy costs.

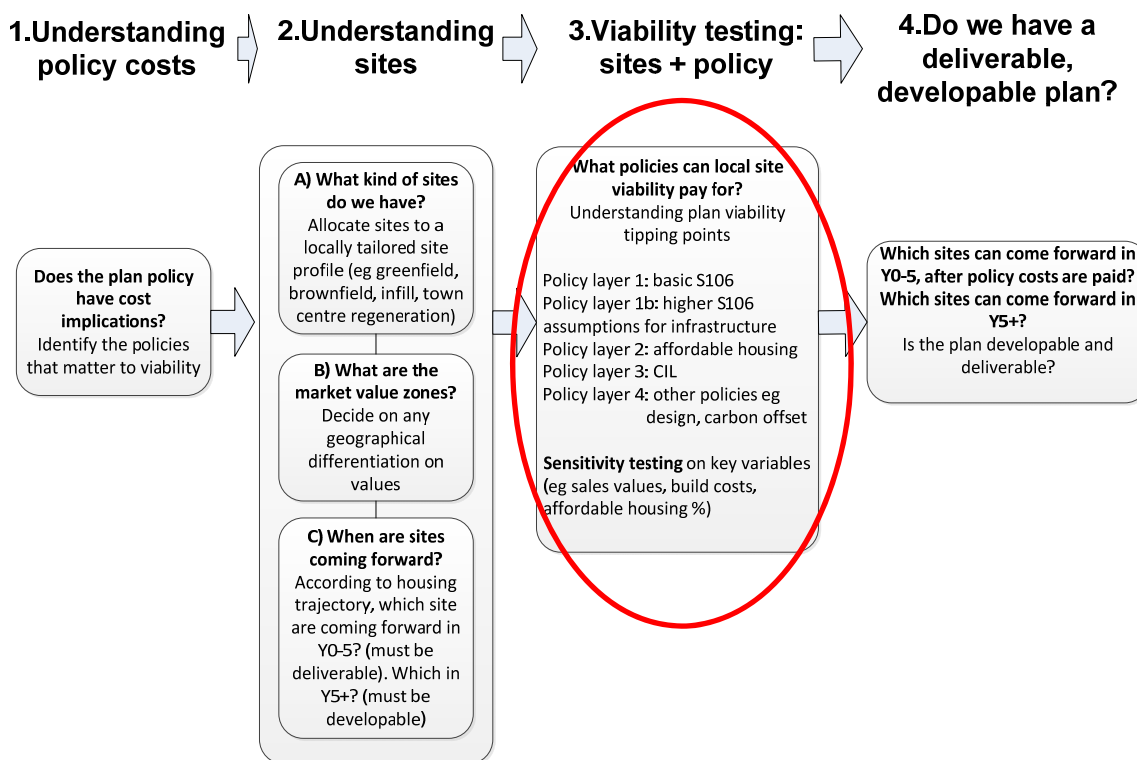
7 Viability testing residential sites

7.1 Introduction

7.1.1 By this stage, we have a good understanding of how location and policy costs, site types and location might combine to affect viability. In effect, we have sites allocated to site profile typologies, incorporating policy costs, existing use values and local market sales values with planned delivery period.

7.1.2 We are now at the stage that we can viability test the site profile typologies.

Figure 7.1 Process flow stage 3



Source: PBA

7.2 The need for viability testing the site profile categories

7.2.1 At this stage, we need to introduce more information into the process, because we need to test the viability of development within the value zones.

7.2.2 To test viability, we need to undertake development appraisals. This is for the following reasons:

- Firstly, development appraisals use recent sales prices, and relate to new dwellings specifically. To arrive at these prices we consulted with developers and agents who have been selling new housing. (By contrast, Land Registry prices presented earlier cover the last two years and second-hand as well as new houses).
- Secondly, the results of the development appraisal (which shows the price that a developer can afford to pay for land) can be compared with prevailing threshold land values (in effect,

what the landowner will accept in order to sell the land). Threshold values have an important bearing on the amount of developer contributions assumed to be available.

- 7.2.3 This process identifies the amount of developer contributions available. This sum of money can be targeted at paying for affordable housing (via Section 106 affordable housing payments), other policy costs or a mixture.
- 7.2.4 Detailed appraisals for each development typology are at Appendix D. Viability tests can only look at the viability of speculative development for investment purposes. Bespoke development may be viable in places where speculative development is not if an occupier business may have particular reasons for wanting to locate to a specific place. To account for such individual circumstances is beyond the scope of our analysis.

7.3 Viability testing method

- 7.3.1 The purpose of the assessment is to ensure that the policy costs do not render the bulk of development proposed in the plan financially unviable.
- 7.3.2 To do this, we need to be able to estimate two things.
- The threshold land value. This is the estimated value at which the landowner will sell the site. We have explained our chosen threshold land values in paragraph 6.8.1.
 - The residual land value. This is the value of the land to the developer, assuming that affordable housing and other policy costs are paid, and the developer makes a target profit.
- 7.3.3 If the residual land value exceeds the threshold land value, the site is viable. If the residual land value does not exceed the threshold land value, then the site is not viable and the scheme will not take place.
- 7.3.4 Theoretically, if residual land values exceed the threshold by a large amount, the scheme will be very viable, and developers will be keen to take the scheme forward. They will make a profit in excess of their target figure.
- 7.3.5 Fundamentally, this study is attempting to judge the ability of local developments to pay for policy costs (which will force down residual land values), whilst simultaneously making it worthwhile for a landowner to sell his or her land. This will allow development to happen and wider benefits to society to be delivered.

7.4 How we use the site profile typologies and site sampling

- 7.4.1 Work in the previous stages allows us to understand the types of sites in the area, and how location might affect their viability. When added to a set of locally based assumptions on new-build sales values, land values and developer profits, we are able to run area-wide development viability tests of these typologies. This allows us to take a general view of the viability of sites in an area, which is particularly important where we cannot anticipate the detail of a forthcoming application. Harman says this site typologies approach is sensible.²⁴
- 7.4.2 The viability testing is intended to be high level.²⁵

7.5 Viability testing assumptions

- 7.5.1 Viability testing requires us to make a series of assumptions about the developments in question.

24 Local Housing Delivery Group Chaired by Sir John Harman (2012) *Viability Testing Local Plans* (11)

25 Local Housing Delivery Group Chaired by Sir John Harman (2012) *Viability Testing Local Plans* (15)

7.5.2 We have explained the assumptions we have used in Appendix D.

7.6 Testing viability with different policy costs

- 7.6.1 Taking the site typologies as a basis, we vary the policy costs in order to judge the impact different policies have on scheme viability.
- 7.6.2 We have set our analysis using a 'traffic light' system. Red indicates that developments in a given category are not viable. Amber indicates that they are marginally viable, whilst green indicates those that are viable.
- 7.6.3 Table 7.1 shows the viability of the different development scenarios against different policy costs, which have been added incrementally.
- 7.6.4 With limited policy costs the majority of site typologies are viable. Only four are unviable, namely Helena Road, The Island, The Silo and high density developments on brownfield sites in the centre of Ipswich. Once an allowance is made for other policy costs such as 15% energy requirements and Code for Sustainable Homes Level 4 both individually and collectively, then only Elton Park becomes unviable.
- 7.6.5 An affordable housing threshold of 15% was then introduced to understand the impact of a lower affordable housing requirement on scheme viability. Table 7.1 shows that all seven typologies remain viable. These schemes continue to be viable once an allowance for renewable energy at 15% or the construction of homes to Code Level 4 is included in the developments costs. However, once these costs are added collectively the Central/Western Brownfield, West Greenfield and Flexistow Road become marginally viable.
- 7.6.6 This decline in viability rises as the affordable housing threshold is increased to 25% and 35%. This similarly applies as further costs are added on top of the affordable housing requirement resulting in only 3 of the groupings being viable. This shows the degree of sensitivity of most sites to additional policy costs once the affordable housing threshold is increased to 25%.
- 7.6.7 When the viability model tests a much higher level of policy costs, such as 35% affordable housing and the inclusion of 15% renewables and Code Level 4, then only the Artificial Hockey Pitch is viable. With the exception of the Former Tooks Bakery site which is marginally viable, all other 11 groupings are unviable. This clearly shows that nearly all of the groupings are unable to sustain these costs at this level.
- 7.6.8 However, it is important to point out that this 'traffic light' system only intends to present a general impression of the impact of varying policy costs on site viability. The degree to which each of the typologies tested are viable varies – some are likely to be more sensitive to fluctuations in costs and values than others. The margin to accommodate these changes is not shown in the table and needs to be born in mind when interpreting the results. Understanding the margin is important to ensure that the chosen policy requirements are not set too high or too low. This is considered further in Chapter 9.
- 7.6.9 In summary, Table 7.1 shows that with a 15% affordable housing requirement the plan is deliverable

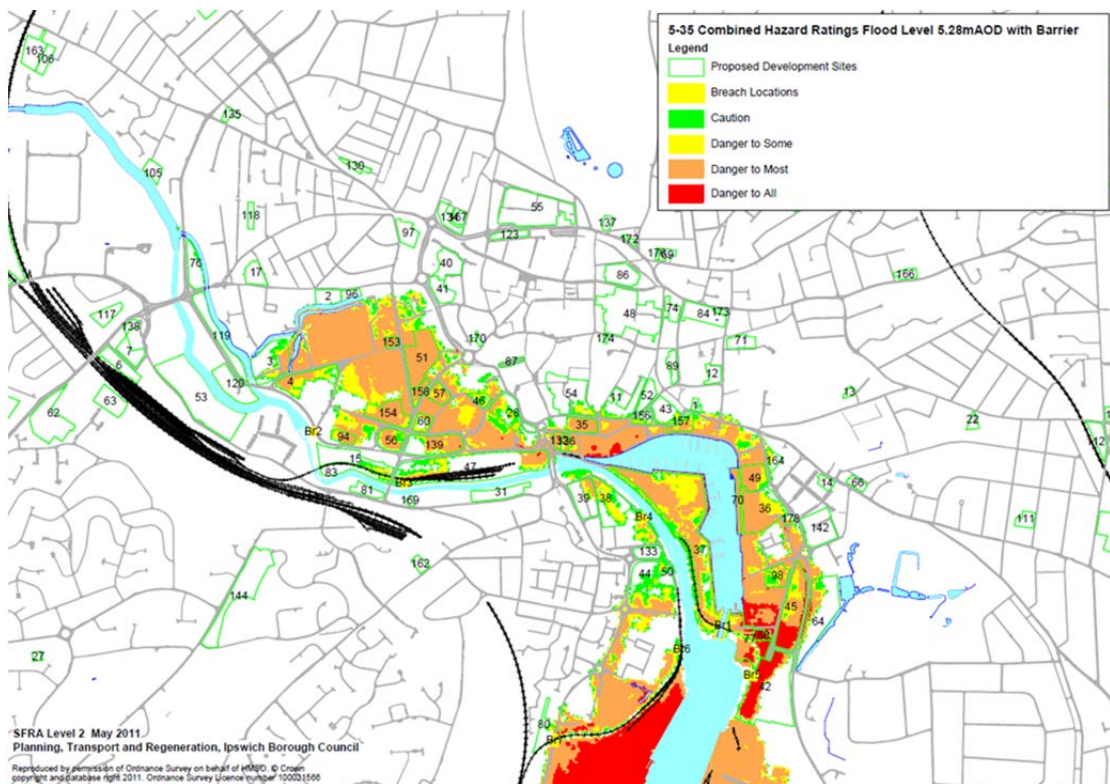
Table 7.1 Viability with Different Policy Costs

		0% Affordable	0% Affordable + 15% Renewables	0% Affordable + Code Level 4	0% Affordable + All Other Policy Costs	15% Affordable	15% Affordable + 15% Renewables	15% Affordable + Code Level 4	15% Affordable + All Other Policy Costs	25% Affordable	25% Affordable + 15% Renewables	25% Affordable + Code Level 4	25% Affordable + All Other Policy Costs	35% Affordable	35% Affordable + 15% Renewables	35% Affordable + Code Level 4	35% Affordable + All Other Policy Costs
Site Typology	Units																
Central Brownfield High Density (Small)	25																
Central Brownfield High Density (Large)	50																
Central Brownfield Medium Density	25																
Felixstowe Road	70																
Artificial Hockey Pitch	18																
Central/West Brownfield	25																
West Greenfield	50																
Elton Park	105																
Helena Road	566																
Island Site	271																
Silo	48																
Former Tooks Bakery	101																
King George V Field	99																

7.7 Impact of flooding on viability

- 7.7.1 Ipswich is located adjacent to the River Orwell. As such the risk of flooding is one of the major constraints to development, particularly for those sites in the town centre.
- 7.7.2 The map in Figure 7.2 shows the sites that are prone to flooding following the completion of the town's flood barrier in 2016/17. These will be categorised as Flood Zone 3. It can be seen that the zone largely affects sites in the centre of Ipswich covering areas around the dock, marina, County Hall and the football stadium. It extends to the A1071, Civic Drive/Grey Friars Road, A1022, and the B1458 in the North, whilst to the south it extends up to the B1075 and A137.

Figure 7.2 Flood Map



Source: Ipswich Borough Council

- 7.7.3 A separate exercise has been undertaken to understand the implications of flood risk on plan viability. The results are displayed in the Table 7.2 and the 'traffic light' system has been adopted once again.
- 7.7.4 Having reviewed each of the typologies against the flood map, five of the typologies tested are potentially affected by flooding. These include:

- Central Brownfield High Density (large);
- Central Brownfield Medium Density;
- Silo;
- Helena Road; and

- Island Site.

7.7.5 Table 7.3 shows that Helena Road, The Island, Silo site and the Central Brownfield High Density Large scheme are unviable even when limited policy costs are applied. This is to be expected since the earlier analysis showed the same results without incorporating an allowance for further costs associated with the flood mitigation works. The Central Brownfield Medium density typology is viable when no policy costs are required, once an allowance has been made for the flood mitigation works. The model shows that this grouping remains viable once policy costs increase to include an allowance for 15% affordable housing. However, as costs accumulate further through incorporating a higher affordable housing requirement of 25% the model shows that this typology cannot sustain these higher costs and the indicative scheme becomes unviable.

7.7.6 Since four out of the five groupings falling within the flood zone were unviable with no allowance for flooding but with minimum policy costs, the effect of incorporating the flood mitigation works on the viability of the plan as whole is negligible. It can be seen that the Central Brownfield Medium Density site is sufficiently profitable to be able to contribute towards the Council’s planning costs to a certain extent, thereby ensuring that the viability of the plan as whole is not jeopardised as the majority of the groupings remain viable.

7.7.7 However, it is also important to note that not all the sites included in the typologies above are located in an area at risk from flooding. They have been grouped together as their characteristics are largely similar but this does not mean they are identical. As such some of these sites may be able to afford to provide more affordable housing or contribute to a combination of policy costs but this will need to be determined and negotiated on a site-specific basis.

7.8 Sensitivity Testing

7.8.1 Further testing was carried out to establish the sensitivity of each of the groupings on further changes to the policy cost assumptions. The following scenarios were tested:

- Affordable Housing at 10% with 50/50 tenure mix of shared ownership and affordable rent & Renewables 10%;
- Affordable Housing at 5% with 50/50 tenure mix of shared ownership and affordable rent & Renewables 5%;
- Renewable Energy at 15% only; and
- No Affordable Housing or Renewables.

7.8.2 A ‘traffic light’ system has been adopted and the findings are shown in the Table 7.2:

Table 7.2 Sensitivity Testing

		10% Affordable & 50/50 tenure split & 10% Renewables	5% Affordable @ 50/50 tenure split & 5% Renewables	15% Renewables	No Affordable or Renewables
Site Typology	Units				
Central Brownfield High Density (Small)	25				
Central Brownfield High Density (Large)	50				
Central Brownfield Medium Density	25				
Felixstowe Road	70				
Artificial Hockey Pitch	18				
Central/West Brownfield	25				
West Greenfield	50				
Elton Park	105				
Helena Road	566				
Island Site	271				
Silo	48				
Former Tooks Bakery	101				
King George V Field	99				

- 7.8.3 This exercise has shown that these changes have little impact on the overall viability of the plan. Sites that were previously viable with 15% affordable housing remain viable, whilst those that were unfeasible remain so. Therefore these changes do not fundamentally alter the general level of planning costs which the emerging groupings can sustain.

7.9 Summary of Findings

- 7.9.1 The results of the viability exercise shows that the majority of sites included in the emerging plan can afford to provide 15% affordable housing as a minimum. Once the affordable housing requirement is increased to 25% certain scenarios become particularly sensitive to these higher costs as well as any other additional policy costs, which could prevent them from being delivered. This clearly shows that if policy costs are set too high, then the overall plan viability could be jeopardised as well.
- 7.9.2 Further sensitivity testing has shown very little improvement to scheme viability amongst those groupings that are unviable in the earlier testing exercise. This is due to the significant gap between value and costs for these particular sites. Even with further policy adjustments to reduce costs, the gap is so great that such changes have very little effect and fail to improve the viability of these schemes.
- 7.9.3 The implications of this on developing appropriate policies for the district are drawn together in Chapter 9.

Table 7.3 Impact of Flooding with Different Policy Costs

		0% Affordable	0% Affordable + 15% Renewables	0% Affordable + Code Level 4	0% Affordable + All Other Policy Costs	15% Affordable	15% Affordable + 15% Renewables	15% Affordable + Code Level 4	15% Affordable + All Other Policy Costs	25% Affordable	25% Affordable + 15% Renewables	25% Affordable + Code Level 4	25% Affordable + All Other Policy Costs	35% Affordable	35% Affordable + 15% Renewables	35% Affordable + Code Level 4	35% Affordable + All Other Policy Costs
Site Typology	Units																
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Central/West Brownfield	25																
West Greenfield	50																
Elton Park	105																
Helena Road	566																
Island Site	271																
Site	48																
Former Tooks Bakery	101																
King George V Field	99																

8 Are non-residential sites viable?

8.1 Introduction

- 8.1.1 In this chapter we discuss the main non-residential uses likely to emerge through the Local Plan. As a result of the CIL work undertaken by PBA it is envisaged that retail and B-Class development will contribute to the growth of Ipswich over the life of the plan.
- 8.1.2 The development scenarios tested are hypothetical schemes. However, they have been selected on the basis that they represent the probable supply of commercial schemes over the plan period.
- 8.1.3 A summary of the rents and yields assumptions are included at Appendix E. Detailed appraisals of each scenario are included at Appendix F.

8.2 Office Market

- 8.2.1 Consultation revealed that demand for new office space is still particularly low, although this has improved very slightly in the last year. Some consultants mention that there is a considerable supply of vacant units and therefore new supply in the last few years has comprised of refurbished units, rather than new developments.
- 8.2.2 Consultees offered a range of average prices for existing office space, predominantly ranging between £80 and £130 per sq m. With limited new supply coming forward consultees struggled to give a definitive answer regarding values for new build developments, most suggesting values around £170 per sq m. In terms of yields, again many consultees stated that with few developments having come forward it was difficult to establish an exact figure. Those that did offer a figure suggested values around 8%, with one stating there had been little change in the last 12 months.
- 8.2.3 Analysis of recent transactional data, for both new and existing properties around Ipswich, revealed an average of £98 per square metre for standard office units, £124 for larger business park units and £121 per square metre for units classified as serviced offices.
- 8.2.4 Similarly, Table 8.1 provides an analysis of office developments (new and existing) currently on the market. The table shows a range of values, with the average as £105 per sq m.

Table 8.1 Office units currently on the market in Ipswich and nearby locations

Office developments	Rent per sq.m
Epsilon Terrace, West Rd (1), Ipswich	£211
Epsilon Terrace, West Rd (2), Ipswich	£174
Gipping house, 5 dock house, Ipswich	£69
Whitwell hose, Ipswich	£105
St Clare House, Princes St, Greyfriars Ipswich	£54

Office developments	Rent per sq.m
1 Cornhill, Ipswich	£73
Gees Court, St Helens St, Ipswich	£95
6-8 Museum Street, Ipswich	£109
Hyde Park, Ipswich	£92
Deben Mill Business centre, Ipswich	£156
Orchard house, St Helens St, Ipswich	£76
Alpha Business Park, Ipswich	£90
Queen St, Ipswich	£76
The Rutherford Centre, Ipswich,	£78
Norfolk house, Lion Barn Industrial estate, Ipswich	£119

Source: Property websites (such as RightMove, EGi and Completely Office)

8.3 Office Viability Analysis

8.3.1 Three indicative development appraisals have been produced, which represent typical hypothetical office schemes. They include:

- A town centre office scheme comprising of 10,000 sq m of floor space, which could be used as a single unit or subdivided into smaller units;
- A town centre office scheme extending to 465 sq m, which would attract medium sized businesses and/or could be subdivided into smaller office suites for smaller firms; and
- An employment park scheme consisting of 5,000 sq m of offices and 3,500 sq m of industrial, which would attract occupiers requiring good access to the national road network.

Finding

8.3.2 The table below shows that none of the office development scenarios tested are viable.

Table 8.2 Office and employment park viability with overage surplus

	GIA	NIA	Net site area ha	Residual value		Benchmark		Overage/Surplus	
				Per Ha	Per £psm	Per Ha	Per £psm	Per Ha	Per £psm
Town Centre Offices	10,000	8,500	1.000	-£5,053,639	-£505	£750,000	£75	-£5,803,639	-£580
Town Centre Offices	465	395	0.047	-£5,205,462	-£521	£750,000	£75	-£5,955,462	-£596
Employment Park	8,500	7,225	2.125	-£1,683,366	-£421	£750,000	£188	-£2,433,366	-£608

8.3.3 In the current market it is difficult for private sector developers to fund speculative space in this sector. The perceived higher risk of such developments and the relatively low returns limit the potential for new development. There are opportunities for new commercial development in Ipswich to secure regional aid which would improve the viability position of commercial ventures, although this cannot be relied upon for the purpose of this study.

8.4 Industrial and Warehousing Market

- 8.4.1 Our discussion with local agents revealed that the market for new industrial units in Ipswich is still relatively quiet. Consultees suggested that they would currently expect rental values to be around £60 per square metre for industrial premises including some offices and workshops, whilst warehouses are often sold slightly cheaper, with responses ranging between £50 up to £55 per square metre. Consultees revealed that unlike retail and office units, there are relatively fewer vacant industrial units so there could be demand in the future for new developments. However, it was also noted that the mark up for new properties is considered rather small.
- 8.4.2 There are only two new industrial schemes in Ipswich. They are The Havens at Ransomes Europark and Futura Park off Ransomes Way. The latter offers design and build opportunities to businesses on plots ranging from 1.25 acres to 16 acres. In the case of The Havens phase 2 was completed in 2010 and is fully let, however the developer is yet to implement phase 3.
- 8.4.3 Interrogation of recent transactional data corroborates the findings from the consultation revealing average achieved rents for light industrial units as £58 per square metre and £48 per square metre for warehouses. Furthermore, Table 8.3 below, offers a snapshot of industrial premises currently advertised in Ipswich (on sites such as Right Move), the average for premises again roughly £52 across all types of industrial premises, both light industrial units and warehouses.
- 8.4.4 In terms of yields, again, respondents claimed that there had been “very little” movement over the last year. Recent transactional data suggests that the average yield achieved for industrial units was 8%.

Table 8.3 Industrial units currently on the market in Ipswich and nearby locations

Industrial	£ per sq.m
Warehouse, Scrivener drive, Ipswich	£57
Portmans walk, Ipswich	£51
Elton Park Works, Ipswich	£30
QM Industrial Park, Ipswich	£32
Unit 12, Boss Hall Business Park, Sproughton Park Ipswich	£59
Unit 16, Boss Hall Business Park, Sproughton Park, Ipswich	£60
The Drift, Nacton, Ipswich	£38
Unit 40, Boss Hall business park, Sproughton Park, Ipswich	£60
Unit 10 Dales Court Business Park, Ipswich	£72
Unit 10, Sproughton Business Park, Ipswich	£52

Source: Property websites (such as RightMove, EGi and Completely Industrial)

8.5 Industrial and Warehousing Viability Analysis

8.5.1 An indicative development appraisal has been produced of a hypothetical scheme, comprising a scheme of 3,500 sq m on the gross internal floor area (GIA).

8.5.2 Findings

8.5.1 The table presented below shows that industrial and warehouse development in Ipswich is not viable. The detailed appraisal is included in Appendix G and a breakdown of the assumptions are included in Appendix E.

Table 8.4 Industrial and warehousing appraisal findings

	GIA	NIA	Net site area ha	Residual value		Benchmark		Overage/Surplus	
				Per Ha	Per Epsm	Per Ha	Per Epsm	Per Ha	Per Epsm
R&D, Industrial & Distribution	3,500	3,500	0.875	£-2,436,646	£-609	£430,000	£108	£-2,866,646	£-717

8.5.2 Typically speculative development of research and development premises and/or industrial and distribution space is unable to achieve a sensible threshold land value, resulting in this type of development being unviable in Ipswich without external funding being secured.

8.6 Retail Market

8.6.1 In terms of rental values, the consultation revealed two differing responses, with some revealing that rents had remained static over the previous year and some revealing that rents had risen, albeit only very slightly.

8.6.2 Consultees commented that very little new retail developments had come forward within the town centre in recent years. Some stated that, as the town centre has a fairly high vacancy rate, the (small) demand for properties has been met largely through refurbished units. There is a belief that the relatively high supply of vacant units has also helped keep rental values static. Respondents noted that in recent years most of the new retail floorspace has come forward in out of town locations such as the Futura Park (opened November 2012), as some expressed a belief that the town centre has difficulties in attracting larger, “more fashionable” retailers.

8.6.3 Our consultation revealed that most agents believed that yields had not changed significantly in the last 12 months for either comparison or convenience retail. Yields were considered to range, on average, around 8% for high street comparison and around 7% for out of town retail warehouses. Respondents also stated that yields for convenience retailers would be lower, and had not changed since the CIL study was completed.

8.6.4 In terms of convenience retail, we were alerted to two comparable deals to assist our evaluation. The first involved a recent transaction by Tesco’s in August 2014 involving a 742 sq m unit in the town centre, which had an asking rent of just over £200 per square metre. Prior to this the retailer also took a lease on another unit, just on the edge of the town centre, extending to 260 sq m and equating to a rental value of approximately £230 per sq m.

8.6.5 In terms of smaller high-street comparison units, our discussion with local agents revealed that rental values for retail units vary considerably. In prime locations, such as the Tower Ramparts and the Buttermarket, rents are likely to be higher, around £300 per sq m. For instance, we understand that in the past year, Body Shop and River Island have taken new leases on prominent high street units for £415 and £365 per square metre respectively, however we consider these to be at the very highest of the values likely to be achieved. Our consultation revealed that a more reasonable figure for new developments would be between £170 and £200 per square metre.

- 8.6.6 For larger, out of town retail warehouses, we understand that rental levels range between £150 and £180 per square metre. In terms of yields, over the previous year there have been two deals, one where an investor had acquired floorspace at Anglia Retail Park for a yield of approximately 7.5% and another where an investor had acquired units at Futura Retail Park for yield of approximately 6.68%.
- 8.6.7 To supplement our consultation with local agents we also looked at recent transactional data and currently available units. Recent transactional data reveals that for out of town retail warehouse units the average rent was £152 per square metre with yields tending to be around 7%. For high street units the average achieved rental value was £140 per square metre, with yields on average 8%.
- 8.6.8 Analysis of retail units currently on the market (through websites such as RightMove, EGi and Completely Retail) also demonstrates a variety of expected rental values, with many varying depending on location. The average rent for units currently on the market is £175 per square metre.

Table 8.5 Retail units currently on the market in Ipswich and nearby locations

Retail: High Street / Town	£ per sq.m
24 Thoroughfare, Ipswich	£112
44 Norwich Road, Ipswich	£164
50-56 Tavern St, Ipswich	£277
67 Westgate Street, Ipswich	£234
8 Tacket Street, Ipswich	£124
Modus Retail, Duke St, Ipswich	£162
Modus Retail, Duke St, Ipswich	£139
15-17 Thoroughfare, Ipswich	£173
Woodbridge Rd, Ipswich	£222
10 Cox Lane, Ipswich	£141
High Street, Ipswich	£160
Norwich Rd, Ipswich	£135

Source: Property websites (such as RightMove, EGi and Completely Retail)

8.7 Retail Viability Analysis

8.7.1 Indicative development appraisals of hypothetical schemes have been produced, comprising of the following:

- Convenience retailing:
 - a larger grocery store of 5,000 sq m GIA; and
 - a small grocery store of 465 sq m GIA scheme.
- Comparison retailing:
 - a 465 sq m GIA in-town high street store; and
 - a 5,000 sq m GIA out of town centre retail park type scheme.

8.7.2 It is difficult to model the viability of town centre retail development, as values are usually more sensitive to location, footfall patterns and sizes of unit than office or residential development. These patterns can lead to large variations in values – even on the same street. Our response is therefore to adopt ‘overall’ rental values to understand the broad potential range of comparison retail viability across Ipswich.

8.7.3 In terms of convenience retailing we have tested the viability of a small format store and a large format store. Although there are some small regional variations on yields, viability remains generally strong with investors focussing primarily on the strength of the operator covenant and security of income.

8.7.4 Findings

8.7.5 The table below summarises the appraisals. It shows that both comparison retail scenarios and small format convenience retail are marginally viable. However, large format convenience retail is not viable. The far right column shows the surplus available to contribute towards other policy costs, such as enhanced sustainable building techniques. Once an appropriate buffer is allowed for then schemes become more marginal. Given the volatility in the retail market currently we would suggest a cautious approach is taken in applying a buffer. In order to illustrate this point, if we assume a buffer of 60%, then the surplus available to fund other planning costs ranges between £46/sq.m & £68/sq.m on the viable scenarios. An appropriate balance needs to be found in setting policy costs. This is considered further in Chapter 9.

8.7.6 Detailed appraisals are provided at Appendix F.

Table 8.6 Retail appraisal findings

	GIA	Net site area ha	Residual value		Benchmark		Overage/Surplus	
			Per Ha	Per £psm	Per Ha	Per £psm	Per Ha	Per £psm
Out of town comparison retail	5,000	1.250	£2,589,555	£647	£2,000,000	£500	£589,555	£147
In town comparison retail	465	0.093	£3,077,699	£616	£2,500,000	£500	£577,699	£116
Retail convenience - small format	465	0.078	£4,014,903	£669	£3,000,000	£500	£1,014,903	£169
Retail convenience - large format	5,000	1.429	£2,985,229	£853	£3,000,000	£857	£-14,771	£-4

8.8 Mixed Use Scenarios

8.8.1 It is envisaged that a proportion of the non-residential schemes emerging through the Local Plan will involve a mix of uses. These have not been tested individually as the degree to which one use cross-subsidises another varies significantly from site to site. This makes it very difficult to judge the impact of the different mixes on site viability.

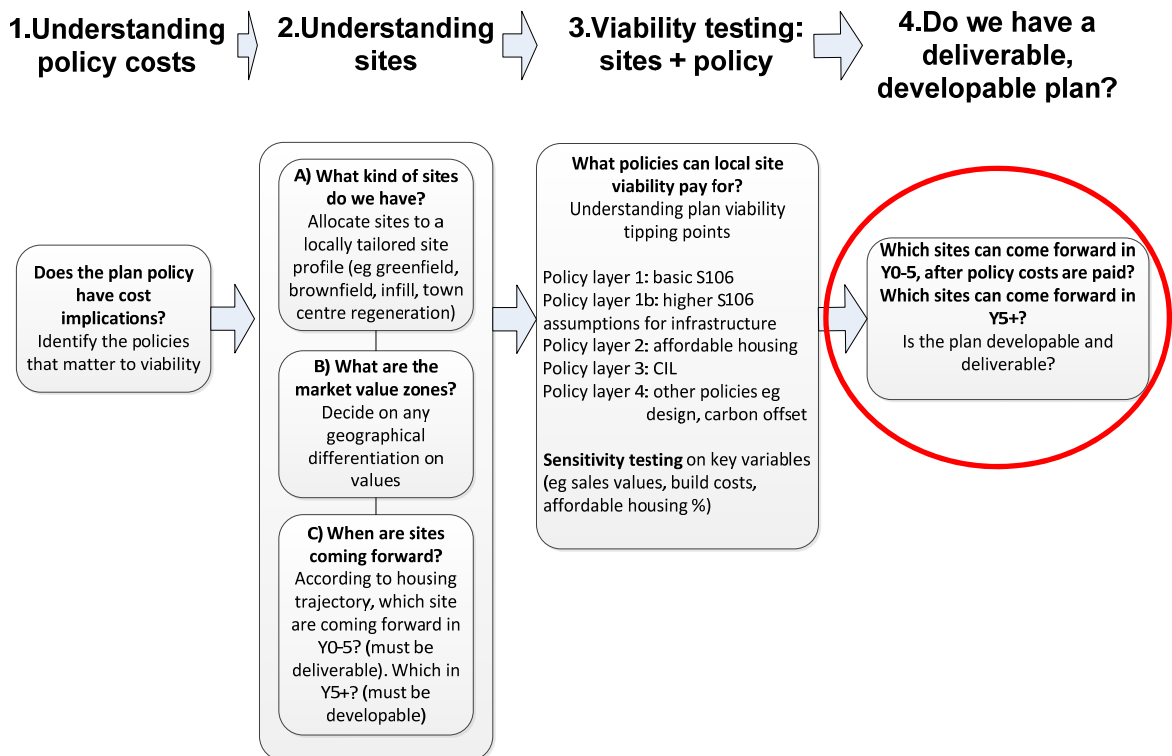
- 8.8.2 Instead the individual commercial schemes have been compared against the residential scenarios to establish higher value generating uses. Both residential (medium density), comparison retail (in town and out of town) and convenience retail uses (small format) provide sufficient value to potentially cross-subsidise low value commercial uses, such as town centre offices. However, the level of cross-subsidy will depend on the policy costs imposed on developments by the Council. If these are set too high then it is unlikely that the higher value generating uses will also be able to support non-viable uses. A flexible policy approach to mixed use schemes, particularly those in the town centre/IP-One Area is preferable.
- 8.8.3 As a result of our assessment, we would recommend that policy costs are lowered, to ensure these sites are delivered, but on the proviso that other employment generating uses are incorporated.

9 Conclusions and recommendations

9.1 Introduction

9.1.1 At this stage, we sort the findings of the previous stage’s viability testing of typologies to provide an answer to the central question that this study must answer – whether the emerging plan is ‘deliverable’ in the first 5 years.

Figure 9.1 Process flow stage 4



Source: PBA

9.2 The viability of residential sites in the first 5 years

9.2.1 Our analysis suggests that the proposed sites which are envisaged to start in Years 0-5 of the plan are generally viably deliverable using current costs, values, minimal policy charges and 15% affordable housing as tested. Our ‘traffic light’ system shows that the majority of typologies are viable once a further allowance is made for the provision of 15% of energy from renewable sources or the construction of homes to Code Level 4. However, this is a very simplified method of illustrating the viability picture. The margin to accommodate these changes is not shown and needs to be interpreted to ensure policy requirements are not set too high or too low. It is ultimately the Council’s responsibility to find the appropriate balance in setting its policies as a result of this viability exercise. To assist, we have analysed the viability margin or ‘buffer’. The model shows that out of the 7 viable groupings, only 3 have a significant buffer of more than £80 per sq. metre once other policy costs such as 15% renewables or the construction of homes to Code Level 4 are included in addition to the provision of 15% affordable housing. This demonstrates that the majority of potential new housing sites are unable to sustain accumulating costs in addition to providing 15% affordable housing.

- 9.2.2 In drawing together our conclusions surrounding viability it is important to highlight the context. There are 31 sites in Ipswich that have been wholly or partly allocated for residential and grouped within the typologies set out in the report. The majority of these sites are brownfield and are located in low value areas. The combined effect of all of these factors provides a limited surplus of capital to contribute towards planning policy costs. This is further exacerbated by high build costs, which the development industry is currently facing. The study has sought to incorporate the most attractive scheme from the markets perspective for each of the groupings – this has meant that where necessary development mix and densities have been adjusted from the original brief but in agreement with the Council. Even with these allowances the amount of surplus capital available to fund a range of planning contributions is still low. For certain schemes this means they may not be viable until the market recovers in Ipswich and we would question whether it will do so in the first five years of the plan. However, our findings have shown that this only applies to a few sites and will not undermine delivery of the plan provided policy costs are set at a sensible level as indicated above.
- 9.2.3 It is also worth noting that not all of these sites are needed, however, we cannot comment on their potential to contribute to the land supply beyond 5 years as we have not been provided with a detailed housing trajectory. This information will be needed to complete a fully compliant Whole Plan Viability Study and the Council will need to make sure they have identify sufficient sites to satisfy its housing requirement over the next 15 years.
- 9.2.4 As a result of our analysis, in our view the plan is deliverable over the first five years provided the Council's affordable housing requirement is set at around 15%. Other policy costs can in some instances be sustained in addition to this but the trade-off between meeting affordable housing needs and the benefits derived from a combination of policy contributions will need to be negotiated on a case-by-case basis to enable development to come forward.
- 9.2.5 We would therefore recommend the Council considers introducing a policy requirement of 15% affordable housing. In terms of achieving 15% of energy from low carbon sources a more flexible approach is recommended. The same applies to the obligation for new housing to be built to Code Level 4.

9.3 The viability of non-residential sites

- 9.3.1 Our findings suggest that, on the whole non-residential speculative development is not currently viable in the Borough. A number of the retail scenarios are viable but this is marginal and given the volatility of this sector currently we would suggest no additional blanket policy costs are set for retail uses as this could potentially undermine delivery of the plan.
- 9.3.2 This does not mean that the plan is inherently faulty as currently written. This is for two reasons. Firstly, the plan does not inhibit development: the lack of viability is not caused by plan policy costs. Instead, the viability problems are (broadly) caused by a lack of demand. Secondly, the current employment allocations may be retained, because in some instances, site owners or developers may choose to proceed with development. For example, developers may have a pre-let or forward-sale in place, a business may wish to extend existing premises or external funding may have been secured.
- 9.3.3 In these circumstances, development may proceed under the terms of the plan.

9.4 Recommendations

- 9.4.1 On balance, the viability testing has shown that the plan is deliverable in the next 5 years provided that the Council's policy costs are reasonably applied as set out above. The viability testing has shown that development viability is marginal in Ipswich on the sites tested therefore policy contributions sought need to be considered with caution.
- 9.4.2 In terms of the residential sites, further work will need to be done so that the report covers the whole plan period of 15 years, thereby ensuring it is compliant with government guidance.

The detailed viability testing undertaken has provided a good indication of the policy trade-offs that are required so we would not expect any future work to fundamentally change the outcome.

- 9.4.3 In the mean time, we would recommend that the Council considers introducing a policy requirement of 15% affordable housing in these locations. However, the Council needs to acknowledge that not all sites will be able to deliver 15% affordable housing and this should be a policy target with developers able to negotiate on a site by site basis subject to a viability assessment. In our view, setting a realistic target of 15% affordable housing has the following benefits:
- Limits the number of challenges from developers on viability.
 - Enables the Council to have a robust stance on seeking this level of contribution i.e. it is not a policy destined to fail.
 - Encourages development investment into the Borough.
- 9.4.4 In terms of the non-residential sites, on the whole these proved to be unviable with no additional policy costs. Therefore, it is difficult to support the introduction of planning policies which insist on meeting higher environmental sustainability standards such as BREEAM 'Very Good' and 'Excellent'. For this reason we would recommend the Council does not impose BREEAM 'Very Good' and 'Excellent' standards on new retail and B-class uses. Although we do acknowledge that a number of the retail scenarios can afford to contribute towards some policy costs the rate when compared to other local authorities is low, once an appropriate buffer is applied.
- 9.4.5 We are also conscious that due to how BREEAM credits are achieved some sites will gain a BREEAM 'Very Good' and 'Excellent' rating much easier than other sites at little or no additional costs. For example a brownfield sites which can reuse materials on-site and has good access to local amenities and public transport, will achieve a high BREEAM score relatively easily in comparison to a greenfield site in a poor location. Due to these variables we would recommend the Council negotiates these costs on a case by case basis.

**Appendix A Approach to determining the
threshold and residential land values**

Determining the threshold land value

What is the ‘threshold land value’?

In order to test viability in planning an appropriate threshold land value (also referred to as benchmark land value) is needed.

As stated in the Harman report a threshold land value is 'the value at which a typically willing landowner is likely to release land for development.'

The threshold land value is important in our calculations of developer contribution. The difference between the threshold land value and the residual land value represents the amount of money available for CIL or S106 contributions (including affordable housing).

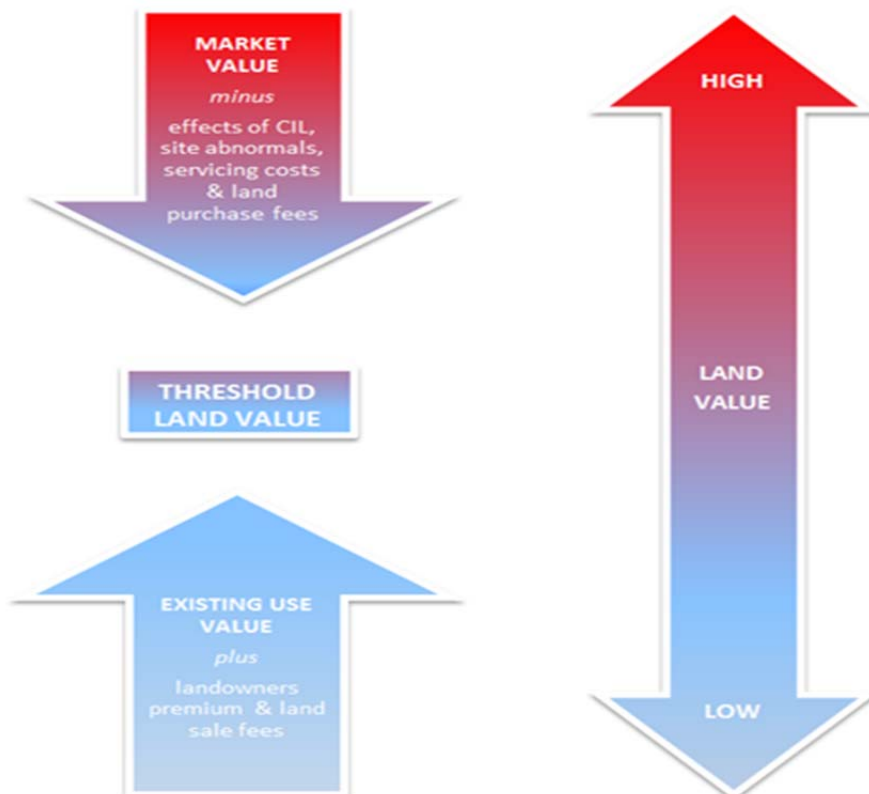
Ways of estimating a threshold land value

How is threshold land value calculated?

Broadly speaking there are two different approaches to arrive at an appropriate threshold land value:

1. Assessing the uplift from an existing or known alternative use value.
2. Assessing the discount from the market value of a site, adjusted to allow for the costs of planning policy.

Estimating a threshold land value



The two approaches start from different bases, but should theoretically produce a similar figure.

Existing and alternative use value uplift

To derive an appropriate threshold land value from the existing use value it is necessary to work upwards in value. Harman and the RICS acknowledge that in order for development to come forward over the existing use a 'competitive return' (also referred to as a premium) is necessary.

There is no set rule as to how much of a premium should be applied on top of the existing use value. We can sensibly expect that a minimum uplift in value would be required in order to allow the seller to pay stamp duty, sales fees, legal costs and disruption. But that bare minimum is usually not an incentive to persuade a landowner to sell.

Beyond that bare minimum, an incentive (referred to as a 'premium') is required to encourage the landowner to sell. It is difficult to say what premium a seller would require in order to sell the land. This is because there are inevitable differences in each deal. For example, the motivations of the parties involved in the transaction may vary, as might perceptions of future market prospects. Some landowners (say family trusts, or Oxbridge Colleges) take a very long-term view of land holdings, and can only be persuaded to sell at a high price. We cannot know these individual circumstances, so Harman stipulates that an appropriate premium should be determined by local precedent (another way of saying market value).

In some instances an alternative use may be considered over residential development, i.e. employment, retail etc. Assuming that the alternative use is realistic, then it may be prudent to consider land values for this alternative use, in addition to its existing use. This may give a more accurate view of the threshold land value, because a rational landowner will always seek to maximise site value.

Market value discount

To derive an appropriate threshold land value from the market value it is necessary to work downwards in value. Market value is based on transactional evidence. It is the value at which sites are being bought and sold at, and represents the value at which land can be delivered with the knowledge of current planning policy. It benefits from being based on comparable market evidence.

However, the threshold land value cannot be straightforwardly derived from current market values. The market value should be adjusted to allow for any future changes in planning policy. Furthermore, it may also be necessary to reduce the market value to allow for risk in obtaining planning permission, dependent upon comparable evidence. There is no set rule for the amount of discount that should be applied to the market value of a site.

Which method of estimating the threshold land value does this study use?

We rely on both approaches. We examine a wide range of comparables, looking at residential development site values whilst taking into consideration existing uses. This is to ensure that the threshold land value used in whole plan viability and CIL studies is as accurate as possible. Given the complexities of development across a whole plan area, and limited nature of publically available transactional data, we have based this assessment on appropriate available evidence for a strategic assessment of this nature.

From our recent work we would highlight several key issues in assessing the threshold land value, as follows.

- It is important to stress that there is no single threshold land value at which land will come forward for development. Much depends on the land owner and their need to sell or wait in the hope that land values might improve and on the condition and location of the site.
- All sites vary in terms of the degree to which they are serviced or free of abnormal development conditions. Such associated costs vary considerably from site to site and it is difficult to adopt a generic figure with any degree of accuracy. Our starting point is to assume

that the value of sites (when calculating the threshold level) relates to a full serviced development plot. In real terms, abnormal development costs or site servicing costs will be met by developers when the land is purchased. Careful analysis of transactions is required to assess the split between abnormal development and servicing costs (as a discount from the market value) from the premium sought by the land owner above the existing use value.

- The land transaction market is not transparent. Very little data is in the public domain and the subjective influences behind the deal are usually not available. We therefore place a strong emphasis on consultation with both landowners and developers to get an accurate picture as possible as to what the threshold value might be.

Ways of estimating the residual land value

Our viability assessments are based on development appraisals of hypothetical schemes, using the residual valuation method. This approach is in line with accepted practice and as recommended by RICS guidance²⁶ and the Harman report²⁷. Residual valuation is applied to different land uses and where relevant to different parts of the area, aiming to show typical values for each. It is based on the following formula:

Value of completed development scheme

Less development costs - including build costs, fees, finance costs etc

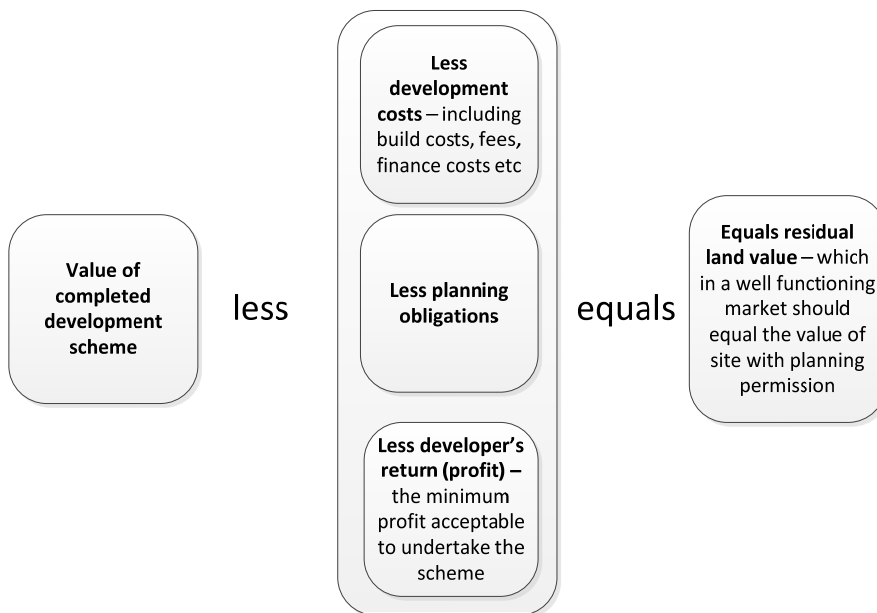
Less developer’s return (profit) – the minimum profit acceptable in the market to undertake the scheme

Less policy costs – building in (for example) Section 106 costs and other policy requirements

Equals residual land value

– which in a well-functioning market should equal the value of the site with planning permission

Figure 9.2 Residential value calculation



For each of the development categories tested, we use this formula to estimate typical residual land values, which is what the site should be worth once it has full planning permission. The residual value

²⁶ RICS (2012), *Financial Viability in Planning, RICS First Edition Guidance Note*

²⁷ Local Housing Delivery Group Chaired by Sir John Harman (2012) *Viability Testing Local Plans*

calculation requires a wide range of inputs, or assumptions, including the costs of development, the required developer's return.

The arithmetic of residual appraisal is straightforward. However, the inputs to the calculation are hard to determine for a specific site (as demonstrated by the complexity of many S106 negotiations). Therefore our viability assessments are necessarily broad approximations, subject to a margin of uncertainty.

Bringing together the threshold land value and the residual land value to estimate developer contributions

Having estimated the residual value, we compare this residual value with the 'benchmark land value' or 'land cost', which is the minimum land value the landowner will accept to release his or her land for the development specified.

If the residual land value shown by the appraisals is below the benchmark value, the development is not financially viable, even without CIL or S106. That means that unless the circumstances change it will not happen.

If the residual value and the benchmark values are equal, the development is just viable, but there is surplus value available for CIL or S106.

If the residual land value shown by the appraisals is above the benchmark value, the development is viable. The excess of residual over benchmark value measures the maximum amount that may be potentially captured by CIL or S106.

Appendix B List of Consultees

Semi-structured interviews were undertaken with the following organisations. Interviews were undertaken on the basis that findings would remain confidential.

- Goddard and Co
- Savills
- Fenn Wright
- Hamilton Smith
- Colin Gurling and Co
- Nicholas Estates
- Palmer and Partners
- William H Brown
- Jonathan Waters

Appendix C Residential Appraisals Assumptions

Revenue						
Sales value of completed scheme	Land Registry/Rightmove Brochures	Property values are derived from different sources, depending on land use. For housing, Land Registry and Rightmove data forms a basis for analysis. This provides a full record of all individual transactions. Values used				
			Value Area		House	Flats
		Private sale	Lower Value Area	✓	£1,850	£1,700 sqm
		Private sale	Mid Value Area	✓	£2,200	£1,950 sqm
Private sale	Higher Value Area	✓	£3,000	£2,200 sqm		
Affordable housing (Section 106)	Industry standards	The current percentage requirement for affordable housing is X% on sites with X+ new dwellings. The impact of residential tenure can affect the impact of this policy, and we have assumed a blended average of intermediate and affordable rented accommodation as follows:				
		Transfer value	Value Area		0%	
		Social rent	Lower Value Area	✓	£0	£0 sqm
		Social rent	Mid Value Area	✓	£0	£0 sqm
		Social rent	Higher Value Area	✓	£0	£0 sqm
		Transfer value			52.5%	
		Affordable rent	Lower Value Area	✓	£971	£893 sqm
		Affordable rent	Mid Value Area	✓	£1,155	£1,024 sqm
		Affordable rent	Higher Value Area	✓	£1,140	£1,155 sqm
		Transfer value			60%	
Intermediate	Lower Value Area	✓	£1,110	£1,020 sqm		
Intermediate	Mid Value Area	✓	£1,254	£1,170 sqm		
Intermediate	Higher Value Area	✓	£1,275	£1,320 sqm		
Construction Costs						
Build costs	BCIS Quarterly Review of Building Prices online version accessed September 2014. Prices rebased to the district.	Residential build costs are based on recent data of actual tender prices from the Build Cost Information Service (BCIS), which is published by the Royal Institution of Chartered Surveyors (RICS). The tender prices are based on new builds in the market place over a 15 year period, rebased to the district and second quarter 2014 prices using BCIS defined adjustments, to give the following median build costs for small and large schemes:				
					House Builder	
						dwgs
		Private				
		Flats (1-2 storeys)	£0	£0	£1,054 sqm	
		Flats (3-5 storeys)	£0	£0	£1,096 sqm	
		Flats (6+ storeys)	£0	£0	£1,395 sqm	
		Houses (general estate)	£0	£0	£929 sqm	
		Affordable				
		Flats	£0	£0	£1,054 sqm	
Houses (general estate)	£0	£0	£929 sqm			
Extra-over Building Reg standards	Build costs	Costs may alter in future. In particular, there will be national policy change regarding housing standards that will limit the use of setting targets for CISH. The arrival on new Building Regulations Part L in April 2014 on tightening of carbon standards is estimated to add about £450 in costs per home above the 2010 Building Regulation standards (this is based on the Government's Regulatory Impact Assessment findings). The final effect of these changes on viability is difficult to foresee at the current time.				
		A review of current Government research on cost impacts of changes in building regulations and CISH suggests that past forecasts of price changes (such as that predicted in the original Cyril Sweet work (2010)) have never affected costs to the extent forecast. When these future requirements come into force, they will impact on both development costs and land values, normally with one cancelling the other out. The PBA work has not incorporated these possible impacts into the viability testing because the appraisal is based on current market conditions and not forecasts of potential future change. The approach to incorporating these (and other) potential but as yet unknown costs is to set a wide margin for error that will cover variations in factors such as build costs, site conditions, and timing.				
Plot external	Industry standards	Plot externals relate to costs for internal access roads, hard and soft landscaping. This will vary from site to site, but we have allowed for this at the following rate:				
		10% on build cost				
Site abnormals	Industry standards	Developing greenfield, brownfield and mixed sites represent different risk and costs. These costs can vary significantly depending on the site's specific characteristics. To reflect additional costs associated with site development for residential purposes (i.e. demolition and opening costs), allowance for Land Type have been set at:				
			Land type			
			Brownfield		£0 per net ha	
			Mixed		£0 per net ha	
	Greenfield		£0 per net ha			
Opening-up costs	Infrastructure study	Opening up costs typically account for strategic infrastructure and S106 costs - local highway improvements, drainage, strategic landscaping, PoS, education/ community facilities, etc. This is treated as an add on to the adopted benchmark land value so that the benchmark land value is sufficiently below the market rate for clean residential land. Generally, S1 costs including S.106 costs - vary between £500k and £800k/ha increasing as schemes get bigger (say 500 - 10,000 units), which should fall within the difference between the benchmark land value and the clean residential land value. The assumption includes a parameter in order to show regression i.e. the cost increasing at a lower rate with the number of dwellings for every additional dwelling provided above the threshold figure to avoid a situation whereby smaller strategic sites are overburden by disproportionately high opening up costs.				
		Base figure	Sensitive to # of dwellings	Parameter	Threshold (number of dwellings)	
		100	75	1.10	99	
Professional fees	Industry standards	Professional fees relate to the costs incurred to bring the development forward and cover items such as; surveys, architects, quantity surveyors, etc. Professional fees are based on accepted industry standards and are calculated as a percentage of build costs at				
		10% on build costs (incl: externals)				

Contingency	Industry standards	Contingency is based upon the risk associated with each site and has been calculated as a percentage of build costs at 5% could normally be allowed 5% on build costs (incl: externals)												
Sale costs	Industry standards	Sale costs relate to the costs incurred for disposing the completed residential units, including legal, agents and marketing fees. These are based on industry accepted scales at the following rates: 3% on OM GDV												
Finance costs	Industry standards	When testing for development viability it is common practice to assume development is 100% debt financed (Viability Testing Local Plans - Advice for planning practitioners and RICS Financial viability in planning guidance note GN94/2012. Within our cashflow we used a finance rate based upon market rates of interest as follows: 7% on net costs												
Professional fees on land purchase	Industry standards	In addition to SDLT the purchaser of land will incur professional fees relating to the purchase. Fees associated with the land purchase are based upon the following industry standards: Surveyor - 1.00% Legals - 0.75%												
Stamp duty on land purchase	HMRC	Stamp Duty Land Tax (SDLT) is generally payable on the purchase or transfer of property or land in the UK where the amount paid is above a certain threshold. The SDLT rates are by Treasury, the following rates current rates have been applied: <table border="0"> <tr> <td><=</td> <td>£150,000</td> <td>0.00%</td> </tr> <tr> <td>></td> <td>£150,000</td> <td>1.00%</td> </tr> <tr> <td>></td> <td>£250,000</td> <td>3.00%</td> </tr> <tr> <td>></td> <td>£500,000</td> <td>4.00%</td> </tr> </table>	<=	£150,000	0.00%	>	£150,000	1.00%	>	£250,000	3.00%	>	£500,000	4.00%
<=	£150,000	0.00%												
>	£150,000	1.00%												
>	£250,000	3.00%												
>	£500,000	4.00%												
Profit														
Developer's return	Industry standards	A developer's return is based upon their attitude to risk. A developer's attitude to risk will depend on many factors that include but not exclusive to, development type (e.g. Greenfield, Brownfield, refurbishment, new build etc), development proposal (uses, mix and quantum), credit worthiness of developer, and current market conditions. The Harman Report states that "residential developer margin expressed as a percentage of GDV - should be the default methodology" and E.2.3.8.1 of the RICS Financial viability in planning report states "The residential sector seeks a return on the GDV". We have applied a rate that is acceptable to both developers and financial institutions in the current market. The developer return is a Gross Margin and therefore includes overheads. The developer return is calculated as a percentage of Gross Development Value at the following rate: Developer return on market housing 20% on OM GDV Return on affordable housing 6% on AH build cost (incl: externals) A lower margin has been applied to the affordable units as these represent less development risk as the end user is known at point of construction. This approach is also typical with industry standards. The Homes and Community Agency (HCA) state 'Conventional practice is to allow for developer's margin at a lower rate for affordable housing developed as part of a Section 106 agreement, as the risks are low relative to development of open market housing. The user manual for the Economic Appraisal Tool states that a typical figure may be in the region of 6% of												
Time-scales														
Build rate units/per annum	Industry standards	House builders typical build to sale. Therefore build rates are determined by market conditions of how many units can be sold on a monthly basis as developers do not want to be holding onto stock as this impacts their cashflow. <table border="0"> <tr> <td>Construction Start</td> <td>Building growth rate</td> <td>Sales delay (mths)</td> </tr> <tr> <td>1/12/14</td> <td>0.65</td> <td>6</td> </tr> </table>	Construction Start	Building growth rate	Sales delay (mths)	1/12/14	0.65	6						
Construction Start	Building growth rate	Sales delay (mths)												
1/12/14	0.65	6												
Benchmark land value per ha														
Residential land values	Land Registry & UK Land Directory website	It is important to appreciate that assumptions on benchmark land values can only be broad approximations, subject to a wide margin of uncertainty. We take account of this uncertainty in drawing conclusions and recommendations from our analysis. We have examined a cross section of residential land comparables across the district. These comparable recent transactions generally relate to urban, brownfield sites, which were fully serviced with roads and major utilities to the site boundary. In collecting evidence on residential land values, we aimed to distinguish between sites that deliver flats and housing sites - this is due to development densities, and sites values that might reflect extra costs for opening up and planning permission from those which are clean residential sites. The figure we use reflect a fairly clean residential site (although it may not yet be permitted) We would expect that land values for smaller sites with less than 10 dwellings to be higher because of being under the affordable housing threshold. This approach is in line with the Harman report which advises authorities to work on the basis of future policy and its effects on land values. <table border="0"> <tr> <td>Residential values</td> <td>Higher Value Area</td> <td>£725,000 per net ha</td> </tr> <tr> <td>Residential values</td> <td>Mid Value Area</td> <td>£600,000 per net ha</td> </tr> <tr> <td>Residential values</td> <td>Lower Value Area</td> <td>£450,000 per net ha</td> </tr> </table>	Residential values	Higher Value Area	£725,000 per net ha	Residential values	Mid Value Area	£600,000 per net ha	Residential values	Lower Value Area	£450,000 per net ha			
Residential values	Higher Value Area	£725,000 per net ha												
Residential values	Mid Value Area	£600,000 per net ha												
Residential values	Lower Value Area	£450,000 per net ha												

Appendix D Detailed Residential Appraisals



ITEM

Net Site Area	0.22	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-1,607,061	per net ha	Sqm/ha	8,374
						Dwgs/ha	116
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate	Units/ha	15
	25.00	0.00		0.00	0	GDV=Total costs	-

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	18	65	1,138	£1,700	£1,933,750
		House	8	90	675	£1,850	£1,248,750
			25		1812.50		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	0	65	0	£893	£0
		House	0	90	0	£971	£0
			0		0.00		
1.3	Intermediate	Flats (NIA)	0	65	0	£1,020	£0
		House	0	90	0	£1,110	£0
			0		0.00		

Gross Development value £3,182,500

2.0 Development Cost								
2.1 Site Acquisition								
2.1.1	Site value (residual land value)							£-347,820
	Purchaser Costs						1.75%	
							-353,907	

2.3 Build Costs							
2.3.1	Private units	Flats (GIA)	18	75	1,313	£1,096	£1,438,500
		House	8	90	675	£929	£627,075
			25		1987.50		
2.3.2	Affordable units	Flats (GIA)	0	75	0	£1,096	£0
		House	0	90	0	£929	£0
			0		0.00		
2.3.3	Extra-over BR2013			£0	per unit		£0
							£2,065,575

2.4 Extra over construction costs							
2.4.1	Externals		10%	on build cost			£206,558
2.4.2	Site abnormalities (remediation/demolition)		£0	per net ha			£0
2.4.2	Site opening up costs		£0	per unit			£0
							£206,558

2.5 Professional Fees							
2.5.1			10%	on build costs (incl: externals)			£227,213.25
							£227,213

2.6 Contingency							
2.6.1			5%	on build costs (incl: externals)			£113,606.63
							£113,607

2.7 Developer contributions							
2.7.1	Lifetime homes		£0	per unit			£0
2.7.2	CSH Level 4		0.0%	build cost			£0
2.7.3	CIL		£0	per sqm			£0
2.7.4	S106 contribution		£1,000	per unit			£14
2.7.5	Provision for energy requirements		£2,200	per unit			£55,000
							£55,014

2.8 Sale cost							
2.8.1	Private units only		3.00%	on OM GDV			£95,475
							£95,475

3.0 Developer's Profit							
3.1	Private units		20%	on OM GDV			£636,500
3.2	Affordable units		6%	on AH build cost (incl: externals)			£0
							£636,500

TOTAL DEVELOPMENT COSTS (including land) £2,409,534

TOTAL PROJECT COSTS (EXCLUDING INTEREST) £3,046,034

TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST) £136,466

4.0 Finance Costs							
4.1	Finance		APR	7.00%	on net costs	PCM	0.565%
							£-39,779
							£3,085,813

This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

ITEM		Residual Value		Technical Checks:		
Net Site Area	0.41	Brownfield	Lower Value Area	-1,236,669	per net ha	Sqm/ha 8,852
						Dwgs/ha 122
						Units/pa 25
						GDV=Total costs -
Nr of units	Private 50.00	Affordable 0.00	Social re 0.00	Affordable rent 0	Intermediate 0.00	
1.0 Development Value						
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)		35	65	2,275	£1,700
	House		15	90	1,350	£1,850
			50		3625.00	
						Total Value
						£3,867,500.00
						£2,497,500
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)		0	65	0	£0
	House		0	90	0	£0
			0		0.00	
						Total Value
						£0
						£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)		0	65	0	£893
	House		0	90	0	£971
			0		0.00	
						Total Value
						£0
						£0
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)		0	65	0	£1,020
	House		0	90	0	£1,110
			0		0.00	
						Total Value
						£0
						£0
Gross Development value						£6,365,000
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Site value (residual land value)					-£506,435
				Purchaser Costs		1.75%
						-£15,298
2.3 Build Costs						
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)		35	75	2,625	£1,096
	House		15	90	1,350	£929
			50		3975.00	
						Total Costs
						£2,877,000
						£1,254,150
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)		0	75	0	£1,096
	House		0	90	0	£929
			0		0.00	
						Total Costs
						£0
						£0
2.3.3	Extra-over BR2013			£0 per unit		£0
						£4,131,150
2.4 Extra over construction costs						
2.4.1	Externals		10%	on build cost		£413,115
2.4.2	Site abnormalities (remediation/demolition)		£0	per net ha		£0
2.4.2	Site opening up costs		£0	per unit		£0
						£413,115
2.5 Professional Fees						
2.5.1			10%	on build costs (incl: externals)		£454,427
						£454,427
2.6 Contingency						
2.6.1			5%	on build costs (incl: externals)		£227,213
						£227,213
2.7 Developer contributions						
2.7.1	Lifetime homes		£0	per unit		£0
2.7.2	CSH Level 4		0.0%	build cost		£0
2.7.3	CIL		£0	per sqm		£0
2.7.4	S106 contribution		£1,000	per unit		£14
2.7.5	Provision for energy requirements		£2,200	per unit		£110,000
						£110,014
2.8 Sale cost						
2.8.1	Private units only		3.00%	on OM GDV		£190,950
						£190,950
TOTAL DEVELOPMENT COSTS (including land)						£5,011,571
3.0 Developer's Profit						
3.1	Private units		20%	on OM GDV		£1,273,000
3.2	Affordable units		6%	on AH build cost (incl: externals)		£0
						£1,273,000
TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£6,284,571
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						£80,429
4.0 Finance Costs						
4.1	Finance		APR 7.00%	on net costs	PCM 0.565%	-£80,429
TOTAL PROJECT COSTS [INCLUDING INTEREST]						£6,365,000

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ITEM		Residual Value			Technical Checks:	
Net Site Area	0.35	Brownfield	Lower Value Area	1,160,861	per net ha	Sqm/ha 6,469
Nr of units	Private 25.00	Affordable 0.00	Social re Affordable rent 0.00	0	Intermediate 0.00	Dwgs/ha 72
						Units/pa 15
						GDV=Total costs -

1.0 Development Value						
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)		0	65	0	£1,700
	House		25	90	2,250	£1,850
			25		2250.00	
						Total Value
						£0
						£4,162,500
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)		0	65	0	£0
	House		0	90	0	£0
			0		0.00	
						Total Value
						£0
						£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)		0	65	0	£893
	House		0	90	0	£971
			0		0.00	
						Total Value
						£0
						£0
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)		0	65	0	£1,020
	House		0	90	0	£1,110
			0		0.00	
						Total Value
						£0
						£0
Gross Development value						£4,162,500

2.0 Development Cost	
2.1	Site Acquisition
2.1.1	Site value (residual land value)
	Purchaser Costs
	4.75%
£403,792	
422,972	

2.3 Build Costs						
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)		0	75	0	£1,054
	House		25	90	2,250	£929
			25		2250.00	
						Total Costs
						£0
						£2,090,250
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)		0	75	0	£1,054
	House		0	90	0	£929
			0		0.00	
						Total Costs
						£0
						£0
2.3.3	Extra-over BR2013			£0	per unit	
						£0
25						£2,090,250

2.4 Extra over construction costs	
2.4.1	Externals
	10% on build cost
	£209,025.00
2.4.2	Site abnormalities (remediation/demolition)
	£0 per net ha
	£0
2.4.2	Site opening up costs
	£0 per unit
	£0
£209,025	

2.5 Professional Fees	
2.5.1	
	10% on build costs (incl: externals)
	£229,928
£229,928	

2.6 Contingency	
2.6.1	
	5% on build costs (incl: externals)
	£114,964
£114,964	

2.7 Developer contributions	
2.7.1	Lifetime homes
	£0 per unit
	£0
2.7.2	CSH Level 4
	0.0% build cost
	£0
2.7.3	CIL
	£0 per sqm
	£0
2.7.4	S106 contribution
	£1,000 per unit
	£11
2.7.5	Provision for energy requirements
	£2,200 per unit
	£55,000
£55,011	

2.8 Sale cost	
2.8.1	Private units only
	3.00% on OM GDV
	£124,875
£124,875	

TOTAL DEVELOPMENT COSTS (including land)		£3,247,024
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3.0 Developer's Profit	
3.1	Private units
	20% on OM GDV
	£832,500
3.2	Affordable units
	6% on AH build cost (incl: externals)
	£0
£832,500	

TOTAL PROJECT COSTS [EXCLUDING INTEREST]		£4,079,524
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]		£82,976
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4.0 Finance Costs	
4.1	Finance
	APR 7.00% on net costs
	PCM 0.565%
	-£82,976

TOTAL PROJECT COSTS [INCLUDING INTEREST]		£4,162,500
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Felixstowe Road		Lower Value Area		70 Units			
ITEM							
Net Site Area	1.11	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				1,025,604 per net ha		Sqm/ha	5,673
						Dwgs/ha	63
						Units/pa	31
						GDV=Total costs	(0)
Nr of units	Private	Affordable		Social r	Affordable rent	Intermediate	
	70.00	0.00		0.00	0	0.00	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,700
		House		70	90	6,300	£1,850
				70		6,300.00	
							Total Value
							£0
							£11,655,000
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		0	90	0	£971
				0		0.00	
							Total Value
							£0
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		0	90	0	£1,110
				0		0.00	
							Total Value
							£0
							£0
Gross Development value							£11,655,000
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£1,138,928
	Purchaser Costs						5.75%
							1,204,417
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		70	90	6,300	£929
				70		6,300.00	
							Total Costs
							£0
							£5,852,700.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		0	90	0	£929
				0		0.00	
							Total Costs
							£0.00
							£0.00
2.3.3	Extra-over BR2013						£0
							£5,852,700
2.4 Extra over construction costs							
2.4.1	Externals		10%		on build cost		£585,270.00
2.4.2	Site abnormalities (remediation/demolition)		£0		per net ha		£0
2.4.2	Site opening up costs		£0		per unit		£0
							£585,270
2.5 Professional Fees							
2.5.1			10%		on build costs (incl: externals)		£643,797
							£643,797
2.6 Contingency							
2.6.1			5%		on build costs (incl: externals)		£321,899
							£321,899
2.7 Developer contributions							
2.7.1	Lifetime homes		£0		per unit		£0
2.7.2	CSH Level 4		0.0%		build cost		£0
2.7.3	CIL		£0		per sqm		£0
2.7.4	S106 contribution		£1,000		per unit		£11
2.7.5	Provision for energy requirements		£2,200		per unit		£154,000
							£154,011
2.8 Sale cost							
2.8.1	Private units only		3.00%		on OM GDV		£349,650
							£349,650
TOTAL DEVELOPMENT COSTS (including land)							£9,111,743
3.0 Developer's Profit							
3.1	Private units		20%		on OM GDV		£2,331,000
3.2	Affordable units		6%		on AH build cost (incl: externals)		£0
							£2,331,000
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£11,442,743
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£212,257
4.0 Finance Costs							
4.1	Finance		APR		PCM		
			7.00%		on net costs		0.565%
							-£212,257
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£11,655,000

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Artificial Hockey Pitch		Mid Value Area		18 Units				pba peterbrett	
ITEM									
Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value		1,427,427 per net ha		Technical Checks:	
								Sqm/ha	3,402
								Dwgs/ha	38
								Units/pa	12
								GDV=Total costs	-
Nr of units	Private	Affordable		Social re:	Affordable rent	Intermediate			
	18.00	0.00		0.00	0	0.00			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m		£psm	Total Value
		Flats (NIA)		0	65	0		£1,950	£0
		House		18	90	1,620		£2,200	£3,564,000
				18		1620.00			
1.2	Social rent			No. of units	Size sq.m	Total sq.m		£psm	Total Value
		Flats (NIA)		0	65	0		£0	£0
		House		0	90	0		£0	£0
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m		£psm	Total Value
		Flats (NIA)		0	65	0		£1,024	£0
		House		0	90	0		£1,155	£0
				0		0.00			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m		£psm	Total Value
		Flats (NIA)		0	65	0		£1,170	£0
		House		0	90	0		£1,254	£0
				0		0.00			
Gross Development value									£3,564,000
2.0 Development Cost									
2.1	Site Acquisition								
2.1.1	Site value (residual land value)								£679,647
							Purchaser Costs	5.75%	
									718,726
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m		Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0		£1,054	£0
		House		18	90	1,620		£929	£1,504,980.00
				18		1620.00			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m		Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0		£1,054	£0.00
		House		0	90	0		£929	£0.00
				0		0.00			
2.3.3	Extra-over BR2013								£0
					£0	per unit			£0
									18
									£1,504,980
2.4 Extra over construction costs									
2.4.1	Externals				10%	on build cost			£150,498.00
2.4.2	Site abnormals (remediation/demolition)				£0	per net ha			£0
2.4.2	Site opening up costs				£0	per unit			£0
									£150,498
2.5 Professional Fees									
2.5.1					10%	on build costs (incl: externals)			£165,548
									£165,548
2.6 Contingency									
2.6.1					5%	on build costs (incl: externals)			£82,774
									£82,774
2.7 Developer contributions									
2.7.1	Lifetime homes				£0	per unit			£0
2.7.2	CSH Level 4				0.0%	build cost			£0
2.7.3	CIL				£0	per sqm			£0
2.7.4	S106 contribution				£1,000	per unit			£11
2.7.5	Provision for energy requirements				£2,200	per unit			£39,600
									£39,611
2.8 Sale cost									
2.8.1	Private units only				3.00%	on OM GDV			£106,920
									£106,920
TOTAL DEVELOPMENT COSTS (including land)									£2,769,057
3.0 Developer's Profit									
3.1	Private units				20%	on OM GDV			£712,800
3.2	Affordable units				6%	on AH build cost (incl: externals)			£0
									£712,800
TOTAL PROJECT COSTS [EXCLUDING INTEREST]									£3,481,857
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]									£82,143
4.0 Finance Costs									
4.1	Finance			APR	7.00%	on net costs	PCM	0.565%	-£82,143
TOTAL PROJECT COSTS [INCLUDING INTEREST]									£3,564,000

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Central/West Brownfield		Lower Value Area		25 Units			
ITEM							
Net Site Area	0.43	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				932,835 per net ha		Sqm/ha	5,198
						Dwgs/ha	58
						Units/ha	15
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	25.00	0.00		0.00	0	0.00	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,700
		House		25	90	2,250	£1,850
				25		2250.00	
							Total Value
							£0
							£4,162,500
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		0	90	0	£971
				0		0.00	
							Total Value
							£0
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		0	90	0	£1,110
				0		0.00	
							Total Value
							£0
							£0
Gross Development value							£4,162,500
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£403,792
	Purchaser Costs						4.75%
							422,972
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		25	90	2,250	£929
				25		2250.00	
							Total Costs
							£0
							£2,090,250.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		0	90	0	£929
				0		0.00	
							Total Costs
							£0.00
							£0.00
2.3.3	Extra-over BR2013						£0
							£2,090,250
2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost		£209,025.00	
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha		£0	
2.4.2	Site opening up costs			£0 per unit		£0	
							£209,025
2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)						£229,928
							£229,928
2.6 Contingency							
2.6.1	5% on build costs (incl: externals)						£114,964
							£114,964
2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit		£0	
2.7.2	CSH Level 4			0.0% build cost		£0	
2.7.3	CIL			£0 per sqm		£0	
2.7.4	S106 contribution			£1,000 per unit		£11	
2.7.5	Provision for energy requirements			£2,200 per unit		£55,000	
							£55,011
2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV		£124,875	
							£124,875
TOTAL DEVELOPMENT COSTS (including land)							£3,247,024
3.0 Developer's Profit							
3.1	Private units			20% on OM GDV		£832,500	
3.2	Affordable units			6% on AH build cost (incl: externals)		£0	
							£832,500
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£4,079,524
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£82,976
4.0 Finance Costs							
4.1	Finance			APR	PCM		
				7.00%	0.565%	-£82,976	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£4,162,500



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West Greenfield		Lower Value Area		50 Units					
ITEM									
Net Site Area	0.81	Greenfield	Lower Value Area	Residual Value		996,055 per net ha		Technical Checks: Sqm/ha 5,544 Dwgs/ha 62 Units/ha 25 GDV=Total costs -	
Nr of units	Private 50.00	Affordable 0.00		Social re Affordable rent 0.00	0	Intermediate 0.00			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£1,700	£0	
	House			50	90	4,500	£1,850	£8,325,000	
				50		4500.00			
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£0	£0	
	House			0	90	0	£0	£0	
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£893	£0	
	House			0	90	0	£971	£0	
				0		0.00			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£1,020	£0	
	House			0	90	0	£1,110	£0	
				0		0.00			
Gross Development value								£8,325,000	
2.0 Development Cost									
2.1	Site Acquisition								
2.1.1	Site value (residual land value)							£808,516	
	Purchaser Costs							5.75%	
								855,006	
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA)			0	75	0	£1,054	£0	
	House			50	90	4,500	£929	£4,180,500.00	
				50		4500.00			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA)			0	75	0	£1,054	£0.00	
	House			0	90	0	£929	£0.00	
				0		0.00			
2.3.3	Extra-over BR2013				£0 per unit			£0	
								50	
								£4,180,500	
2.4 Extra over construction costs									
2.4.1	Externals			10% on build cost				£418,050.00	
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha				£0	
2.4.2	Site opening up costs			£0 per unit				£0	
								£418,050	
2.5 Professional Fees									
2.5.1				10% on build costs (incl: externals)				£459,855	
								£459,855	
2.6 Contingency									
2.6.1				5% on build costs (incl: externals)				£229,928	
								£229,928	
2.7 Developer contributions									
2.7.1	Lifetime homes			£0 per unit				£0	
2.7.2	CSH Level 4			0.0% build cost				£0	
2.7.3	CIL			£0 per sqm				£0	
2.7.4	S106 contribution			£1,000 per unit				£11	
2.7.5	Provision for energy requirements			£2,200 per unit				£110,000	
								£110,011	
2.8 Sale cost									
2.8.1	Private units only			3.00% on OM GDV				£249,750	
								£249,750	
TOTAL DEVELOPMENT COSTS (including land)								£6,503,099	
3.0 Developer's Profit									
3.1	Private units			20% on OM GDV				£1,665,000	
3.2	Affordable units			6% on AH build cost (incl: externals)				£0	
								£1,665,000	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£8,168,099	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£156,901	
4.0 Finance Costs									
4.1	Finance			APR 7.00%	on net costs		PCM 0.565%	-£156,901	
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£8,325,000	

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ITEM				Residual Value		Technical Checks:	
Net Site Area	1.81	Brownfield	Lower Value Area	301,049	per net ha	Sqm/ha	5,214
Nr of units	Private 105.00	Affordable 0.00		Social re Affordable rent 0.00	0	Dwgs/ha	58
				Intermediate 0.00		Units/ha	39
						GDV=Total costs	-

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,700	£0
		House	105	90	9,450	£1,850	£17,482,500
			105		9450.00		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£893	£0
		House	0	90	0	£971	£0
			0		0.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,020	£0
		House	0	90	0	£1,110	£0
			0		0.00		
Gross Development value							£17,482,500

2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£545,629
	Purchaser Costs						5.75%
							577,002

2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	0	75	0	£1,054	£0
		House	105	90	9,450	£929	£8,779,050.00
			105		9450.00		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	0	75	0	£1,054	£0.00
		House	0	90	0	£929	£0.00
			0		0.00		
2.3.3	Extra-over BR2013						£0
							£0
							£0
							£8,779,050

2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost				£877,905.00	
2.4.2	Site abnormals (remediation/demolition)	£0 per net ha				£0	
2.4.2	Site opening up costs	£11,946 per unit				£1,254,308	
							£2,132,213

2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)				£965,696		
							£965,696

2.6 Contingency							
2.6.1	5% on build costs (incl: externals)				£482,848		
							£482,848

2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit				£0	
2.7.2	CSH Level 4	0.0% build cost				£0	
2.7.3	CIL	£0 per sqm				£0	
2.7.4	S106 contribution	£1,000 per unit				£11	
2.7.5	Provision for energy requirements	£2,200 per unit				£231,000	
							£231,011

2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV				£524,475	
							£524,475

TOTAL DEVELOPMENT COSTS (including land)							£13,692,295
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3.0 Developer's Profit							
3.1	Private units	20% on OM GDV				£3,496,500.00	
3.2	Affordable units	6% on AH build cost (incl: externals)				£0	
							£3,496,500

TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£17,188,795
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£293,705
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4.0 Finance Costs							
4.1	Finance	APR 7.00%	on net costs			PCM 0.565%	-£293,705

TOTAL PROJECT COSTS [INCLUDING INTEREST]							£17,482,500
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ITEM		Residual Value				Technical Checks:	
Net Site Area	1.13	Brownfield	Lower Value Area	-31,450,402	per net ha	Sqm/ha	32,667
Nr of units	Private 566.00	Affordable 0.00	Social re Affordable rent 0.00	0	Intermediate 0.00	Dwgs/ha	503
						Units/ha	93
						GDV=Total costs	(0)

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	566	65	36,790	£1,700	£62,543,000
		House	0	90	0	£1,850	£0
			566		36790.00		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£893	£0
		House	0	90	0	£971	£0
			0		0.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,020	£0
		House	0	90	0	£1,110	£0
			0		0.00		
Gross Development value							£62,543,000

2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						-£35,419,506
				Purchaser Costs			1.75%
							-£36,039,347

2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	566	75	42,450	£1,395	£59,217,750
		House	0	90	0	£929	£0.00
			566		42450.00		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	0	75	0	£1,395	£0.00
		House	0	90	0	£929	£0.00
			0		0.00		
2.3.3	Extra-over BR2013			£0	per unit		£0
							£59,217,750

2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£5,921,775.00
2.4.2	Site abnormalities (remediation/demolition)			£0	per net ha		£0
2.4.2	Site opening up costs			£14,137	per unit		£8,001,378
							£13,923,153

2.5 Professional Fees							
2.5.1				10%	on build costs (incl: externals)		£6,513,953
							£6,513,953

2.6 Contingency							
2.6.1				5%	on build costs (incl: externals)		£3,256,976
							£3,256,976

2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4			0.0%	build cost		£0
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£15
2.7.5	Provision for energy requirements			£2,200	per unit		£1,245,200
							£1,245,215

2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£1,876,290
							£1,876,290

TOTAL DEVELOPMENT COSTS (including land)							£49,993,990
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3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£12,508,600
3.2	Affordable units			6%	on AH build cost (incl: externals)		£0
							£12,508,600

TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£62,502,590
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£40,410
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4.0 Finance Costs							
4.1	Finance			APR 7.00%	on net costs	PCM 0.565%	-£40,410

TOTAL PROJECT COSTS [INCLUDING INTEREST]							£62,543,000
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Island Site		Lower Value Area		271 Units		
ITEM						
Net Site Area	1.92	Brownfield	Lower Value Area	Residual Value	-3,116,263 per net ha	Technical Checks:
						Sqm/ha 10,218
						Dwgs/ha 141
						Units/pa 65
						GDV=Total costs -
Nr of units	Private 271.00	Affordable 0.00	Social r€ Affordable rent 0.00	0	Intermediate 0.00	
1.0 Development Value						
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	190	65	12,331	£1,700
		House	81	90	7,317	£1,850
			271		19647.50	
						Total Value
						£20,961,850
						£13,536,450
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	0	65	0	£0
		House	0	90	0	£0
			0		0.00	
						Total Value
						£0
						£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	0	65	0	£893
		House	0	90	0	£971
			0		0.00	
						Total Value
						£0
						£0
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	0	65	0	£1,020
		House	0	90	0	£1,110
			0		0.00	
						Total Value
						£0
						£0
Gross Development value						£34,498,300
2.0 Development Cost						
2.1 Site Acquisition						
2.1.1	Site value (residual land value)					-£5,991,879
	Purchaser Costs					1.75%
-6,096,736						
2.3 Build Costs						
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)	190	75	14,228	£1,096
		House	81	90	7,317	£929
			271		21544.50	
						Total Costs
						£15,593,340
						£6,797,493.00
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)	0	75	0	£1,096
		House	0	90	0	£929
			0		0.00	
						Total Costs
						£0.00
						£0.00
2.3.3	Extra-over BR2013					£0 per unit
						£0
271						£22,390,833
2.4 Extra over construction costs						
2.4.1	Externals		10% on build cost		£2,239,083.30	
2.4.2	Site abnormalities (remediation/demolition)		£0 per net ha		£0	
2.4.2	Site opening up costs		£13,133 per unit		£3,559,096	
£5,798,179						
2.5 Professional Fees						
2.5.1	10% on build costs (incl: externals)				£2,462,992	
£2,462,992						
2.6 Contingency						
2.6.1	5% on build costs (incl: externals)				£1,231,496	
£1,231,496						
2.7 Developer contributions						
2.7.1	Lifetime homes		£0 per unit		£0	
2.7.2	CSH Level 4		0.0% build cost		£0	
2.7.3	CIL		£0 per sqm		£0	
2.7.4	S106 contribution		£1,000 per unit		£14	
2.7.5	Provision for energy requirements		£2,200 per unit		£596,200	
£596,214						
2.8 Sale cost						
2.8.1	Private units only		3.00% on OM GDV		£1,034,949	
£1,034,949						
TOTAL DEVELOPMENT COSTS (including land)						£27,417,926
3.0 Developer's Profit						
3.1	Private units		20% on OM GDV		£6,899,660	
3.2	Affordable units		6% on AH build cost (incl: externals)		£0	
£6,899,660						
TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£34,317,586
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						£180,714
4.0 Finance Costs						
4.1	Finance		APR 7.00% on net costs		PCM 0.565%	
-£180,714						
TOTAL PROJECT COSTS [INCLUDING INTEREST]						£34,498,300

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Silo	Lower Value Area		48 Units				
ITEM							
Net Site Area	0.12	Greenfield	Lower Value Area	Residual Value -19,996,745 per net ha	Technical Checks: Sqm/ha 26,579 Dwgs/ha 409 Units/ha 24 GDV=Total costs -		
Nr of units	Private 48.00	Affordable 0.00	Social re Affordable rent 0.00	Intermediate 0	0.00		
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	48	65	3,120	£1,700	£5,304,000
		House	0	90	0	£1,850	£0
			48		3120.00		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£893	£0
		House	0	90	0	£971	£0
			0		0.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,020	£0
		House	0	90	0	£1,110	£0
			0		0.00		
Gross Development value							£5,304,000
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)				-£2,347,362		
	Purchaser Costs				1.75%		
-2,388,440							
2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	48	75	3,600	£1,395	£5,022,000
		House	0	90	0	£929	£0.00
			48		3600.00		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	0	75	0	£1,395	£0.00
		House	0	90	0	£929	£0.00
			0		0.00		
2.3.3	Extra-over BR2013				£0 per unit		£0
48							£5,022,000
2.4 Extra over construction costs							
2.4.1	Externals		10% on build cost				£502,200.00
2.4.2	Site abnormalities (remediation/demolition)		£0 per net ha				£0
2.4.2	Site opening up costs		£0 per unit				£0
£502,200							
2.5 Professional Fees							
2.5.1			10% on build costs (incl: externals)				£552,420
£552,420							
2.6 Contingency							
2.6.1			5% on build costs (incl: externals)				£276,210.00
£276,210							
2.7 Developer contributions							
2.7.1	Lifetime homes		£0 per unit				£0
2.7.2	CSH Level 4		0.0% build cost				£0
2.7.3	CIL		£0 per sqm				£0
2.7.4	S106 contribution		£1,000 per unit				£15
2.7.5	Provision for energy requirements		£2,200 per unit				£105,600
£105,615							
2.8 Sale cost							
2.8.1	Private units only		3.00% on OM GDV				£159,120
£159,120							
TOTAL DEVELOPMENT COSTS (including land)							£4,229,125
3.0 Developer's Profit							
3.1	Private units		20% on OM GDV				£1,060,800
3.2	Affordable units		6% on AH build cost (incl: externals)				£0
£1,060,800							
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£5,289,925
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£14,075
4.0 Finance Costs							
4.1	Finance		APR 7.00%	on net costs	PCM 0.565%		-£14,075
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£5,304,000

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Former Tooks Bakery		Mid Value Area		101 Units			
ITEM							
Net Site Area	1.55	Brownfield	Mid Value Area	Residual Value		Technical Checks:	
				1,751,040 per net ha		Sqm/ha	5,870
						Dwgs/ha	65
						Units/ha	38
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	101.00	0.00		0.00	0	0.00	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,950
		House		101	90	9,090	£2,200
				101		9090.00	
							Total Value
							£0
							£19,998,000
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,024
		House		0	90	0	£1,155
				0		0.00	
							Total Value
							£0
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,170
		House		0	90	0	£1,254
				0		0.00	
							Total Value
							£0
							£0
Gross Development value							£19,998,000
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£2,711,431
	Purchaser Costs						5.75%
							2,867,338
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		101	90	9,090	£929
				101		9090.00	
							Total Costs
							£0
							£8,444,610.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		0	90	0	£929
				0		0.00	
							Total Costs
							£0.00
							£0.00
2.3.3	Extra-over BR2013						£0 per unit
							£0
							£8,444,610
2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost				£844,461.00	
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha				£0	
2.4.2	Site opening up costs	£11,900 per unit				£1,201,852	
							£2,046,313
2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)					£928,907	
							£928,907
2.6 Contingency							
2.6.1	5% on build costs (incl: externals)					£464,454	
							£464,454
2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit				£0	
2.7.2	CSH Level 4	0.0% build cost				£0	
2.7.3	CIL	£0 per sqm				£0	
2.7.4	S106 contribution	£1,000 per unit				£11	
2.7.5	Provision for energy requirements	£2,200 per unit				£222,200	
							£222,211
2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV				£599,940	
							£599,940
TOTAL DEVELOPMENT COSTS (including land)							£15,573,772
3.0 Developer's Profit							
3.1	Private units	20% on OM GDV				£3,999,600	
3.2	Affordable units	6% on AH build cost (incl: externals)				£0	
							£3,999,600
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£19,573,372
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£424,628
4.0 Finance Costs							
4.1	Finance	APR 7.00% on net costs		PCM 0.565%		-£424,628	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£19,998,000

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ITEM

Net Site Area	1.96	Brownfield	Mid Value Area	Residual Value 1,353,866 per net ha		Technical Checks:	
						Sqm/ha	4,547
						Dwgs/ha	51
						Units/ha	38
						GDV=Total costs	-
Nr of units	Private 99.00	Affordable 0.00		Social re Affordable rent 0.00	Intermediate 0		

1.0 Development Value		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	0	65	0	£1,950	£0
	House	99	90	8,910	£2,200	£19,602,000
		99		8910.00		
1.2 Social rent	Flats (NIA)	0	65	0	£0	£0
	House	0	90	0	£0	£0
		0		0.00		
1.3 Affordable rent	Flats (NIA)	0	65	0	£1,024	£0
	House	0	90	0	£1,155	£0
		0		0.00		
1.3 Intermediate	Flats (NIA)	0	65	0	£1,170	£0
	House	0	90	0	£1,254	£0
		0		0.00		
Gross Development value						£19,602,000

2.0 Development Cost		Total Value
2.1 Site Acquisition		
2.1.1 Site value (residual land value)		£2,652,842
	Purchaser Costs	5.75%
		2,805,380

2.3 Build Costs		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	0	75	0	£1,054	£0
	House	99	90	8,910	£929	£8,277,390.00
		99		8910.00		
2.3.2 Affordable units	Flats (GIA)	0	75	0	£1,054	£0.00
	House	0	90	0	£929	£0.00
		0		0.00		
2.3.3 Extra-over BR2013				£0 per unit	£0	
						£8,277,390

2.4 Extra over construction costs		Total Value
2.4.1	Externals	10% on build cost = £827,739.00
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha = £0
2.4.2	Site opening up costs	£11,876 per unit = £1,175,701
		£2,003,440

2.5 Professional Fees		Total Value
2.5.1		10% on build costs (incl: externals) = £910,513
		£910,513

2.6 Contingency		Total Value
2.6.1		5% on build costs (incl: externals) = £455,256
		£455,256

2.7 Developer contributions		Total Value
2.7.1	Lifetime homes	£0 per unit = £0
2.7.2	CSH Level 4	0.0% build cost = £0
2.7.3	CIL	£0 per sqm = £0
2.7.4	S106 contribution	£1,000 per unit = £11
2.7.5	Provision for energy requirements	£2,200 per unit = £217,800
		£217,811

2.8 Sale cost		Total Value
2.8.1	Private units only	3.00% on OM GDV = £588,060
		£588,060

TOTAL DEVELOPMENT COSTS (including land)		£15,257,851
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3.0 Developer's Profit		Total Value
3.1	Private units	20% on OM GDV = £3,920,400
3.2	Affordable units	6% on AH build cost (incl: externals) = £0
		£3,920,400

TOTAL PROJECT COSTS [EXCLUDING INTEREST]		£19,178,251
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]		£423,749
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4.0 Finance Costs		APR	PCM	Total Value
4.1	Finance	7.00% on net costs	0.565%	-£423,749
TOTAL PROJECT COSTS [INCLUDING INTEREST]				£19,602,000

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ITEM

Net Site Area	0.22	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-1,948,583	per net ha	Sqm/ha	8,374
						Dwgs/ha	116
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate	Units/pa	15
	25	0		0.00	0	GDV=Total costs	-

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	18	65	1,138	£1,700	£1,933,750
		House	8	90	675	£1,850	£1,248,750
			25		1812.50		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	0	65	0	£893	£0
		House	0	90	0	£971	£0
			0		0.00		
1.3	Intermediate	Flats (NIA)	0	65	0	£1,020	£0
		House	0	90	0	£1,110	£0
			0		0.00		

Gross Development value £3,182,500

2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						-£421,737
	Purchaser Costs						1.75%
						-429,117	

2.3 Build Costs							
2.3.1	Private units	Flats (GIA)	18	75	1,313	£1,096	£1,438,500
		House	8	90	675	£929	£627,075
			25		1987.50		
2.3.2	Affordable units	Flats (GIA)	0	75	0	£1,096	£0
		House	0	90	0	£929	£0
			0		0.00		
2.3.3	Extra-over BR2013			£0	per unit		£0
						25	£2,065,575

2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost					£206,558
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha					£0
2.4.2	Site opening up costs	£0 per unit					£0
						£206,558	

2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)						£227,213.25
						£227,213	

2.6 Contingency							
2.6.1	5% on build costs (incl: externals)						£113,606.63
						£113,607	

2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit					£0
2.7.2	CSH Level 4	2.5% build cost					£51,639
2.7.3	CIL	£0 per sqm					£0
2.7.4	S106 contribution	£1,000 per unit					£25,000
2.7.5	Provision for energy requirements	£2,200 per unit					£55,000
						£131,639	

2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV					£95,475
						£95,475	

TOTAL DEVELOPMENT COSTS (including land) £2,410,949

3.0 Developer's Profit							
3.1	Private units	20% on OM GDV					£636,500
3.2	Affordable units	6% on AH build cost (incl: externals)					£0
						£636,500	

TOTAL PROJECT COSTS (EXCLUDING INTEREST) £3,047,449

TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST) £135,051

4.0 Finance Costs							
4.1	Finance	APR	7.00%	on net costs	PCM	0.565%	-£38,363
						£3,085,813	

TOTAL PROJECT COSTS (INCLUDING INTEREST) £3,085,813

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ITEM		Residual Value		Technical Checks:		
Net Site Area	0.41 Brownfield Lower Value Area	-1,596,384 per net ha		Sqm/ha	8,852	
				Dwgs/ha	122	
				Units/pa	25	
				GDV=Total costs	-	
Nr of units	Private 50 Affordable 0	Social re 0.00	Affordable rent 0	Intermediate 0.00		
1.0 Development Value						
1.1	Private units	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	35	65	2,275	£1,700	£3,867,500.00
	House	15	90	1,350	£1,850	£2,497,500
		50		3625.00		
1.2	Social rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0	65	0	£0	£0
	House	0	90	0	£0	£0
		0		0.00		
1.3	Affordable rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0	65	0	£893	£0
	House	0	90	0	£971	£0
		0		0.00		
1.3	Intermediate	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0	65	0	£1,020	£0
	House	0	90	0	£1,110	£0
		0		0.00		
Gross Development value						£6,365,000
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Site value (residual land value)					-£653,744
		Purchaser Costs				1.75%
						-665,185
2.3 Build Costs						
2.3.1	Private units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)	35	75	2,625	£1,096	£2,877,000
	House	15	90	1,350	£929	£1,254,150
		50		3975.00		
2.3.2	Affordable units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)	0	75	0	£1,096	£0
	House	0	90	0	£929	£0
		0		0.00		
2.3.3	Extra-over BR2013	£0 per unit				£0
						£4,131,150
2.4 Extra over construction costs						
2.4.1	Externals	10% on build cost				£413,115
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha				£0
2.4.2	Site opening up costs	£0 per unit				£0
						£413,115
2.5 Professional Fees						
2.5.1		10% on build costs (incl: externals)				£454,427
						£454,427
2.6 Contingency						
2.6.1		5% on build costs (incl: externals)				£227,213
						£227,213
2.7 Developer contributions						
2.7.1	Lifetime homes	£0 per unit				£0
2.7.2	CSH Level 4	2.5% build cost				£103,279
2.7.3	CIL	£0 per sqm				£0
2.7.4	S106 contribution	£1,000 per unit				£50,000
2.7.5	Provision for energy requirements	£2,200 per unit				£110,000
						£263,279
2.8 Sale cost						
2.8.1	Private units only	3.00% on OM GDV				£190,950
						£190,950
TOTAL DEVELOPMENT COSTS (including land)						£5,014,949
3.0 Developer's Profit						
3.1	Private units	20% on OM GDV				£1,273,000
3.2	Affordable units	6% on AH build cost (incl: externals)				£0
						£1,273,000
TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£6,287,949
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						£77,051
4.0 Finance Costs						
4.1	Finance	APR 7.00%	on net costs	PCM 0.565%	-£77,051	
TOTAL PROJECT COSTS [INCLUDING INTEREST]						£6,365,000

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ITEM		Residual Value			Technical Checks:	
Net Site Area	0.35	Brownfield	Lower Value Area	952,790	per net ha	Sqm/ha 6,469
Nr of units	Private 25	Affordable 0	Social re Affordable rent 0.00	0	Intermediate 0.00	Dwgs/ha 72
						Units/pa 15
						GDV=Total costs -

1.0 Development Value						
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)		0	65	0	£1,700
	House		25	90	2,250	£1,850
			25		2250.00	
						Total Value
						£0
						£4,162,500
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)		0	65	0	£0
	House		0	90	0	£0
			0		0.00	
						Total Value
						£0
						£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)		0	65	0	£893
	House		0	90	0	£971
			0		0.00	
						Total Value
						£0
						£0
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)		0	65	0	£1,020
	House		0	90	0	£1,110
			0		0.00	
						Total Value
						£0
						£0
Gross Development value						£4,162,500

2.0 Development Cost	
2.1	Site Acquisition
2.1.1	Site value (residual land value)
	Purchaser Costs
	4.75%
£331,417	
347,159	

2.3 Build Costs						
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)		0	75	0	£1,054
	House		25	90	2,250	£929
			25		2250.00	
						Total Costs
						£0
						£2,090,250
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)		0	75	0	£1,054
	House		0	90	0	£929
			0		0.00	
						Total Costs
						£0
						£0
2.3.3	Extra-over BR2013			£0	per unit	
						£0
25						£2,090,250

2.4 Extra over construction costs	
2.4.1	Externals
	10% on build cost
	£209,025.00
2.4.2	Site abnormalities (remediation/demolition)
	£0 per net ha
	£0
2.4.2	Site opening up costs
	£0 per unit
	£0
£209,025	

2.5 Professional Fees	
2.5.1	10% on build costs (incl: externals)
	£229,928
£229,928	

2.6 Contingency	
2.6.1	5% on build costs (incl: externals)
	£114,964
£114,964	

2.7 Developer contributions	
2.7.1	Lifetime homes
	£0 per unit
	£0
2.7.2	CSH Level 4
	2.5% build cost
	£52,256
2.7.3	CIL
	£0 per sqm
	£0
2.7.4	S106 contribution
	£1,000 per unit
	£25,000
2.7.5	Provision for energy requirements
	£2,200 per unit
	£55,000
£132,256	

2.8 Sale cost	
2.8.1	Private units only
	3.00% on OM GDV
	£124,875
£124,875	

TOTAL DEVELOPMENT COSTS (including land) £3,248,457

3.0 Developer's Profit	
3.1	Private units
	20% on OM GDV
	£832,500
3.2	Affordable units
	6% on AH build cost (incl: externals)
	£0
£832,500	

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £4,080,957

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £81,543

4.0 Finance Costs	
4.1	Finance
	APR 7.00% on net costs
	PCM 0.565%
	-£81,543

TOTAL PROJECT COSTS [INCLUDING INTEREST] £4,162,500


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Felixstowe Road		Lower Value Area		70 Units			
ITEM							
Net Site Area	1.11	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				846,144 per net ha		Sqm/ha	5,673
						Dwgs/ha	63
						Units/pa	31
						GDV=Total costs	-
Nr of units	Private	Affordable		Social r	Affordable rent	Intermediate	
	70	0		0.00	0	0.00	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,700
		House		70	90	6,300	£1,850
				70		6,300.00	
							Total Value
							£0
							£11,655,000
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		0	90	0	£971
				0		0.00	
							Total Value
							£0
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		0	90	0	£1,110
				0		0.00	
							Total Value
							£0
							£0
Gross Development value							£11,655,000
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£939,639
	Purchaser Costs						5.75%
							993,668
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		70	90	6,300	£929
				70		6,300.00	
							Total Costs
							£0
							£5,852,700.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		0	90	0	£929
				0		0.00	
							Total Costs
							£0.00
							£0.00
2.3.3	Extra-over BR2013			£0 per unit			£0
							£5,852,700
2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£585,270.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£585,270
2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£643,797
							£643,797
2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£321,899
							£321,899
2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			2.5% build cost			£146,318
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£70,000
2.7.5	Provision for energy requirements			£2,200 per unit			£154,000
							£370,318
2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£349,650
							£349,650
TOTAL DEVELOPMENT COSTS (including land)							£9,117,301
3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£2,331,000
3.2	Affordable units			6% on AH build cost (incl: externals)			£0
							£2,331,000
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£11,448,301
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£206,699
4.0 Finance Costs							
4.1	Finance			APR 7.00% on net costs		PCM 0.565%	-£206,699
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£11,655,000


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Artificial Hockey Pitch		Mid Value Area		18 Units		pba peterbrett		
ITEM								
Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value		Technical Checks:		
				1,318,824 per net ha		Sqm/ha	3,402	
						Dwgs/ha	38	
						Units/pa	12	
						GDV=Total costs	(0)	
Nr of units	Private	Affordable		Social re:	Affordable rent	Intermediate		
	18	0		0.00	0	0.00		
1.0 Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,950	£0
		House		18	90	1,620	£2,200	£3,564,000
				18		1620.00		
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£0	£0
		House		0	90	0	£0	£0
				0		0.00		
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,024	£0
		House		0	90	0	£1,155	£0
				0		0.00		
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,170	£0
		House		0	90	0	£1,254	£0
				0		0.00		
Gross Development value								£3,564,000
2.0 Development Cost								
2.1	Site Acquisition							
2.1.1	Site value (residual land value)							£627,937
	Purchaser Costs							5.75%
664,044								
2.3 Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0	£1,054	£0
		House		18	90	1,620	£929	£1,504,980.00
				18		1620.00		
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0	£1,054	£0.00
		House		0	90	0	£929	£0.00
				0		0.00		
2.3.3	Extra-over BR2013							£0
					£0	per unit		£0
18								£1,504,980
2.4 Extra over construction costs								
2.4.1	Externals			10% on build cost				£150,498.00
2.4.2	Site abnormals (remediation/demolition)			£0 per net ha				£0
2.4.2	Site opening up costs			£0 per unit				£0
£150,498								
2.5 Professional Fees								
2.5.1				10% on build costs (incl: externals)				£165,548
£165,548								
2.6 Contingency								
2.6.1				5% on build costs (incl: externals)				£82,774
£82,774								
2.7 Developer contributions								
2.7.1	Lifetime homes			£0 per unit				£0
2.7.2	CSH Level 4			2.5% build cost				£37,625
2.7.3	CIL			£0 per sqm				£0
2.7.4	S106 contribution			£1,000 per unit				£18,000
2.7.5	Provision for energy requirements			£2,200 per unit				£39,600
£95,225								
2.8 Sale cost								
2.8.1	Private units only			3.00% on OM GDV				£106,920
£106,920								
TOTAL DEVELOPMENT COSTS (including land)								£2,769,988
3.0 Developer's Profit								
3.1	Private units			20% on OM GDV				£712,800
3.2	Affordable units			6% on AH build cost (incl: externals)				£0
£712,800								
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£3,482,788
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£81,212
4.0 Finance Costs								
4.1	Finance			APR	PCM			
				7.00%	0.565%	on net costs		-£81,212
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£3,564,000

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Central/West Brownfield		Lower Value Area		25 Units																					
ITEM																									
Net Site Area	0.43	Brownfield	Lower Value Area	Residual Value		765,635		per net ha																	
<table border="1"> <tr> <td colspan="2">Technical Checks:</td> <td>Sqm/ha</td> <td>5,198</td> </tr> <tr> <td colspan="2"></td> <td>Dwgs/ha</td> <td>58</td> </tr> <tr> <td colspan="2"></td> <td>Units/ha</td> <td>15</td> </tr> <tr> <td colspan="2"></td> <td>GDV=Total costs</td> <td>-</td> </tr> </table>										Technical Checks:		Sqm/ha	5,198			Dwgs/ha	58			Units/ha	15			GDV=Total costs	-
Technical Checks:		Sqm/ha	5,198																						
		Dwgs/ha	58																						
		Units/ha	15																						
		GDV=Total costs	-																						
Nr of units	Private	Affordable	Social re Affordable rent		Intermediate																				
	25	0	0.00		0		0.00																		
1.0 Development Value																									
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm		Total Value																	
	Flats (NIA)		0	65	0	£1,700		£0																	
	House		25	90	2,250	£1,850		£4,162,500																	
			25		2,250.00																				
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm		Total Value																	
	Flats (NIA)		0	65	0	£0		£0																	
	House		0	90	0	£0		£0																	
			0		0.00																				
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm		Total Value																	
	Flats (NIA)		0	65	0	£893		£0																	
	House		0	90	0	£971		£0																	
			0		0.00																				
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm		Total Value																	
	Flats (NIA)		0	65	0	£1,020		£0																	
	House		0	90	0	£1,110		£0																	
			0		0.00																				
Gross Development value								£4,162,500																	
2.0 Development Cost																									
2.1	Site Acquisition																								
2.1.1	Site value (residual land value)							£331,417																	
							Purchaser Costs		4.75%																
								347,159																	
2.3 Build Costs																									
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m		Total Costs																	
	Flats (GIA)		0	75	0	£1,054		£0																	
	House		25	90	2,250	£929		£2,090,250.00																	
			25		2,250.00																				
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m		Total Costs																	
	Flats (GIA)		0	75	0	£1,054		£0.00																	
	House		0	90	0	£929		£0.00																	
			0		0.00																				
2.3.3	Extra-over BR2013		£0 per unit				£0																		
								25																	
								£2,090,250																	
2.4 Extra over construction costs																									
2.4.1	Externals		10% on build cost				£209,025.00																		
2.4.2	Site abnormalities (remediation/demolition)		£0 per net ha				£0																		
2.4.2	Site opening up costs		£0 per unit				£0																		
								£209,025																	
2.5 Professional Fees																									
2.5.1			10% on build costs (incl: externals)				£229,928																		
								£229,928																	
2.6 Contingency																									
2.6.1			5% on build costs (incl: externals)				£114,964																		
								£114,964																	
2.7 Developer contributions																									
2.7.1	Lifetime homes		£0 per unit				£0																		
2.7.2	CSH Level 4		2.5% build cost				£52,256																		
2.7.3	CIL		£0 per sqm				£0																		
2.7.4	S106 contribution		£1,000 per unit				£25,000																		
2.7.5	Provision for energy requirements		£2,200 per unit				£55,000																		
								£132,256																	
2.8 Sale cost																									
2.8.1	Private units only		3.00% on OM GDV				£124,875																		
								£124,875																	
TOTAL DEVELOPMENT COSTS (including land)								£3,248,457																	
3.0 Developer's Profit																									
3.1	Private units		20% on OM GDV				£832,500																		
3.2	Affordable units		6% on AH build cost (incl: externals)				£0																		
								£832,500																	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£4,080,957																	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£81,543																	
4.0 Finance Costs																									
4.1	Finance		APR 7.00% on net costs		PCM 0.565%		-		£81,543																
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£4,162,500																	

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West Greenfield		Lower Value Area		50 Units					
ITEM									
Net Site Area	0.81	Greenfield	Lower Value Area	Residual Value		820,048 per net ha		Technical Checks: Sqm/ha 5,544 Dwgs/ha 62 Units/ha 25 GDV=Total costs 0	
Nr of units	Private 50	Affordable 0		Social re Affordable rent 0.00	0	Intermediate 0.00			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,700	£0	
		House		50	90	4,500	£1,850	£8,325,000	
				50		4500.00			
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£0	£0	
		House		0	90	0	£0	£0	
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£893	£0	
		House		0	90	0	£971	£0	
				0		0.00			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,020	£0	
		House		0	90	0	£1,110	£0	
				0		0.00			
Gross Development value								£8,325,000	
2.0 Development Cost									
2.1	Site Acquisition								
2.1.1	Site value (residual land value)							£665,648	
	Purchaser Costs							5.75%	
								703,923	
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		0	75	0	£1,054	£0	
		House		50	90	4,500	£929	£4,180,500.00	
				50		4500.00			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		0	75	0	£1,054	£0.00	
		House		0	90	0	£929	£0.00	
				0		0.00			
2.3.3	Extra-over BR2013				£0 per unit		£0		
								50	
								£4,180,500	
2.4 Extra over construction costs									
2.4.1	Externals		10%		on build cost		£418,050.00		
2.4.2	Site abnormalities (remediation/demolition)		£0		per net ha		£0		
2.4.2	Site opening up costs		£0		per unit		£0		
								£418,050	
2.5 Professional Fees									
2.5.1			10%		on build costs (incl: externals)		£459,855		
								£459,855	
2.6 Contingency									
2.6.1			5%		on build costs (incl: externals)		£229,928		
								£229,928	
2.7 Developer contributions									
2.7.1	Lifetime homes		£0		per unit		£0		
2.7.2	CSH Level 4		2.5%		build cost		£104,513		
2.7.3	CIL		£0		per sqm		£0		
2.7.4	S106 contribution		£1,000		per unit		£50,000		
2.7.5	Provision for energy requirements		£2,200		per unit		£110,000		
								£264,513	
2.8 Sale cost									
2.8.1	Private units only		3.00%		on OM GDV		£249,750		
								£249,750	
TOTAL DEVELOPMENT COSTS (including land)								£6,506,518	
3.0 Developer's Profit									
3.1	Private units		20%		on OM GDV		£1,665,000		
3.2	Affordable units		6%		on AH build cost (incl: externals)		£0		
								£1,665,000	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£8,171,518	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£153,482	
4.0 Finance Costs									
4.1	Finance		APR 7.00%		on net costs		PCM 0.565%		-£153,482
								£8,325,000	
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£8,325,000	

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ITEM		Residual Value		Technical Checks:	
Net Site Area	1.81	Brownfield	Lower Value Area	137,986	per net ha
				Sqm/ha	5,214
				Dwgs/ha	58
				Units/ha	39
				GDV=Total costs	-

Nr of units	Private	Affordable	Social re Affordable rent	Intermediate	
	105	0	0.00	0	0.00

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£1,700	£0
	House		105	90	9,450	£1,850	£17,482,500
			105		9450.00		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£0	£0
	House		0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£893	£0
	House		0	90	0	£971	£0
			0		0.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£1,020	£0
	House		0	90	0	£1,110	£0
			0		0.00		
Gross Development value							£17,482,500

2.0 Development Cost		
2.1	Site Acquisition	
2.1.1	Site value (residual land value)	
		£250,090
	Purchaser Costs	4.75%
		261,970

2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0	75	0	£1,054	£0
	House		105	90	9,450	£929	£8,779,050.00
			105		9450.00		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0	75	0	£1,054	£0.00
	House		0	90	0	£929	£0.00
			0		0.00		
2.3.3	Extra-over BR2013			£0	per unit		£0
							105
							£8,779,050

2.4 Extra over construction costs				
2.4.1	Externals	10%	on build cost	£877,905.00
2.4.2	Site abnormals (remediation/demolition)	£0	per net ha	£0
2.4.2	Site opening up costs	£11,946	per unit	£1,254,308
				£2,132,213

2.5 Professional Fees				
2.5.1		10%	on build costs (incl: externals)	£965,696
				£965,696

2.6 Contingency				
2.6.1		5%	on build costs (incl: externals)	£482,848
				£482,848

2.7 Developer contributions				
2.7.1	Lifetime homes	£0	per unit	£0
2.7.2	CSH Level 4	2.5%	build cost	£219,476
2.7.3	CIL	£0	per sqm	£0
2.7.4	S106 contribution	£1,000	per unit	£105,000
2.7.5	Provision for energy requirements	£2,200	per unit	£231,000
				£555,476

2.8 Sale cost				
2.8.1	Private units only	3.00%	on OM GDV	£524,475
				£524,475

TOTAL DEVELOPMENT COSTS (including land)				£13,701,727
3.0 Developer's Profit				
3.1	Private units	20%	on OM GDV	£3,496,500.00
3.2	Affordable units	6%	on AH build cost (incl: externals)	£0
				£3,496,500

TOTAL PROJECT COSTS [EXCLUDING INTEREST]				£17,198,227
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]				£284,273

4.0 Finance Costs							
4.1	Finance	APR	7.00%	on net costs	PCM	0.565%	-£284,273
				TOTAL PROJECT COSTS [INCLUDING INTEREST]	£17,482,500		

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Helena Road		Lower Value Area		566 Units			
ITEM							
Net Site Area	1.13	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-33,232,526 per net ha		Sqm/ha	32,667
						Dwgs/ha	503
						Units/ha	93
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	566	0		0.00	0	0.00	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		566	65	36,790	£1,700
		House		0	90	0	£1,850
				566		36790.00	
							Total Value
							£62,543,000
							£0
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		0	90	0	£971
				0		0.00	
							Total Value
							£0
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		0	90	0	£1,110
				0		0.00	
							Total Value
							£0
							£0
Gross Development value							£62,543,000
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£37,426,537
	Purchaser Costs						1.75%
							-38,081,501
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		566	75	42,450	£1,395
		House		0	90	0	£929
				566		42450.00	
							Total Costs
							£59,217,750
							£0.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,395
		House		0	90	0	£929
				0		0.00	
							Total Costs
							£0.00
							£0.00
2.3.3	Extra-over BR2013				£0	per unit	£0
							£59,217,750
2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£5,921,775.00
2.4.2	Site abnormals (remediation/demolition)			£0	per net ha		£0
2.4.2	Site opening up costs			£14,137	per unit		£8,001,378
							£13,923,153
2.5 Professional Fees							
2.5.1				10%	on build costs (incl: externals)		£6,513,953
							£6,513,953
2.6 Contingency							
2.6.1				5%	on build costs (incl: externals)		£3,256,976
							£3,256,976
2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4			2.5%	build cost		£1,480,444
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£566,000
2.7.5	Provision for energy requirements			£2,200	per unit		£1,245,200
							£3,291,644
2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£1,876,290
							£1,876,290
TOTAL DEVELOPMENT COSTS (including land)							£49,998,264
3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£12,508,600
3.2	Affordable units			6%	on AH build cost (incl: externals)		£0
							£12,508,600
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£62,506,864
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£36,136
4.0 Finance Costs							
4.1	Finance			APR	PCM		
				7.00%	0.565%	on net costs	-£36,136
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£62,543,000

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Island Site	Lower Value Area	271 Units		Residual Value		Technical Checks:		
Net Site Area	1.92	Brownfield	Lower Value Area	-3,533,750 per net ha		Sqm/ha	10,218	
						Dwgs/ha	141	
						Units/pa	65	
						GDV=Total costs	-	
Nr of units	Private	Affordable	Social r€ Affordable rent	Intermediate				
	271	0	0.00	0	0.00			
1.0 Development Value								
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)	190	65	12,331	£1,700	£20,961,850	
		House	81	90	7,317	£1,850	£13,536,450	
			271		19647.50			
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)	0	65	0	£0	£0	
		House	0	90	0	£0	£0	
			0		0.00			
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)	0	65	0	£893	£0	
		House	0	90	0	£971	£0	
			0		0.00			
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)	0	65	0	£1,020	£0	
		House	0	90	0	£1,110	£0	
			0		0.00			
Gross Development value							£34,498,300	
2.0 Development Cost								
2.1 Site Acquisition								
2.1.1	Site value (residual land value)						-£6,794,613	
	Purchaser Costs						1.75%	
							-6,913,519	
2.3 Build Costs								
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	190	75	14,228	£1,096	£15,593,340	
		House	81	90	7,317	£929	£6,797,493.00	
			271		21544.50			
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	0	75	0	£1,096	£0.00	
		House	0	90	0	£929	£0.00	
			0		0.00			
2.3.3	Extra-over BR2013						£0 per unit	£0
							£22,390,833	
2.4 Extra over construction costs								
2.4.1	Externals			10% on build cost		£2,239,083.30		
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha		£0		
2.4.2	Site opening up costs			£13,133 per unit		£3,559,096		
							£5,798,179	
2.5 Professional Fees								
2.5.1	10% on build costs (incl: externals)					£2,462,992		
							£2,462,992	
2.6 Contingency								
2.6.1	5% on build costs (incl: externals)					£1,231,496		
							£1,231,496	
2.7 Developer contributions								
2.7.1	Lifetime homes			£0 per unit		£0		
2.7.2	CSH Level 4			2.5% build cost		£559,771		
2.7.3	CIL			£0 per sqm		£0		
2.7.4	S106 contribution			£1,000 per unit		£271,000		
2.7.5	Provision for energy requirements			£2,200 per unit		£596,200		
							£1,426,971	
2.8 Sale cost								
2.8.1	Private units only			3.00% on OM GDV		£1,034,949		
							£1,034,949	
TOTAL DEVELOPMENT COSTS (including land)							£27,431,901	
3.0 Developer's Profit								
3.1	Private units			20% on OM GDV		£6,899,660		
3.2	Affordable units			6% on AH build cost (incl: externals)		£0		
							£6,899,660	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£34,331,561	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£166,739	
4.0 Finance Costs								
4.1	Finance			APR 7.00% on net costs		PCM 0.565% -£166,739		
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£34,498,300	



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Silo	Lower Value Area		48 Units				
ITEM							
Net Site Area	0.12	Greenfield	Lower Value Area	Residual Value -21,439,151 per net ha			
				Technical Checks:			
				Sqm/ha 26,579			
				Dwgs/ha 409			
				Units/ha 24			
				GDV=Total costs -			
Nr of units	Private 48	Affordable 0	Social re Affordable rent 0.00	Intermediate 0.00			
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	48	65	3,120	£1,700	£5,304,000
		House	0	90	0	£1,850	£0
			48		3120.00		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£893	£0
		House	0	90	0	£971	£0
			0		0.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,020	£0
		House	0	90	0	£1,110	£0
			0		0.00		
Gross Development value							£5,304,000
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)				-£2,516,682		
				Purchaser Costs	1.75%		
-2,560,724							
2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	48	75	3,600	£1,395	£5,022,000
		House	0	90	0	£929	£0.00
			48		3600.00		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	0	75	0	£1,395	£0.00
		House	0	90	0	£929	£0.00
			0		0.00		
2.3.3	Extra-over BR2013				£0 per unit		£0
48							£5,022,000
2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost			£502,200.00		
2.4.2	Site abnormals (remediation/demolition)	£0 per net ha			£0		
2.4.2	Site opening up costs	£0 per unit			£0		
£502,200							
2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)				£552,420		
£552,420							
2.6 Contingency							
2.6.1	5% on build costs (incl: externals)				£276,210.00		
£276,210							
2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit			£0		
2.7.2	CSH Level 4	2.5% build cost			£125,550		
2.7.3	CIL	£0 per sqm			£0		
2.7.4	S106 contribution	£1,000 per unit			£48,000		
2.7.5	Provision for energy requirements	£2,200 per unit			£105,600		
£279,150							
2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV			£159,120		
£159,120							
TOTAL DEVELOPMENT COSTS (including land) £4,230,376							
3.0 Developer's Profit							
3.1	Private units	20% on OM GDV			£1,060,800		
3.2	Affordable units	6% on AH build cost (incl: externals)			£0		
£1,060,800							
TOTAL PROJECT COSTS [EXCLUDING INTEREST] £5,291,176							
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £12,824							
4.0 Finance Costs							
4.1	Finance	APR 7.00%	on net costs		PCM 0.565%	-£12,824	
TOTAL PROJECT COSTS [INCLUDING INTEREST] £5,304,000							

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Former Tooks Bakery		Mid Value Area		101 Units			
ITEM							
Net Site Area	1.55	Brownfield	Mid Value Area	Residual Value		Technical Checks:	
				1,565,984 per net ha		Sqm/ha	5,870
						Dwgs/ha	65
						Units/ha	38
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	101	0		0.00	0	0.00	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,950
		House		101	90	9,090	£2,200
				101		9090.00	
							Total Value
							£0
							£19,998,000
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,024
		House		0	90	0	£1,155
				0		0.00	
							Total Value
							£0
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,170
		House		0	90	0	£1,254
				0		0.00	
							Total Value
							£0
							£0
Gross Development value							£19,998,000
2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£2,424,876
	Purchaser Costs						5.75%
							2,564,307
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		101	90	9,090	£929
				101		9090.00	
							Total Costs
							£0
							£8,444,610.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		0	90	0	£929
				0		0.00	
							Total Costs
							£0.00
							£0.00
2.3.3	Extra-over BR2013						£0 per unit
							£0
							£8,444,610
2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost				£844,461.00	
2.4.2	Site abnormals (remediation/demolition)	£0 per net ha				£0	
2.4.2	Site opening up costs	£11,900 per unit				£1,201,852	
							£2,046,313
2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)						£928,907
							£928,907
2.6 Contingency							
2.6.1	5% on build costs (incl: externals)						£464,454
							£464,454
2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit				£0	
2.7.2	CSH Level 4	2.5% build cost				£211,115	
2.7.3	CIL	£0 per sqm				£0	
2.7.4	S106 contribution	£1,000 per unit				£101,000	
2.7.5	Provision for energy requirements	£2,200 per unit				£222,200	
							£534,315
2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV				£599,940	
							£599,940
TOTAL DEVELOPMENT COSTS (including land)							£15,582,845
3.0 Developer's Profit							
3.1	Private units	20% on OM GDV				£3,999,600	
3.2	Affordable units	6% on AH build cost (incl: externals)				£0	
							£3,999,600
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£19,582,445
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£415,555
4.0 Finance Costs							
4.1	Finance	APR		PCM			
		7.00% on net costs		0.565%		-£415,555	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£19,998,000

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ITEM

Net Site Area	1.96	Brownfield	Mid Value Area	Residual Value		Technical Checks:	
				1,210,540	per net ha	Sqm/ha	4,547
						Dwgs/ha	51
						Units/ha	38
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	99	0		0.00	0	0.00	

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	0	65	0	£1,950	£0
		House	99	90	8,910	£2,200	£19,602,000
			99		8,910.00		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	0	65	0	£1,024	£0
		House	0	90	0	£1,155	£0
			0		0.00		
1.3	Intermediate	Flats (NIA)	0	65	0	£1,170	£0
		House	0	90	0	£1,254	£0
			0		0.00		
Gross Development value							£19,602,000

2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£2,372,000
	Purchaser Costs						5.75%
							2,508,390

2.3 Build Costs							
2.3.1	Private units	Flats (GIA)	0	75	0	£1,054	£0
		House	99	90	8,910	£929	£8,277,390.00
			99		8,910.00		
2.3.2	Affordable units	Flats (GIA)	0	75	0	£1,054	£0.00
		House	0	90	0	£929	£0.00
			0		0.00		
2.3.3	Extra-over BR2013						£0
							£8,277,390

2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost				£827,739.00	
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha				£0	
2.4.2	Site opening up costs	£11,876 per unit				£1,175,701	
							£2,003,440

2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)						£910,513
							£910,513

2.6 Contingency							
2.6.1	5% on build costs (incl: externals)						£455,256
							£455,256

2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit				£0	
2.7.2	CSH Level 4	2.5% build cost				£206,935	
2.7.3	CIL	£0 per sqm				£0	
2.7.4	S106 contribution	£1,000 per unit				£99,000	
2.7.5	Provision for energy requirements	£2,200 per unit				£217,800	
							£523,735

2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV				£588,060	
							£588,060

TOTAL DEVELOPMENT COSTS (including land) £15,266,785

3.0 Developer's Profit							
3.1	Private units	20% on OM GDV				£3,920,400	
3.2	Affordable units	6% on AH build cost (incl: externals)				£0	
							£3,920,400

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £19,187,185

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £414,815

4.0 Finance Costs							
4.1	Finance	APR	7.00%	on net costs	PCM	0.565%	-£414,815
							£19,602,000

TOTAL PROJECT COSTS [INCLUDING INTEREST] £19,602,000

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ITEM				Residual Value		Technical Checks:	
Net Site Area	0.22	Brownfield	Lower Value Area	-1,592,219	per net ha	Sqm/ha	8,374
Nr of units	Private 25.00	Affordable 0.00		Social re Affordable rent 0.00	Intermediate 0	Dwgs/ha	116
						Units/ha	15
						GDV=Total costs	-

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	18	65	1,138	£1,700	£1,933,750
		House	8	90	675	£1,850	£1,248,750
			25		1812.50		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£893	£0
		House	0	90	0	£971	£0
			0		0.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,020	£0
		House	0	90	0	£1,110	£0
			0		0.00		
Gross Development value							£3,182,500

2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£-344,608
				Purchaser Costs			1.75%
							£-350,639

2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	18	75	1,313	£1,096	£1,438,500
		House	8	90	675	£929	£627,075
			25		1987.50		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	0	75	0	£1,096	£0
		House	0	90	0	£929	£0
			0		0.00		
2.3.3	Extra-over BR2013			£0 per unit			£0
							£2,065,575

2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£206,558
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£206,558

2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£227,213.25
							£227,213

2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£113,606.63
							£113,607

2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			2.5% build cost			£51,639
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£14
2.7.5	Provision for energy requirements			£0 per unit			£0
							£51,653

2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£95,475
							£95,475

3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£636,500
3.2	Affordable units			6% on AH build cost (incl: externals)			£0
							£636,500

TOTAL DEVELOPMENT COSTS (including land)							£2,409,442
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TOTAL PROJECT COSTS (EXCLUDING INTEREST)							£3,045,942
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TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST)							£136,558
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4.0 Finance Costs							
4.1	Finance			APR 7.00% on net costs		PCM 0.565%	£-39,871
TOTAL PROJECT COSTS (INCLUDING INTEREST)							£3,085,813

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ITEM		Residual Value		Technical Checks:		
Net Site Area	0.41	Brownfield	Lower Value Area	-1,221,067	per net ha	Sqm/ha 8,852
						Dwgs/ha 122
						Units/pa 25
						GDV=Total costs -
Nr of units	Private 50.00	Affordable 0.00	Social re 0.00	Affordable rent 0	Intermediate 0.00	
1.0 Development Value						
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)		35	65	2,275	£1,700
	House		15	90	1,350	£1,850
			50		3625.00	
						Total Value
						£3,867,500.00
						£2,497,500
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)		0	65	0	£0
	House		0	90	0	£0
			0		0.00	
						Total Value
						£0
						£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)		0	65	0	£893
	House		0	90	0	£971
			0		0.00	
						Total Value
						£0
						£0
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)		0	65	0	£1,020
	House		0	90	0	£1,110
			0		0.00	
						Total Value
						£0
						£0
Gross Development value						£6,365,000
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Site value (residual land value)					-£500,046
				Purchaser Costs		1.75%
						-508,797
2.3 Build Costs						
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)		35	75	2,625	£1,096
	House		15	90	1,350	£929
			50		3975.00	
						Total Costs
						£2,877,000
						£1,254,150
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)		0	75	0	£1,096
	House		0	90	0	£929
			0		0.00	
						Total Costs
						£0
						£0
2.3.3	Extra-over BR2013			£0 per unit		£0
						£4,131,150
2.4 Extra over construction costs						
2.4.1	Externals		10%	on build cost		£413,115
2.4.2	Site abnormalities (remediation/demolition)		£0	per net ha		£0
2.4.2	Site opening up costs		£0	per unit		£0
						£413,115
2.5 Professional Fees						
2.5.1			10%	on build costs (incl: externals)		£454,427
						£454,427
2.6 Contingency						
2.6.1			5%	on build costs (incl: externals)		£227,213
						£227,213
2.7 Developer contributions						
2.7.1	Lifetime homes		£0	per unit		£0
2.7.2	CSH Level 4		2.5%	build cost		£103,279
2.7.3	CIL		£0	per sqm		£0
2.7.4	S106 contribution		£1,000	per unit		£14
2.7.5	Provision for energy requirements		£0	per unit		£0
						£103,293
2.8 Sale cost						
2.8.1	Private units only		3.00%	on OM GDV		£190,950
						£190,950
TOTAL DEVELOPMENT COSTS (including land)						£5,011,351
3.0 Developer's Profit						
3.1	Private units		20%	on OM GDV		£1,273,000
3.2	Affordable units		6%	on AH build cost (incl: externals)		£0
						£1,273,000
TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£6,284,351
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						£80,649
4.0 Finance Costs						
4.1	Finance		APR 7.00%	on net costs	PCM 0.565%	-£80,649
TOTAL PROJECT COSTS [INCLUDING INTEREST]						£6,365,000

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ITEM				Residual Value		Technical Checks:	
Net Site Area	0.35	Brownfield	Lower Value Area	1,168,185 per net ha		Sqm/ha	6,469
Nr of units	Private 25.00	Affordable 0.00		Social re Affordable rent 0.00	0	Dwgs/ha	72
				Intermediate	0.00	Units/pa	15
						GDV=Total costs	-

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£1,700	£0
	House		25	90	2,250	£1,850	£4,162,500
			25		2250.00		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£0	£0
	House		0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£893	£0
	House		0	90	0	£971	£0
			0		0.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£1,020	£0
	House		0	90	0	£1,110	£0
			0		0.00		
Gross Development value							£4,162,500

2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£406,339
				Purchaser Costs			4.75%
							425,640

2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0	75	0	£1,054	£0
	House		25	90	2,250	£929	£2,090,250
			25		2250.00		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0	75	0	£1,054	£0
	House		0	90	0	£929	£0
			0		0.00		
2.3.3	Extra-over BR2013			£0 per unit			£0
							£2,090,250

2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£209,025.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£209,025

2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£229,928
							£229,928

2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£114,964
							£114,964

2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			2.5% build cost			£52,256
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£11
2.7.5	Provision for energy requirements			£0 per unit			£0
							£52,267

2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£124,875
							£124,875

TOTAL DEVELOPMENT COSTS (including land)							£3,246,949
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3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£832,500
3.2	Affordable units			6% on AH build cost (incl: externals)			£0
							£832,500

TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£4,079,449
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£83,051
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4.0 Finance Costs							
4.1	Finance			APR 7.00% on net costs		PCM 0.565%	-£83,051

TOTAL PROJECT COSTS [INCLUDING INTEREST]							£4,162,500
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Felixstowe Road		Lower Value Area		70 Units			
ITEM							
Net Site Area	1.11	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				1,031,897 per net ha		Sqm/ha	5,673
						Dwgs/ha	63
						Units/pa	31
						GDV=Total costs	-
Nr of units	Private	Affordable		Social r	Affordable rent	Intermediate	
	70.00	0.00		0.00	0	0.00	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,700
		House		70	90	6,300	£1,850
				70		6,300.00	
							Total Value
							£0
							£11,655,000
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		0	90	0	£971
				0		0.00	
							Total Value
							£0
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		0	90	0	£1,110
				0		0.00	
							Total Value
							£0
							£0
Gross Development value							£11,655,000
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£1,145,917
	Purchaser Costs						5.75%
							1,211,807
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		70	90	6,300	£929
				70		6,300.00	
							Total Costs
							£0
							£5,852,700.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		0	90	0	£929
				0		0.00	
							Total Costs
							£0.00
							£0.00
2.3.3	Extra-over BR2013			£0 per unit			£0
							£5,852,700
2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£585,270.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£585,270
2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£643,797
							£643,797
2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£321,899
							£321,899
2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			2.5% build cost			£146,318
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£11
2.7.5	Provision for energy requirements			£0 per unit			£0
							£146,329
2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£349,650
							£349,650
TOTAL DEVELOPMENT COSTS (including land)							£9,111,451
3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£2,331,000
3.2	Affordable units			6% on AH build cost (incl: externals)			£0
							£2,331,000
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£11,442,451
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£212,549
4.0 Finance Costs							
4.1	Finance			APR	PCM		
				7.00% on net costs	0.565%		-£212,549
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£11,655,000


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Artificial Hockey Pitch		Mid Value Area		18 Units		pba peterbrett	
ITEM							
Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value		Technical Checks:	
				1,431,253 per net ha		Sqm/ha	3,402
						Dwgs/ha	38
						Units/pa	12
						GDV=Total costs	-
Nr of units	Private	Affordable	Social re:	Affordable rent	Intermediate		
	18.00	0.00	0.00	0	0.00		
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£1,950	£0
	House		18	90	1,620	£2,200	£3,564,000
			18		1620.00		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£0	£0
	House		0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£1,024	£0
	House		0	90	0	£1,155	£0
			0		0.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£1,170	£0
	House		0	90	0	£1,254	£0
			0		0.00		
Gross Development value							£3,564,000
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£681,469
	Purchaser Costs						5.75%
							720,653
2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0	75	0	£1,054	£0
	House		18	90	1,620	£929	£1,504,980.00
			18		1620.00		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0	75	0	£1,054	£0.00
	House		0	90	0	£929	£0.00
			0		0.00		
2.3.3	Extra-over BR2013						£0
				£0	per unit		£0
							18
							£1,504,980
2.4 Extra over construction costs							
2.4.1	Externals		10% on build cost			£150,498.00	
2.4.2	Site abnormals (remediation/demolition)		£0 per net ha			£0	
2.4.2	Site opening up costs		£0 per unit			£0	
							£150,498
2.5 Professional Fees							
2.5.1			10% on build costs (incl: externals)			£165,548	
							£165,548
2.6 Contingency							
2.6.1			5% on build costs (incl: externals)			£82,774	
							£82,774
2.7 Developer contributions							
2.7.1	Lifetime homes		£0 per unit			£0	
2.7.2	CSH Level 4		2.5% build cost			£37,625	
2.7.3	CIL		£0 per sqm			£0	
2.7.4	S106 contribution		£1,000 per unit			£11	
2.7.5	Provision for energy requirements		£0 per unit			£0	
							£37,636
2.8 Sale cost							
2.8.1	Private units only		3.00% on OM GDV			£106,920	
							£106,920
TOTAL DEVELOPMENT COSTS (including land)							£2,769,008
3.0 Developer's Profit							
3.1	Private units		20% on OM GDV			£712,800	
3.2	Affordable units		6% on AH build cost (incl: externals)			£0	
							£712,800
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£3,481,808
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£82,192
4.0 Finance Costs							
4.1	Finance		APR	PCM			
			7.00%	0.565%		-£82,192	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£3,564,000

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Central/West Brownfield		Lower Value Area		25 Units													
ITEM																	
Net Site Area	0.43	Brownfield	Lower Value Area	Residual Value		938,720		per net ha									
<table border="1" style="float: right; width: 200px;"> <tr><td>Sqm/ha</td><td>5,198</td></tr> <tr><td>Dwgs/ha</td><td>58</td></tr> <tr><td>Units/ha</td><td>15</td></tr> <tr><td>GDV=Total costs</td><td>-</td></tr> </table>										Sqm/ha	5,198	Dwgs/ha	58	Units/ha	15	GDV=Total costs	-
Sqm/ha	5,198																
Dwgs/ha	58																
Units/ha	15																
GDV=Total costs	-																
Nr of units	Private	Affordable	Social re Affordable rent		Intermediate												
	25.00	0.00	0.00	0	0.00												
1.0 Development Value																	
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value										
	Flats (NIA)		0	65	0	£1,700	£0										
	House		25	90	2,250	£1,850	£4,162,500										
			25		2250.00												
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value										
	Flats (NIA)		0	65	0	£0	£0										
	House		0	90	0	£0	£0										
			0		0.00												
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value										
	Flats (NIA)		0	65	0	£893	£0										
	House		0	90	0	£971	£0										
			0		0.00												
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value										
	Flats (NIA)		0	65	0	£1,020	£0										
	House		0	90	0	£1,110	£0										
			0		0.00												
Gross Development value							£4,162,500										
2.0 Development Cost																	
2.1	Site Acquisition																
2.1.1	Site value (residual land value)						£406,339										
						Purchaser Costs											
						4.75%											
							425,640										
2.3 Build Costs																	
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs										
	Flats (GIA)		0	75	0	£1,054	£0										
	House		25	90	2,250	£929	£2,090,250.00										
			25		2250.00												
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs										
	Flats (GIA)		0	75	0	£1,054	£0.00										
	House		0	90	0	£929	£0.00										
			0		0.00												
2.3.3	Extra-over BR2013		£0 per unit				£0										
			25				£2,090,250										
2.4 Extra over construction costs																	
2.4.1	Externals		10% on build cost				£209,025.00										
2.4.2	Site abnormalities (remediation/demolition)		£0 per net ha				£0										
2.4.2	Site opening up costs		£0 per unit				£0										
							£209,025										
2.5 Professional Fees																	
2.5.1			10% on build costs (incl: externals)				£229,928										
							£229,928										
2.6 Contingency																	
2.6.1			5% on build costs (incl: externals)				£114,964										
							£114,964										
2.7 Developer contributions																	
2.7.1	Lifetime homes		£0 per unit				£0										
2.7.2	CSH Level 4		2.5% build cost				£52,256										
2.7.3	CIL		£0 per sqm				£0										
2.7.4	S106 contribution		£1,000 per unit				£11										
2.7.5	Provision for energy requirements		£0 per unit				£0										
							£52,267										
2.8 Sale cost																	
2.8.1	Private units only		3.00% on OM GDV				£124,875										
							£124,875										
TOTAL DEVELOPMENT COSTS (including land)							£3,246,949										
3.0 Developer's Profit																	
3.1	Private units		20% on OM GDV				£832,500										
3.2	Affordable units		6% on AH build cost (incl: externals)				£0										
							£832,500										
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£4,079,449										
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£83,051										
4.0 Finance Costs																	
4.1	Finance		APR 7.00% on net costs		PCM 0.565%		-£83,051										
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£4,162,500										

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West Greenfield		Lower Value Area		50 Units					
ITEM									
Net Site Area	0.81	Greenfield	Lower Value Area	Residual Value		1,002,238 per net ha		Technical Checks: Sqm/ha 5,544 Dwgs/ha 62 Units/ha 25 GDV=Total costs -	
Nr of units	Private 50.00	Affordable 0.00		Social re Affordable rent 0.00	0	Intermediate 0.00			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£1,700	£0	
	House			50	90	4,500	£1,850	£8,325,000	
				50		4500.00			
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£0	£0	
	House			0	90	0	£0	£0	
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£893	£0	
	House			0	90	0	£971	£0	
				0		0.00			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£1,020	£0	
	House			0	90	0	£1,110	£0	
				0		0.00			
Gross Development value								£8,325,000	
2.0 Development Cost									
2.1	Site Acquisition								
2.1.1	Site value (residual land value)							£813,535	
	Purchaser Costs							5.75%	
								860,314	
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA)			0	75	0	£1,054	£0	
	House			50	90	4,500	£929	£4,180,500.00	
				50		4500.00			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA)			0	75	0	£1,054	£0.00	
	House			0	90	0	£929	£0.00	
				0		0.00			
2.3.3	Extra-over BR2013			£0 per unit				£0	
								50	
								£4,180,500	
2.4 Extra over construction costs									
2.4.1	Externals			10% on build cost				£418,050.00	
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha				£0	
2.4.2	Site opening up costs			£0 per unit				£0	
								£418,050	
2.5 Professional Fees									
2.5.1				10% on build costs (incl: externals)				£459,855	
								£459,855	
2.6 Contingency									
2.6.1				5% on build costs (incl: externals)				£229,928	
								£229,928	
2.7 Developer contributions									
2.7.1	Lifetime homes			£0 per unit				£0	
2.7.2	CSH Level 4			2.5% build cost				£104,513	
2.7.3	CIL			£0 per sqm				£0	
2.7.4	S106 contribution			£1,000 per unit				£11	
2.7.5	Provision for energy requirements			£0 per unit				£0	
								£104,524	
2.8 Sale cost									
2.8.1	Private units only			3.00% on OM GDV				£249,750	
								£249,750	
TOTAL DEVELOPMENT COSTS (including land)								£6,502,920	
3.0 Developer's Profit									
3.1	Private units			20% on OM GDV				£1,665,000	
3.2	Affordable units			6% on AH build cost (incl: externals)				£0	
								£1,665,000	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£8,167,920	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£157,080	
4.0 Finance Costs									
4.1	Finance			APR 7.00%	on net costs	PCM 0.565%			£-157,080
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£8,325,000	

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ITEM		Residual Value		Technical Checks:	
Net Site Area	1.81	Brownfield	Lower Value Area	306,803	per net ha
				Sqm/ha	5,214
				Dwgs/ha	58
				Units/ha	39
				GDV=Total costs	-

Nr of units	Private	Affordable	Social re Affordable rent	Intermediate	
	105.00	0.00	0.00	0	0.00

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£1,700	£0
	House		105	90	9,450	£1,850	£17,482,500
			105		9450.00		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£0	£0
	House		0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£893	£0
	House		0	90	0	£971	£0
			0		0.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£1,020	£0
	House		0	90	0	£1,110	£0
			0		0.00		
Gross Development value							£17,482,500

2.0 Development Cost	
2.1	Site Acquisition
2.1.1	Site value (residual land value)
	Purchaser Costs
	5.75%
588,031	

2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0	75	0	£1,054	£0
	House		105	90	9,450	£929	£8,779,050.00
			105		9450.00		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0	75	0	£1,054	£0.00
	House		0	90	0	£929	£0.00
			0		0.00		
2.3.3	Extra-over BR2013			£0	per unit		£0
105							£8,779,050

2.4 Extra over construction costs	
2.4.1	Externals
	10% on build cost
	£877,905.00
2.4.2	Site abnormalities (remediation/demolition)
	£0 per net ha
	£0
2.4.2	Site opening up costs
	£11,946 per unit
	£1,254,308
£2,132,213	

2.5 Professional Fees	
2.5.1	10% on build costs (incl: externals)
	£965,696
£965,696	

2.6 Contingency	
2.6.1	5% on build costs (incl: externals)
	£482,848
£482,848	

2.7 Developer contributions	
2.7.1	Lifetime homes
	£0 per unit
	£0
2.7.2	CSH Level 4
	2.5% build cost
	£219,476
2.7.3	CIL
	£0 per sqm
	£0
2.7.4	S106 contribution
	£1,000 per unit
	£11
2.7.5	Provision for energy requirements
	£0 per unit
	£0
£219,487	

2.8 Sale cost	
2.8.1	Private units only
	3.00% on OM GDV
	£524,475
£524,475	

TOTAL DEVELOPMENT COSTS (including land)		£13,691,799
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3.0 Developer's Profit	
3.1	Private units
	20% on OM GDV
	£3,496,500.00
3.2	Affordable units
	6% on AH build cost (incl: externals)
	£0
£3,496,500	

TOTAL PROJECT COSTS [EXCLUDING INTEREST]		£17,188,299
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]		£294,201
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4.0 Finance Costs		
4.1	Finance	
	APR 7.00% on net costs	
	PCM 0.565%	
	-£294,201	
TOTAL PROJECT COSTS [INCLUDING INTEREST]		£17,482,500

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Helena Road		Lower Value Area		566 Units			
ITEM							
Net Site Area	1.13	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-31,655,099 per net ha		Sqm/ha	32,667
						Dwgs/ha	503
						Units/ha	93
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	566.00	0.00		0.00	0	0.00	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		566	65	36,790	£1,700
		House		0	90	0	£1,850
				566		36790.00	
							Total Value
							£62,543,000
							£0
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		0	90	0	£971
				0		0.00	
							Total Value
							£0
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		0	90	0	£1,110
				0		0.00	
							Total Value
							£0
							£0
Gross Development value							£62,543,000
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£35,650,036
	Purchaser Costs						1.75%
							-36,273,912
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		566	75	42,450	£1,395
		House		0	90	0	£929
				566		42450.00	
							Total Costs
							£59,217,750
							£0.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,395
		House		0	90	0	£929
				0		0.00	
							Total Costs
							£0.00
							£0.00
2.3.3	Extra-over BR2013				£0	per unit	£0
							£59,217,750
2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£5,921,775.00
2.4.2	Site abnormalities (remediation/demolition)			£0	per net ha		£0
2.4.2	Site opening up costs			£14,137	per unit		£8,001,378
							£13,923,153
2.5 Professional Fees							
2.5.1				10%	on build costs (incl: externals)		£6,513,953
							£6,513,953
2.6 Contingency							
2.6.1				5%	on build costs (incl: externals)		£3,256,976
							£3,256,976
2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4			2.5%	build cost		£1,480,444
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£15
2.7.5	Provision for energy requirements			£0	per unit		£0
							£1,480,459
2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£1,876,290
							£1,876,290
TOTAL DEVELOPMENT COSTS (including land)							£49,994,669
3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£12,508,600
3.2	Affordable units			6%	on AH build cost (incl: externals)		£0
							£12,508,600
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£62,503,269
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£39,731
4.0 Finance Costs							
4.1	Finance			APR	PCM		
				7.00%	0.565%	on net costs	-£39,731
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£62,543,000

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Island Site	Lower Value Area	271 Units				pba peterbrett	
ITEM							
Net Site Area	1.92	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-3,098,122 per net ha		Sqm/ha	10,218
						Dwgs/ha	141
						Units/pa	65
						GDV=Total costs	-
Nr of units	Private	Affordable		Social r	Affordable rent	Intermediate	
	271.00	0.00		0.00	0	0.00	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		190	65	12,331	£1,700
		House		81	90	7,317	£1,850
				271		19647.50	
							Total Value
							£20,961,850
							£13,536,450
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		0	90	0	£971
				0		0.00	
							Total Value
							£0
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		0	90	0	£1,110
				0		0.00	
							Total Value
							£0
							£0
Gross Development value							£34,498,300
2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						-£5,956,997
	Purchaser Costs						1.75%
							-6,061,245
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		190	75	14,228	£1,096
		House		81	90	7,317	£929
				271		21544.50	
							Total Costs
							£15,593,340
							£6,797,493.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,096
		House		0	90	0	£929
				0		0.00	
							Total Costs
							£0.00
							£0.00
2.3.3	Extra-over BR2013			£0 per unit			£0
							£22,390,833
2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£2,239,083.30
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£13,133 per unit			£3,559,096
							£5,798,179
2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£2,462,992
							£2,462,992
2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£1,231,496
							£1,231,496
2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			2.5% build cost			£559,771
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£14
2.7.5	Provision for energy requirements			£0 per unit			£0
							£559,785
2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£1,034,949
							£1,034,949
TOTAL DEVELOPMENT COSTS (including land)							£27,416,988
3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£6,899,660
3.2	Affordable units			6% on AH build cost (incl: externals)			£0
							£6,899,660
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£34,316,648
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£181,652
4.0 Finance Costs							
4.1	Finance			APR	PCM		
				7.00% on net costs	0.565%		-£181,652
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£34,498,300

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Silo	Lower Value Area		48 Units				
ITEM							
Net Site Area	0.12	Greenfield	Lower Value Area	Residual Value -20,161,982 per net ha			
				Technical Checks:			
				Sqm/ha 26,579			
				Dwgs/ha 409			
				Units/ha 24			
				GDV=Total costs -			
Nr of units	Private 48.00	Affordable 0.00	Social re Affordable rent 0.00	Intermediate 0.00			
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	48	65	3,120	£1,700	£5,304,000
		House	0	90	0	£1,850	£0
			48		3120.00		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£893	£0
		House	0	90	0	£971	£0
			0		0.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,020	£0
		House	0	90	0	£1,110	£0
			0		0.00		
Gross Development value							£5,304,000
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)				-£2,366,758		
				Purchaser Costs	1.75%		
-2,408,177							
2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	48	75	3,600	£1,395	£5,022,000
		House	0	90	0	£929	£0.00
			48		3600.00		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	0	75	0	£1,395	£0.00
		House	0	90	0	£929	£0.00
			0		0.00		
2.3.3	Extra-over BR2013				£0 per unit		£0
48							£5,022,000
2.4 Extra over construction costs							
2.4.1	Externals		10% on build cost		£502,200.00		
2.4.2	Site abnormals (remediation/demolition)		£0 per net ha		£0		
2.4.2	Site opening up costs		£0 per unit		£0		
£502,200							
2.5 Professional Fees							
2.5.1			10% on build costs (incl: externals)		£552,420		
£552,420							
2.6 Contingency							
2.6.1			5% on build costs (incl: externals)		£276,210.00		
£276,210							
2.7 Developer contributions							
2.7.1	Lifetime homes		£0 per unit		£0		
2.7.2	CSH Level 4		2.5% build cost		£125,550		
2.7.3	CIL		£0 per sqm		£0		
2.7.4	S106 contribution		£1,000 per unit		£15		
2.7.5	Provision for energy requirements		£0 per unit		£0		
£125,565							
2.8 Sale cost							
2.8.1	Private units only		3.00% on OM GDV		£159,120		
£159,120							
TOTAL DEVELOPMENT COSTS (including land) £4,229,339							
3.0 Developer's Profit							
3.1	Private units		20% on OM GDV		£1,060,800		
3.2	Affordable units		6% on AH build cost (incl: externals)		£0		
£1,060,800							
TOTAL PROJECT COSTS [EXCLUDING INTEREST] £5,290,139							
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £13,861							
4.0 Finance Costs							
4.1	Finance		APR 7.00% on net costs		PCM 0.565%		-£13,861
TOTAL PROJECT COSTS [INCLUDING INTEREST] £5,304,000							

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Former Tooks Bakery		Mid Value Area		101 Units			
ITEM							
Net Site Area	1.55	Brownfield	Mid Value Area	Residual Value		Technical Checks:	
				1,757,519 per net ha		Sqm/ha	5,870
						Dwgs/ha	65
						Units/ha	38
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	101.00	0.00		0.00	0	0.00	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,950
		House		101	90	9,090	£2,200
				101		9090.00	
							Total Value
							£0
							£19,998,000
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,024
		House		0	90	0	£1,155
				0		0.00	
							Total Value
							£0
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,170
		House		0	90	0	£1,254
				0		0.00	
							Total Value
							£0
							£0
Gross Development value							£19,998,000
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£2,721,462
	Purchaser Costs						5.75%
							2,877,946
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		101	90	9,090	£929
				101		9090.00	
							Total Costs
							£0
							£8,444,610.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		0	90	0	£929
				0		0.00	
							Total Costs
							£0.00
							£0.00
2.3.3	Extra-over BR2013						£0 per unit
							£0
							£8,444,610
2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost				£844,461.00	
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha				£0	
2.4.2	Site opening up costs	£11,900 per unit				£1,201,852	
							£2,046,313
2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)					£928,907	
							£928,907
2.6 Contingency							
2.6.1	5% on build costs (incl: externals)					£464,454	
							£464,454
2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit				£0	
2.7.2	CSH Level 4	2.5% build cost				£211,115	
2.7.3	CIL	£0 per sqm				£0	
2.7.4	S106 contribution	£1,000 per unit				£11	
2.7.5	Provision for energy requirements	£0 per unit				£0	
							£211,126
2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV				£599,940	
							£599,940
TOTAL DEVELOPMENT COSTS (including land)							£15,573,296
3.0 Developer's Profit							
3.1	Private units	20% on OM GDV				£3,999,600	
3.2	Affordable units	6% on AH build cost (incl: externals)				£0	
							£3,999,600
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£19,572,896
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£425,104
4.0 Finance Costs							
4.1	Finance	APR 7.00% on net costs		PCM 0.565%		-£425,104	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£19,998,000

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ITEM

Net Site Area	1.96	Brownfield	Mid Value Area	Residual Value	1,358,883	per net ha	Technical Checks:	Sqm/ha	4,547
								Dwgs/ha	51
								Units/pa	38
								GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	0.00	0	Intermediate		0.00
	99.00	0.00							

1.0 Development Value		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	0	65	0	£1,950	£0
	House	99	90	8,910	£2,200	£19,602,000
		99		8910.00		
1.2 Social rent	Flats (NIA)	0	65	0	£0	£0
	House	0	90	0	£0	£0
		0		0.00		
1.3 Affordable rent	Flats (NIA)	0	65	0	£1,024	£0
	House	0	90	0	£1,155	£0
		0		0.00		
1.3 Intermediate	Flats (NIA)	0	65	0	£1,170	£0
	House	0	90	0	£1,254	£0
		0		0.00		
Gross Development value						£19,602,000

2.0 Development Cost				
2.1 Site Acquisition				
2.1.1	Site value (residual land value)			£2,662,673
		Purchaser Costs	5.75%	
				2,815,777

2.3 Build Costs		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	0	75	0	£1,054	£0
	House	99	90	8,910	£929	£8,277,390.00
		99		8910.00		
2.3.2 Affordable units	Flats (GIA)	0	75	0	£1,054	£0.00
	House	0	90	0	£929	£0.00
		0		0.00		
2.3.3	Extra-over BR2013		£0	per unit		£0
						£8,277,390

2.4 Extra over construction costs				
2.4.1	Externals	10%	on build cost	£827,739.00
2.4.2	Site abnormalities (remediation/demolition)	£0	per net ha	£0
2.4.2	Site opening up costs	£11,876	per unit	£1,175,701
				£2,003,440

2.5 Professional Fees				
2.5.1		10%	on build costs (incl: externals)	£910,513
				£910,513

2.6 Contingency				
2.6.1		5%	on build costs (incl: externals)	£455,256
				£455,256

2.7 Developer contributions				
2.7.1	Lifetime homes	£0	per unit	£0
2.7.2	CSH Level 4	2.5%	build cost	£206,935
2.7.3	CIL	£0	per sqm	£0
2.7.4	S106 contribution	£1,000	per unit	£11
2.7.5	Provision for energy requirements	£0	per unit	£0
				£206,946

2.8 Sale cost				
2.8.1	Private units only	3.00%	on OM GDV	£588,060
				£588,060

TOTAL DEVELOPMENT COSTS (including land) £15,257,382

3.0 Developer's Profit				
3.1	Private units	20%	on OM GDV	£3,920,400
3.2	Affordable units	6%	on AH build cost (incl: externals)	£0
				£3,920,400

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £19,177,782

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £424,218

4.0 Finance Costs		APR	PCM	
4.1	Finance	7.00%	0.565%	-£424,218
				£19,602,000

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ITEM

Net Site Area	0.22	Brownfield	Lower Value Area	Residual Value	-1,477,617	per net ha	Technical Checks:	Sqm/ha	8,374
								Dwgs/ha	116
								Units/ha	15
								GDV=Total costs	-

Nr of units	Private	Affordable	Social re Affordable rent	Intermediate
	25	0	0.00	0
				0.00

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	18	65	1,138	£1,700	£1,933,750
		House	8	90	675	£1,850	£1,248,750
			25		1812.50		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	0	65	0	£893	£0
		House	0	90	0	£971	£0
			0		0.00		
1.3	Intermediate	Flats (NIA)	0	65	0	£1,020	£0
		House	0	90	0	£1,110	£0
			0		0.00		

Gross Development value	£3,182,500
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2.0 Development Cost	
2.1	Site Acquisition
2.1.1	Site value (residual land value)
	Purchaser Costs
	1.75%
	-£319,805
	-£325,401

2.3 Build Costs							
			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units	Flats (GIA)	18	75	1,313	£1,096	£1,438,500
		House	8	90	675	£929	£627,075
			25		1987.50		
2.3.2	Affordable units	Flats (GIA)	0	75	0	£1,096	£0
		House	0	90	0	£929	£0
			0		0.00		
2.3.3	Extra-over BR2013			£0	per unit	£0	
			25				£2,065,575

2.4 Extra over construction costs			
2.4.1	Externals	10% on build cost	
		£206,558	
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha	
		£0	
2.4.2	Site opening up costs	£0 per unit	
		£0	
			£206,558

2.5 Professional Fees	
2.5.1	10% on build costs (incl: externals)
	£227,213.25
	£227,213

2.6 Contingency	
2.6.1	5% on build costs (incl: externals)
	£113,606.63
	£113,607

2.7 Developer contributions			
2.7.1	Lifetime homes	£0 per unit	
		£0	
2.7.2	CSH Level 4	0.0% build cost	
		£0	
2.7.3	CIL	£0 per sqm	
		£0	
2.7.4	S106 contribution	£1,000 per unit	
		£25,000	
2.7.5	Provision for energy requirements	£0 per unit	
		£0	
			£25,000

2.8 Sale cost	
2.8.1	Private units only
	3.00% on OM GDV
	£95,475
	£95,475

3.0 Developer's Profit	
3.1	Private units
	20% on OM GDV
	£636,500
3.2	Affordable units
	6% on AH build cost (incl: externals)
	£0
	£636,500

TOTAL DEVELOPMENT COSTS (including land)	£2,408,026
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TOTAL PROJECT COSTS (EXCLUDING INTEREST)	£3,044,526
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TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST)	£137,974
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4.0 Finance Costs			
4.1	Finance	APR	PCM
		7.00% on net costs	0.565%
			-£41,286
			£3,085,813

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ITEM		Residual Value		Technical Checks:			
Net Site Area	0.41 Brownfield Lower Value Area	-1,101,277 per net ha		Sqm/ha	8,852		
				Dwgs/ha	122		
				Units/pa	25		
				GDV=Total costs	-		
Nr of units	Private 50 Affordable 0	Social re 0.00	Affordable rent 0	Intermediate 0.00			
1.0 Development Value							
1.1	Private units	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)	35	65	2,275	£1,700	£3,867,500.00	
	House	15	90	1,350	£1,850	£2,497,500	
		50		3625.00			
1.2	Social rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)	0	65	0	£0	£0	
	House	0	90	0	£0	£0	
		0		0.00			
1.3	Affordable rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)	0	65	0	£893	£0	
	House	0	90	0	£971	£0	
		0		0.00			
1.3	Intermediate	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)	0	65	0	£1,020	£0	
	House	0	90	0	£1,110	£0	
		0		0.00			
Gross Development value						£6,365,000	
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)					-£450,990	
		Purchaser Costs				1.75%	
-£458,882							
2.3 Build Costs							
2.3.1	Private units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA)	35	75	2,625	£1,096	£2,877,000	
	House	15	90	1,350	£929	£1,254,150	
		50		3975.00			
2.3.2	Affordable units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA)	0	75	0	£1,096	£0	
	House	0	90	0	£929	£0	
		0		0.00			
2.3.3	Extra-over BR2013	£0 per unit					£0
50						£4,131,150	
2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost				£413,115	
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha				£0	
2.4.2	Site opening up costs	£0 per unit				£0	
£413,115							
2.5 Professional Fees							
2.5.1		10% on build costs (incl: externals)				£454,427	
£454,427							
2.6 Contingency							
2.6.1		5% on build costs (incl: externals)				£227,213	
£227,213							
2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit				£0	
2.7.2	CSH Level 4	0.0% build cost				£0	
2.7.3	CIL	£0 per sqm				£0	
2.7.4	S106 contribution	£1,000 per unit				£50,000	
2.7.5	Provision for energy requirements	£0 per unit				£0	
£50,000							
2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV				£190,950	
£190,950							
TOTAL DEVELOPMENT COSTS (including land)						£5,007,972	
3.0 Developer's Profit							
3.1	Private units	20% on OM GDV				£1,273,000	
3.2	Affordable units	6% on AH build cost (incl: externals)				£0	
£1,273,000							
TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£6,280,972	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						£84,028	
4.0 Finance Costs							
4.1	Finance	APR 7.00% on net costs		PCM 0.565%		-£84,028	
TOTAL PROJECT COSTS [INCLUDING INTEREST]						£6,365,000	

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ITEM		Residual Value			Technical Checks:	
Net Site Area	0.35	Brownfield	Lower Value Area	1,239,090	per net ha	
						Sqm/ha 6,469
						Dwgs/ha 72
						Units/ha 15
						GDV=Total costs -

Nr of units	Private	Affordable	Social re Affordable rent	Intermediate
	25	0	0.00	0
			0	0.00

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	0	65	0	£1,700	£0
		House	25	90	2,250	£1,850	£4,162,500
			25		2250.00		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	0	65	0	£893	£0
		House	0	90	0	£971	£0
			0		0.00		
1.3	Intermediate	Flats (NIA)	0	65	0	£1,020	£0
		House	0	90	0	£1,110	£0
			0		0.00		
Gross Development value							£4,162,500

2.0 Development Cost		
2.1	Site Acquisition	
2.1.1	Site value (residual land value)	
	Purchaser Costs	
	4.75%	
		£431,003
		451,475

2.3 Build Costs							
			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units	Flats (GIA)	0	75	0	£1,054	£0
		House	25	90	2,250	£929	£2,090,250
			25		2250.00		
2.3.2	Affordable units	Flats (GIA)	0	75	0	£1,054	£0
		House	0	90	0	£929	£0
			0		0.00		
2.3.3	Extra-over BR2013				£0	per unit	£0
							25
							£2,090,250

2.4 Extra over construction costs		
2.4.1	Externals	
	10% on build cost	
		£209,025.00
2.4.2	Site abnormalities (remediation/demolition)	
	£0 per net ha	£0
2.4.2	Site opening up costs	
	£0 per unit	£0
		£209,025

2.5 Professional Fees		
2.5.1		
	10% on build costs (incl: externals)	
		£229,928
		£229,928

2.6 Contingency		
2.6.1		
	5% on build costs (incl: externals)	
		£114,964
		£114,964

2.7 Developer contributions		
2.7.1	Lifetime homes	
	£0 per unit	£0
2.7.2	CSH Level 4	
	0.0% build cost	£0
2.7.3	CIL	
	£0 per sqm	£0
2.7.4	S106 contribution	
	£1,000 per unit	£25,000
2.7.5	Provision for energy requirements	
	£0 per unit	£0
		£25,000

2.8 Sale cost		
2.8.1	Private units only	
	3.00% on OM GDV	
		£124,875
		£124,875

TOTAL DEVELOPMENT COSTS (including land)		£3,245,517
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3.0 Developer's Profit		
3.1	Private units	
	20% on OM GDV	£832,500
3.2	Affordable units	
	6% on AH build cost (incl: externals)	£0
		£832,500

TOTAL PROJECT COSTS [EXCLUDING INTEREST]		£4,078,017
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]		£84,483
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4.0 Finance Costs		
4.1	Finance	
	APR 7.00% on net costs	PCM 0.565%
		-£84,483

TOTAL PROJECT COSTS [INCLUDING INTEREST]		£4,162,500
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Felixstowe Road		Lower Value Area		70 Units		pba peterbrett	
ITEM							
Net Site Area	1.11	Brownfield	Lower Value Area	Residual Value 1,092,161 per net ha		Technical Checks:	
						Sqm/ha	5,673
						Dwgs/ha	63
						Units/ha	31
						GDV=Total costs	-
Nr of units	Private	Affordable		Social r	Affordable rent	Intermediate	
	70	0		0.00	0	0.00	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,700
		House		70	90	6,300	£1,850
				70		6,300.00	
							Total Value
							£0
							£11,655,000
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		0	90	0	£971
				0		0.00	
							Total Value
							£0
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		0	90	0	£1,110
				0		0.00	
							Total Value
							£0
							£0
Gross Development value							£11,655,000
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£1,212,840
	Purchaser Costs						5.75%
							1,282,578
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		70	90	6,300	£929
				70		6,300.00	
							Total Costs
							£0
							£5,852,700.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		0	90	0	£929
				0		0.00	
							Total Costs
							£0.00
							£0.00
2.3.3	Extra-over BR2013						£0
							£5,852,700
2.4 Extra over construction costs							
2.4.1	Externals		10%		on build cost		£585,270.00
2.4.2	Site abnormalities (remediation/demolition)		£0		per net ha		£0
2.4.2	Site opening up costs		£0		per unit		£0
							£585,270
2.5 Professional Fees							
2.5.1			10%		on build costs (incl: externals)		£643,797
							£643,797
2.6 Contingency							
2.6.1			5%		on build costs (incl: externals)		£321,899
							£321,899
2.7 Developer contributions							
2.7.1	Lifetime homes		£0		per unit		£0
2.7.2	CSH Level 4		0.0%		build cost		£0
2.7.3	CIL		£0		per sqm		£0
2.7.4	S106 contribution		£1,000		per unit		£70,000
2.7.5	Provision for energy requirements		£0		per unit		£0
							£70,000
2.8 Sale cost							
2.8.1	Private units only		3.00%		on OM GDV		£349,650
							£349,650
TOTAL DEVELOPMENT COSTS (including land)							£9,105,893
3.0 Developer's Profit							
3.1	Private units		20%		on OM GDV		£2,331,000
3.2	Affordable units		6%		on AH build cost (incl: externals)		£0
							£2,331,000
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£11,436,893
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£218,107
4.0 Finance Costs							
4.1	Finance		APR		PCM		
			7.00%		on net costs		0.565%
							-£218,107
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£11,655,000


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Artificial Hockey Pitch		Mid Value Area		18 Units			
ITEM							
Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value		Technical Checks:	
				1,468,402 per net ha		Sqm/ha	3,402
						Dwgs/ha	38
						Units/pa	12
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re:	Affordable rent	Intermediate	
	18	0		0.00	0	0.00	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,950
		House		18	90	1,620	£2,200
				18		1620.00	
							Total Value
							£0
							£3,564,000
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,024
		House		0	90	0	£1,155
				0		0.00	
							Total Value
							£0
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,170
		House		0	90	0	£1,254
				0		0.00	
							Total Value
							£0
							£0
Gross Development value							£3,564,000
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£699,156
	Purchaser Costs						5.75%
							739,358
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		18	90	1,620	£929
				18		1620.00	
							Total Costs
							£0
							£1,504,980.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		0	90	0	£929
				0		0.00	
							Total Costs
							£0.00
							£0.00
2.3.3	Extra-over BR2013						
					£0 per unit		£0
							£1,504,980
2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£150,498.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£150,498
2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£165,548
							£165,548
2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£82,774
							£82,774
2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			0.0% build cost			£0
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£18,000
2.7.5	Provision for energy requirements			£0 per unit			£0
							£18,000
2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£106,920
							£106,920
TOTAL DEVELOPMENT COSTS (including land)							£2,768,078
3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£712,800
3.2	Affordable units			6% on AH build cost (incl: externals)			£0
							£712,800
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£3,480,878
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£83,122
4.0 Finance Costs							
4.1	Finance			APR	PCM		
				7.00%	0.565%		-£83,122
							£83,122
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£3,564,000

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Central/West Brownfield		Lower Value Area		25 Units			
ITEM							
Net Site Area	0.43	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				995,697 per net ha		Sqm/ha	5,198
						Dwgs/ha	58
						Units/ha	15
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	25	0		0.00	0	0.00	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,700
		House		25	90	2,250	£1,850
				25		2250.00	
							Total Value
							£0
							£4,162,500
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		0	90	0	£971
				0		0.00	
							Total Value
							£0
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		0	90	0	£1,110
				0		0.00	
							Total Value
							£0
							£0
Gross Development value							£4,162,500
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£431,003
	Purchaser Costs						4.75%
							451,475
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		25	90	2,250	£929
				25		2250.00	
							Total Costs
							£0
							£2,090,250.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		0	90	0	£929
				0		0.00	
							Total Costs
							£0.00
							£0.00
2.3.3	Extra-over BR2013						
					£0	per unit	
							£0
							£2,090,250
2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£209,025.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£209,025
2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£229,928
							£229,928
2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£114,964
							£114,964
2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			0.0% build cost			£0
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£25,000
2.7.5	Provision for energy requirements			£0 per unit			£0
							£25,000
2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£124,875
							£124,875
TOTAL DEVELOPMENT COSTS (including land)							£3,245,517
3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£832,500
3.2	Affordable units			6% on AH build cost (incl: externals)			£0
							£832,500
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£4,078,017
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£84,483
4.0 Finance Costs							
4.1	Finance			APR	PCM		
				7.00%	0.565%	on net costs	-£84,483
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£4,162,500

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West Greenfield		Lower Value Area		50 Units					
ITEM									
Net Site Area	0.81	Greenfield	Lower Value Area	Residual Value		1,061,774 per net ha		Technical Checks: Sqm/ha 5,544 Dwgs/ha 62 Units/ha 25 GDV=Total costs -	
Nr of units	Private 50	Affordable 0		Social re	Affordable rent	Intermediate			
				0.00	0	0.00			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,700	£0	
		House		50	90	4,500	£1,850	£8,325,000	
				50		4500.00			
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£0	£0	
		House		0	90	0	£0	£0	
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£893	£0	
		House		0	90	0	£971	£0	
				0		0.00			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,020	£0	
		House		0	90	0	£1,110	£0	
				0		0.00			
Gross Development value								£8,325,000	
2.0 Development Cost									
2.1	Site Acquisition								
2.1.1	Site value (residual land value)							£861,862	
	Purchaser Costs							5.75%	
								911,419	
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		0	75	0	£1,054	£0	
		House		50	90	4,500	£929	£4,180,500.00	
				50		4500.00			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		0	75	0	£1,054	£0.00	
		House		0	90	0	£929	£0.00	
				0		0.00			
2.3.3	Extra-over BR2013				£0 per unit		£0		
								50	
								£4,180,500	
2.4 Extra over construction costs									
2.4.1	Externals		10%		on build cost		£418,050.00		
2.4.2	Site abnormalities (remediation/demolition)		£0		per net ha		£0		
2.4.2	Site opening up costs		£0		per unit		£0		
								£418,050	
2.5 Professional Fees									
2.5.1			10%		on build costs (incl: externals)		£459,855		
								£459,855	
2.6 Contingency									
2.6.1			5%		on build costs (incl: externals)		£229,928		
								£229,928	
2.7 Developer contributions									
2.7.1	Lifetime homes		£0		per unit		£0		
2.7.2	CSH Level 4		0.0%		build cost		£0		
2.7.3	CIL		£0		per sqm		£0		
2.7.4	S106 contribution		£1,000		per unit		£50,000		
2.7.5	Provision for energy requirements		£0		per unit		£0		
								£50,000	
2.8 Sale cost									
2.8.1	Private units only		3.00%		on OM GDV		£249,750		
								£249,750	
TOTAL DEVELOPMENT COSTS (including land)								£6,499,501	
3.0 Developer's Profit									
3.1	Private units		20%		on OM GDV		£1,665,000		
3.2	Affordable units		6%		on AH build cost (incl: externals)		£0		
								£1,665,000	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£8,164,501	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£160,499	
4.0 Finance Costs									
4.1	Finance		APR 7.00%		on net costs		PCM 0.565%		-£160,499
								£8,325,000	
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£8,325,000	

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ITEM		Residual Value		Technical Checks:	
Net Site Area	1.81	Brownfield	Lower Value Area	361,615	per net ha
				Sqm/ha	5,214
				Dwgs/ha	58
				Units/ha	39
				GDV=Total costs	-

Nr of units	Private	Affordable	Social re Affordable rent	Intermediate	
	105	0	0.00	0	0.00

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£1,700	£0
	House		105	90	9,450	£1,850	£17,482,500
			105		9450.00		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£0	£0
	House		0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£893	£0
	House		0	90	0	£971	£0
			0		0.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£1,020	£0
	House		0	90	0	£1,110	£0
			0		0.00		
Gross Development value							£17,482,500

2.0 Development Cost		
2.1	Site Acquisition	
2.1.1	Site value (residual land value)	
		£655,400
	Purchaser Costs	5.75%
		693,086

2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0	75	0	£1,054	£0
	House		105	90	9,450	£929	£8,779,050.00
			105		9450.00		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0	75	0	£1,054	£0.00
	House		0	90	0	£929	£0.00
			0		0.00		
2.3.3	Extra-over BR2013			£0	per unit		£0
							105
							£8,779,050

2.4 Extra over construction costs				
2.4.1	Externals	10%	on build cost	£877,905.00
2.4.2	Site abnormals (remediation/demolition)	£0	per net ha	£0
2.4.2	Site opening up costs	£11,946	per unit	£1,254,308
				£2,132,213

2.5 Professional Fees				
2.5.1		10%	on build costs (incl: externals)	£965,696
				£965,696

2.6 Contingency				
2.6.1		5%	on build costs (incl: externals)	£482,848
				£482,848

2.7 Developer contributions				
2.7.1	Lifetime homes	£0	per unit	£0
2.7.2	CSH Level 4	0.0%	build cost	£0
2.7.3	CIL	£0	per sqm	£0
2.7.4	S106 contribution	£1,000	per unit	£105,000
2.7.5	Provision for energy requirements	£0	per unit	£0
				£105,000

2.8 Sale cost				
2.8.1	Private units only	3.00%	on OM GDV	£524,475
				£524,475

TOTAL DEVELOPMENT COSTS (including land)				£13,682,367
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3.0 Developer's Profit				
3.1	Private units	20%	on OM GDV	£3,496,500.00
3.2	Affordable units	6%	on AH build cost (incl: externals)	£0
				£3,496,500

TOTAL PROJECT COSTS [EXCLUDING INTEREST]				£17,178,867
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]				£303,633
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4.0 Finance Costs							
4.1	Finance	APR	7.00%	on net costs	PCM	0.565%	-£303,633
				£17,482,500			

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Helena Road		Lower Value Area		566 Units			
ITEM							
Net Site Area	1.13	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-30,861,238 per net ha		Sqm/ha	32,667
						Dwgs/ha	503
						Units/ha	93
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	566	0		0.00	0	0.00	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		566	65	36,790	£1,700
		House		0	90	0	£1,850
				566		36790.00	
							Total Value
							£62,543,000
							£0
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		0	90	0	£971
				0		0.00	
							Total Value
							£0
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		0	90	0	£1,110
				0		0.00	
							Total Value
							£0
							£0
Gross Development value							£62,543,000
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£34,755,988
	Purchaser Costs						1.75%
							-35,364,217
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		566	75	42,450	£1,395
		House		0	90	0	£929
				566		42450.00	
							Total Costs
							£59,217,750
							£0.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,395
		House		0	90	0	£929
				0		0.00	
							Total Costs
							£0.00
							£0.00
2.3.3	Extra-over BR2013				£0	per unit	£0
							£59,217,750
2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£5,921,775.00
2.4.2	Site abnormalities (remediation/demolition)			£0	per net ha		£0
2.4.2	Site opening up costs			£14,137	per unit		£8,001,378
							£13,923,153
2.5 Professional Fees							
2.5.1				10%	on build costs (incl: externals)		£6,513,953
							£6,513,953
2.6 Contingency							
2.6.1				5%	on build costs (incl: externals)		£3,256,976
							£3,256,976
2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4			0.0%	build cost		£0
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£566,000
2.7.5	Provision for energy requirements			£0	per unit		£0
							£566,000
2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£1,876,290
							£1,876,290
TOTAL DEVELOPMENT COSTS (including land)							£49,989,904
3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£12,508,600
3.2	Affordable units			6%	on AH build cost (incl: externals)		£0
							£12,508,600
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£62,498,504
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£44,496
4.0 Finance Costs							
4.1	Finance			APR	PCM		
				7.00%	0.565%	on net costs	-£44,496
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£62,543,000

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Island Site		Lower Value Area		271 Units		
ITEM						
Net Site Area	1.92	Brownfield	Lower Value Area	Residual Value	-2,958,630 per net ha	Technical Checks:
						Sqm/ha 10,218
						Dwgs/ha 141
						Units/pa 65
						GDV=Total costs -
Nr of units	Private 271	Affordable 0	Social r€ Affordable rent 0.00	0	Intermediate 0.00	
1.0 Development Value						
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	190	65	12,331	£1,700
		House	81	90	7,317	£1,850
			271		19647.50	
						Total Value
						£20,961,850
						£13,536,450
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	0	65	0	£0
		House	0	90	0	£0
			0		0.00	
						Total Value
						£0
						£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	0	65	0	£893
		House	0	90	0	£971
			0		0.00	
						Total Value
						£0
						£0
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	0	65	0	£1,020
		House	0	90	0	£1,110
			0		0.00	
						Total Value
						£0
						£0
Gross Development value						£34,498,300
2.0 Development Cost						
2.1 Site Acquisition						
2.1.1	Site value (residual land value)					-£5,688,786
	Purchaser Costs					1.75%
-£5,788,340						
2.3 Build Costs						
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)	190	75	14,228	£1,096
		House	81	90	7,317	£929
			271		21544.50	
						Total Costs
						£15,593,340
						£6,797,493.00
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)	0	75	0	£1,096
		House	0	90	0	£929
			0		0.00	
						Total Costs
						£0.00
						£0.00
2.3.3	Extra-over BR2013					£0 per unit
						£0
271						£22,390,833
2.4 Extra over construction costs						
2.4.1	Externals		10% on build cost		£2,239,083.30	
2.4.2	Site abnormalities (remediation/demolition)		£0 per net ha		£0	
2.4.2	Site opening up costs		£13,133 per unit		£3,559,096	
£5,798,179						
2.5 Professional Fees						
2.5.1			10% on build costs (incl: externals)		£2,462,992	
£2,462,992						
2.6 Contingency						
2.6.1			5% on build costs (incl: externals)		£1,231,496	
£1,231,496						
2.7 Developer contributions						
2.7.1	Lifetime homes		£0 per unit		£0	
2.7.2	CSH Level 4		0.0% build cost		£0	
2.7.3	CIL		£0 per sqm		£0	
2.7.4	S106 contribution		£1,000 per unit		£271,000	
2.7.5	Provision for energy requirements		£0 per unit		£0	
£271,000						
2.8 Sale cost						
2.8.1	Private units only		3.00% on OM GDV		£1,034,949	
£1,034,949						
TOTAL DEVELOPMENT COSTS (including land)						£27,401,109
3.0 Developer's Profit						
3.1	Private units		20% on OM GDV		£6,899,660	
3.2	Affordable units		6% on AH build cost (incl: externals)		£0	
£6,899,660						
TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£34,300,769
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						£197,531
4.0 Finance Costs						
4.1	Finance		APR 7.00% on net costs		PCM 0.565%	
-£197,531						
TOTAL PROJECT COSTS [INCLUDING INTEREST]						£34,498,300

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Silo	Lower Value Area		48 Units				
ITEM							
Net Site Area	0.12	Greenfield	Lower Value Area	Residual Value -19,525,624 per net ha			
				Technical Checks:			
				Sqm/ha 26,579			
				Dwgs/ha 409			
				Units/ha 24			
				GDV=Total costs -			
Nr of units	Private 48	Affordable 0	Social re Affordable rent 0.00	Intermediate 0.00			
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	48	65	3,120	£1,700	£5,304,000
		House	0	90	0	£1,850	£0
			48		3120.00		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£893	£0
		House	0	90	0	£971	£0
			0		0.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,020	£0
		House	0	90	0	£1,110	£0
			0		0.00		
Gross Development value							£5,304,000
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£2,292,058
						Purchaser Costs 1.75%	
							-2,332,169
2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	48	75	3,600	£1,395	£5,022,000
		House	0	90	0	£929	£0.00
			48		3600.00		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	0	75	0	£1,395	£0.00
		House	0	90	0	£929	£0.00
			0		0.00		
2.3.3	Extra-over BR2013						£0
							£5,022,000
2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost			£502,200.00		
2.4.2	Site abnormals (remediation/demolition)	£0 per net ha			£0		
2.4.2	Site opening up costs	£0 per unit			£0		
							£502,200
2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)			£552,420			
							£552,420
2.6 Contingency							
2.6.1	5% on build costs (incl: externals)			£276,210.00			
							£276,210
2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit			£0		
2.7.2	CSH Level 4	0.0% build cost			£0		
2.7.3	CIL	£0 per sqm			£0		
2.7.4	S106 contribution	£1,000 per unit			£48,000		
2.7.5	Provision for energy requirements	£0 per unit			£0		
							£48,000
2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV			£159,120		
							£159,120
TOTAL DEVELOPMENT COSTS (including land)							£4,227,781
3.0 Developer's Profit							
3.1	Private units	20% on OM GDV			£1,060,800		
3.2	Affordable units	6% on AH build cost (incl: externals)			£0		
							£1,060,800
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£5,288,581
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£15,419
4.0 Finance Costs							
4.1	Finance	APR 7.00%	on net costs		PCM 0.565%	-£15,419	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£5,304,000

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Former Tooks Bakery		Mid Value Area		101 Units			
ITEM							
Net Site Area	1.55	Brownfield	Mid Value Area	Residual Value		Technical Checks:	
				1,819,231 per net ha		Sqm/ha	5,870
						Dwgs/ha	65
						Units/ha	38
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	101	0		0.00	0	0.00	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,950
		House		101	90	9,090	£2,200
				101		9090.00	
							Total Value
							£0
							£19,998,000
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,024
		House		0	90	0	£1,155
				0		0.00	
							Total Value
							£0
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,170
		House		0	90	0	£1,254
				0		0.00	
							Total Value
							£0
							£0
Gross Development value							£19,998,000
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£2,817,021
	Purchaser Costs						5.75%
							2,979,000
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		101	90	9,090	£929
				101		9090.00	
							Total Costs
							£0
							£8,444,610.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		0	90	0	£929
				0		0.00	
							Total Costs
							£0.00
							£0.00
2.3.3	Extra-over BR2013				£0	per unit	
							£0
							£8,444,610
2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost		£844,461.00	
2.4.2	Site abnormals (remediation/demolition)			£0 per net ha		£0	
2.4.2	Site opening up costs			£11,900 per unit		£1,201,852	
							£2,046,313
2.5 Professional Fees							
2.5.1					10% on build costs (incl: externals)		£928,907
							£928,907
2.6 Contingency							
2.6.1					5% on build costs (incl: externals)		£464,454
							£464,454
2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit		£0	
2.7.2	CSH Level 4			0.0% build cost		£0	
2.7.3	CIL			£0 per sqm		£0	
2.7.4	S106 contribution			£1,000 per unit		£101,000	
2.7.5	Provision for energy requirements			£0 per unit		£0	
							£101,000
2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV		£599,940	
							£599,940
TOTAL DEVELOPMENT COSTS (including land)							£15,564,223
3.0 Developer's Profit							
3.1	Private units			20% on OM GDV		£3,999,600	
3.2	Affordable units			6% on AH build cost (incl: externals)		£0	
							£3,999,600
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£19,563,823
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£434,177
4.0 Finance Costs							
4.1	Finance			APR	PCM		
				7.00% on net costs	0.565%	-£434,177	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£19,998,000

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ITEM

Net Site Area	1.96	Brownfield	Mid Value Area	Residual Value	1,406,666	per net ha	Technical Checks:	Sqm/ha	4,547
								Dwgs/ha	51
								Units/ha	38
								GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	0.00	0	Intermediate		0.00
	99	0							

1.0 Development Value		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	0	65	0	£1,950	£0
	House	99	90	8,910	£2,200	£19,602,000
		99		8910.00		
1.2 Social rent	Flats (NIA)	0	65	0	£0	£0
	House	0	90	0	£0	£0
		0		0.00		
1.3 Affordable rent	Flats (NIA)	0	65	0	£1,024	£0
	House	0	90	0	£1,155	£0
		0		0.00		
1.3 Intermediate	Flats (NIA)	0	65	0	£1,170	£0
	House	0	90	0	£1,254	£0
		0		0.00		
Gross Development value						£19,602,000

2.0 Development Cost		Total Value
2.1 Site Acquisition		
2.1.1 Site value (residual land value)		£2,756,301
	Purchaser Costs	5.75%
		2,914,789

2.3 Build Costs		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	0	75	0	£1,054	£0
	House	99	90	8,910	£929	£8,277,390.00
		99		8910.00		
2.3.2 Affordable units	Flats (GIA)	0	75	0	£1,054	£0.00
	House	0	90	0	£929	£0.00
		0		0.00		
2.3.3 Extra-over BR2013			£0	per unit		£0
						£8,277,390

2.4 Extra over construction costs		Total Value
2.4.1	Externals	10% on build cost = £827,739.00
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha = £0
2.4.2	Site opening up costs	£11,876 per unit = £1,175,701
		£2,003,440

2.5 Professional Fees		Total Value
2.5.1	10% on build costs (incl: externals)	£910,513
		£910,513

2.6 Contingency		Total Value
2.6.1	5% on build costs (incl: externals)	£455,256
		£455,256

2.7 Developer contributions		Total Value
2.7.1	Lifetime homes	£0 per unit = £0
2.7.2	CSH Level 4	0.0% build cost = £0
2.7.3	CIL	£0 per sqm = £0
2.7.4	S106 contribution	£1,000 per unit = £99,000
2.7.5	Provision for energy requirements	£0 per unit = £0
		£99,000

2.8 Sale cost		Total Value
2.8.1	Private units only	3.00% on OM GDV = £588,060
		£588,060

TOTAL DEVELOPMENT COSTS (including land) £15,248,448

3.0 Developer's Profit		Total Value
3.1	Private units	20% on OM GDV = £3,920,400
3.2	Affordable units	6% on AH build cost (incl: externals) = £0
		£3,920,400

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £19,168,848

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £433,152

4.0 Finance Costs		APR	PCM	Total Value
4.1	Finance	7.00% on net costs	0.565%	-£433,152
				£19,602,000

TOTAL PROJECT COSTS [INCLUDING INTEREST] £19,602,000

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ITEM

Net Site Area	0.22	Brownfield	Lower Value Area	Residual Value	-2,228,250	per net ha	Technical Checks:	Sqm/ha	8,374
								Dwgs/ha	116
								Units/ha	15
								GDV=Total costs	-

Nr of units	Private	Affordable	Social re Affordable rent	Intermediate
	21	4	0.00	3
				0.75

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	15	65	967	£1,700	£1,643,688
		House	6	90	574	£1,850	£1,061,438
			21		1540.63		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	2	65	137	£893	£121,826
		House	1	90	81	£971	£78,671
			3		217.50		
1.3	Intermediate	Flats (NIA)	1	65	34	£1,020	£34,808
		House	0	90	20	£1,110	£22,478
			1		54.38		

Gross Development value £2,962,908

2.0 Development Cost	
2.1	Site Acquisition
2.1.1	Site value (residual land value)
	Purchaser Costs
	1.75%
	-£482,266
	-£490,706

2.3 Build Costs							
			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units	Flats (GIA)	15	75	1,116	£1,096	£1,222,725
		House	6	90	574	£929	£533,014
			21		1689.38		
2.3.2	Affordable units	Flats (GIA)	3	75	197	£1,096	£215,775
		House	1	90	101	£929	£94,061
			4		298.13		
2.3.3	Extra-over BR2013					£0 per unit	£0
			25				£2,065,575

2.4 Extra over construction costs			
2.4.1	Externals	10%	on build cost
			£206,558
2.4.2	Site abnormalities (remediation/demolition)	£0	per net ha
			£0
2.4.2	Site opening up costs	£0	per unit
			£0
			£206,558

2.5 Professional Fees	
2.5.1	10% on build costs (incl: externals)
	£227,213.25
	£227,213

2.6 Contingency	
2.6.1	5% on build costs (incl: externals)
	£113,606.63
	£113,607

2.7 Developer contributions			
2.7.1	Lifetime homes	£0	per unit
			£0
2.7.2	CSH Level 4	0.0%	build cost
			£0
2.7.3	CIL	£0	per sqm
			£0
2.7.4	S106 contribution	£1,000	per unit
			£25,000
2.7.5	Provision for energy requirements	£2,200	per unit
			£55,000
			£80,000

2.8 Sale cost	
2.8.1	Private units only
	3.00% on OM GDV
	£81,154
	£81,154

3.0 Developer's Profit	
3.1	Private units
	20% on OM GDV
	£541,025
3.2	Affordable units
	6% on AH build cost (incl: externals)
	£20,449
	£561,474

TOTAL PROJECT COSTS (EXCLUDING INTEREST) £2,844,875

TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST) £118,033

4.0 Finance Costs			
4.1	Finance	APR	PCM
		7.00%	0.565%
		on net costs	
			-£35,849
			£2,880,723

TOTAL PROJECT COSTS (INCLUDING INTEREST) £2,880,723

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ITEM

Net Site Area	0.41	Brownfield	Lower Value Area	Residual Value	-1,957,468	per net ha	Technical Checks:
							Sqm/ha 8,852
							Dwgs/ha 122
							Units/pa 25
							GDV=Total costs -

Nr of units	Private	Affordable	Social re	Affordable rent	Intermediate
	43	8	0.00	6	1.50

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	30	65	1,934	£1,700	£3,287,375.00
		House	13	90	1,148	£1,850	£2,122,875
			43		3081.25		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	4	65	273	£893	£243,653
		House	2	90	162	£971	£157,343
			6		435.00		
1.3	Intermediate	Flats (NIA)	1	65	68	£1,020	£69,615
		House	0	90	41	£1,110	£44,955
			2		108.75		
Gross Development value							£5,925,815

2.0 Development Cost	
2.1	Site Acquisition
2.1.1	Site value (residual land value)
	Purchaser Costs
	1.75%
-£801,613	
-815,642	

2.3 Build Costs							
			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units	Flats (GIA)	30	75	2,231	£1,096	£2,445,450
		House	13	90	1,148	£929	£1,066,028
			43		3378.75		
2.3.2	Affordable units	Flats (GIA)	5	75	394	£1,096	£431,550
		House	2	90	203	£929	£188,123
			8		596.25		
2.3.3	Extra-over BR2013				£0 per unit	£0	
50							£4,131,150

2.4 Extra over construction costs	
2.4.1	Externals
	10% on build cost
	£413,115
2.4.2	Site abnormalities (remediation/demolition)
	£0 per net ha
	£0
2.4.2	Site opening up costs
	£0 per unit
	£0
£413,115	

2.5 Professional Fees	
2.5.1	10% on build costs (incl: externals)
	£454,427
£454,427	

2.6 Contingency	
2.6.1	5% on build costs (incl: externals)
	£227,213
£227,213	

2.7 Developer contributions	
2.7.1	Lifetime homes
	£0 per unit
	£0
2.7.2	CSH Level 4
	0.0% build cost
	£0
2.7.3	CIL
	£0 per sqm
	£0
2.7.4	S106 contribution
	£1,000 per unit
	£50,000
2.7.5	Provision for energy requirements
	£2,200 per unit
	£110,000
£160,000	

2.8 Sale cost	
2.8.1	Private units only
	3.00% on OM GDV
	£162,308
£162,308	

TOTAL DEVELOPMENT COSTS (including land)		£4,732,571
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3.0 Developer's Profit	
3.1	Private units
	20% on OM GDV
	£1,082,050
3.2	Affordable units
	6% on AH build cost (incl: externals)
	£40,898
£1,122,948	

TOTAL PROJECT COSTS [EXCLUDING INTEREST]		£5,855,519
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]		£70,296
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4.0 Finance Costs	
4.1	Finance
	APR 7.00% on net costs
	PCM 0.565%
	-£70,296

TOTAL PROJECT COSTS [INCLUDING INTEREST]		£5,925,815
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ITEM				Residual Value		Technical Checks:	
Net Site Area	0.35	Brownfield	Lower Value Area	670,521 per net ha		Sqm/ha	6,469
Nr of units	Private: 21	Affordable: 4		Social re Affordable rent: 0.00	3	Dwgs/ha	72
				Intermediate: 0.75		Units/pa	15
						GDV=Total costs	-

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,700	£0
		House	21	90	1,913	£1,850	£3,538,125
			21		1912.50		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£893	£0
		House	3	90	270	£971	£262,238
			3		270.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,020	£0
		House	1	90	68	£1,110	£74,925
			1		67.50		
Gross Development value							£3,875,288

2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£233,233
	Purchaser Costs						2.75%
							239,647

2.3 Build Costs								
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	0	75	0	£1,054	£0	
		House	21	90	1,913	£929	£1,776,713	
			21		1912.50			
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	0	75	0	£1,054	£0	
		House	4	90	338	£929	£313,538	
			4		337.50			
2.3.3	Extra-over BR2013						£0 per unit	£0
							25	
							£2,090,250	

2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost				£209,025.00	
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha				£0	
2.4.2	Site opening up costs	£0 per unit				£0	
							£209,025

2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)				£229,928		
							£229,928

2.6 Contingency							
2.6.1	5% on build costs (incl: externals)				£114,964		
							£114,964

2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit				£0	
2.7.2	CSH Level 4	0.0% build cost				£0	
2.7.3	CIL	£0 per sqm				£0	
2.7.4	S106 contribution	£1,000 per unit				£25,000	
2.7.5	Provision for energy requirements	£2,200 per unit				£55,000	
							£80,000

2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV				£106,144	
							£106,144

TOTAL DEVELOPMENT COSTS (including land)							£3,069,957
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3.0 Developer's Profit							
3.1	Private units	20% on OM GDV				£707,625	
3.2	Affordable units	6% on AH build cost (incl: externals)				£20,693	
							£728,318

TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£3,798,275
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£77,012
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4.0 Finance Costs							
4.1	Finance	APR 7.00% on net costs		PCM 0.565%		-£77,012	

TOTAL PROJECT COSTS [INCLUDING INTEREST]							£3,875,288
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ITEM				Residual Value		Technical Checks:	
Net Site Area	1.11	Brownfield	Lower Value Area	589,518	per net ha	Sqm/ha	5,673
						Dwgs/ha	63
						Units/pa	31
						GDV=Total costs	-

Nr of units	Private	Affordable	Social r	Affordable rent	Intermediate
	60	11	0.00	8	2.10

1.0 Development Value

		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	0	65	0	£1,700
		House	60	90	5,355	£1,850
			60		5355.00	
1.2	Social rent	Flats (NIA)	0	65	0	£0
		House	0	90	0	£0
			0		0.00	
1.3	Affordable rent	Flats (NIA)	0	65	0	£893
		House	8	90	756	£971
			8		756.00	
1.3	Intermediate	Flats (NIA)	0	65	0	£1,020
		House	2	90	189	£1,110
			2		189.00	

Gross Development value £10,850,805

2.0 Development Cost

2.1 Site Acquisition	
2.1.1	Site value (residual land value)
	Purchaser Costs
	5.75%
£692,300	

2.3 Build Costs

		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units	Flats (GIA)	0	75	0	£1,054
		House	60	90	5,355	£929
			60		5355.00	
2.3.2	Affordable units	Flats (GIA)	0	75	0	£1,054
		House	11	90	945	£929
			11		945.00	
2.3.3	Extra-over BR2013		£0	per unit		£0
						£5,852,700

2.4 Extra over construction costs

2.4.1	Externals	10%	on build cost	£585,270.00
2.4.2	Site abnormalities (remediation/demolition)	£0	per net ha	£0
2.4.2	Site opening up costs	£0	per unit	£0
£585,270				

2.5 Professional Fees

2.5.1		10%	on build costs (incl: externals)	£643,797
£643,797				

2.6 Contingency

2.6.1		5%	on build costs (incl: externals)	£321,899
£321,899				

2.7 Developer contributions

2.7.1	Lifetime homes	£0	per unit	£0
2.7.2	CSH Level 4	0.0%	build cost	£0
2.7.3	CIL	£0	per sqm	£0
2.7.4	S106 contribution	£1,000	per unit	£70,000
2.7.5	Provision for energy requirements	£2,200	per unit	£154,000
£224,000				

2.8 Sale cost

2.8.1	Private units only	3.00%	on OM GDV	£297,203
£297,203				

TOTAL DEVELOPMENT COSTS (including land) £8,617,168

3.0 Developer's Profit

3.1	Private units	20%	on OM GDV	£1,981,350
3.2	Affordable units	6%	on AH build cost (incl: externals)	£57,942
£2,039,292				

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £10,656,460

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £194,345

4.0 Finance Costs

4.1	Finance	APR	7.00%	on net costs	PCM	0.565%	-£194,345
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TOTAL PROJECT COSTS [INCLUDING INTEREST] £10,850,805


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Artificial Hockey Pitch		Mid Value Area		18 Units				pba peterbrett	
ITEM									
Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value		1,121,435 per net ha		Technical Checks:	
								Sqm/ha	3,402
								Dwgs/ha	38
								Units/pa	12
								GDV=Total costs	(0)
Nr of units	Private	Affordable		Social re:	Affordable rent	Intermediate			
	15	3		0.00	2	0.54			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m		£psm	Total Value
		Flats (NIA)		0	65	0		£1,950	£0
		House		15	90	1,377		£2,200	£3,029,400
				15		1377.00			
1.2	Social rent			No. of units	Size sq.m	Total sq.m		£psm	Total Value
		Flats (NIA)		0	65	0		£0	£0
		House		0	90	0		£0	£0
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m		£psm	Total Value
		Flats (NIA)		0	65	0		£1,024	£0
		House		2	90	194		£1,155	£224,532
				2		194.40			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m		£psm	Total Value
		Flats (NIA)		0	65	0		£1,170	£0
		House		1	90	49		£1,254	£60,944
				1		48.60			
Gross Development value									£3,314,876
2.0 Development Cost									
2.1	Site Acquisition								
2.1.1	Site value (residual land value)								£533,954
							Purchaser Costs	5.75%	
									564,656
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m		Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0		£1,054	£0
		House		15	90	1,377		£929	£1,279,233.00
				15		1377.00			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m		Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0		£1,054	£0.00
		House		3	90	243		£929	£225,747.00
				3		243.00			
2.3.3	Extra-over BR2013								£0
									£0 per unit
									£1,504,980
2.4 Extra over construction costs									
2.4.1	Externals								£150,498.00
				10%	on build cost				
2.4.2	Site abnormalities (remediation/demolition)								£0
				£0	per net ha				
2.4.2	Site opening up costs								£0
				£0	per unit				
									£150,498
2.5 Professional Fees									
2.5.1									£165,548
				10%	on build costs (incl: externals)				
									£165,548
2.6 Contingency									
2.6.1									£82,774
				5%	on build costs (incl: externals)				
									£82,774
2.7 Developer contributions									
2.7.1	Lifetime homes								£0
				£0	per unit				
2.7.2	CSH Level 4								£0
				0.0%	build cost				
2.7.3	CIL								£0
				£0	per sqm				
2.7.4	S106 contribution								£18,000
				£1,000	per unit				
2.7.5	Provision for energy requirements								£39,600
				£2,200	per unit				
									£57,600
2.8 Sale cost									
2.8.1	Private units only								£90,882
				3.00%	on OM GDV				
									£90,882
TOTAL DEVELOPMENT COSTS (including land)									£2,616,938
3.0 Developer's Profit									
3.1	Private units								£605,880
				20%	on OM GDV				
3.2	Affordable units								£14,899
				6%	on AH build cost (incl: externals)				
									£620,779
TOTAL PROJECT COSTS [EXCLUDING INTEREST]									£3,237,717
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]									£77,159
4.0 Finance Costs									
4.1	Finance			APR		PCM			-£77,159
				7.00%	on net costs	0.565%			
TOTAL PROJECT COSTS [INCLUDING INTEREST]									£3,314,876

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Central/West Brownfield		Lower Value Area		25 Units		pba peterbrett	
ITEM							
Net Site Area	0.43	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				538,811 per net ha		Sqm/ha	5,198
						Dwgs/ha	58
						Units/ha	15
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	21	4		0.00	3	0.75	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,700
		House		21	90	1,913	£1,850
				21		1912.50	
							Total Value
							£0
							£3,538,125
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		3	90	270	£971
				3		270.00	
							Total Value
							£0
							£262,238
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		1	90	68	£1,110
				1		67.50	
							Total Value
							£0
							£74,925
Gross Development value							£3,875,288
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£233,233
	Purchaser Costs						2.75%
							239,647
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		21	90	1,913	£929
				21		1912.50	
							Total Costs
							£0
							£1,776,712.50
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		4	90	338	£929
				4		337.50	
							Total Costs
							£0.00
							£313,537.50
2.3.3	Extra-over BR2013						
							£0 per unit
							£0
							£2,090,250
2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£209,025.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£209,025
2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£229,928
							£229,928
2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£114,964
							£114,964
2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			0.0% build cost			£0
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£25,000
2.7.5	Provision for energy requirements			£2,200 per unit			£55,000
							£80,000
2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£106,144
							£106,144
TOTAL DEVELOPMENT COSTS (including land)							£3,069,957
3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£707,625
3.2	Affordable units			6% on AH build cost (incl: externals)			£20,693
							£728,318
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£3,798,275
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£77,012
4.0 Finance Costs							
4.1	Finance			APR	PCM		
				7.00%	0.565%		£-77,012
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£3,875,288

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West Greenfield		Lower Value Area		50 Units					
ITEM									
Net Site Area	0.81	Greenfield	Lower Value Area	Residual Value		574,412 per net ha		Technical Checks: Sqm/ha 5,544 Dwgs/ha 62 Units/ha 25 GDV=Total costs -	
Nr of units	Private 43	Affordable 8		Social re Affordable rent 0.00	6	Intermediate 1.50			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£1,700	£0	
	House			43	90	3,825	£1,850	£7,076,250	
				43		3825.00			
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£0	£0	
	House			0	90	0	£0	£0	
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£893	£0	
	House			6	90	540	£971	£524,475	
				6		540.00			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£1,020	£0	
	House			2	90	135	£1,110	£149,850	
				2		135.00			
Gross Development value								£7,750,575	
2.0 Development Cost									
2.1	Site Acquisition								
2.1.1	Site value (residual land value)							£466,261	
	Purchaser Costs							4.75%	
								488,409	
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA)			0	75	0	£1,054	£0	
	House			43	90	3,825	£929	£3,553,425.00	
				43		3825.00			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA)			0	75	0	£1,054	£0.00	
	House			8	90	675	£929	£627,075.00	
				8		675.00			
2.3.3	Extra-over BR2013			£0 per unit				£0	
								50	
								£4,180,500	
2.4 Extra over construction costs									
2.4.1	Externals			10% on build cost				£418,050.00	
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha				£0	
2.4.2	Site opening up costs			£0 per unit				£0	
								£418,050	
2.5 Professional Fees									
2.5.1				10% on build costs (incl: externals)				£459,855	
								£459,855	
2.6 Contingency									
2.6.1				5% on build costs (incl: externals)				£229,928	
								£229,928	
2.7 Developer contributions									
2.7.1	Lifetime homes			£0 per unit				£0	
2.7.2	CSH Level 4			0.0% build cost				£0	
2.7.3	CIL			£0 per sqm				£0	
2.7.4	S106 contribution			£1,000 per unit				£50,000	
2.7.5	Provision for energy requirements			£2,200 per unit				£110,000	
								£160,000	
2.8 Sale cost									
2.8.1	Private units only			3.00% on OM GDV				£212,288	
								£212,288	
TOTAL DEVELOPMENT COSTS (including land)								£6,149,029	
3.0 Developer's Profit									
3.1	Private units			20% on OM GDV				£1,415,250	
3.2	Affordable units			6% on AH build cost (incl: externals)				£41,387	
								£1,456,637	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£7,605,665	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£144,910	
4.0 Finance Costs									
4.1	Finance			APR 7.00%	on net costs		PCM 0.565%	-£144,910	
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£7,750,575	

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Elton Park		Lower Value Area		105 Units			
ITEM							
Net Site Area	1.81	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-103,494 per net ha		Sqm/ha	5,214
						Dwgs/ha	58
						Units/ha	39
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	89	16		0.00	13	3.15	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,700
		House		89	90	8,033	£1,850
				89		8032.50	
							Total Value
							£0
							£14,860,125
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		13	90	1,134	£971
				13		1134.00	
							Total Value
							£0
							£1,101,398
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		3	90	284	£1,110
				3		283.50	
							Total Value
							£0
							£314,685
Gross Development value							£16,276,208
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£187,575
					Purchaser Costs		1.75%
							-190,858
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		89	90	8,033	£929
				89		8032.50	
							Total Costs
							£0
							£7,462,192.50
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		16	90	1,418	£929
				16		1417.50	
							Total Costs
							£0.00
							£1,316,857.50
2.3.3	Extra-over BR2013						£0
							£8,779,050
2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£877,905.00
2.4.2	Site abnormals (remediation/demolition)			£0	per net ha		£0
2.4.2	Site opening up costs			£11,946	per unit		£1,254,308
							£2,132,213
2.5 Professional Fees							
2.5.1				10%	on build costs (incl: externals)		£965,696
							£965,696
2.6 Contingency							
2.6.1				5%	on build costs (incl: externals)		£482,848
							£482,848
2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4			0.0%	build cost		£0
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£105,000
2.7.5	Provision for energy requirements			£2,200	per unit		£231,000
							£336,000
2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£445,804
							£445,804
TOTAL DEVELOPMENT COSTS (including land)							£12,950,752
3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£2,972,025.00
3.2	Affordable units			6%	on AH build cost (incl: externals)		£86,913
							£3,058,938
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£16,009,689
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£266,518
4.0 Finance Costs							
4.1	Finance			APR	7.00%	on net costs	PCM
							0.565%
							-£266,518
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£16,276,208

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Helena Road		Lower Value Area		566 Units				
ITEM								
Net Site Area	1.13	Brownfield	Lower Value Area	Residual Value		Technical Checks:		
				-34,326,170 per net ha		Sqm/ha	32,667	
						Dwgs/ha	503	
						Units/ha	93	
						GDV=Total costs	-	
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate			
	481	85		0.00	68	16.98		
1.0 Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	
	Flats (NIA)			481	65	31,272	£1,700	
	House			0	90	0	£1,850	
				481		31271.50		
							Total Value	
							£53,161,550	
							£0	
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	
	Flats (NIA)			0	65	0	£0	
	House			0	90	0	£0	
				0		0.00		
							Total Value	
							£0	
							£0	
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	
	Flats (NIA)			68	65	4,415	£893	
	House			0	90	0	£971	
				68		4414.80		
							Total Value	
							£3,940,209	
							£0	
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	
	Flats (NIA)			17	65	1,104	£1,020	
	House			0	90	0	£1,110	
				17		1103.70		
							Total Value	
							£1,125,774	
							£0	
Gross Development value							£58,227,533	
2.0 Development Cost								
2.1	Site Acquisition							
2.1.1	Site value (residual land value)							
	-£38,658,201							
	Purchaser Costs							
	1.75%							
	-39,334,719							
2.3 Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	
	Flats (GIA)			481	75	36,083	£1,395	
	House			0	90	0	£929	
				481		36082.50		
							Total Costs	
							£50,335,088	
							£0.00	
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	
	Flats (GIA)			85	75	6,368	£1,395	
	House			0	90	0	£929	
				85		6367.50		
							Total Costs	
							£8,882,662.50	
							£0.00	
2.3.3	Extra-over BR2013							
							£0	
							£59,217,750	
2.4 Extra over construction costs								
2.4.1	Externals			10% on build cost			£5,921,775.00	
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0	
2.4.2	Site opening up costs			£14,137 per unit			£8,001,378	
	£13,923,153							
2.5 Professional Fees								
2.5.1				10% on build costs (incl: externals)			£6,513,953	
	£6,513,953							
2.6 Contingency								
2.6.1				5% on build costs (incl: externals)			£3,256,976	
	£3,256,976							
2.7 Developer contributions								
2.7.1	Lifetime homes			£0 per unit			£0	
2.7.2	CSH Level 4			0.0% build cost			£0	
2.7.3	CIL			£0 per sqm			£0	
2.7.4	S106 contribution			£1,000 per unit			£566,000	
2.7.5	Provision for energy requirements			£2,200 per unit			£1,245,200	
	£1,811,200							
2.8 Sale cost								
2.8.1	Private units only			3.00% on OM GDV			£1,594,847	
	£1,594,847							
TOTAL DEVELOPMENT COSTS (including land)							£46,983,158	
3.0 Developer's Profit								
3.1	Private units			20% on OM GDV			£10,632,310	
3.2	Affordable units			6% on AH build cost (incl: externals)			£586,256	
	£11,218,566							
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£58,201,724	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£25,809	
4.0 Finance Costs								
4.1	Finance			APR	PCM			
				7.00%	0.565%		-£25,809	
	TOTAL PROJECT COSTS [INCLUDING INTEREST]							£58,227,533

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Island Site	Lower Value Area	271 Units						pba peterbrett	
ITEM									
Net Site Area	1.92	Brownfield	Lower Value Area	Residual Value		-3,955,778 per net ha		Technical Checks:	
						Sqm/ha	10,218	Dwgs/ha	141
						Units/pa	65	GDV=Total costs	-
Nr of units	Private	Affordable		Social r	Affordable rent	Intermediate			
	230	41		0.00	33	8.13			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m		£psm	Total Value
		Flats (NIA)		161	65	10,481		£1,700	£17,817,573
		House		69	90	6,219		£1,850	£11,505,983
				230		16700.38			
1.2	Social rent			No. of units	Size sq.m	Total sq.m		£psm	Total Value
		Flats (NIA)		0	65	0		£0	£0
		House		0	90	0		£0	£0
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m		£psm	Total Value
		Flats (NIA)		23	65	1,480		£893	£1,320,597
		House		10	90	878		£971	£852,796
				33		2357.70			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m		£psm	Total Value
		Flats (NIA)		6	65	370		£1,020	£377,313
		House		2	90	220		£1,110	£243,656
				8		589.43			
Gross Development value									£32,117,917
2.0 Development Cost									
2.1 Site Acquisition									
2.1.1	Site value (residual land value)								-£7,606,079
					Purchaser Costs			1.75%	
									-7,739,186
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m		Cost per sq.m	Total Costs
		Flats (GIA)		161	75	12,093		£1,096	£13,254,339
		House		69	90	6,219		£929	£5,777,869.05
				230		18312.83			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m		Cost per sq.m	Total Costs
		Flats (GIA)		28	75	2,134		£1,096	£2,339,001.00
		House		12	90	1,098		£929	£1,019,623.95
				41		3231.68			
2.3.3	Extra-over BR2013								£0 per unit
									£0
271									£22,390,833
2.4 Extra over construction costs									
2.4.1	Externals				10%	on build cost			£2,239,083.30
2.4.2	Site abnormalities (remediation/demolition)				£0	per net ha			£0
2.4.2	Site opening up costs				£13,133	per unit			£3,559,096
									£5,798,179
2.5 Professional Fees									
2.5.1					10%	on build costs (incl: externals)			£2,462,992
									£2,462,992
2.6 Contingency									
2.6.1					5%	on build costs (incl: externals)			£1,231,496
									£1,231,496
2.7 Developer contributions									
2.7.1	Lifetime homes				£0	per unit			£0
2.7.2	CSH Level 4				0.0%	build cost			£0
2.7.3	CIL				£0	per sqm			£0
2.7.4	S106 contribution				£1,000	per unit			£271,000
2.7.5	Provision for energy requirements				£2,200	per unit			£596,200
									£867,200
2.8 Sale cost									
2.8.1	Private units only				3.00%	on OM GDV			£879,707
									£879,707
TOTAL DEVELOPMENT COSTS (including land)									£25,891,220
3.0 Developer's Profit									
3.1	Private units				20%	on OM GDV			£5,864,711
3.2	Affordable units				6%	on AH build cost (incl: externals)			£221,669
									£6,086,380
TOTAL PROJECT COSTS [EXCLUDING INTEREST]									£31,977,601
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]									£140,317
4.0 Finance Costs									
4.1	Finance				APR	7.00%	on net costs	PCM	0.565%
									-£140,317
TOTAL PROJECT COSTS [INCLUDING INTEREST]									£32,117,917

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Silo	Lower Value Area	48 Units		Residual Value		Technical Checks:	
Net Site Area	0.12	Greenfield	Lower Value Area	-22,317,857 per net ha		Sqm/ha	26,579
						Dwgs/ha	409
						Units/ha	24
						GDV=Total costs	-
Nr of units	Private 41	Affordable 7	Social re Affordable rent 0.00	6	Intermediate 1.44		
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	41	65	2,652	£1,700	£4,508,400
		House	0	90	0	£1,850	£0
			41		2652.00		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	6	65	374	£893	£334,152
		House	0	90	0	£971	£0
			6		374.40		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	1	65	94	£1,020	£95,472
		House	0	90	0	£1,110	£0
			1		93.60		
Gross Development value							£4,938,024
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£2,619,830
				Purchaser Costs			1.75%
							-2,665,677
2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	41	75	3,060	£1,395	£4,268,700
		House	0	90	0	£929	£0.00
			41		3060.00		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	7	75	540	£1,395	£753,300.00
		House	0	90	0	£929	£0.00
			7		540.00		
2.3.3	Extra-over BR2013			£0 per unit			£0
							£5,022,000
2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£502,200.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£502,200
2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£552,420
							£552,420
2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£276,210.00
							£276,210
2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			0.0% build cost			£0
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£48,000
2.7.5	Provision for energy requirements			£2,200 per unit			£105,600
							£153,600
2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£135,252
							£135,252
TOTAL DEVELOPMENT COSTS (including land)							£3,976,005
3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£901,680
3.2	Affordable units			6% on AH build cost (incl: externals)			£49,718
							£951,398
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£4,927,402
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£10,622
4.0 Finance Costs							
4.1	Finance			APR 7.00% on net costs	PCM 0.565%		-£10,622
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£4,938,024

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Former Tooks Bakery		Mid Value Area		101 Units				
ITEM								
Net Site Area	1.55	Brownfield	Mid Value Area	Residual Value		Technical Checks:		
				1,224,376 per net ha		Sqm/ha	5,870	
						Dwgs/ha	65	
						Units/ha	38	
						GDV=Total costs	-	
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate			
	86	15		0.00	12	3.03		
1.0 Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,950	£0
		House		86	90	7,727	£2,200	£16,998,300
				86		7726.50		
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£0	£0
		House		0	90	0	£0	£0
				0		0.00		
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,024	£0
		House		12	90	1,091	£1,155	£1,259,874
				12		1090.80		
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,170	£0
		House		3	90	273	£1,254	£341,966
				3		272.70		
Gross Development value								£18,600,140
2.0 Development Cost								
2.1 Site Acquisition								
2.1.1	Site value (residual land value)							£1,895,908
	Purchaser Costs							5.75%
								2,004,922
2.3 Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0	£1,054	£0
		House		86	90	7,727	£929	£7,177,918.50
				86		7726.50		
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0	£1,054	£0.00
		House		15	90	1,364	£929	£1,266,691.50
				15		1363.50		
2.3.3	Extra-over BR2013			£0 per unit				£0
								£8,444,610
2.4 Extra over construction costs								
2.4.1	Externals			10% on build cost		£844,461.00		
2.4.2	Site abnormals (remediation/demolition)			£0 per net ha		£0		
2.4.2	Site opening up costs			£11,900 per unit		£1,201,852		
								£2,046,313
2.5 Professional Fees								
2.5.1					10% on build costs (incl: externals)		£928,907	
								£928,907
2.6 Contingency								
2.6.1					5% on build costs (incl: externals)		£464,454	
								£464,454
2.7 Developer contributions								
2.7.1	Lifetime homes			£0 per unit		£0		
2.7.2	CSH Level 4			0.0% build cost		£0		
2.7.3	CIL			£0 per sqm		£0		
2.7.4	S106 contribution			£1,000 per unit		£101,000		
2.7.5	Provision for energy requirements			£2,200 per unit		£222,200		
								£323,200
2.8 Sale cost								
2.8.1	Private units only			3.00% on OM GDV		£509,949		
								£509,949
TOTAL DEVELOPMENT COSTS (including land)								£14,722,355
3.0 Developer's Profit								
3.1	Private units			20% on OM GDV		£3,399,660		
3.2	Affordable units			6% on AH build cost (incl: externals)		£83,602		
								£3,483,262
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£18,205,616
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£394,523
4.0 Finance Costs								
4.1	Finance			APR	PCM			
				7.00% on net costs	0.565%	-£394,523		
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£18,600,140

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ITEM

Net Site Area	1.96	Brownfield	Mid Value Area	Residual Value		Technical Checks:	
				946,207	per net ha	Sqm/ha	4,547
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate	Dwgs/ha	51
	84	15		0.00	12	2.97	38
						GDV=Total costs	0

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	0	65	0	£1,950	£0
		House	84	90	7,574	£2,200	£16,661,700
			84		7,574.50		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	0	65	0	£1,024	£0
		House	12	90	1,069	£1,155	£1,234,926
			12		1,069.20		
1.3	Intermediate	Flats (NIA)	0	65	0	£1,170	£0
		House	3	90	267	£1,254	£335,194
			3		267.30		
Gross Development value							£18,231,820

2.0 Development Cost								
2.1 Site Acquisition								
2.1.1	Site value (residual land value)							£1,854,051
	Purchaser Costs						5.75%	
							1,960,659	

2.3 Build Costs							
2.3.1	Private units	Flats (GIA)	0	75	0	£1,054	£0
		House	84	90	7,574	£929	£7,035,781.50
			84		7,573.50		
2.3.2	Affordable units	Flats (GIA)	0	75	0	£1,054	£0.00
		House	15	90	1,337	£929	£1,241,608.50
			15		1,336.50		
2.3.3	Extra-over BR2013						£0
							£8,277,390

2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost					£827,739.00
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha					£0
2.4.2	Site opening up costs	£11,876 per unit					£1,175,701
							£2,003,440

2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)						£910,513
							£910,513

2.6 Contingency							
2.6.1	5% on build costs (incl: externals)						£455,256
							£455,256

2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit					£0
2.7.2	CSH Level 4	0.0% build cost					£0
2.7.3	CIL	£0 per sqm					£0
2.7.4	S106 contribution	£1,000 per unit					£99,000
2.7.5	Provision for energy requirements	£2,200 per unit					£217,800
							£316,800

2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV					£499,851
							£499,851

TOTAL DEVELOPMENT COSTS (including land) £14,423,910

3.0 Developer's Profit							
3.1	Private units	20% on OM GDV					£3,332,340
3.2	Affordable units	6% on AH build cost (incl: externals)					£81,946
							£3,414,286

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £17,838,196

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £393,624

4.0 Finance Costs							
4.1	Finance	APR	7.00%	on net costs	PCM	0.565%	-£393,624
							£18,231,820

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ITEM

Net Site Area	0.22	Brownfield	Lower Value Area	Residual Value	-2,456,312	per net ha	Technical Checks:	Sqm/ha	8,374
								Dwgs/ha	116
								Units/ha	15
								GDV=Total costs	-

Nr of units	Private	Affordable	Social re Affordable rent	Intermediate
	21	4	0.00	3
				0.75

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	15	65	967	£1,700	£1,643,688
		House	6	90	574	£1,850	£1,061,438
			21		1540.63		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	2	65	137	£893	£121,826
		House	1	90	81	£971	£78,671
			3		217.50		
1.3	Intermediate	Flats (NIA)	1	65	34	£1,020	£34,808
		House	0	90	20	£1,110	£22,478
			1		54.38		

Gross Development value							£2,962,908
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2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£531,626
				Purchaser Costs			1.75%
							-540,930

2.3 Build Costs							
2.3.1	Private units	Flats (GIA)	15	75	1,116	£1,096	£1,222,725
		House	6	90	574	£929	£533,014
			21		1689.38		
2.3.2	Affordable units	Flats (GIA)	3	75	197	£1,096	£215,775
		House	1	90	101	£929	£94,061
			4		298.13		
2.3.3	Extra-over BR2013						£0 per unit
			25				£2,065,575

2.4 Extra over construction costs							
2.4.1	Externals		10%	on build cost			£206,558
2.4.2	Site abnormalities (remediation/demolition)		£0	per net ha			£0
2.4.2	Site opening up costs		£0	per unit			£0
							£206,558

2.5 Professional Fees							
2.5.1			10%	on build costs (incl: externals)			£227,213.25
							£227,213

2.6 Contingency							
2.6.1			5%	on build costs (incl: externals)			£113,606.63
							£113,607

2.7 Developer contributions							
2.7.1	Lifetime homes		£0	per unit			£0
2.7.2	CSH Level 4		2.5%	build cost			£51,639
2.7.3	CIL		£0	per sqm			£0
2.7.4	S106 contribution		£1,000	per unit			£25,000
2.7.5	Provision for energy requirements		£2,200	per unit			£55,000
							£131,639

2.8 Sale cost							
2.8.1	Private units only		3.00%	on OM GDV			£81,154
							£81,154

3.0 Developer's Profit							
3.1	Private units		20%	on OM GDV			£541,025
3.2	Affordable units		6%	on AH build cost (incl: externals)			£20,449
							£561,474

TOTAL DEVELOPMENT COSTS (including land)							£2,284,816
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TOTAL PROJECT COSTS (EXCLUDING INTEREST)							£2,846,290
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TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST)							£116,617
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4.0 Finance Costs								
4.1	Finance		APR	7.00%	on net costs	PCM	0.565%	£34,433
								£2,880,723

TOTAL PROJECT COSTS (INCLUDING INTEREST)							£2,880,723
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ITEM		Residual Value		Technical Checks:			
Net Site Area	0.41	Brownfield	Lower Value Area	-2,197,220	per net ha		
				Sqm/ha	8,852		
				Dwgs/ha	122		
				Units/pa	25		
				GDV=Total costs	-		
Nr of units	Private 43	Affordable 8	Social re 0.00	Affordable rent 6	Intermediate 1.50		
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	30	65	1,934	£1,700	£3,287,375.00
		House	13	90	1,148	£1,850	£2,122,875
			43		3081.25		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	4	65	273	£893	£243,653
		House	2	90	162	£971	£157,343
			6		435.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	1	65	68	£1,020	£69,615
		House	0	90	41	£1,110	£44,955
			2		108.75		
Gross Development value							£5,925,815
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£899,796
	Purchaser Costs					1.75%	
-915,542							
2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	30	75	2,231	£1,096	£2,445,450
		House	13	90	1,148	£929	£1,066,028
			43		3378.75		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	5	75	394	£1,096	£431,550
		House	2	90	203	£929	£188,123
			8		596.25		
2.3.3	Extra-over BR2013					£0 per unit	£0
50							£4,131,150
2.4 Extra over construction costs							
2.4.1	Externals		10% on build cost			£413,115	
2.4.2	Site abnormalities (remediation/demolition)		£0 per net ha			£0	
2.4.2	Site opening up costs		£0 per unit			£0	
£413,115							
2.5 Professional Fees							
2.5.1			10% on build costs (incl: externals)			£454,427	
£454,427							
2.6 Contingency							
2.6.1			5% on build costs (incl: externals)			£227,213	
£227,213							
2.7 Developer contributions							
2.7.1	Lifetime homes		£0 per unit			£0	
2.7.2	CSH Level 4		2.5% build cost			£103,279	
2.7.3	CIL		£0 per sqm			£0	
2.7.4	S106 contribution		£1,000 per unit			£50,000	
2.7.5	Provision for energy requirements		£2,200 per unit			£110,000	
£263,279							
2.8 Sale cost							
2.8.1	Private units only		3.00% on OM GDV			£162,308	
£162,308							
TOTAL DEVELOPMENT COSTS (including land)							£4,735,949
3.0 Developer's Profit							
3.1	Private units		20% on OM GDV			£1,082,050	
3.2	Affordable units		6% on AH build cost (incl: externals)			£40,898	
£1,122,948							
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£5,858,897
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£66,918
4.0 Finance Costs							
4.1	Finance		APR 7.00% on net costs		PCM 0.565%	-£66,918	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£5,925,815

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ITEM				Residual Value		Technical Checks:	
Net Site Area	0.35	Brownfield	Lower Value Area	528,318 per net ha		Sqm/ha	6,469
Nr of units	Private: 21	Affordable: 4		Social re Affordable rent: 0.00	Intermediate: 3	Dwgs/ha	72
						Units/pa	15
						GDV=Total costs	-

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,700	£0
		House	21	90	1,913	£1,850	£3,538,125
			21		1912.50		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£893	£0
		House	3	90	270	£971	£262,238
			3		270.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,020	£0
		House	1	90	68	£1,110	£74,925
			1		67.50		
Gross Development value							£3,875,288

2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£183,769
	Purchaser Costs						2.75%
							188,823

2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	0	75	0	£1,054	£0
		House	21	90	1,913	£929	£1,776,713
			21		1912.50		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	0	75	0	£1,054	£0
		House	4	90	338	£929	£313,538
			4		337.50		
2.3.3	Extra-over BR2013						£0
							£2,090,250

2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost				£209,025.00	
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha				£0	
2.4.2	Site opening up costs	£0 per unit				£0	
							£209,025

2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)				£229,928		
							£229,928

2.6 Contingency							
2.6.1	5% on build costs (incl: externals)				£114,964		
							£114,964

2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit				£0	
2.7.2	CSH Level 4	2.5% build cost				£52,256	
2.7.3	CIL	£0 per sqm				£0	
2.7.4	S106 contribution	£1,000 per unit				£25,000	
2.7.5	Provision for energy requirements	£2,200 per unit				£55,000	
							£132,256

2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV				£106,144	
							£106,144

TOTAL DEVELOPMENT COSTS (including land) £3,071,389

3.0 Developer's Profit							
3.1	Private units	20% on OM GDV				£707,625	
3.2	Affordable units	6% on AH build cost (incl: externals)				£20,693	
							£728,318

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £3,799,708

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £75,580

4.0 Finance Costs							
4.1	Finance	APR 7.00% on net costs		PCM 0.565%		-£75,580	
							£3,875,288

TOTAL PROJECT COSTS [INCLUDING INTEREST] £3,875,288

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ITEM				Residual Value		Technical Checks:	
Net Site Area	1.11	Brownfield	Lower Value Area	469,656	per net ha	Sqm/ha	5,673
Nr of units	Private 60	Affordable 11		Social r	Affordable rent 8	Intermediate 2.10	Dwgs/ha 63
							Units/pa 31
							GDV=Total costs -

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,700	£0
		House	60	90	5,355	£1,850	£9,906,750
			60		5355.00		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£893	£0
		House	8	90	756	£971	£734,265
			8		756.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,020	£0
		House	2	90	189	£1,110	£209,790
			2		189.00		
Gross Development value							£10,850,805

2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£521,551
	Purchaser Costs						5.75%
							551,540

2.3 Build Costs								
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	0	75	0	£1,054	£0	
		House	60	90	5,355	£929	£4,974,795.00	
			60		5355.00			
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	0	75	0	£1,054	£0.00	
		House	11	90	945	£929	£877,905.00	
			11		945.00			
2.3.3	Extra-over BR2013						£0 per unit	£0
							£5,852,700	

2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£585,270.00
2.4.2	Site abnormalities (remediation/demolition)			£0	per net ha		£0
2.4.2	Site opening up costs			£0	per unit		£0
							£585,270

2.5 Professional Fees							
2.5.1				10%	on build costs (incl: externals)		£643,797
							£643,797

2.6 Contingency							
2.6.1				5%	on build costs (incl: externals)		£321,899
							£321,899

2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4			2.5%	build cost		£146,318
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£70,000
2.7.5	Provision for energy requirements			£2,200	per unit		£154,000
							£370,318

2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£297,203
							£297,203
TOTAL DEVELOPMENT COSTS (including land)							£8,622,726

3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£1,981,350
3.2	Affordable units			6%	on AH build cost (incl: externals)		£57,942
							£2,039,292
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£10,662,018


TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£188,787
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4.0 Finance Costs							
4.1	Finance			APR 7.00%	on net costs	PCM 0.565%	-£188,787
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£10,850,805

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Artificial Hockey Pitch		Mid Value Area		18 Units			
ITEM							
Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value		Technical Checks:	
				1,050,124 per net ha		Sqm/ha	3,402
						Dwgs/ha	38
						Units/pa	12
						GDV=Total costs	4,610
Nr of units	Private	Affordable		Social re:	Affordable rent	Intermediate	
	15	3		0.00	2	0.54	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,950
		House		15	90	1,377	£2,200
				15		1377.00	
							Total Value
							£0
							£3,029,400
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,024
		House		2	90	194	£1,155
				2		194.40	
							Total Value
							£0
							£224,532
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,170
		House		1	90	49	£1,254
				1		48.60	
							Total Value
							£0
							£60,944
Gross Development value							£3,314,876
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£500,000
	Purchaser Costs						4.75%
							523,750
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		15	90	1,377	£929
				15		1377.00	
							Total Costs
							£0
							£1,279,233.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		3	90	243	£929
				3		243.00	
							Total Costs
							£0.00
							£225,747.00
2.3.3	Extra-over BR2013						
							£0 per unit
							£0
							£1,504,980
2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£150,498.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£150,498
2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£165,548
							£165,548
2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£82,774
							£82,774
2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			2.5% build cost			£37,625
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£18,000
2.7.5	Provision for energy requirements			£2,200 per unit			£39,600
							£95,225
2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£90,882
							£90,882
TOTAL DEVELOPMENT COSTS (including land)							£2,613,656
3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£605,880
3.2	Affordable units			6% on AH build cost (incl: externals)			£14,899
							£620,779
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£3,234,436
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£80,441
4.0 Finance Costs							
4.1	Finance			APR	PCM		
				7.00%	0.565%		-£75,830
							£3,310,266

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Central/West Brownfield		Lower Value Area		25 Units						
ITEM										
Net Site Area	0.43	Brownfield	Lower Value Area	Residual Value		424,541		per net ha		Technical Checks: Sqm/ha 5,198 Dwgs/ha 58 Units/ha 15 GDV=Total costs -
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate					
	21	4		0.00	3	0.75				
1.0 Development Value										
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value		
		Flats (NIA)		0	65	0	£1,700	£0		
		House		21	90	1,913	£1,850	£3,538,125		
				21		1912.50				
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value		
		Flats (NIA)		0	65	0	£0	£0		
		House		0	90	0	£0	£0		
				0		0.00				
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value		
		Flats (NIA)		0	65	0	£893	£0		
		House		3	90	270	£971	£262,238		
				3		270.00				
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value		
		Flats (NIA)		0	65	0	£1,020	£0		
		House		1	90	68	£1,110	£74,925		
				1		67.50				
Gross Development value								£3,875,288		
2.0 Development Cost										
2.1	Site Acquisition									
2.1.1	Site value (residual land value)							£183,769		
	Purchaser Costs							2.75%		
								188,823		
2.3 Build Costs										
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs		
		Flats (GIA)		0	75	0	£1,054	£0		
		House		21	90	1,913	£929	£1,776,712.50		
				21		1912.50				
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs		
		Flats (GIA)		0	75	0	£1,054	£0.00		
		House		4	90	338	£929	£313,537.50		
				4		337.50				
2.3.3	Extra-over BR2013			£0 per unit				£0		
								25		
								£2,090,250		
2.4 Extra over construction costs										
2.4.1	Externals			10% on build cost				£209,025.00		
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha				£0		
2.4.2	Site opening up costs			£0 per unit				£0		
								£209,025		
2.5 Professional Fees										
2.5.1				10% on build costs (incl: externals)				£229,928		
								£229,928		
2.6 Contingency										
2.6.1				5% on build costs (incl: externals)				£114,964		
								£114,964		
2.7 Developer contributions										
2.7.1	Lifetime homes			£0 per unit				£0		
2.7.2	CSH Level 4			2.5% build cost				£52,256		
2.7.3	CIL			£0 per sqm				£0		
2.7.4	S106 contribution			£1,000 per unit				£25,000		
2.7.5	Provision for energy requirements			£2,200 per unit				£55,000		
								£132,256		
2.8 Sale cost										
2.8.1	Private units only			3.00% on OM GDV				£106,144		
								£106,144		
TOTAL DEVELOPMENT COSTS (including land)								£3,071,389		
3.0 Developer's Profit										
3.1	Private units			20% on OM GDV				£707,625		
3.2	Affordable units			6% on AH build cost (incl: externals)				£20,693		
								£728,318		
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£3,799,708		
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£75,580		
4.0 Finance Costs										
4.1	Finance			APR	PCM					
				7.00%	0.565%	on net costs		-£75,580		
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£3,875,288		

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West Greenfield		Lower Value Area		50 Units				pba peterbrett		
ITEM										
Net Site Area	0.81	Greenfield	Lower Value Area	Residual Value		455,517 per net ha		Technical Checks:		
								Sqm/ha	5,544	
								Dwgs/ha	62	
								Units/ha	25	
								GDV=Total costs	-	
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate					
	43	8		0.00	6	1.50				
1.0 Development Value										
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value		
		Flats (NIA)		0	65	0	£1,700	£0		
		House		43	90	3,825	£1,850	£7,076,250		
				43		3825.00				
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value		
		Flats (NIA)		0	65	0	£0	£0		
		House		0	90	0	£0	£0		
				0		0.00				
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value		
		Flats (NIA)		0	65	0	£893	£0		
		House		6	90	540	£971	£524,475		
				6		540.00				
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value		
		Flats (NIA)		0	65	0	£1,020	£0		
		House		2	90	135	£1,110	£149,850		
				2		135.00				
Gross Development value								£7,750,575		
2.0 Development Cost										
2.1	Site Acquisition									
2.1.1	Site value (residual land value)							£369,751		
	Purchaser Costs							4.75%		
								387,315		
2.3 Build Costs										
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs		
		Flats (GIA)		0	75	0	£1,054	£0		
		House		43	90	3,825	£929	£3,553,425.00		
				43		3825.00				
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs		
		Flats (GIA)		0	75	0	£1,054	£0.00		
		House		8	90	675	£929	£627,075.00		
				8		675.00				
2.3.3	Extra-over BR2013							£0		
								£0		
								50		
								£4,180,500		
2.4 Extra over construction costs										
2.4.1	Externals				10%	on build cost	£418,050.00			
2.4.2	Site abnormalities (remediation/demolition)				£0	per net ha	£0			
2.4.2	Site opening up costs				£0	per unit	£0			
								£418,050		
2.5 Professional Fees										
2.5.1					10%	on build costs (incl: externals)	£459,855			
								£459,855		
2.6 Contingency										
2.6.1					5%	on build costs (incl: externals)	£229,928			
								£229,928		
2.7 Developer contributions										
2.7.1	Lifetime homes				£0	per unit	£0			
2.7.2	CSH Level 4				2.5%	build cost	£104,513			
2.7.3	CIL				£0	per sqm	£0			
2.7.4	S106 contribution				£1,000	per unit	£50,000			
2.7.5	Provision for energy requirements				£2,200	per unit	£110,000			
								£264,513		
2.8 Sale cost										
2.8.1	Private units only				3.00%	on OM GDV	£212,288			
								£212,288		
TOTAL DEVELOPMENT COSTS (including land)								£6,152,447		
3.0 Developer's Profit										
3.1	Private units				20%	on OM GDV	£1,415,250			
3.2	Affordable units				6%	on AH build cost (incl: externals)	£41,387			
								£1,456,637		
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£7,609,084		
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£141,491		
4.0 Finance Costs										
4.1	Finance				APR	7.00%	on net costs	PCM	0.565%	£-141,491
								£-141,491		
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£7,750,575		

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ITEM		Residual Value			Technical Checks:	
Net Site Area	1.81	Brownfield	Lower Value Area	-217,373	per net ha	Sqm/ha 5,214
Nr of units	Private 89	Affordable 16	Social re Affordable rent 0.00	13	Intermediate 3.15	Dwgs/ha 58
						Units/ha 39
						GDV=Total costs -

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	0	65	0	£1,700	£0
		House	89	90	8,033	£1,850	£14,860,125
			89		8032.50		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	0	65	0	£893	£0
		House	13	90	1,134	£971	£1,101,398
			13		1134.00		
1.3	Intermediate	Flats (NIA)	0	65	0	£1,020	£0
		House	3	90	284	£1,110	£314,685
			3		283.50		
Gross Development value							£16,276,208

2.0 Development Cost								
2.1 Site Acquisition								
2.1.1	Site value (residual land value)							-£393,973
	Purchaser Costs						1.75%	
							-400,868	

2.3 Build Costs							
2.3.1	Private units	Flats (GIA)	0	75	0	£1,054	£0
		House	89	90	8,033	£929	£7,462,192.50
			89		8032.50		
2.3.2	Affordable units	Flats (GIA)	0	75	0	£1,054	£0.00
		House	16	90	1,418	£929	£1,316,857.50
			16		1417.50		
2.3.3	Extra-over BR2013			£0	per unit		£0
							£8,779,050

2.4 Extra over construction costs							
2.4.1	Externals		10%	on build cost			£877,905.00
2.4.2	Site abnormals (remediation/demolition)		£0	per net ha			£0
2.4.2	Site opening up costs		£11,946	per unit			£1,254,308
							£2,132,213

2.5 Professional Fees							
2.5.1			10%	on build costs (incl: externals)			£965,696
							£965,696

2.6 Contingency							
2.6.1			5%	on build costs (incl: externals)			£482,848
							£482,848

2.7 Developer contributions							
2.7.1	Lifetime homes		£0	per unit			£0
2.7.2	CSH Level 4		2.5%	build cost			£219,476
2.7.3	CIL		£0	per sqm			£0
2.7.4	S106 contribution		£1,000	per unit			£105,000
2.7.5	Provision for energy requirements		£2,200	per unit			£231,000
							£555,476

2.8 Sale cost							
2.8.1	Private units only		3.00%	on OM GDV			£445,804
							£445,804

TOTAL DEVELOPMENT COSTS (including land)							£12,960,218
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3.0 Developer's Profit							
3.1	Private units		20%	on OM GDV			£2,972,025.00
3.2	Affordable units		6%	on AH build cost (incl: externals)			£86,913
							£3,058,938

TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£16,019,156
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£257,052
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4.0 Finance Costs							
4.1	Finance		APR 7.00%	on net costs		PCM 0.565%	-£257,052
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£16,276,208

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Helena Road		Lower Value Area		566 Units			
ITEM							
Net Site Area	1.13	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-35,615,207 per net ha		Sqm/ha	32,667
						Dwgs/ha	503
						Units/ha	93
						GDV=Total costs	(0)
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	481	85		0.00	68	16.98	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)			481	65	31,272	£1,700
	House			0	90	0	£1,850
				481		31271.50	
							Total Value
							£53,161,550
							£0
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)			0	65	0	£0
	House			0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)			68	65	4,415	£893
	House			0	90	0	£971
				68		4414.80	
							Total Value
							£3,940,209
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)			17	65	1,104	£1,020
	House			0	90	0	£1,110
				17		1103.70	
							Total Value
							£1,125,774
							£0
Gross Development value							£58,227,533
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£40,109,917
	Purchaser Costs						1.75%
							-40,811,840
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)			481	75	36,083	£1,395
	House			0	90	0	£929
				481		36082.50	
							Total Costs
							£50,335,088
							£0.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)			85	75	6,368	£1,395
	House			0	90	0	£929
				85		6367.50	
							Total Costs
							£8,882,662.50
							£0.00
2.3.3	Extra-over BR2013						
							£0
							£59,217,750
2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£5,921,775.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£14,137 per unit			£8,001,378
							£13,923,153
2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£6,513,953
							£6,513,953
2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£3,256,976
							£3,256,976
2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			2.5% build cost			£1,480,444
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£566,000
2.7.5	Provision for energy requirements			£2,200 per unit			£1,245,200
							£3,291,644
2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£1,594,847
							£1,594,847
TOTAL DEVELOPMENT COSTS (including land)							£46,986,481
3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£10,632,310
3.2	Affordable units			6% on AH build cost (incl: externals)			£586,256
							£11,218,566
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£58,205,047
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£22,486
4.0 Finance Costs							
4.1	Finance			APR	PCM		
				7.00%	0.565%		-£22,486
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£58,227,533

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Island Site	Lower Value Area	271 Units				pba peterbrett	
ITEM							
Net Site Area	1.92	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-4,236,299 per net ha		Sqm/ha	10,218
						Dwgs/ha	141
						Units/pa	65
						GDV=Total costs	-
Nr of units	Private	Affordable		Social r	Affordable rent	Intermediate	
	230	41		0.00	33	8.13	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		161	65	10,481	£1,700
		House		69	90	6,219	£1,850
				230		16700.38	
							Total Value
							£17,817,573
							£11,505,983
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		23	65	1,480	£893
		House		10	90	878	£971
				33		2357.70	
							Total Value
							£1,320,597
							£852,796
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		6	65	370	£1,020
		House		2	90	220	£1,110
				8		589.43	
							Total Value
							£377,313
							£243,656
Gross Development value							£32,117,917
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£8,145,460
	Purchaser Costs						1.75%
							-8,288,005
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		161	75	12,093	£1,096
		House		69	90	6,219	£929
				230		18312.83	
							Total Costs
							£13,254,339
							£5,777,869.05
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		28	75	2,134	£1,096
		House		12	90	1,098	£929
				41		3231.68	
							Total Costs
							£2,339,001.00
							£1,019,623.95
2.3.3	Extra-over BR2013						£0 per unit
							£0
							£22,390,833
2.4 Extra over construction costs							
2.4.1	Externals		10%		on build cost		£2,239,083.30
2.4.2	Site abnormalities (remediation/demolition)		£0		per net ha		£0
2.4.2	Site opening up costs		£13,133		per unit		£3,559,096
							£5,798,179
2.5 Professional Fees							
2.5.1			10%		on build costs (incl: externals)		£2,462,992
							£2,462,992
2.6 Contingency							
2.6.1			5%		on build costs (incl: externals)		£1,231,496
							£1,231,496
2.7 Developer contributions							
2.7.1	Lifetime homes		£0		per unit		£0
2.7.2	CSH Level 4		2.5%		build cost		£559,771
2.7.3	CIL		£0		per sqm		£0
2.7.4	S106 contribution		£1,000		per unit		£271,000
2.7.5	Provision for energy requirements		£2,200		per unit		£596,200
							£1,426,971
2.8 Sale cost							
2.8.1	Private units only		3.00%		on OM GDV		£879,707
							£879,707
TOTAL DEVELOPMENT COSTS (including land)							£25,902,172
3.0 Developer's Profit							
3.1	Private units		20%		on OM GDV		£5,864,711
3.2	Affordable units		6%		on AH build cost (incl: externals)		£221,669
							£6,086,380
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£31,988,552
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£129,365
4.0 Finance Costs							
4.1	Finance		APR		PCM		
			7.00%		on net costs		0.565%
							-£129,365
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£32,117,917

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Silo	Lower Value Area		48 Units				
ITEM							
Net Site Area	0.12	Greenfield	Lower Value Area	Residual Value -23,359,950 per net ha			
				Technical Checks:			
				Sqm/ha 26,579			
				Dwgs/ha 409			
				Units/ha 24			
				GDV=Total costs -			
Nr of units	Private 41	Affordable 7	Social re Affordable rent 0.00 6	Intermediate 1.44			
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	41	65	2,652	£1,700	£4,508,400
		House	0	90	0	£1,850	£0
			41		2652.00		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	6	65	374	£893	£334,152
		House	0	90	0	£971	£0
			6		374.40		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	1	65	94	£1,020	£95,472
		House	0	90	0	£1,110	£0
			1		93.60		
Gross Development value							£4,938,024
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)				-£2,742,159		
				Purchaser Costs	1.75%		
-2,790,146							
2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	41	75	3,060	£1,395	£4,268,700
		House	0	90	0	£929	£0.00
			41		3060.00		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	7	75	540	£1,395	£753,300.00
		House	0	90	0	£929	£0.00
			7		540.00		
2.3.3	Extra-over BR2013				£0 per unit		£0
48							£5,022,000
2.4 Extra over construction costs							
2.4.1	Externals		10% on build cost				£502,200.00
2.4.2	Site abnormalities (remediation/demolition)		£0 per net ha				£0
2.4.2	Site opening up costs		£0 per unit				£0
£502,200							
2.5 Professional Fees							
2.5.1			10% on build costs (incl: externals)				£552,420
£552,420							
2.6 Contingency							
2.6.1			5% on build costs (incl: externals)				£276,210.00
£276,210							
2.7 Developer contributions							
2.7.1	Lifetime homes		£0 per unit				£0
2.7.2	CSH Level 4		2.5% build cost				£125,550
2.7.3	CIL		£0 per sqm				£0
2.7.4	S106 contribution		£1,000 per unit				£48,000
2.7.5	Provision for energy requirements		£2,200 per unit				£105,600
£279,150							
2.8 Sale cost							
2.8.1	Private units only		3.00% on OM GDV				£135,252
£135,252							
TOTAL DEVELOPMENT COSTS (including land) £3,977,086							
3.0 Developer's Profit							
3.1	Private units		20% on OM GDV				£901,680
3.2	Affordable units		6% on AH build cost (incl: externals)				£49,718
£951,398							
TOTAL PROJECT COSTS [EXCLUDING INTEREST] £4,928,483							
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £9,541							
4.0 Finance Costs							
4.1	Finance		APR 7.00%	on net costs	PCM 0.565%		-£9,541
TOTAL PROJECT COSTS [INCLUDING INTEREST] £4,938,024							

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Former Tooks Bakery		Mid Value Area		101 Units					
ITEM									
Net Site Area	1.55	Brownfield	Mid Value Area	Residual Value		Technical Checks:			
				1,101,012 per net ha		Sqm/ha	5,870		
						Dwgs/ha	65		
						Units/ha	38		
						GDV=Total costs	-		
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate				
	86	15		0.00	12	3.03			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,950	£0	
		House		86	90	7,727	£2,200	£16,998,300	
				86		7726.50			
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£0	£0	
		House		0	90	0	£0	£0	
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,024	£0	
		House		12	90	1,091	£1,155	£1,259,874	
				12		1090.80			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,170	£0	
		House		3	90	273	£1,254	£341,966	
				3		272.70			
Gross Development value								£18,600,140	
2.0 Development Cost									
2.1 Site Acquisition									
2.1.1	Site value (residual land value)							£1,704,882	
	Purchaser Costs							5.75%	
								1,802,913	
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		0	75	0	£1,054	£0	
		House		86	90	7,727	£929	£7,177,918.50	
				86		7726.50			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		0	75	0	£1,054	£0.00	
		House		15	90	1,364	£929	£1,266,691.50	
				15		1363.50			
2.3.3	Extra-over BR2013			£0 per unit				£0	
								£8,444,610	
2.4 Extra over construction costs									
2.4.1	Externals	10% on build cost			£844,461.00				
2.4.2	Site abnormals (remediation/demolition)	£0 per net ha			£0				
2.4.2	Site opening up costs	£11,900 per unit			£1,201,852				
								£2,046,313	
2.5 Professional Fees									
2.5.1	10% on build costs (incl: externals)			£928,907					
								£928,907	
2.6 Contingency									
2.6.1	5% on build costs (incl: externals)			£464,454					
								£464,454	
2.7 Developer contributions									
2.7.1	Lifetime homes	£0 per unit			£0				
2.7.2	CSH Level 4	2.5% build cost			£211,115				
2.7.3	CIL	£0 per sqm			£0				
2.7.4	S106 contribution	£1,000 per unit			£101,000				
2.7.5	Provision for energy requirements	£2,200 per unit			£222,200				
								£534,315	
2.8 Sale cost									
2.8.1	Private units only	3.00% on OM GDV			£509,949				
								£509,949	
TOTAL DEVELOPMENT COSTS (including land)								£14,731,460	
3.0 Developer's Profit									
3.1	Private units	20% on OM GDV			£3,399,660				
3.2	Affordable units	6% on AH build cost (incl: externals)			£83,602				
								£3,483,262	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£18,214,722	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£385,418	
4.0 Finance Costs									
4.1	Finance	APR 7.00% on net costs			PCM 0.565%		-		£-385,418
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£18,600,140	

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ITEM

Net Site Area	1.96	Brownfield	Mid Value Area	Residual Value		Technical Checks:	
				850,652	per net ha	Sqm/ha	4,547
						Dwgs/ha	51
						Units/ha	38
Nr of units	84	Private	Affordable	15	Social re Affordable rent	Intermediate	GDV=Total costs
					0.00	12	2.97

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	0	65	0	£1,950	£0
		House	84	90	7,574	£2,200	£16,661,700
			84		7,573.50		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	0	65	0	£1,024	£0
		House	12	90	1,069	£1,155	£1,234,926
			12		1,069.20		
1.3	Intermediate	Flats (NIA)	0	65	0	£1,170	£0
		House	3	90	267	£1,254	£335,194
			3		267.30		
Gross Development value							£18,231,820

2.0 Development Cost								
2.1 Site Acquisition								
2.1.1	Site value (residual land value)							£1,666,816
	Purchaser Costs						5.75%	
							1,762,658	

2.3 Build Costs							
2.3.1	Private units	Flats (GIA)	0	75	0	£1,054	£0
		House	84	90	7,574	£929	£7,035,781.50
			84		7,573.50		
2.3.2	Affordable units	Flats (GIA)	0	75	0	£1,054	£0.00
		House	15	90	1,337	£929	£1,241,608.50
			15		1,336.50		
2.3.3	Extra-over BR2013						£0
							£8,277,390

2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost					£827,739.00
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha					£0
2.4.2	Site opening up costs	£11,876 per unit					£1,175,701
							£2,003,440

2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)						£910,513
							£910,513

2.6 Contingency							
2.6.1	5% on build costs (incl: externals)						£455,256
							£455,256

2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit					£0
2.7.2	CSH Level 4	2.5% build cost					£206,935
2.7.3	CIL	£0 per sqm					£0
2.7.4	S106 contribution	£1,000 per unit					£99,000
2.7.5	Provision for energy requirements	£2,200 per unit					£217,800
							£523,735

2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV					£499,851
							£499,851

TOTAL DEVELOPMENT COSTS (including land) £14,432,843

3.0 Developer's Profit							
3.1	Private units	20% on OM GDV					£3,332,340
3.2	Affordable units	6% on AH build cost (incl: externals)					£81,946
							£3,414,286

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £17,847,130

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £384,691

4.0 Finance Costs							
4.1	Finance	APR	7.00%	on net costs	PCM	0.565%	-£384,691
							£18,231,820

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ITEM

Net Site Area	0.22	Brownfield	Lower Value Area	Residual Value	-2,213,408	per net ha	Technical Checks:	Sqm/ha	8,374
								Dwgs/ha	116
								Units/ha	15
								GDV=Total costs	-

Nr of units	Private	Affordable	Social re Affordable rent	Intermediate
	21	4	0.00	3
				0.75

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	15	65	967	£1,700	£1,643,688
		House	6	90	574	£1,850	£1,061,438
			21		1540.63		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	2	65	137	£893	£121,826
		House	1	90	81	£971	£78,671
			3		217.50		
1.3	Intermediate	Flats (NIA)	1	65	34	£1,020	£34,808
		House	0	90	20	£1,110	£22,478
			1		54.38		

Gross Development value							£2,962,908
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2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						-£479,054
				Purchaser Costs			1.75%
							-487,437

2.3 Build Costs							
2.3.1	Private units	Flats (GIA)	15	75	1,116	£1,096	£1,222,725
		House	6	90	574	£929	£533,014
			21		1689.38		
2.3.2	Affordable units	Flats (GIA)	3	75	197	£1,096	£215,775
		House	1	90	101	£929	£94,061
			4		298.13		
2.3.3	Extra-over BR2013						£0 per unit
			25				£2,065,575

2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£206,558
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£206,558

2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£227,213.25
							£227,213

2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£113,606.63
							£113,607

2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			2.5% build cost			£51,639
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£25,000
2.7.5	Provision for energy requirements			£0 per unit			£0
							£76,639

2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£81,154
							£81,154

3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£541,025
3.2	Affordable units			6% on AH build cost (incl: externals)			£20,449
							£561,474

TOTAL DEVELOPMENT COSTS (including land)							£2,283,308
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TOTAL PROJECT COSTS (EXCLUDING INTEREST)							£2,844,782
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TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST)							£118,125
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4.0 Finance Costs							
4.1	Finance			APR 7.00% on net costs	PCM 0.565%		-£35,941
							£2,880,723

TOTAL PROJECT COSTS (INCLUDING INTEREST)							£2,880,723
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ITEM

Net Site Area	0.41	Brownfield	Lower Value Area	Residual Value	-1,941,865	per net ha	Technical Checks:
							Sqm/ha 8,852
							Dwgs/ha 122
							Units/pa 25
							GDV=Total costs -

Nr of units	Private	Affordable	Social re	Affordable rent	Intermediate
	43	8	0.00	6	1.50

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	30	65	1,934	£1,700	£3,287,375.00
		House	13	90	1,148	£1,850	£2,122,875
			43		3081.25		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	4	65	273	£893	£243,653
		House	2	90	162	£971	£157,343
			6		435.00		
1.3	Intermediate	Flats (NIA)	1	65	68	£1,020	£69,615
		House	0	90	41	£1,110	£44,955
			2		108.75		
Gross Development value							£5,925,815

2.0 Development Cost		
2.1 Site Acquisition		
2.1.1	Site value (residual land value)	-£795,224
	Purchaser Costs	1.75%
		-809,140

2.3 Build Costs							
			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units	Flats (GIA)	30	75	2,231	£1,096	£2,445,450
		House	13	90	1,148	£929	£1,066,028
			43		3378.75		
2.3.2	Affordable units	Flats (GIA)	5	75	394	£1,096	£431,550
		House	2	90	203	£929	£188,123
			8		596.25		
2.3.3	Extra-over BR2013			£0 per unit		£0	
50							£4,131,150

2.4 Extra over construction costs		
2.4.1	Externals	10% on build cost £413,115
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha £0
2.4.2	Site opening up costs	£0 per unit £0
		£413,115

2.5 Professional Fees		
2.5.1		10% on build costs (incl: externals) £454,427
		£454,427

2.6 Contingency		
2.6.1		5% on build costs (incl: externals) £227,213
		£227,213

2.7 Developer contributions		
2.7.1	Lifetime homes	£0 per unit £0
2.7.2	CSH Level 4	2.5% build cost £103,279
2.7.3	CIL	£0 per sqm £0
2.7.4	S106 contribution	£1,000 per unit £50,000
2.7.5	Provision for energy requirements	£0 per unit £0
		£153,279

2.8 Sale cost		
2.8.1	Private units only	3.00% on OM GDV £162,308
		£162,308
TOTAL DEVELOPMENT COSTS (including land)		£4,732,351

3.0 Developer's Profit		
3.1	Private units	20% on OM GDV £1,082,050
3.2	Affordable units	6% on AH build cost (incl: externals) £40,898
		£1,122,948
TOTAL PROJECT COSTS [EXCLUDING INTEREST]		£5,855,299

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]		£70,516
4.0 Finance Costs		

4.1	Finance	APR 7.00% on net costs	PCM 0.565%	-£70,516
TOTAL PROJECT COSTS [INCLUDING INTEREST]				£5,925,815

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ITEM				Residual Value		Technical Checks:	
Net Site Area	0.35	Brownfield	Lower Value Area	677,987 per net ha		Sqm/ha	6,469
Nr of units	Private 21	Affordable 4		Social re Affordable rent 0.00	3	Dwgs/ha	72
				Intermediate	0.75	Units/pa	15
						GDV=Total costs	-

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,700	£0
		House	21	90	1,913	£1,850	£3,538,125
			21		1912.50		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£893	£0
		House	3	90	270	£971	£262,238
			3		270.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,020	£0
		House	1	90	68	£1,110	£74,925
			1		67.50		
Gross Development value							£3,875,288

2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£235,830
				Purchaser Costs			2.75%
							242,315

2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	0	75	0	£1,054	£0
		House	21	90	1,913	£929	£1,776,713
			21		1912.50		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	0	75	0	£1,054	£0
		House	4	90	338	£929	£313,538
			4		337.50		
2.3.3	Extra-over BR2013						£0
							£2,090,250

2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£209,025.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£209,025

2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£229,928
							£229,928

2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£114,964
							£114,964

2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			2.5% build cost			£52,256
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£25,000
2.7.5	Provision for energy requirements			£0 per unit			£0
							£77,256

2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£106,144
							£106,144

TOTAL DEVELOPMENT COSTS (including land)							£3,069,881
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3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£707,625
3.2	Affordable units			6% on AH build cost (incl: externals)			£20,693
							£728,318

TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£3,798,200
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£77,088
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4.0 Finance Costs							
4.1	Finance			APR 7.00% on net costs		PCM 0.565%	-£77,088

TOTAL PROJECT COSTS [INCLUDING INTEREST]							£3,875,288
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Felixstowe Road		Lower Value Area		70 Units			
ITEM							
Net Site Area	1.11	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				595,812 per net ha		Sqm/ha	5,673
						Dwgs/ha	63
						Units/ha	31
						GDV=Total costs	-
Nr of units	Private	Affordable		Social r	Affordable rent	Intermediate	
	60	11		0.00	8	2.10	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,700
		House		60	90	5,355	£1,850
				60		5,355.00	
							Total Value
							£0
							£9,906,750
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		8	90	756	£971
				8		756.00	
							Total Value
							£0
							£734,265
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		2	90	189	£1,110
				2		189.00	
							Total Value
							£0
							£209,790
Gross Development value							£10,850,805
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£661,646
	Purchaser Costs						5.75%
							699,691
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		60	90	5,355	£929
				60		5,355.00	
							Total Costs
							£0
							£4,974,795.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		11	90	945	£929
				11		945.00	
							Total Costs
							£0.00
							£877,905.00
2.3.3	Extra-over BR2013						£0
							70
							£5,852,700
2.4 Extra over construction costs							
2.4.1	Externals		10%		on build cost		£585,270.00
2.4.2	Site abnormalities (remediation/demolition)		£0		per net ha		£0
2.4.2	Site opening up costs		£0		per unit		£0
							£585,270
2.5 Professional Fees							
2.5.1			10%		on build costs (incl: externals)		£643,797
							£643,797
2.6 Contingency							
2.6.1			5%		on build costs (incl: externals)		£321,899
							£321,899
2.7 Developer contributions							
2.7.1	Lifetime homes		£0		per unit		£0
2.7.2	CSH Level 4		2.5%		build cost		£146,318
2.7.3	CIL		£0		per sqm		£0
2.7.4	S106 contribution		£1,000		per unit		£70,000
2.7.5	Provision for energy requirements		£0		per unit		£0
							£216,318
2.8 Sale cost							
2.8.1	Private units only		3.00%		on OM GDV		£297,203
							£297,203
TOTAL DEVELOPMENT COSTS (including land)							£8,616,876
3.0 Developer's Profit							
3.1	Private units		20%		on OM GDV		£1,981,350
3.2	Affordable units		6%		on AH build cost (incl: externals)		£57,942
							£2,039,292
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£10,656,168
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£194,637
4.0 Finance Costs							
4.1	Finance		APR 7.00%		on net costs		PCM 0.565%
							-£194,637
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£10,850,805


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Artificial Hockey Pitch		Mid Value Area		18 Units		pba peterbrett		
ITEM								
Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value		Technical Checks:		
				1,125,261 per net ha		Sqm/ha	3,402	
						Dwgs/ha	38	
						Units/pa	12	
						GDV=Total costs	-	
Nr of units	Private	Affordable		Social re:	Affordable rent	Intermediate		
	15	3		0.00	2	0.54		
1.0 Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,950	£0
		House		15	90	1,377	£2,200	£3,029,400
				15		1377.00		
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£0	£0
		House		0	90	0	£0	£0
				0		0.00		
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,024	£0
		House		2	90	194	£1,155	£224,532
				2		194.40		
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,170	£0
		House		1	90	49	£1,254	£60,944
				1		48.60		
Gross Development value								£3,314,876
2.0 Development Cost								
2.1	Site Acquisition							
2.1.1	Site value (residual land value)							£535,775
					Purchaser Costs			5.75%
								566,583
2.3 Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0	£1,054	£0
		House		15	90	1,377	£929	£1,279,233.00
				15		1377.00		
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0	£1,054	£0.00
		House		3	90	243	£929	£225,747.00
				3		243.00		
2.3.3	Extra-over BR2013							£0
					£0 per unit			
								18
								£1,504,980
2.4 Extra over construction costs								
2.4.1	Externals				10% on build cost			£150,498.00
2.4.2	Site abnormals (remediation/demolition)				£0 per net ha			£0
2.4.2	Site opening up costs				£0 per unit			£0
								£150,498
2.5 Professional Fees								
2.5.1					10% on build costs (incl: externals)			£165,548
								£165,548
2.6 Contingency								
2.6.1					5% on build costs (incl: externals)			£82,774
								£82,774
2.7 Developer contributions								
2.7.1	Lifetime homes				£0 per unit			£0
2.7.2	CSH Level 4				2.5% build cost			£37,625
2.7.3	CIL				£0 per sqm			£0
2.7.4	S106 contribution				£1,000 per unit			£18,000
2.7.5	Provision for energy requirements				£0 per unit			£0
								£55,625
2.8 Sale cost								
2.8.1	Private units only				3.00% on OM GDV			£90,882
								£90,882
TOTAL DEVELOPMENT COSTS (including land)								£2,616,889
3.0 Developer's Profit								
3.1	Private units				20% on OM GDV			£605,880
3.2	Affordable units				6% on AH build cost (incl: externals)			£14,899
								£620,779
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£3,237,668
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£77,208
4.0 Finance Costs								
4.1	Finance			APR	PCM			
				7.00%	0.565%			-£77,208
								£3,314,876

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Central/West Brownfield		Lower Value Area		25 Units		pba peterbrett			
ITEM									
Net Site Area	0.43	Brownfield	Lower Value Area	Residual Value		Technical Checks:			
				544,811 per net ha		Sqm/ha	5,198		
						Dwgs/ha	58		
						Units/ha	15		
						GDV=Total costs	-		
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate				
	21	4		0.00	3	0.75			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,700	£0	
		House		21	90	1,913	£1,850	£3,538,125	
				21		1912.50			
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£0	£0	
		House		0	90	0	£0	£0	
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£893	£0	
		House		3	90	270	£971	£262,238	
				3		270.00			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,020	£0	
		House		1	90	68	£1,110	£74,925	
				1		67.50			
Gross Development value								£3,875,288	
2.0 Development Cost									
2.1	Site Acquisition								
2.1.1	Site value (residual land value)							£235,830	
	Purchaser Costs							2.75%	
242,315									
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		0	75	0	£1,054	£0	
		House		21	90	1,913	£929	£1,776,712.50	
				21		1912.50			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		0	75	0	£1,054	£0.00	
		House		4	90	338	£929	£313,537.50	
				4		337.50			
2.3.3	Extra-over BR2013				£0	per unit		£0	
25								£2,090,250	
2.4 Extra over construction costs									
2.4.1	Externals			10% on build cost				£209,025.00	
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha				£0	
2.4.2	Site opening up costs			£0 per unit				£0	
£209,025									
2.5 Professional Fees									
2.5.1				10% on build costs (incl: externals)				£229,928	
£229,928									
2.6 Contingency									
2.6.1				5% on build costs (incl: externals)				£114,964	
£114,964									
2.7 Developer contributions									
2.7.1	Lifetime homes			£0 per unit				£0	
2.7.2	CSH Level 4			2.5% build cost				£52,256	
2.7.3	CIL			£0 per sqm				£0	
2.7.4	S106 contribution			£1,000 per unit				£25,000	
2.7.5	Provision for energy requirements			£0 per unit				£0	
£77,256									
2.8 Sale cost									
2.8.1	Private units only			3.00% on OM GDV				£106,144	
£106,144									
TOTAL DEVELOPMENT COSTS (including land)								£3,069,881	
3.0 Developer's Profit									
3.1	Private units			20% on OM GDV				£707,625	
3.2	Affordable units			6% on AH build cost (incl: externals)				£20,693	
£728,318									
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£3,798,200	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£77,088	
4.0 Finance Costs									
4.1	Finance			APR	7.00%	on net costs	PCM	0.565%	£-77,088
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£3,875,288	

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West Greenfield		Lower Value Area		50 Units					
ITEM									
Net Site Area	0.81	Greenfield	Lower Value Area	Residual Value		580,655 per net ha		Technical Checks: Sqm/ha 5,544 Dwgs/ha 62 Units/ha 25 GDV=Total costs -	
Nr of units	Private 43	Affordable 8		Social re Affordable rent 0.00	6	Intermediate 1.50			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)		0	65	0	£1,700	£0		
	House		43	90	3,825	£1,850	£7,076,250		
			43		3825.00				
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value		
	Flats (NIA)		0	65	0	£0	£0		
	House		0	90	0	£0	£0		
			0		0.00				
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value		
	Flats (NIA)		0	65	0	£893	£0		
	House		6	90	540	£971	£524,475		
			6		540.00				
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value		
	Flats (NIA)		0	65	0	£1,020	£0		
	House		2	90	135	£1,110	£149,850		
			2		135.00				
Gross Development value								£7,750,575	
2.0 Development Cost									
2.1	Site Acquisition								
2.1.1	Site value (residual land value)						£471,328		
	Purchaser Costs						4.75%		
								493,717	
2.3 Build Costs									
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs		
	Flats (GIA)		0	75	0	£1,054	£0		
	House		43	90	3,825	£929	£3,553,425.00		
			43		3825.00				
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs		
	Flats (GIA)		0	75	0	£1,054	£0.00		
	House		8	90	675	£929	£627,075.00		
			8		675.00				
2.3.3	Extra-over BR2013		£0 per unit				£0		
								50	
								£4,180,500	
2.4 Extra over construction costs									
2.4.1	Externals		10% on build cost				£418,050.00		
2.4.2	Site abnormalities (remediation/demolition)		£0 per net ha				£0		
2.4.2	Site opening up costs		£0 per unit				£0		
								£418,050	
2.5 Professional Fees									
2.5.1			10% on build costs (incl: externals)				£459,855		
								£459,855	
2.6 Contingency									
2.6.1			5% on build costs (incl: externals)				£229,928		
								£229,928	
2.7 Developer contributions									
2.7.1	Lifetime homes		£0 per unit				£0		
2.7.2	CSH Level 4		2.5% build cost				£104,513		
2.7.3	CIL		£0 per sqm				£0		
2.7.4	S106 contribution		£1,000 per unit				£50,000		
2.7.5	Provision for energy requirements		£0 per unit				£0		
								£154,513	
2.8 Sale cost									
2.8.1	Private units only		3.00% on OM GDV				£212,288		
								£212,288	
TOTAL DEVELOPMENT COSTS (including land)								£6,148,849	
3.0 Developer's Profit									
3.1	Private units		20% on OM GDV				£1,415,250		
3.2	Affordable units		6% on AH build cost (incl: externals)				£41,387		
								£1,456,637	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£7,605,486	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£145,089	
4.0 Finance Costs									
4.1	Finance		APR 7.00% on net costs		PCM 0.565%		-		£145,089
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£7,750,575	

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ITEM		Residual Value		Technical Checks:	
Net Site Area	1.81	Brownfield	Lower Value Area	-97,515	per net ha
				Sqm/ha	5,214
				Dwgs/ha	58
				Units/ha	39
				GDV=Total costs	0

Nr of units	Private	Affordable	Social re Affordable rent	Intermediate	
	89	16	0.00	13	3.15

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,700	£0
		House	89	90	8,033	£1,850	£14,860,125
			89		8032.50		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£893	£0
		House	13	90	1,134	£971	£1,101,398
			13		1134.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,020	£0
		House	3	90	284	£1,110	£314,685
			3		283.50		
Gross Development value							£16,276,208

2.0 Development Cost		
2.1	Site Acquisition	
2.1.1	Site value (residual land value)	
		-£176,738
	Purchaser Costs	1.75%
		-179,831

2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	0	75	0	£1,054	£0
		House	89	90	8,033	£929	£7,462,192.50
			89		8032.50		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	0	75	0	£1,054	£0.00
		House	16	90	1,418	£929	£1,316,857.50
			16		1417.50		
2.3.3	Extra-over BR2013			£0	per unit		£0
105							£8,779,050

2.4 Extra over construction costs			
2.4.1	Externals	10% on build cost	£877,905.00
2.4.2	Site abnormals (remediation/demolition)	£0 per net ha	£0
2.4.2	Site opening up costs	£11,946 per unit	£1,254,308
			£2,132,213

2.5 Professional Fees			
2.5.1		10% on build costs (incl: externals)	£965,696
			£965,696

2.6 Contingency			
2.6.1		5% on build costs (incl: externals)	£482,848
			£482,848

2.7 Developer contributions			
2.7.1	Lifetime homes	£0 per unit	£0
2.7.2	CSH Level 4	2.5% build cost	£219,476
2.7.3	CIL	£0 per sqm	£0
2.7.4	S106 contribution	£1,000 per unit	£105,000
2.7.5	Provision for energy requirements	£0 per unit	£0
			£324,476

2.8 Sale cost			
2.8.1	Private units only	3.00% on OM GDV	£445,804
			£445,804

TOTAL DEVELOPMENT COSTS (including land)			£12,950,255
3.0 Developer's Profit			
3.1	Private units	20% on OM GDV	£2,972,025.00
3.2	Affordable units	6% on AH build cost (incl: externals)	£86,913
			£3,058,938

TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£16,009,192
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£267,015

4.0 Finance Costs				
4.1	Finance	APR 7.00% on net costs	PCM 0.565%	-£267,015
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£16,276,208	

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Helena Road		Lower Value Area		566 Units			
ITEM							
Net Site Area	1.13	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-34,530,999 per net ha		Sqm/ha	32,667
						Dwgs/ha	503
						Units/ha	93
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	481	85		0.00	68	16.98	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		481	65	31,272	£1,700
		House		0	90	0	£1,850
				481		31271.50	
							Total Value
							£53,161,550
							£0
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		68	65	4,415	£893
		House		0	90	0	£971
				68		4414.80	
							Total Value
							£3,940,209
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		17	65	1,104	£1,020
		House		0	90	0	£1,110
				17		1103.70	
							Total Value
							£1,125,774
							£0
Gross Development value							£58,227,533
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£38,888,880
					Purchaser Costs		1.75%
							-39,569,435
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		481	75	36,083	£1,395
		House		0	90	0	£929
				481		36082.50	
							Total Costs
							£50,335,088
							£0.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		85	75	6,368	£1,395
		House		0	90	0	£929
				85		6367.50	
							Total Costs
							£8,882,662.50
							£0.00
2.3.3	Extra-over BR2013						£0
							£0
566							£59,217,750
2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£5,921,775.00
2.4.2	Site abnormalities (remediation/demolition)			£0	per net ha		£0
2.4.2	Site opening up costs			£14,137	per unit		£8,001,378
							£13,923,153
2.5 Professional Fees							
2.5.1				10%	on build costs (incl: externals)		£6,513,953
							£6,513,953
2.6 Contingency							
2.6.1				5%	on build costs (incl: externals)		£3,256,976
							£3,256,976
2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4			2.5%	build cost		£1,480,444
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£566,000
2.7.5	Provision for energy requirements			£0	per unit		£0
							£2,046,444
2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£1,594,847
							£1,594,847
TOTAL DEVELOPMENT COSTS (including land)							£46,983,686
3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£10,632,310
3.2	Affordable units			6%	on AH build cost (incl: externals)		£586,256
							£11,218,566
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£58,202,252
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£25,281
4.0 Finance Costs							
4.1	Finance			APR	7.00%	on net costs	PCM
							0.565%
							-£25,281
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£58,227,533

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Island Site	Lower Value Area	271 Units				pba peterbrett		
ITEM								
Net Site Area	1.92	Brownfield	Lower Value Area	Residual Value		Technical Checks:		
				-3,937,554 per net ha		Sqm/ha	10,218	
						Dwgs/ha	141	
						Units/pa	65	
						GDV=Total costs	-	
Nr of units	Private	Affordable		Social r	Affordable rent	Intermediate		
	230	41		0.00	33	8.13		
1.0 Development Value								
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)	161	65	10,481	£1,700	£17,817,573	
		House	69	90	6,219	£1,850	£11,505,983	
			230		16700.38			
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)	0	65	0	£0	£0	
		House	0	90	0	£0	£0	
			0		0.00			
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)	23	65	1,480	£893	£1,320,597	
		House	10	90	878	£971	£852,796	
			33		2357.70			
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)	6	65	370	£1,020	£377,313	
		House	2	90	220	£1,110	£243,656	
			8		589.43			
Gross Development value							£32,117,917	
2.0 Development Cost								
2.1	Site Acquisition							
2.1.1	Site value (residual land value)						-£7,571,039	
	Purchaser Costs						1.75%	
							-7,703,532	
2.3 Build Costs								
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	161	75	12,093	£1,096	£13,254,339	
		House	69	90	6,219	£929	£5,777,869.05	
			230		18312.83			
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	28	75	2,134	£1,096	£2,339,001.00	
		House	12	90	1,098	£929	£1,019,623.95	
			41		3231.68			
2.3.3	Extra-over BR2013						£0 per unit	£0
							£22,390,833	
2.4 Extra over construction costs								
2.4.1	Externals		10%		on build cost		£2,239,083.30	
2.4.2	Site abnormalities (remediation/demolition)		£0		per net ha		£0	
2.4.2	Site opening up costs		£13,133		per unit		£3,559,096	
							£5,798,179	
2.5 Professional Fees								
2.5.1			10%		on build costs (incl: externals)		£2,462,992	
							£2,462,992	
2.6 Contingency								
2.6.1			5%		on build costs (incl: externals)		£1,231,496	
							£1,231,496	
2.7 Developer contributions								
2.7.1	Lifetime homes		£0		per unit		£0	
2.7.2	CSH Level 4		2.5%		build cost		£559,771	
2.7.3	CIL		£0		per sqm		£0	
2.7.4	S106 contribution		£1,000		per unit		£271,000	
2.7.5	Provision for energy requirements		£0		per unit		£0	
							£830,771	
2.8 Sale cost								
2.8.1	Private units only		3.00%		on OM GDV		£879,707	
							£879,707	
TOTAL DEVELOPMENT COSTS (including land)							£25,890,445	
3.0 Developer's Profit								
3.1	Private units		20%		on OM GDV		£5,864,711	
3.2	Affordable units		6%		on AH build cost (incl: externals)		£221,669	
							£6,086,380	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£31,976,825	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£141,092	
4.0 Finance Costs								
4.1	Finance		APR		PCM			
			7.00%		on net costs		0.565%	
							-£141,092	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£32,117,917	

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Silo	Lower Value Area		48 Units																		
ITEM																					
Net Site Area	0.12	Greenfield	Lower Value Area	Residual Value -22,483,243 per net ha																	
<table border="1"> <tr> <td colspan="2">Technical Checks:</td> <td>Sqm/ha</td> <td>26,579</td> </tr> <tr> <td colspan="2"></td> <td>Dwgs/ha</td> <td>409</td> </tr> <tr> <td colspan="2"></td> <td>Units/ha</td> <td>24</td> </tr> <tr> <td colspan="2"></td> <td>GDV=Total costs</td> <td>-</td> </tr> </table>						Technical Checks:		Sqm/ha	26,579			Dwgs/ha	409			Units/ha	24			GDV=Total costs	-
Technical Checks:		Sqm/ha	26,579																		
		Dwgs/ha	409																		
		Units/ha	24																		
		GDV=Total costs	-																		
Nr of units	Private 41	Affordable 7	Social re Affordable rent 0.00	6	Intermediate 1.44																
1.0 Development Value																					
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value														
		Flats (NIA)	41	65	2,652	£1,700	£4,508,400														
		House	0	90	0	£1,850	£0														
			41		2652.00																
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value														
		Flats (NIA)	0	65	0	£0	£0														
		House	0	90	0	£0	£0														
			0		0.00																
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value														
		Flats (NIA)	6	65	374	£893	£334,152														
		House	0	90	0	£971	£0														
			6		374.40																
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value														
		Flats (NIA)	1	65	94	£1,020	£95,472														
		House	0	90	0	£1,110	£0														
			1		93.60																
Gross Development value							£4,938,024														
2.0 Development Cost																					
2.1	Site Acquisition																				
2.1.1	Site value (residual land value)					-£2,639,245															
	Purchaser Costs					1.75%															
-2,685,431																					
2.3 Build Costs																					
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs														
		Flats (GIA)	41	75	3,060	£1,395	£4,268,700														
		House	0	90	0	£929	£0.00														
			41		3060.00																
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs														
		Flats (GIA)	7	75	540	£1,395	£753,300.00														
		House	0	90	0	£929	£0.00														
			7		540.00																
2.3.3	Extra-over BR2013					£0 per unit	£0														
48							£5,022,000														
2.4 Extra over construction costs																					
2.4.1	Externals	10% on build cost			£502,200.00																
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha			£0																
2.4.2	Site opening up costs	£0 per unit			£0																
£502,200																					
2.5 Professional Fees																					
2.5.1	10% on build costs (incl: externals)				£552,420																
£552,420																					
2.6 Contingency																					
2.6.1	5% on build costs (incl: externals)				£276,210.00																
£276,210																					
2.7 Developer contributions																					
2.7.1	Lifetime homes	£0 per unit			£0																
2.7.2	CSH Level 4	2.5% build cost			£125,550																
2.7.3	CIL	£0 per sqm			£0																
2.7.4	S106 contribution	£1,000 per unit			£48,000																
2.7.5	Provision for energy requirements	£0 per unit			£0																
£173,550																					
2.8 Sale cost																					
2.8.1	Private units only	3.00% on OM GDV			£135,252																
£135,252																					
TOTAL DEVELOPMENT COSTS (including land) £3,976,201																					
3.0 Developer's Profit																					
3.1	Private units	20% on OM GDV			£901,680																
3.2	Affordable units	6% on AH build cost (incl: externals)			£49,718																
£951,398																					
TOTAL PROJECT COSTS [EXCLUDING INTEREST] £4,927,598																					
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £10,426																					
4.0 Finance Costs																					
4.1	Finance	APR	7.00%	on net costs	PCM	0.565%	-£10,426														
TOTAL PROJECT COSTS [INCLUDING INTEREST] £4,938,024																					

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Former Tooks Bakery		Mid Value Area		101 Units			pba peterbrett	
ITEM								
Net Site Area	1.55	Brownfield	Mid Value Area	Residual Value		Technical Checks:		
				1,230,854 per net ha		Sqm/ha	5,870	
						Dwgs/ha	65	
						Units/ha	38	
						GDV=Total costs	-	
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate			
	86	15		0.00	12	3.03		
1.0 Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,950	£0
		House		86	90	7,727	£2,200	£16,998,300
				86		7726.50		
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£0	£0
		House		0	90	0	£0	£0
				0		0.00		
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,024	£0
		House		12	90	1,091	£1,155	£1,259,874
				12		1090.80		
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,170	£0
		House		3	90	273	£1,254	£341,966
				3		272.70		
Gross Development value								£18,600,140
2.0 Development Cost								
2.1 Site Acquisition								
2.1.1	Site value (residual land value)							£1,905,938
	Purchaser Costs							5.75%
								2,015,529
2.3 Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0	£1,054	£0
		House		86	90	7,727	£929	£7,177,918.50
				86		7726.50		
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0	£1,054	£0.00
		House		15	90	1,364	£929	£1,266,691.50
				15		1363.50		
2.3.3	Extra-over BR2013			£0 per unit				£0
								£8,444,610
2.4 Extra over construction costs								
2.4.1	Externals			10% on build cost				£844,461.00
2.4.2	Site abnormals (remediation/demolition)			£0 per net ha				£0
2.4.2	Site opening up costs			£11,900 per unit				£1,201,852
								£2,046,313
2.5 Professional Fees								
2.5.1	10% on build costs (incl: externals)							£928,907
								£928,907
2.6 Contingency								
2.6.1	5% on build costs (incl: externals)							£464,454
								£464,454
2.7 Developer contributions								
2.7.1	Lifetime homes			£0 per unit				£0
2.7.2	CSH Level 4			2.5% build cost				£211,115
2.7.3	CIL			£0 per sqm				£0
2.7.4	S106 contribution			£1,000 per unit				£101,000
2.7.5	Provision for energy requirements			£0 per unit				£0
								£312,115
2.8 Sale cost								
2.8.1	Private units only			3.00% on OM GDV				£509,949
								£509,949
TOTAL DEVELOPMENT COSTS (including land)								£14,721,877
3.0 Developer's Profit								
3.1	Private units			20% on OM GDV				£3,399,660
3.2	Affordable units			6% on AH build cost (incl: externals)				£83,602
								£3,483,262
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£18,205,138
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£395,001
4.0 Finance Costs								
4.1	Finance			APR	PCM			
				7.00% on net costs	0.565%			-£395,001
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£18,600,140

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ITEM

Net Site Area	1.96	Brownfield	Mid Value Area	Residual Value		Technical Checks:	
				951,224	per net ha	Sqm/ha	4,547
						Dwgs/ha	51
						Units/pa	38
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	84	15		0.00	12	2.97	

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	0	65	0	£1,950	£0
		House	84	90	7,574	£2,200	£16,661,700
			84		7,574		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	0	65	0	£1,024	£0
		House	12	90	1,069	£1,155	£1,234,926
			12		1,069.20		
1.3	Intermediate	Flats (NIA)	0	65	0	£1,170	£0
		House	3	90	267	£1,254	£335,194
			3		267.30		
Gross Development value							£18,231,820

2.0 Development Cost								
2.1 Site Acquisition								
2.1.1	Site value (residual land value)							£1,863,882
	Purchaser Costs						5.75%	
							1,971,055	

2.3 Build Costs								
2.3.1	Private units	Flats (GIA)	0	75	0	£1,054	£0	
		House	84	90	7,574	£929	£7,035,781.50	
			84		7,573.50			
2.3.2	Affordable units	Flats (GIA)	0	75	0	£1,054	£0.00	
		House	15	90	1,337	£929	£1,241,608.50	
			15		1,336.50			
2.3.3	Extra-over BR2013						£0 per unit	£0
							£8,277,390	

2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£827,739.00
2.4.2	Site abnormalities (remediation/demolition)			£0	per net ha		£0
2.4.2	Site opening up costs			£11,876	per unit		£1,175,701
							£2,003,440

2.5 Professional Fees							
2.5.1				10%	on build costs (incl: externals)		£910,513
							£910,513

2.6 Contingency							
2.6.1				5%	on build costs (incl: externals)		£455,256
							£455,256

2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4			2.5%	build cost		£206,935
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£99,000
2.7.5	Provision for energy requirements			£0	per unit		£0
							£305,935

2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£499,851
							£499,851

TOTAL DEVELOPMENT COSTS (including land)							£14,423,441
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3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£3,332,340
3.2	Affordable units			6%	on AH build cost (incl: externals)		£81,946
							£3,414,286

TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£17,837,727
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£394,093
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4.0 Finance Costs									
4.1	Finance			APR	7.00%	on net costs	PCM	0.565%	£-394,093
							£-394,093		

TOTAL PROJECT COSTS [INCLUDING INTEREST]							£18,231,820
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ITEM

Net Site Area	0.22	Brownfield	Lower Value Area	Residual Value	-1,985,346	per net ha	Technical Checks:	Sqm/ha	8,374
								Dwgs/ha	116
								Units/ha	15
								GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	0.00	3		Intermediate	0.75

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	15	65	967	£1,700	£1,643,688
		House	6	90	574	£1,850	£1,061,438
			21		1540.63		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	2	65	137	£893	£121,826
		House	1	90	81	£971	£78,671
			3		217.50		
1.3	Intermediate	Flats (NIA)	1	65	34	£1,020	£34,808
		House	0	90	20	£1,110	£22,478
			1		54.38		

Gross Development value £2,962,908

2.0 Development Cost	
2.1	Site Acquisition
2.1.1	Site value (residual land value)
	Purchaser Costs
	1.75%
	-£429,694
	-£37,213

2.3 Build Costs							
			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units	Flats (GIA)	15	75	1,116	£1,096	£1,222,725
		House	6	90	574	£929	£533,014
			21		1689.38		
2.3.2	Affordable units	Flats (GIA)	3	75	197	£1,096	£215,775
		House	1	90	101	£929	£94,061
			4		298.13		
2.3.3	Extra-over BR2013				£0 per unit	£0	
			25				£2,065,575

2.4 Extra over construction costs			
2.4.1	Externals	10%	on build cost
			£206,558
2.4.2	Site abnormalities (remediation/demolition)	£0	per net ha
			£0
2.4.2	Site opening up costs	£0	per unit
			£0
			£206,558

2.5 Professional Fees	
2.5.1	10% on build costs (incl: externals)
	£227,213.25
	£227,213

2.6 Contingency	
2.6.1	5% on build costs (incl: externals)
	£113,606.63
	£113,607

2.7 Developer contributions			
2.7.1	Lifetime homes	£0	per unit
			£0
2.7.2	CSH Level 4	0.0%	build cost
			£0
2.7.3	CIL	£0	per sqm
			£0
2.7.4	S106 contribution	£1,000	per unit
			£25,000
2.7.5	Provision for energy requirements	£0	per unit
			£0
			£25,000

2.8 Sale cost	
2.8.1	Private units only
	3.00% on OM GDV
	£81,154
	£81,154

3.0 Developer's Profit	
3.1	Private units
	20% on OM GDV
	£541,025
3.2	Affordable units
	6% on AH build cost (incl: externals)
	£20,449
	£561,474

TOTAL PROJECT COSTS (EXCLUDING INTEREST) £2,843,367

TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST) £119,541

4.0 Finance Costs			
4.1	Finance	APR	PCM
		7.00%	0.565%
		on net costs	
			-£37,356
			£2,880,723

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ITEM

Net Site Area	0.41	Brownfield	Lower Value Area	Residual Value	-1,702,113	per net ha	Technical Checks:
							Sqm/ha 8,852
							Dwgs/ha 122
							Units/pa 25
							GDV=Total costs -

Nr of units	Private	Affordable	Social re	Affordable rent	Intermediate
	43	8	0.00	6	1.50

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	30	65	1,934	£1,700	£3,287,375.00
		House	13	90	1,148	£1,850	£2,122,875
			43		3081.25		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	4	65	273	£893	£243,653
		House	2	90	162	£971	£157,343
			6		435.00		
1.3	Intermediate	Flats (NIA)	1	65	68	£1,020	£69,615
		House	0	90	41	£1,110	£44,955
			2		108.75		
Gross Development value							£5,925,815

2.0 Development Cost	
2.1	Site Acquisition
2.1.1	Site value (residual land value)
	Purchaser Costs
	1.75%
-£697,042	
-709,240	

2.3 Build Costs							
			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units	Flats (GIA)	30	75	2,231	£1,096	£2,445,450
		House	13	90	1,148	£929	£1,066,028
			43		3378.75		
2.3.2	Affordable units	Flats (GIA)	5	75	394	£1,096	£431,550
		House	2	90	203	£929	£188,123
			8		596.25		
2.3.3	Extra-over BR2013				£0 per unit	£0	
50							£4,131,150

2.4 Extra over construction costs	
2.4.1	Externals
	10% on build cost
	£413,115
2.4.2	Site abnormalities (remediation/demolition)
	£0 per net ha
	£0
2.4.2	Site opening up costs
	£0 per unit
	£0
£413,115	

2.5 Professional Fees	
2.5.1	10% on build costs (incl: externals)
	£454,427
£454,427	

2.6 Contingency	
2.6.1	5% on build costs (incl: externals)
	£227,213
£227,213	

2.7 Developer contributions	
2.7.1	Lifetime homes
	£0 per unit
	£0
2.7.2	CSH Level 4
	0.0% build cost
	£0
2.7.3	CIL
	£0 per sqm
	£0
2.7.4	S106 contribution
	£1,000 per unit
	£50,000
2.7.5	Provision for energy requirements
	£0 per unit
	£0
£50,000	

2.8 Sale cost	
2.8.1	Private units only
	3.00% on OM GDV
	£162,308
£162,308	

TOTAL DEVELOPMENT COSTS (including land)		£4,728,972
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3.0 Developer's Profit	
3.1	Private units
	20% on OM GDV
	£1,082,050
3.2	Affordable units
	6% on AH build cost (incl: externals)
	£40,898
£1,122,948	

TOTAL PROJECT COSTS [EXCLUDING INTEREST]		£5,851,921
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]		£73,894
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4.0 Finance Costs	
4.1	Finance
	APR 7.00% on net costs
	PCM 0.565%
	-£73,894

TOTAL PROJECT COSTS [INCLUDING INTEREST]		£5,925,815
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ITEM				Residual Value		Technical Checks:	
Net Site Area	0.35	Brownfield	Lower Value Area	804,530 per net ha		Sqm/ha	6,469
Nr of units	Private: 21	Affordable: 4		Social re Affordable rent: 0.00	Intermediate: 3	Dwgs/ha	72
						Units/pa	15
						GDV=Total costs	-

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£1,700	£0
	House		21	90	1,913	£1,850	£3,538,125
			21		1912.50		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£0	£0
	House		0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£893	£0
	House		3	90	270	£971	£262,238
			3		270.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£1,020	£0
	House		1	90	68	£1,110	£74,925
			1		67.50		
Gross Development value							£3,875,288

2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£279,846
				Purchaser Costs			4.75%
							293,139

2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0	75	0	£1,054	£0
	House		21	90	1,913	£929	£1,776,713
			21		1912.50		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0	75	0	£1,054	£0
	House		4	90	338	£929	£313,538
			4		337.50		
2.3.3	Extra-over BR2013						£0
							£2,090,250

2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£209,025.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£209,025

2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£229,928
							£229,928

2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£114,964
							£114,964

2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			0.0% build cost			£0
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£25,000
2.7.5	Provision for energy requirements			£0 per unit			£0
							£25,000

2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£106,144
							£106,144

TOTAL DEVELOPMENT COSTS (including land)							£3,068,449
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3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£707,625
3.2	Affordable units			6% on AH build cost (incl: externals)			£20,693
							£728,318

TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£3,796,768
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£78,520
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4.0 Finance Costs							
4.1	Finance			APR 7.00% on net costs		PCM 0.565%	-£78,520

TOTAL PROJECT COSTS [INCLUDING INTEREST]							£3,875,288
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Felixstowe Road		Lower Value Area		70 Units			
ITEM							
Net Site Area	1.11	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				715,673 per net ha		Sqm/ha	5,673
						Dwgs/ha	63
						Units/pa	31
						GDV=Total costs	-
Nr of units	Private	Affordable		Social r	Affordable rent	Intermediate	
	60	11		0.00	8	2.10	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,700
		House		60	90	5,355	£1,850
				60		5,355.00	
							Total Value
							£0
							£9,906,750
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		8	90	756	£971
				8		756.00	
							Total Value
							£0
							£734,265
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		2	90	189	£1,110
				2		189.00	
							Total Value
							£0
							£209,790
Gross Development value							£10,850,805
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£794,752
	Purchaser Costs						5.75%
							840,450
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		60	90	5,355	£929
				60		5,355.00	
							Total Costs
							£0
							£4,974,795.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		11	90	945	£929
				11		945.00	
							Total Costs
							£0.00
							£877,905.00
2.3.3	Extra-over BR2013						
							£0 per unit
							£0
							70
							£5,852,700
2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£585,270.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£585,270
2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£643,797
							£643,797
2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£321,899
							£321,899
2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			0.0% build cost			£0
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£70,000
2.7.5	Provision for energy requirements			£0 per unit			£0
							£70,000
2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£297,203
							£297,203
TOTAL DEVELOPMENT COSTS (including land)							£8,611,318
3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£1,981,350
3.2	Affordable units			6% on AH build cost (incl: externals)			£57,942
							£2,039,292
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£10,650,610
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£200,195
4.0 Finance Costs							
4.1	Finance			APR	PCM		
				7.00% on net costs	0.565%		-£200,195
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£10,850,805


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Artificial Hockey Pitch		Mid Value Area		18 Units				pba peterbrett	
ITEM									
Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value		1,198,137 per net ha		Technical Checks:	
								Sqm/ha	3,402
								Dwgs/ha	38
								Units/pa	12
								GDV=Total costs	-
Nr of units	Private	Affordable		Social re:	Affordable rent	Intermediate			
	15	3		0.00	2	0.54			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m		£psm	Total Value
		Flats (NIA)		0	65	0		£1,950	£0
		House		15	90	1,377		£2,200	£3,029,400
				15		1377.00			
1.2	Social rent			No. of units	Size sq.m	Total sq.m		£psm	Total Value
		Flats (NIA)		0	65	0		£0	£0
		House		0	90	0		£0	£0
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m		£psm	Total Value
		Flats (NIA)		0	65	0		£1,024	£0
		House		2	90	194		£1,155	£224,532
				2		194.40			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m		£psm	Total Value
		Flats (NIA)		0	65	0		£1,170	£0
		House		1	90	49		£1,254	£60,944
				1		48.60			
Gross Development value									£3,314,876
2.0 Development Cost									
2.1	Site Acquisition								
2.1.1	Site value (residual land value)								£570,474
							Purchaser Costs	5.75%	
									603,276
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m		Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0		£1,054	£0
		House		15	90	1,377		£929	£1,279,233.00
				15		1377.00			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m		Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0		£1,054	£0.00
		House		3	90	243		£929	£225,747.00
				3		243.00			
2.3.3	Extra-over BR2013								£0
									£0 per unit
									18
									£1,504,980
2.4 Extra over construction costs									
2.4.1	Externals								10% on build cost
									£150,498.00
2.4.2	Site abnormalities (remediation/demolition)								£0 per net ha
									£0
2.4.2	Site opening up costs								£0 per unit
									£0
									£150,498
2.5 Professional Fees									
2.5.1									10% on build costs (incl: externals)
									£165,548
									£165,548
2.6 Contingency									
2.6.1									5% on build costs (incl: externals)
									£82,774
									£82,774
2.7 Developer contributions									
2.7.1	Lifetime homes								£0 per unit
									£0
2.7.2	CSH Level 4								0.0% build cost
									£0
2.7.3	CIL								£0 per sqm
									£0
2.7.4	S106 contribution								£1,000 per unit
									£18,000
2.7.5	Provision for energy requirements								£0 per unit
									£0
									£18,000
2.8 Sale cost									
2.8.1	Private units only								3.00% on OM GDV
									£90,882
									£90,882
TOTAL DEVELOPMENT COSTS (including land)									£2,615,958
3.0 Developer's Profit									
3.1	Private units								20% on OM GDV
									£605,880
3.2	Affordable units								6% on AH build cost (incl: externals)
									£14,899
									£620,779
TOTAL PROJECT COSTS [EXCLUDING INTEREST]									£3,236,737
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]									£78,139
4.0 Finance Costs									
4.1	Finance								APR 7.00% on net costs
									PCM 0.565%
									-£78,139
TOTAL PROJECT COSTS [INCLUDING INTEREST]									£3,314,876

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Central/West Brownfield		Lower Value Area		25 Units													
ITEM																	
Net Site Area	0.43	Brownfield	Lower Value Area	Residual Value		646,497		per net ha									
<table border="1" style="float: right; width: 200px;"> <tr><td>Sqm/ha</td><td>5,198</td></tr> <tr><td>Dwgs/ha</td><td>58</td></tr> <tr><td>Units/ha</td><td>15</td></tr> <tr><td>GDV=Total costs</td><td>-</td></tr> </table>										Sqm/ha	5,198	Dwgs/ha	58	Units/ha	15	GDV=Total costs	-
Sqm/ha	5,198																
Dwgs/ha	58																
Units/ha	15																
GDV=Total costs	-																
Nr of units	Private	Affordable	Social re Affordable rent		Intermediate												
	21	4	0.00	3	0.75												
1.0 Development Value																	
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value										
	Flats (NIA)		0	65	0	£1,700	£0										
	House		21	90	1,913	£1,850	£3,538,125										
			21		1912.50												
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value										
	Flats (NIA)		0	65	0	£0	£0										
	House		0	90	0	£0	£0										
			0		0.00												
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value										
	Flats (NIA)		0	65	0	£893	£0										
	House		3	90	270	£971	£262,238										
			3		270.00												
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value										
	Flats (NIA)		0	65	0	£1,020	£0										
	House		1	90	68	£1,110	£74,925										
			1		67.50												
Gross Development value							£3,875,288										
2.0 Development Cost																	
2.1	Site Acquisition																
2.1.1	Site value (residual land value)						£279,846										
	Purchaser Costs						4.75%										
							293,139										
2.3 Build Costs																	
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs										
	Flats (GIA)		0	75	0	£1,054	£0										
	House		21	90	1,913	£929	£1,776,712.50										
			21		1912.50												
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs										
	Flats (GIA)		0	75	0	£1,054	£0.00										
	House		4	90	338	£929	£313,537.50										
			4		337.50												
2.3.3	Extra-over BR2013		£0 per unit				£0										
							25										
							£2,090,250										
2.4 Extra over construction costs																	
2.4.1	Externals		10% on build cost				£209,025.00										
2.4.2	Site abnormalities (remediation/demolition)		£0 per net ha				£0										
2.4.2	Site opening up costs		£0 per unit				£0										
							£209,025										
2.5 Professional Fees																	
2.5.1			10% on build costs (incl: externals)				£229,928										
							£229,928										
2.6 Contingency																	
2.6.1			5% on build costs (incl: externals)				£114,964										
							£114,964										
2.7 Developer contributions																	
2.7.1	Lifetime homes		£0 per unit				£0										
2.7.2	CSH Level 4		0.0% build cost				£0										
2.7.3	CIL		£0 per sqm				£0										
2.7.4	S106 contribution		£1,000 per unit				£25,000										
2.7.5	Provision for energy requirements		£0 per unit				£0										
							£25,000										
2.8 Sale cost																	
2.8.1	Private units only		3.00% on OM GDV				£106,144										
							£106,144										
TOTAL DEVELOPMENT COSTS (including land)							£3,068,449										
3.0 Developer's Profit																	
3.1	Private units		20% on OM GDV				£707,625										
3.2	Affordable units		6% on AH build cost (incl: externals)				£20,693										
							£728,318										
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£3,796,768										
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£78,520										
4.0 Finance Costs																	
4.1	Finance		APR 7.00% on net costs		PCM 0.565%		-£78,520										
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£3,875,288										

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West Greenfield		Lower Value Area		50 Units					
ITEM									
Net Site Area		0.81 Greenfield Lower Value Area		Residual Value		692,936 per net ha		<u>Technical Checks:</u> Sqm/ha 5,544 Dwgs/ha 62 Units/ha 25 GDV=Total costs -	
Nr of units		Private 43 Affordable 8		Social re Affordable rent 0.00 6 Intermediate 1.50					
1.0 Development Value									
1.1 Private units									
		Flats (NIA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		House		0	65	0	£1,700	£0	
				43	90	3,825	£1,850	£7,076,250	
				43		3825.00			
1.2 Social rent									
		Flats (NIA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		House		0	65	0	£0	£0	
				0	90	0	£0	£0	
				0		0.00			
1.3 Affordable rent									
		Flats (NIA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		House		0	65	0	£893	£0	
				6	90	540	£971	£524,475	
				6		540.00			
1.3 Intermediate									
		Flats (NIA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		House		0	65	0	£1,020	£0	
				2	90	135	£1,110	£149,850	
				2		135.00			
Gross Development value								£7,750,575	
2.0 Development Cost									
2.1 Site Acquisition									
2.1.1		Site value (residual land value)						£562,468	
						Purchaser Costs		5.75%	
								594,810	
2.3 Build Costs									
2.3.1 Private units									
		Flats (GIA)		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		House		0	75	0	£1,054	£0	
				43	90	3,825	£929	£3,553,425.00	
				43		3825.00			
2.3.2 Affordable units									
		Flats (GIA)		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		House		0	75	0	£1,054	£0.00	
				8	90	675	£929	£627,075.00	
				8		675.00			
2.3.3		Extra-over BR2013				£0 per unit		£0	
								50	
								£4,180,500	
2.4 Extra over construction costs									
2.4.1		Externals		10% on build cost				£418,050.00	
2.4.2		Site abnormalities (remediation/demolition)		£0 per net ha				£0	
2.4.2		Site opening up costs		£0 per unit				£0	
								£418,050	
2.5 Professional Fees									
2.5.1				10% on build costs (incl: externals)				£459,855	
								£459,855	
2.6 Contingency									
2.6.1				5% on build costs (incl: externals)				£229,928	
								£229,928	
2.7 Developer contributions									
2.7.1		Lifetime homes		£0 per unit				£0	
2.7.2		CSH Level 4		0.0% build cost				£0	
2.7.3		CIL		£0 per sqm				£0	
2.7.4		S106 contribution		£1,000 per unit				£50,000	
2.7.5		Provision for energy requirements		£0 per unit				£0	
								£50,000	
2.8 Sale cost									
2.8.1		Private units only		3.00% on OM GDV				£212,288	
								£212,288	
TOTAL DEVELOPMENT COSTS (including land)								£6,145,430	
3.0 Developer's Profit									
3.1		Private units		20% on OM GDV				£1,415,250	
3.2		Affordable units		6% on AH build cost (incl: externals)				£41,387	
								£1,456,637	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£7,602,067	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£148,508	
4.0 Finance Costs									
4.1		Finance		APR 7.00% on net costs		PCM 0.565%		-£148,508	
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£7,750,575	

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ITEM		Residual Value		Technical Checks:	
Net Site Area	1.81	Brownfield	Lower Value Area	16,365	per net ha
				Sqm/ha	5,214
				Dwgs/ha	58
				Units/ha	39
				GDV=Total costs	-

Nr of units	Private	Affordable	Social re Affordable rent	Intermediate	
	89	16	0.00	13	3.15

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,700	£0
		House	89	90	8,033	£1,850	£14,860,125
			89		8032.50		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£893	£0
		House	13	90	1,134	£971	£1,101,398
			13		1134.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,020	£0
		House	3	90	284	£1,110	£314,685
			3		283.50		
Gross Development value							£16,276,208

2.0 Development Cost								
2.1 Site Acquisition								
2.1.1	Site value (residual land value)							£29,660
						Purchaser Costs	1.75%	
							30,179	

2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	0	75	0	£1,054	£0
		House	89	90	8,033	£929	£7,462,192.50
			89		8032.50		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	0	75	0	£1,054	£0.00
		House	16	90	1,418	£929	£1,316,857.50
			16		1417.50		
2.3.3	Extra-over BR2013			£0	per unit		£0
							105
							£8,779,050

2.4 Extra over construction costs							
2.4.1	Externals		10%	on build cost			£877,905.00
2.4.2	Site abnormals (remediation/demolition)		£0	per net ha			£0
2.4.2	Site opening up costs		£11,946	per unit			£1,254,308
							£2,132,213

2.5 Professional Fees							
2.5.1			10%	on build costs (incl: externals)			£965,696
							£965,696

2.6 Contingency							
2.6.1			5%	on build costs (incl: externals)			£482,848
							£482,848

2.7 Developer contributions							
2.7.1	Lifetime homes		£0	per unit			£0
2.7.2	CSH Level 4		0.0%	build cost			£0
2.7.3	CIL		£0	per sqm			£0
2.7.4	S106 contribution		£1,000	per unit			£105,000
2.7.5	Provision for energy requirements		£0	per unit			£0
							£105,000

2.8 Sale cost							
2.8.1	Private units only		3.00%	on OM GDV			£445,804
							£445,804

3.0 Developer's Profit							
3.1	Private units		20%	on OM GDV			£2,972,025.00
3.2	Affordable units		6%	on AH build cost (incl: externals)			£86,913
							£3,058,938

TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£15,999,726
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£276,481
--	--	--	--	--	--	--	-----------------

4.0 Finance Costs							
4.1	Finance		APR	7.00%	on net costs	PCM	0.565%
							-£276,481
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£16,276,208

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Helena Road		Lower Value Area		566 Units			
ITEM							
Net Site Area	1.13	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-33,242,576 per net ha		Sqm/ha	32,667
						Dwgs/ha	503
						Units/ha	93
						GDV=Total costs	(0)
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	481	85		0.00	68	16.98	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		481	65	31,272	£1,700
		House		0	90	0	£1,850
				481		31271.50	
							Total Value
							£53,161,550
							£0
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		68	65	4,415	£893
		House		0	90	0	£971
				68		4414.80	
							Total Value
							£3,940,209
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		17	65	1,104	£1,020
		House		0	90	0	£1,110
				17		1103.70	
							Total Value
							£1,125,774
							£0
							Gross Development value
							£58,227,533
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£37,437,856
					Purchaser Costs		1.75%
							-38,093,018
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		481	75	36,083	£1,395
		House		0	90	0	£929
				481		36082.50	
							Total Costs
							£50,335,088
							£0.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		85	75	6,368	£1,395
		House		0	90	0	£929
				85		6367.50	
							Total Costs
							£8,882,662.50
							£0.00
2.3.3	Extra-over BR2013						£0
							566
							£59,217,750
2.4 Extra over construction costs							
2.4.1	Externals				10%	on build cost	£5,921,775.00
2.4.2	Site abnormalities (remediation/demolition)				£0	per net ha	£0
2.4.2	Site opening up costs				£14,137	per unit	£8,001,378
							£13,923,153
2.5 Professional Fees							
2.5.1					10%	on build costs (incl: externals)	£6,513,953
							£6,513,953
2.6 Contingency							
2.6.1					5%	on build costs (incl: externals)	£3,256,976
							£3,256,976
2.7 Developer contributions							
2.7.1	Lifetime homes				£0	per unit	£0
2.7.2	CSH Level 4				0.0%	build cost	£0
2.7.3	CIL				£0	per sqm	£0
2.7.4	S106 contribution				£1,000	per unit	£566,000
2.7.5	Provision for energy requirements				£0	per unit	£0
							£566,000
2.8 Sale cost							
2.8.1	Private units only				3.00%	on OM GDV	£1,594,847
							£1,594,847
TOTAL DEVELOPMENT COSTS (including land)							
£46,979,659							
3.0 Developer's Profit							
3.1	Private units				20%	on OM GDV	£10,632,310
3.2	Affordable units				6%	on AH build cost (incl: externals)	£586,256
							£11,218,566
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							
£58,198,225							
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							
£29,308							
4.0 Finance Costs							
4.1	Finance				APR	7.00%	on net costs
					PCM	0.565%	
							-£29,308
TOTAL PROJECT COSTS [INCLUDING INTEREST]							
£58,227,533							

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Island Site	Lower Value Area	271 Units				pba peterbrett	
ITEM							
Net Site Area	1.92	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-3,657,733 per net ha		Sqm/ha	10,218
						Dwgs/ha	141
						Units/pa	65
						GDV=Total costs	-
Nr of units	Private	Affordable		Social r	Affordable rent	Intermediate	
	230	41		0.00	33	8.13	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		161	65	10,481	£1,700
		House		69	90	6,219	£1,850
				230		16700.38	
							Total Value
							£17,817,573
							£11,505,983
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		23	65	1,480	£893
		House		10	90	878	£971
				33		2357.70	
							Total Value
							£1,320,597
							£852,796
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		6	65	370	£1,020
		House		2	90	220	£1,110
				8		589.43	
							Total Value
							£377,313
							£243,656
Gross Development value							£32,117,917
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£7,033,006
	Purchaser Costs						1.75%
							-7,156,084
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		161	75	12,093	£1,096
		House		69	90	6,219	£929
				230		18312.83	
							Total Costs
							£13,254,339
							£5,777,869.05
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		28	75	2,134	£1,096
		House		12	90	1,098	£929
				41		3231.68	
							Total Costs
							£2,339,001.00
							£1,019,623.95
2.3.3	Extra-over BR2013						£0 per unit
							£0
							£22,390,833
2.4 Extra over construction costs							
2.4.1	Externals		10%		on build cost		£2,239,083.30
2.4.2	Site abnormalities (remediation/demolition)		£0		per net ha		£0
2.4.2	Site opening up costs		£13,133		per unit		£3,559,096
							£5,798,179
2.5 Professional Fees							
2.5.1			10%		on build costs (incl: externals)		£2,462,992
							£2,462,992
2.6 Contingency							
2.6.1			5%		on build costs (incl: externals)		£1,231,496
							£1,231,496
2.7 Developer contributions							
2.7.1	Lifetime homes		£0		per unit		£0
2.7.2	CSH Level 4		0.0%		build cost		£0
2.7.3	CIL		£0		per sqm		£0
2.7.4	S106 contribution		£1,000		per unit		£271,000
2.7.5	Provision for energy requirements		£0		per unit		£0
							£271,000
2.8 Sale cost							
2.8.1	Private units only		3.00%		on OM GDV		£879,707
							£879,707
TOTAL DEVELOPMENT COSTS (including land)							£25,878,122
3.0 Developer's Profit							
3.1	Private units		20%		on OM GDV		£5,864,711
3.2	Affordable units		6%		on AH build cost (incl: externals)		£221,669
							£6,086,380
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£31,964,503
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£153,415
4.0 Finance Costs							
4.1	Finance		APR		PCM		
			7.00%		on net costs		0.565%
							-£153,415
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£32,117,917

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Silo		Lower Value Area		48 Units		
ITEM						
Net Site Area	0.12	Greenfield	Lower Value Area	Residual Value	-21,442,429 per net ha	Technical Checks:
						Sqm/ha 26,579
						Dwgs/ha 409
						Units/ha 24
						GDV=Total costs -
Nr of units	Private 41	Affordable 7	Social re Affordable rent 0.00	6	Intermediate 1.44	
1.0 Development Value						
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	41	65	2,652	£1,700
		House	0	90	0	£1,850
			41		2652.00	
						Total Value £4,508,400
						£0
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	0	65	0	£0
		House	0	90	0	£0
			0		0.00	
						Total Value £0
						£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	6	65	374	£893
		House	0	90	0	£971
			6		374.40	
						Total Value £334,152
						£0
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	1	65	94	£1,020
		House	0	90	0	£1,110
			1		93.60	
						Total Value £95,472
						£0
Gross Development value						£4,938,024
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Site value (residual land value)					-£2,517,066
				Purchaser Costs		1.75%
						-2,561,115
2.3 Build Costs						
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)	41	75	3,060	£1,395
		House	0	90	0	£929
			41		3060.00	
						Total Costs £4,268,700
						£0.00
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)	7	75	540	£1,395
		House	0	90	0	£929
			7		540.00	
						Total Costs £753,300.00
						£0.00
2.3.3	Extra-over BR2013			£0 per unit		
						£0
						£5,022,000
2.4 Extra over construction costs						
2.4.1	Externals			10% on build cost		£502,200.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha		£0
2.4.2	Site opening up costs			£0 per unit		£0
						£502,200
2.5 Professional Fees						
2.5.1				10% on build costs (incl: externals)		£552,420
						£552,420
2.6 Contingency						
2.6.1				5% on build costs (incl: externals)		£276,210.00
						£276,210
2.7 Developer contributions						
2.7.1	Lifetime homes			£0 per unit		£0
2.7.2	CSH Level 4			0.0% build cost		£0
2.7.3	CIL			£0 per sqm		£0
2.7.4	S106 contribution			£1,000 per unit		£48,000
2.7.5	Provision for energy requirements			£0 per unit		£0
						£48,000
2.8 Sale cost						
2.8.1	Private units only			3.00% on OM GDV		£135,252
						£135,252
TOTAL DEVELOPMENT COSTS (including land)						£3,974,967
3.0 Developer's Profit						
3.1	Private units			20% on OM GDV		£901,680
3.2	Affordable units			6% on AH build cost (incl: externals)		£49,718
						£951,398
TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£4,926,365
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						£11,659
4.0 Finance Costs						
4.1	Finance			APR 7.00% on net costs	PCM 0.565%	-£11,659
TOTAL PROJECT COSTS [INCLUDING INTEREST]						£4,938,024

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Former Tooks Bakery		Mid Value Area		101 Units				
ITEM								
Net Site Area	1.55	Brownfield	Mid Value Area	Residual Value		Technical Checks:		
				1,354,218 per net ha		Sqm/ha	5,870	
						Dwgs/ha	65	
						Units/ha	38	
						GDV=Total costs	-	
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate			
	86	15		0.00	12	3.03		
1.0 Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,950	£0
		House		86	90	7,727	£2,200	£16,998,300
				86		7726.50		
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£0	£0
		House		0	90	0	£0	£0
				0		0.00		
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,024	£0
		House		12	90	1,091	£1,155	£1,259,874
				12		1090.80		
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,170	£0
		House		3	90	273	£1,254	£341,966
				3		272.70		
Gross Development value								£18,600,140
2.0 Development Cost								
2.1 Site Acquisition								
2.1.1	Site value (residual land value)							£2,096,963
					Purchaser Costs		5.75%	
								2,217,539
2.3 Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0	£1,054	£0
		House		86	90	7,727	£929	£7,177,918.50
				86		7726.50		
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0	£1,054	£0.00
		House		15	90	1,364	£929	£1,266,691.50
				15		1363.50		
2.3.3	Extra-over BR2013				£0	per unit		£0
								£8,444,610
2.4 Extra over construction costs								
2.4.1	Externals			10% on build cost				£844,461.00
2.4.2	Site abnormals (remediation/demolition)			£0 per net ha				£0
2.4.2	Site opening up costs			£11,900 per unit				£1,201,852
								£2,046,313
2.5 Professional Fees								
2.5.1				10% on build costs (incl: externals)				£928,907
								£928,907
2.6 Contingency								
2.6.1				5% on build costs (incl: externals)				£464,454
								£464,454
2.7 Developer contributions								
2.7.1	Lifetime homes			£0 per unit				£0
2.7.2	CSH Level 4			0.0% build cost				£0
2.7.3	CIL			£0 per sqm				£0
2.7.4	S106 contribution			£1,000 per unit				£101,000
2.7.5	Provision for energy requirements			£0 per unit				£0
								£101,000
2.8 Sale cost								
2.8.1	Private units only			3.00% on OM GDV				£509,949
								£509,949
TOTAL DEVELOPMENT COSTS (including land)								£14,712,771
3.0 Developer's Profit								
3.1	Private units			20% on OM GDV				£3,399,660
3.2	Affordable units			6% on AH build cost (incl: externals)				£83,602
								£3,483,262
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£18,196,033
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£404,107
4.0 Finance Costs								
4.1	Finance			APR	PCM			
				7.00% on net costs	0.565%			-£404,107
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£18,600,140

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ITEM		Residual Value			Technical Checks:	
Net Site Area	1.96	Brownfield	Mid Value Area	1,046,779	per net ha	Sqm/ha 4,547
Nr of units	Private 84	Affordable 15	Social re Affordable rent 0.00	Intermediate 12		Dwgs/ha 51
						Units/pa 38
						GDV=Total costs -

1.0 Development Value		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	0	65	0	£1,950	£0
	House	84	90	7,574	£2,200	£16,661,700
		84		7573.50		
1.2 Social rent	Flats (NIA)	0	65	0	£0	£0
	House	0	90	0	£0	£0
		0		0.00		
1.3 Affordable rent	Flats (NIA)	0	65	0	£1,024	£0
	House	12	90	1,069	£1,155	£1,234,926
		12		1069.20		
1.3 Intermediate	Flats (NIA)	0	65	0	£1,170	£0
	House	3	90	267	£1,254	£335,194
		3		267.30		
Gross Development value						£18,231,820

2.0 Development Cost				
2.1 Site Acquisition				
2.1.1	Site value (residual land value)			£2,051,117
			Purchaser Costs	5.75%
				2,169,056

2.3 Build Costs		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	0	75	0	£1,054	£0
	House	84	90	7,574	£929	£7,035,781.50
		84		7573.50		
2.3.2 Affordable units	Flats (GIA)	0	75	0	£1,054	£0.00
	House	15	90	1,337	£929	£1,241,608.50
		15		1336.50		
2.3.3	Extra-over BR2013				£0 per unit	£0
						£8,277,390

2.4 Extra over construction costs				
2.4.1	Externals		10% on build cost	£827,739.00
2.4.2	Site abnormalities (remediation/demolition)		£0 per net ha	£0
2.4.2	Site opening up costs		£11,876 per unit	£1,175,701
				£2,003,440

2.5 Professional Fees				
2.5.1			10% on build costs (incl: externals)	£910,513
				£910,513

2.6 Contingency				
2.6.1			5% on build costs (incl: externals)	£455,256
				£455,256

2.7 Developer contributions				
2.7.1	Lifetime homes		£0 per unit	£0
2.7.2	CSH Level 4		0.0% build cost	£0
2.7.3	CIL		£0 per sqm	£0
2.7.4	S106 contribution		£1,000 per unit	£99,000
2.7.5	Provision for energy requirements		£0 per unit	£0
				£99,000

2.8 Sale cost				
2.8.1	Private units only		3.00% on OM GDV	£499,851
				£499,851

TOTAL DEVELOPMENT COSTS (including land) £14,414,507

3.0 Developer's Profit				
3.1	Private units		20% on OM GDV	£3,332,340
3.2	Affordable units		6% on AH build cost (incl: externals)	£81,946
				£3,414,286

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £17,828,793

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £403,027

4.0 Finance Costs		APR	PCM	
4.1	Finance	7.00% on net costs	0.565%	-£403,027
				£18,231,820

TOTAL PROJECT COSTS [INCLUDING INTEREST] £18,231,820

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ITEM

Net Site Area	0.22	Brownfield	Lower Value Area	Residual Value	-2,567,032	per net ha	Technical Checks:	Sqm/ha	8,374
								Dwgs/ha	116
								Units/ha	15
								GDV=Total costs	0

Nr of units	Private	Affordable	Social re Affordable rent	Intermediate
	19	6	0.00	5
				1.25

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	13	65	853	£1,700	£1,450,313
		House	6	90	506	£1,850	£936,563
			19		1359.38		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	4	65	228	£893	£203,044
		House	2	90	135	£971	£131,119
			5		362.50		
1.3	Intermediate	Flats (NIA)	1	65	57	£1,020	£58,013
		House	0	90	34	£1,110	£37,463
			1		90.63		

Gross Development value	£2,816,513
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2.0 Development Cost	
2.1	Site Acquisition
2.1.1	Site value (residual land value)
	Purchaser Costs
	1.75%
	-£555,590
	-£65,313

2.3 Build Costs							
			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units	Flats (GIA)	13	75	984	£1,096	£1,078,875
		House	6	90	506	£929	£470,306
			19		1490.63		
2.3.2	Affordable units	Flats (GIA)	4	75	328	£1,096	£359,625
		House	2	90	169	£929	£156,769
			6		496.88		
2.3.3	Extra-over BR2013				£0	per unit	£0

25	£2,065,575
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2.4 Extra over construction costs		
2.4.1	Externals	10% on build cost
		£206,558
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha
		£0
2.4.2	Site opening up costs	£0 per unit
		£0
		£206,558

2.5 Professional Fees	
2.5.1	10% on build costs (incl: externals)
	£227,213.25
	£227,213

2.6 Contingency	
2.6.1	5% on build costs (incl: externals)
	£113,606.63
	£113,607

2.7 Developer contributions		
2.7.1	Lifetime homes	£0 per unit
		£0
2.7.2	CSH Level 4	0.0% build cost
		£0
2.7.3	CIL	£0 per sqm
		£0
2.7.4	S106 contribution	£1,000 per unit
		£25,000
2.7.5	Provision for energy requirements	£2,200 per unit
		£55,000
		£80,000

2.8 Sale cost	
2.8.1	Private units only
	3.00% on OM GDV
	£71,606
	£71,606

TOTAL DEVELOPMENT COSTS (including land)	£2,199,246
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3.0 Developer's Profit	
3.1	Private units
	20% on OM GDV
	£477,375
3.2	Affordable units
	6% on AH build cost (incl: externals)
	£34,082
	£511,457

TOTAL PROJECT COSTS (EXCLUDING INTEREST)	£2,710,703
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TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST)	£105,809
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4.0 Finance Costs			
4.1	Finance	APR	PCM
		7.00% on net costs	0.565%
			-£33,294
			£2,743,997

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ITEM				Residual Value		Technical Checks:	
Net Site Area	0.41	Brownfield	Lower Value Area	-2,358,025 per net ha		Sqm/ha	8,852
						Dwgs/ha	122
						Units/pa	25
						GDV=Total costs	-
Nr of units	Private 38	Affordable 13		Social re 0.00	Affordable rent 10	Intermediate 2.50	
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		26	65	1,706	£1,700	£2,900,625.00
	House		11	90	1,013	£1,850	£1,873,125
			38		2718.75		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£0	£0
	House		0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		7	65	455	£893	£406,088
	House		3	90	270	£971	£262,238
			10		725.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		2	65	114	£1,020	£116,025
	House		1	90	68	£1,110	£74,925
			3		181.25		
Gross Development value							£5,633,025
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£965,648
				Purchaser Costs			1.75%
							-982,547
2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		26	75	1,969	£1,096	£2,157,750
	House		11	90	1,013	£929	£940,613
			38		2981.25		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		9	75	656	£1,096	£719,250
	House		4	90	338	£929	£313,538
			13		993.75		
2.3.3	Extra-over BR2013			£0 per unit			£0
							£4,131,150
2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£413,115
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£413,115
2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£454,427
							£454,427
2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£227,213
							£227,213
2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			0.0% build cost			£0
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£50,000
2.7.5	Provision for energy requirements			£2,200 per unit			£110,000
							£160,000
2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£143,213
							£143,213
TOTAL DEVELOPMENT COSTS (including land)							£4,546,571
3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£954,750
3.2	Affordable units			6% on AH build cost (incl: externals)			£68,164
							£1,022,914
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£5,569,485
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£63,540
4.0 Finance Costs							
4.1	Finance			APR 7.00% on net costs	PCM 0.565%		-£63,540
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£5,633,025

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ITEM		Residual Value		Technical Checks:			
Net Site Area	0.35 Brownfield Lower Value Area	378,622 per net ha		Sqm/ha	6,469		
				Dwgs/ha	72		
				Units/pa	15		
				GDV=Total costs	-		
Nr of units	Private 19 Affordable 6	Social re	Affordable rent 5	Intermediate	1.25		
1.0 Development Value							
1.1	Private units	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)	0	65	0	£1,700	£0	
	House	19	90	1,688	£1,850	£3,121,875	
		19		1687.50			
1.2	Social rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)	0	65	0	£0	£0	
	House	0	90	0	£0	£0	
		0		0.00			
1.3	Affordable rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)	0	65	0	£893	£0	
	House	5	90	450	£971	£437,063	
		5		450.00			
1.3	Intermediate	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)	0	65	0	£1,020	£0	
	House	1	90	113	£1,110	£124,875	
		1		112.50			
Gross Development value						£3,683,813	
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)					£131,699	
		Purchaser Costs				1.75%	
134,004							
2.3 Build Costs							
2.3.1	Private units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA)	0	75	0	£1,054	£0	
	House	19	90	1,688	£929	£1,567,688	
		19		1687.50			
2.3.2	Affordable units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA)	0	75	0	£1,054	£0	
	House	6	90	563	£929	£522,563	
		6		562.50			
2.3.3	Extra-over BR2013	£0 per unit					£0
25						£2,090,250	
2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost				£209,025.00	
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha				£0	
2.4.2	Site opening up costs	£0 per unit				£0	
£209,025							
2.5 Professional Fees							
2.5.1		10% on build costs (incl: externals)				£229,928	
£229,928							
2.6 Contingency							
2.6.1		5% on build costs (incl: externals)				£114,964	
£114,964							
2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit				£0	
2.7.2	CSH Level 4	0.0% build cost				£0	
2.7.3	CIL	£0 per sqm				£0	
2.7.4	S106 contribution	£1,000 per unit				£25,000	
2.7.5	Provision for energy requirements	£2,200 per unit				£55,000	
£80,000							
2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV				£93,656	
£93,656							
TOTAL DEVELOPMENT COSTS (including land)						£2,951,826	
3.0 Developer's Profit							
3.1	Private units	20% on OM GDV				£624,375	
3.2	Affordable units	6% on AH build cost (incl: externals)				£34,489	
£658,864							
TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£3,610,690	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						£73,122	
4.0 Finance Costs							
4.1	Finance	APR 7.00% on net costs		PCM 0.565%		-£73,122	
TOTAL PROJECT COSTS [INCLUDING INTEREST]						£3,683,813	


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Felixstowe Road		Lower Value Area		70 Units			
ITEM							
Net Site Area	1.11	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				341,686 per net ha		Sqm/ha	5,673
						Dwgs/ha	63
						Units/pa	31
						GDV=Total costs	-
Nr of units	Private	Affordable		Social r	Affordable rent	Intermediate	
	53	18		0.00	14	3.50	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,700
		House		53	90	4,725	£1,850
				53		4,725.00	
							Total Value
							£0
							£8,741,250
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		14	90	1,260	£971
				14		1,260.00	
							Total Value
							£0
							£1,223,775
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		4	90	315	£1,110
				4		315.00	
							Total Value
							£0
							£349,650
Gross Development value							£10,314,675
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£379,441
	Purchaser Costs						4.75%
							397,464
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		53	90	4,725	£929
				53		4,725.00	
							Total Costs
							£0
							£4,389,525.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		18	90	1,575	£929
				18		1,575.00	
							Total Costs
							£0.00
							£1,463,175.00
2.3.3	Extra-over BR2013			£0 per unit			£0
							£5,852,700
2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£585,270.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£585,270
2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£643,797
							£643,797
2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£321,899
							£321,899
2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			0.0% build cost			£0
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£70,000
2.7.5	Provision for energy requirements			£2,200 per unit			£154,000
							£224,000
2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£262,238
							£262,238
TOTAL DEVELOPMENT COSTS (including land)							£8,287,367
3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£1,748,250
3.2	Affordable units			6% on AH build cost (incl: externals)			£96,570
							£1,844,820
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£10,132,187
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£182,488
4.0 Finance Costs							
4.1	Finance			APR	PCM		
				7.00% on net costs	0.565%		-£182,488
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£10,314,675


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Artificial Hockey Pitch		Mid Value Area		18 Units				pba peterbrett			
ITEM											
Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value		950,244 per net ha		Technical Checks:			
								Sqm/ha	3,402		
								Dwgs/ha	38		
								Units/pa	12		
								GDV=Total costs	0		
Nr of units	Private	Affordable		Social re:	Affordable rent	Intermediate					
	14	5		0.00	4	0.90					
1.0 Development Value											
1.1	Private units			No. of units	Size sq.m	Total sq.m		£psm	Total Value		
		Flats (NIA)		0	65	0		£1,950	£0		
		House		14	90	1,215		£2,200	£2,673,000		
				14		1215.00					
1.2	Social rent			No. of units	Size sq.m	Total sq.m		£psm	Total Value		
		Flats (NIA)		0	65	0		£0	£0		
		House		0	90	0		£0	£0		
				0		0.00					
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m		£psm	Total Value		
		Flats (NIA)		0	65	0		£1,024	£0		
		House		4	90	324		£1,155	£374,220		
				4		324.00					
1.3	Intermediate			No. of units	Size sq.m	Total sq.m		£psm	Total Value		
		Flats (NIA)		0	65	0		£1,170	£0		
		House		1	90	81		£1,254	£101,574		
				1		81.00					
Gross Development value									£3,148,794		
2.0 Development Cost											
2.1	Site Acquisition										
2.1.1	Site value (residual land value)								£452,444		
							Purchaser Costs	4.75%			
									473,935		
2.3 Build Costs											
2.3.1	Private units			No. of units	Size sq.m	Total sq.m		Cost per sq.m	Total Costs		
		Flats (GIA)		0	75	0		£1,054	£0		
		House		14	90	1,215		£929	£1,128,735.00		
				14		1215.00					
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m		Cost per sq.m	Total Costs		
		Flats (GIA)		0	75	0		£1,054	£0.00		
		House		5	90	405		£929	£376,245.00		
				5		405.00					
2.3.3	Extra-over BR2013								£0		
									£0 per unit		
									£1,504,980		
2.4 Extra over construction costs											
2.4.1	Externals								10% on build cost	£150,498.00	
2.4.2	Site abnormalities (remediation/demolition)								£0 per net ha	£0	
2.4.2	Site opening up costs								£0 per unit	£0	
									£150,498		
2.5 Professional Fees											
2.5.1									10% on build costs (incl: externals)	£165,548	
									£165,548		
2.6 Contingency											
2.6.1									5% on build costs (incl: externals)	£82,774	
									£82,774		
2.7 Developer contributions											
2.7.1	Lifetime homes								£0 per unit	£0	
2.7.2	CSH Level 4								0.0% build cost	£0	
2.7.3	CIL								£0 per sqm	£0	
2.7.4	S106 contribution								£1,000 per unit	£18,000	
2.7.5	Provision for energy requirements								£2,200 per unit	£39,600	
									£57,600		
2.8 Sale cost											
2.8.1	Private units only								3.00% on OM GDV	£80,190	
									£80,190		
TOTAL DEVELOPMENT COSTS (including land)									£2,515,525		
3.0 Developer's Profit											
3.1	Private units								20% on OM GDV	£534,600	
3.2	Affordable units								6% on AH build cost (incl: externals)	£24,832	
									£559,432		
TOTAL PROJECT COSTS [EXCLUDING INTEREST]									£3,074,957		
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]									£73,837		
4.0 Finance Costs											
4.1	Finance								APR 7.00% on net costs	PCM 0.565%	-£73,837
TOTAL PROJECT COSTS [INCLUDING INTEREST]									£3,148,794		

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Central/West Brownfield		Lower Value Area		25 Units						
ITEM										
Net Site Area	0.43	Brownfield	Lower Value Area	Residual Value		304,250		per net ha		Technical Checks: Sqm/ha 5,198 Dwgs/ha 58 Units/ha 15 GDV=Total costs -
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate					
	19	6		0.00	5	1.25				
1.0 Development Value										
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value		
		Flats (NIA)		0	65	0	£1,700	£0		
		House		19	90	1,688	£1,850	£3,121,875		
				19		1687.50				
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value		
		Flats (NIA)		0	65	0	£0	£0		
		House		0	90	0	£0	£0		
				0		0.00				
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value		
		Flats (NIA)		0	65	0	£893	£0		
		House		5	90	450	£971	£437,063		
				5		450.00				
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value		
		Flats (NIA)		0	65	0	£1,020	£0		
		House		1	90	113	£1,110	£124,875		
				1		112.50				
Gross Development value								£3,683,813		
2.0 Development Cost										
2.1	Site Acquisition									
2.1.1	Site value (residual land value)							£131,699		
	Purchaser Costs							1.75%		
								134,004		
2.3 Build Costs										
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs		
		Flats (GIA)		0	75	0	£1,054	£0		
		House		19	90	1,688	£929	£1,567,687.50		
				19		1687.50				
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs		
		Flats (GIA)		0	75	0	£1,054	£0.00		
		House		6	90	563	£929	£522,562.50		
				6		562.50				
2.3.3	Extra-over BR2013			£0 per unit				£0		
								25		
								£2,090,250		
2.4 Extra over construction costs										
2.4.1	Externals			10% on build cost				£209,025.00		
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha				£0		
2.4.2	Site opening up costs			£0 per unit				£0		
								£209,025		
2.5 Professional Fees										
2.5.1	10% on build costs (incl: externals)							£229,928		
								£229,928		
2.6 Contingency										
2.6.1	5% on build costs (incl: externals)							£114,964		
								£114,964		
2.7 Developer contributions										
2.7.1	Lifetime homes			£0 per unit				£0		
2.7.2	CSH Level 4			0.0% build cost				£0		
2.7.3	CIL			£0 per sqm				£0		
2.7.4	S106 contribution			£1,000 per unit				£25,000		
2.7.5	Provision for energy requirements			£2,200 per unit				£55,000		
								£80,000		
2.8 Sale cost										
2.8.1	Private units only			3.00% on OM GDV				£93,656		
								£93,656		
TOTAL DEVELOPMENT COSTS (including land)								£2,951,826		
3.0 Developer's Profit										
3.1	Private units			20% on OM GDV				£624,375		
3.2	Affordable units			6% on AH build cost (incl: externals)				£34,489		
								£658,864		
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£3,610,690		
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£73,122		
4.0 Finance Costs										
4.1	Finance			APR	PCM					
				7.00%	0.565%	on net costs		-£73,122		
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£3,683,813		

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West Greenfield		Lower Value Area		50 Units					
ITEM									
Net Site Area		0.81 Greenfield Lower Value Area		Residual Value		326,173 per net ha		<u>Technical Checks:</u> Sqm/ha 5,544 Dwgs/ha 62 Units/ha 25 GDV=Total costs -	
Nr of units		Private 38 Affordable 13		Social re Affordable rent 0.00 10 Intermediate 2.50					
1.0 Development Value									
1.1 Private units									
		Flats (NIA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		House		0	65	0	£1,700	£0	
				38	90	3,375	£1,850	£6,243,750	
				38		3375.00			
1.2 Social rent									
		Flats (NIA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		House		0	65	0	£0	£0	
				0	90	0	£0	£0	
				0		0.00			
1.3 Affordable rent									
		Flats (NIA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		House		0	65	0	£893	£0	
				10	90	900	£971	£874,125	
				10		900.00			
1.3 Intermediate									
		Flats (NIA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		House		0	65	0	£1,020	£0	
				3	90	225	£1,110	£249,750	
				3		225.00			
Gross Development value								£7,367,625	
2.0 Development Cost									
2.1 Site Acquisition									
2.1.1		Site value (residual land value)						£264,760	
						Purchaser Costs		4.75%	
								277,336	
2.3 Build Costs									
2.3.1 Private units									
		Flats (GIA)		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		House		0	75	0	£1,054	£0	
				38	90	3,375	£929	£3,135,375.00	
				38		3375.00			
2.3.2 Affordable units									
		Flats (GIA)		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		House		0	75	0	£1,054	£0.00	
				13	90	1,125	£929	£1,045,125.00	
				13		1125.00			
2.3.3		Extra-over BR2013						£0	
						£0 per unit		£0	
								50	
								£4,180,500	
2.4 Extra over construction costs									
2.4.1		Externals		10% on build cost				£418,050.00	
2.4.2		Site abnormalities (remediation/demolition)		£0 per net ha				£0	
2.4.2		Site opening up costs		£0 per unit				£0	
								£418,050	
2.5 Professional Fees									
2.5.1				10% on build costs (incl: externals)				£459,855	
								£459,855	
2.6 Contingency									
2.6.1				5% on build costs (incl: externals)				£229,928	
								£229,928	
2.7 Developer contributions									
2.7.1		Lifetime homes		£0 per unit				£0	
2.7.2		CSH Level 4		0.0% build cost				£0	
2.7.3		CIL		£0 per sqm				£0	
2.7.4		S106 contribution		£1,000 per unit				£50,000	
2.7.5		Provision for energy requirements		£2,200 per unit				£110,000	
								£160,000	
2.8 Sale cost									
2.8.1		Private units only		3.00% on OM GDV				£187,313	
								£187,313	
TOTAL DEVELOPMENT COSTS (including land)								£5,912,981	
3.0 Developer's Profit									
3.1		Private units		20% on OM GDV				£1,248,750	
3.2		Affordable units		6% on AH build cost (incl: externals)				£68,978	
								£1,317,728	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£7,230,710	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£136,915	
4.0 Finance Costs									
4.1		Finance		APR 7.00% on net costs		PCM 0.565%		-£136,915	
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£7,367,625	

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ITEM		Residual Value		Technical Checks:	
Net Site Area	1.81	Brownfield	Lower Value Area	-343,538	per net ha
				Sqm/ha	5,214
				Dwgs/ha	58
				Units/ha	39
				GDV=Total costs	-

Nr of units	Private	Affordable	Social re Affordable rent	Intermediate	
	79	26	0.00	21	5.25

1.0 Development Value						
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	0	65	0	£1,700
		House	79	90	7,088	£1,850
			79		7087.50	
						Total Value
						£0
						£13,111,875
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	0	65	0	£0
		House	0	90	0	£0
			0		0.00	
						Total Value
						£0
						£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	0	65	0	£893
		House	21	90	1,890	£971
			21		1890.00	
						Total Value
						£0
						£1,835,663
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	0	65	0	£1,020
		House	5	90	473	£1,110
			5		472.50	
						Total Value
						£0
						£524,475
Gross Development value						£15,472,013

2.0 Development Cost	
2.1	Site Acquisition
2.1.1	Site value (residual land value)
	Purchaser Costs
	1.75%
-£622,638	
-£633,534	

2.3 Build Costs	
2.3.1	Private units
	Flats (GIA)
	House
	No. of units
	0
	79
	79
	Size sq.m
	75
	90
	90
	Total sq.m
	0
	7,088
	7087.50
	Cost per sq.m
	£1,054
	£929
	£929
	Total Costs
	£0
	£6,584,287.50
2.3.2	Affordable units
	Flats (GIA)
	House
	No. of units
	0
	26
	26
	Size sq.m
	75
	90
	90
	Total sq.m
	0
	2,363
	2362.50
	Cost per sq.m
	£1,054
	£929
	£929
	Total Costs
	£0.00
	£2,194,762.50
2.3.3	Extra-over BR2013
	£0
	per unit
	£0
105	
£8,779,050	

2.4 Extra over construction costs	
2.4.1	Externals
	10% on build cost
	£877,905.00
2.4.2	Site abnormals (remediation/demolition)
	£0 per net ha
	£0
2.4.2	Site opening up costs
	£11,946 per unit
	£1,254,308
£2,132,213	

2.5 Professional Fees	
2.5.1	10% on build costs (incl: externals)
	£965,696
£965,696	

2.6 Contingency	
2.6.1	5% on build costs (incl: externals)
	£482,848
£482,848	

2.7 Developer contributions	
2.7.1	Lifetime homes
	£0 per unit
	£0
2.7.2	CSH Level 4
	0.0% build cost
	£0
2.7.3	CIL
	£0 per sqm
	£0
2.7.4	S106 contribution
	£1,000 per unit
	£105,000
2.7.5	Provision for energy requirements
	£2,200 per unit
	£231,000
£336,000	

2.8 Sale cost	
2.8.1	Private units only
	3.00% on OM GDV
	£393,356
£393,356	

TOTAL DEVELOPMENT COSTS (including land)		£12,455,629
3.0 Developer's Profit		
3.1	Private units	20% on OM GDV
		£2,622,375.00
3.2	Affordable units	6% on AH build cost (incl: externals)
		£144,854
		£2,767,229

TOTAL PROJECT COSTS [EXCLUDING INTEREST]		£15,222,858
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]		£249,155
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4.0 Finance Costs		
4.1	Finance	
	APR	
	7.00% on net costs	
	PCM	
	0.565%	
	-£249,155	
TOTAL PROJECT COSTS [INCLUDING INTEREST]		£15,472,013

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Helena Road		Lower Value Area		566 Units			
ITEM							
Net Site Area	1.13	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-35,915,677 per net ha		Sqm/ha	32,667
						Dwgs/ha	503
						Units/ha	93
						GDV=Total costs	0
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	425	142		0.00	113	28.30	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)			425	65	27,593	£1,700
	House			0	90	0	£1,850
				425		27592.50	
							Total Value
							£46,907,250
							£0
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)			0	65	0	£0
	House			0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)			113	65	7,358	£893
	House			0	90	0	£971
				113		7358.00	
							Total Value
							£6,567,015
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)			28	65	1,840	£1,020
	House			0	90	0	£1,110
				28		1839.50	
							Total Value
							£1,876,290
							£0
Gross Development value							£55,350,555
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£40,448,307
	Purchaser Costs						1.75%
							-£41,156,153
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)			425	75	31,838	£1,395
	House			0	90	0	£929
				425		31837.50	
							Total Costs
							£44,413,313
							£0.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)			142	75	10,613	£1,395
	House			0	90	0	£929
				142		10612.50	
							Total Costs
							£14,804,437.50
							£0.00
2.3.3	Extra-over BR2013						
					£0 per unit		
							£0
							£59,217,750
2.4	Extra over construction costs						
2.4.1	Externals			10% on build cost			£5,921,775.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£14,137 per unit			£8,001,378
							£13,923,153
2.5	Professional Fees						
2.5.1				10% on build costs (incl: externals)			£6,513,953
							£6,513,953
2.6	Contingency						
2.6.1				5% on build costs (incl: externals)			£3,256,976
							£3,256,976
2.7	Developer contributions						
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			0.0% build cost			£0
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£566,000
2.7.5	Provision for energy requirements			£2,200 per unit			£1,245,200
							£1,811,200
2.8	Sale cost						
2.8.1	Private units only			3.00% on OM GDV			£1,407,218
							£1,407,218
TOTAL DEVELOPMENT COSTS (including land)							£44,974,096
3.0	Developer's Profit						
3.1	Private units			20% on OM GDV			£9,381,450
3.2	Affordable units			6% on AH build cost (incl: externals)			£977,093
							£10,358,543
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£55,332,639
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£17,916
4.0	Finance Costs						
4.1	Finance			APR	PCM		
				7.00%	0.565%		-£17,916
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£55,350,555

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Island Site	Lower Value Area	271 Units							
ITEM									
Net Site Area	1.92	Brownfield	Lower Value Area	Residual Value		Technical Checks:			
				-4,425,110 per net ha		Sqm/ha	10,218		
						Dwgs/ha	141		
						Units/pa	65		
						GDV=Total costs	-		
Nr of units	Private	Affordable		Social r	Affordable rent	Intermediate			
	203	68		0.00	54	13.55			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		142	65	9,248	£1,700	£15,721,388	
		House		61	90	5,488	£1,850	£10,152,338	
				203		14735.63			
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£0	£0	
		House		0	90	0	£0	£0	
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		38	65	2,466	£893	£2,200,994	
		House		16	90	1,463	£971	£1,421,327	
				54		3929.50			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		9	65	617	£1,020	£628,856	
		House		4	90	366	£1,110	£406,094	
				14		982.38			
Gross Development value								£30,530,996	
2.0 Development Cost									
2.1 Site Acquisition									
2.1.1	Site value (residual land value)							-£8,508,500	
	Purchaser Costs							1.75%	
								-8,657,399	
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		142	75	10,671	£1,096	£11,695,005	
		House		61	90	5,488	£929	£5,098,119.75	
				203		16158.38			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		47	75	3,557	£1,096	£3,898,335.00	
		House		20	90	1,829	£929	£1,699,373.25	
				68		5386.13			
2.3.3	Extra-over BR2013							£0 per unit	£0
								£22,390,833	
2.4 Extra over construction costs									
2.4.1	Externals			10% on build cost		£2,239,083.30			
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha		£0			
2.4.2	Site opening up costs			£13,133 per unit		£3,559,096			
								£5,798,179	
2.5 Professional Fees									
2.5.1				10% on build costs (incl: externals)		£2,462,992			
								£2,462,992	
2.6 Contingency									
2.6.1				5% on build costs (incl: externals)		£1,231,496			
								£1,231,496	
2.7 Developer contributions									
2.7.1	Lifetime homes			£0 per unit		£0			
2.7.2	CSH Level 4			0.0% build cost		£0			
2.7.3	CIL			£0 per sqm		£0			
2.7.4	S106 contribution			£1,000 per unit		£271,000			
2.7.5	Provision for energy requirements			£2,200 per unit		£596,200			
								£867,200	
2.8 Sale cost									
2.8.1	Private units only			3.00% on OM GDV		£776,212			
								£776,212	
TOTAL DEVELOPMENT COSTS (including land)								£24,869,512	
3.0 Developer's Profit									
3.1	Private units			20% on OM GDV		£5,174,745			
3.2	Affordable units			6% on AH build cost (incl: externals)		£369,449			
								£5,544,194	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£30,413,706	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£117,289	
4.0 Finance Costs									
4.1	Finance			APR 7.00% on net costs		PCM 0.565%		-£117,289	
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£30,530,996	

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Silo	Lower Value Area		48 Units			
ITEM						
Net Site Area	0.12	Greenfield	Lower Value Area	Residual Value	-23,600,825 per net ha	Technical Checks:
						Sqm/ha 26,579
						Dwgs/ha 409
						Units/ha 24
						GDV=Total costs -
Nr of units	Private 36	Affordable 12	Social re Affordable rent 0.00	Intermediate 10	2.40	
1.0 Development Value						
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	36	65	2,340	£1,700
		House	0	90	0	£1,850
			36		2340.00	
						Total Value
						£3,978,000
						£0
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	0	65	0	£0
		House	0	90	0	£0
			0		0.00	
						Total Value
						£0
						£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	10	65	624	£893
		House	0	90	0	£971
			10		624.00	
						Total Value
						£556,920
						£0
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	2	65	156	£1,020
		House	0	90	0	£1,110
			2		156.00	
						Total Value
						£159,120
						£0
						Gross Development value
						£4,694,040
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Site value (residual land value)					-£2,770,434
				Purchaser Costs		1.75%
						-2,818,917
2.3 Build Costs						
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)	36	75	2,700	£1,395
		House	0	90	0	£929
			36		2700.00	
						Total Costs
						£3,766,500
						£0.00
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)	12	75	900	£1,395
		House	0	90	0	£929
			12		900.00	
						Total Costs
						£1,255,500.00
						£0.00
2.3.3	Extra-over BR2013			£0 per unit		£0
						£5,022,000
2.4 Extra over construction costs						
2.4.1	Externals			10% on build cost		£502,200.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha		£0
2.4.2	Site opening up costs			£0 per unit		£0
						£502,200
2.5 Professional Fees						
2.5.1				10% on build costs (incl: externals)		£552,420
						£552,420
2.6 Contingency						
2.6.1				5% on build costs (incl: externals)		£276,210.00
						£276,210
2.7 Developer contributions						
2.7.1	Lifetime homes			£0 per unit		£0
2.7.2	CSH Level 4			0.0% build cost		£0
2.7.3	CIL			£0 per sqm		£0
2.7.4	S106 contribution			£1,000 per unit		£48,000
2.7.5	Provision for energy requirements			£2,200 per unit		£105,600
						£153,600
2.8 Sale cost						
2.8.1	Private units only			3.00% on OM GDV		£119,340
						£119,340
TOTAL DEVELOPMENT COSTS (including land)						
						£3,806,853
3.0 Developer's Profit						
3.1	Private units			20% on OM GDV		£795,600
3.2	Affordable units			6% on AH build cost (incl: externals)		£82,863
						£878,463
TOTAL PROJECT COSTS [EXCLUDING INTEREST]						
						£4,685,316
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						
						£8,724
4.0 Finance Costs						
4.1	Finance			APR 7.00% on net costs	PCM 0.565%	-£8,724
						£4,694,040

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Former Tooks Bakery		Mid Value Area		101 Units					
ITEM									
Net Site Area	1.55	Brownfield	Mid Value Area	Residual Value		Technical Checks:			
				913,917 per net ha		Sqm/ha	5,870		
						Dwgs/ha	65		
						Units/ha	38		
						GDV=Total costs	-		
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate				
	76	25		0.00	20	5.05			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,950	£0	
		House		76	90	6,818	£2,200	£14,998,500	
				76		6817.50			
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£0	£0	
		House		0	90	0	£0	£0	
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,024	£0	
		House		20	90	1,818	£1,155	£2,099,790	
				20		1818.00			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,170	£0	
		House		5	90	455	£1,254	£569,943	
				5		454.50			
Gross Development value								£17,668,233	
2.0 Development Cost									
2.1 Site Acquisition									
2.1.1	Site value (residual land value)							£1,415,172	
	Purchaser Costs							5.75%	
								1,496,544	
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		0	75	0	£1,054	£0	
		House		76	90	6,818	£929	£6,333,457.50	
				76		6817.50			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		0	75	0	£1,054	£0.00	
		House		25	90	2,273	£929	£2,111,152.50	
				25		2272.50			
2.3.3	Extra-over BR2013							£0 per unit	£0
								101	
								£8,444,610	
2.4 Extra over construction costs									
2.4.1	Externals	10% on build cost					£844,461.00		
2.4.2	Site abnormals (remediation/demolition)	£0 per net ha					£0		
2.4.2	Site opening up costs	£11,900 per unit					£1,201,852		
								£2,046,313	
2.5 Professional Fees									
2.5.1	10% on build costs (incl: externals)					£928,907			
								£928,907	
2.6 Contingency									
2.6.1	5% on build costs (incl: externals)					£464,454			
								£464,454	
2.7 Developer contributions									
2.7.1	Lifetime homes	£0 per unit					£0		
2.7.2	CSH Level 4	0.0% build cost					£0		
2.7.3	CIL	£0 per sqm					£0		
2.7.4	S106 contribution	£1,000 per unit					£101,000		
2.7.5	Provision for energy requirements	£2,200 per unit					£222,200		
								£323,200	
2.8 Sale cost									
2.8.1	Private units only	3.00% on OM GDV					£449,955		
								£449,955	
TOTAL DEVELOPMENT COSTS (including land)								£14,153,983	
3.0 Developer's Profit									
3.1	Private units	20% on OM GDV					£2,999,700		
3.2	Affordable units	6% on AH build cost (incl: externals)					£139,336		
								£3,139,036	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£17,293,019	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£375,214	
4.0 Finance Costs									
4.1	Finance	APR 7.00% on net costs			PCM 0.565%		£-375,214		
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£17,668,233	

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King George V Field		Mid Value Area		99 Units		pba peterbrett	
ITEM							
Net Site Area		1.96	Brownfield	Mid Value Area	Residual Value		705,900 per net ha
Nr of units		Private	Affordable	Social re Affordable rent		Intermediate	Technical Checks:
		74	25	0.00	20	4.95	Sqm/ha 4,547
							Dwgs/ha 51
							Units/pa 38
							GDV=Total costs -
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,950
		House		74	90	6,683	£2,200
				74		6,682.50	
							Total Value
							£0
							£14,701,500
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,024
		House		20	90	1,782	£1,155
				20		1,782.00	
							Total Value
							£0
							£2,058,210
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,170
		House		5	90	446	£1,254
				5		445.50	
							Total Value
							£0
							£558,657
Gross Development value							£17,318,367
2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£1,383,181
						Purchaser Costs	5.75%
							1,462,714
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		74	90	6,683	£929
				74		6,682.50	
							Total Costs
							£0
							£6,208,042.50
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		25	90	2,228	£929
				25		2,227.50	
							Total Costs
							£0.00
							£2,069,347.50
2.3.3	Extra-over BR2013						£0 per unit
							£0
99							£8,277,390
2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost				£827,739.00	
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha				£0	
2.4.2	Site opening up costs	£11,876 per unit				£1,175,701	
							£2,003,440
2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)				£910,513		
							£910,513
2.6 Contingency							
2.6.1	5% on build costs (incl: externals)				£455,256		
							£455,256
2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit				£0	
2.7.2	CSH Level 4	0.0% build cost				£0	
2.7.3	CIL	£0 per sqm				£0	
2.7.4	S106 contribution	£1,000 per unit				£99,000	
2.7.5	Provision for energy requirements	£2,200 per unit				£217,800	
							£316,800
2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV				£441,045	
							£441,045
TOTAL DEVELOPMENT COSTS (including land)							£13,867,158
3.0 Developer's Profit							
3.1	Private units	20% on OM GDV				£2,940,300	
3.2	Affordable units	6% on AH build cost (incl: externals)				£136,577	
							£3,076,877
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£16,944,035
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£374,332
4.0 Finance Costs							
4.1	Finance	APR 7.00% on net costs		PCM 0.565%		-£374,332	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£17,318,367

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ITEM

Net Site Area	0.22	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-2,795,094	per net ha	Sqm/ha	8,374
						Dwgs/ha	116
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate	Units/ha	15
	19	6		0.00	5	GDV=Total costs	0

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	13	65	853	£1,700	£1,450,313
		House	6	90	506	£1,850	£936,563
			19		1359.38		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	4	65	228	£893	£203,044
		House	2	90	135	£971	£131,119
			5		362.50		
1.3	Intermediate	Flats (NIA)	1	65	57	£1,020	£58,013
		House	0	90	34	£1,110	£37,463
			1		90.63		

Gross Development value **£2,816,513**

2.0 Development Cost								
2.1 Site Acquisition								
2.1.1	Site value (residual land value)							£604,950
	Purchaser Costs							1.75%
							-£15,536	

2.3 Build Costs							
2.3.1	Private units	Flats (GIA)	13	75	984	£1,096	£1,078,875
		House	6	90	506	£929	£470,306
			19		1490.63		
2.3.2	Affordable units	Flats (GIA)	4	75	328	£1,096	£359,625
		House	2	90	169	£929	£156,769
			6		496.88		
2.3.3	Extra-over BR2013						£0
							£2,065,575

2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost					£206,558
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha					£0
2.4.2	Site opening up costs	£0 per unit					£0
							£206,558

2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)						£227,213.25
							£227,213

2.6 Contingency							
2.6.1	5% on build costs (incl: externals)						£113,606.63
							£113,607

2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit					£0
2.7.2	CSH Level 4	2.5% build cost					£51,639
2.7.3	CIL	£0 per sqm					£0
2.7.4	S106 contribution	£1,000 per unit					£25,000
2.7.5	Provision for energy requirements	£2,200 per unit					£55,000
							£131,639

2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV					£71,606
							£71,606

3.0 Developer's Profit							
3.1	Private units	20% on OM GDV					£477,375
3.2	Affordable units	6% on AH build cost (incl: externals)					£34,082
							£511,457

TOTAL PROJECT COSTS (EXCLUDING INTEREST) **£2,712,119**

TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST) **£104,394**

4.0 Finance Costs							
4.1	Finance	APR	7.00%	on net costs	PCM	0.565%	£31,878
							-£31,878
TOTAL PROJECT COSTS (INCLUDING INTEREST)							£2,743,997

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ITEM				Residual Value		Technical Checks:		
Net Site Area	0.41	Brownfield	Lower Value Area	-2,597,777 per net ha		Sqm/ha	8,852	
						Dwgs/ha	122	
						Units/pa	25	
						GDV=Total costs	-	
Nr of units	Private 38	Affordable 13		Social re 0.00	Affordable rent 10	Intermediate 2.50		
1.0 Development Value								
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)		26	65	1,706	£1,700	£2,900,625.00	
	House		11	90	1,013	£1,850	£1,873,125	
			38		2718.75			
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)		0	65	0	£0	£0	
	House		0	90	0	£0	£0	
			0		0.00			
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)		7	65	455	£893	£406,088	
	House		3	90	270	£971	£262,238	
			10		725.00			
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)		2	65	114	£1,020	£116,025	
	House		1	90	68	£1,110	£74,925	
			3		181.25			
Gross Development value							£5,633,025	
2.0 Development Cost								
2.1	Site Acquisition							
2.1.1	Site value (residual land value)						-£1,063,830	
	Purchaser Costs						1.75%	
							-1,082,447	
2.3 Build Costs								
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA)		26	75	1,969	£1,096	£2,157,750	
	House		11	90	1,013	£929	£940,613	
			38		2981.25			
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA)		9	75	656	£1,096	£719,250	
	House		4	90	338	£929	£313,538	
			13		993.75			
2.3.3	Extra-over BR2013						£0 per unit	£0
							£4,131,150	
2.4 Extra over construction costs								
2.4.1	Externals			10% on build cost		£413,115		
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha		£0		
2.4.2	Site opening up costs			£0 per unit		£0		
							£413,115	
2.5 Professional Fees								
2.5.1				10% on build costs (incl: externals)		£454,427		
							£454,427	
2.6 Contingency								
2.6.1				5% on build costs (incl: externals)		£227,213		
							£227,213	
2.7 Developer contributions								
2.7.1	Lifetime homes			£0 per unit		£0		
2.7.2	CSH Level 4			2.5% build cost		£103,279		
2.7.3	CIL			£0 per sqm		£0		
2.7.4	S106 contribution			£1,000 per unit		£50,000		
2.7.5	Provision for energy requirements			£2,200 per unit		£110,000		
							£263,279	
2.8 Sale cost								
2.8.1	Private units only			3.00% on OM GDV		£143,213		
							£143,213	
TOTAL DEVELOPMENT COSTS (including land)							£4,549,949	
3.0 Developer's Profit								
3.1	Private units			20% on OM GDV		£954,750		
3.2	Affordable units			6% on AH build cost (incl: externals)		£68,164		
							£1,022,914	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£5,572,863	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£60,162	
4.0 Finance Costs								
4.1	Finance			APR 7.00% on net costs		PCM 0.565%		
							-£60,162	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£5,633,025	

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ITEM				Residual Value		Technical Checks:	
Net Site Area	0.35	Brownfield	Lower Value Area	235,021 per net ha		Sqm/ha	6,469
Nr of units	Private 19	Affordable 6		Social re Affordable rent 0.00	Intermediate 5	Dwgs/ha	72
						Units/pa	15
						GDV=Total costs	-

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,700	£0
		House	19	90	1,688	£1,850	£3,121,875
			19		1687.50		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£893	£0
		House	5	90	450	£971	£437,063
			5		450.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,020	£0
		House	1	90	113	£1,110	£124,875
			1		112.50		
Gross Development value							£3,683,813

2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£81,749
	Purchaser Costs						1.75%
							83,180

2.3 Build Costs								
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	0	75	0	£1,054	£0	
		House	19	90	1,688	£929	£1,567,688	
			19		1687.50			
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	0	75	0	£1,054	£0	
		House	6	90	563	£929	£522,563	
			6		562.50			
2.3.3	Extra-over BR2013						£0 per unit	£0
							25	
							£2,090,250	

2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost				£209,025.00	
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha				£0	
2.4.2	Site opening up costs	£0 per unit				£0	
							£209,025

2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)				£229,928		
							£229,928

2.6 Contingency							
2.6.1	5% on build costs (incl: externals)				£114,964		
							£114,964

2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit				£0	
2.7.2	CSH Level 4	2.5% build cost				£52,256	
2.7.3	CIL	£0 per sqm				£0	
2.7.4	S106 contribution	£1,000 per unit				£25,000	
2.7.5	Provision for energy requirements	£2,200 per unit				£55,000	
							£132,256

2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV				£93,656	
							£93,656

TOTAL DEVELOPMENT COSTS (including land)							£2,953,259
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3.0 Developer's Profit							
3.1	Private units	20% on OM GDV				£624,375	
3.2	Affordable units	6% on AH build cost (incl: externals)				£34,489	
							£658,864

TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£3,612,123
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£71,690
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4.0 Finance Costs							
4.1	Finance	APR 7.00% on net costs		PCM 0.565%		-£71,690	

TOTAL PROJECT COSTS [INCLUDING INTEREST]							£3,683,813
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Felixstowe Road		Lower Value Area		70 Units			
ITEM							
Net Site Area	1.11	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				224,976 per net ha		Sqm/ha	5,673
						Dwgs/ha	63
						Units/pa	31
						GDV=Total costs	-
Nr of units	Private	Affordable		Social r	Affordable rent	Intermediate	
	53	18		0.00	14	3.50	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,700
		House		53	90	4,725	£1,850
				53		4,725.00	
							Total Value
							£0
							£8,741,250
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		14	90	1,260	£971
				14		1,260.00	
							Total Value
							£0
							£1,223,775
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		4	90	315	£1,110
				4		315.00	
							Total Value
							£0
							£349,650
Gross Development value							£10,314,675
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£249,834
	Purchaser Costs						2.75%
							256,705
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		53	90	4,725	£929
				53		4,725.00	
							Total Costs
							£0
							£4,389,525.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		18	90	1,575	£929
				18		1,575.00	
							Total Costs
							£0.00
							£1,463,175.00
2.3.3	Extra-over BR2013			£0 per unit			£0
							£5,852,700
2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£585,270.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£585,270
2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£643,797
							£643,797
2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£321,899
							£321,899
2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			2.5% build cost			£146,318
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£70,000
2.7.5	Provision for energy requirements			£2,200 per unit			£154,000
							£370,318
2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£262,238
							£262,238
TOTAL DEVELOPMENT COSTS (including land)							£8,292,925
3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£1,748,250
3.2	Affordable units			6% on AH build cost (incl: externals)			£96,570
							£1,844,820
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£10,137,745
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£176,930
4.0 Finance Costs							
4.1	Finance			APR	PCM		
				7.00% on net costs	0.565%		-£176,930
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£10,314,675


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Artificial Hockey Pitch		Mid Value Area		18 Units				pba peterbrett			
ITEM											
Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value		876,673 per net ha		Technical Checks:			
								Sqm/ha	3,402		
								Dwgs/ha	38		
								Units/pa	12		
								GDV=Total costs	-		
Nr of units	Private	Affordable		Social re:	Affordable rent	Intermediate					
	14	5		0.00	4	0.90					
1.0 Development Value											
1.1	Private units			No. of units	Size sq.m	Total sq.m		£psm	Total Value		
		Flats (NIA)		0	65	0		£1,950	£0		
		House		14	90	1,215		£2,200	£2,673,000		
				14		1215.00					
1.2	Social rent			No. of units	Size sq.m	Total sq.m		£psm	Total Value		
		Flats (NIA)		0	65	0		£0	£0		
		House		0	90	0		£0	£0		
				0		0.00					
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m		£psm	Total Value		
		Flats (NIA)		0	65	0		£1,024	£0		
		House		4	90	324		£1,155	£374,220		
				4		324.00					
1.3	Intermediate			No. of units	Size sq.m	Total sq.m		£psm	Total Value		
		Flats (NIA)		0	65	0		£1,170	£0		
		House		1	90	81		£1,254	£101,574		
				1		81.00					
Gross Development value									£3,148,794		
2.0 Development Cost											
2.1	Site Acquisition										
2.1.1	Site value (residual land value)								£417,414		
							Purchaser Costs	4.75%			
									437,241		
2.3 Build Costs											
2.3.1	Private units			No. of units	Size sq.m	Total sq.m		Cost per sq.m	Total Costs		
		Flats (GIA)		0	75	0		£1,054	£0		
		House		14	90	1,215		£929	£1,128,735.00		
				14		1215.00					
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m		Cost per sq.m	Total Costs		
		Flats (GIA)		0	75	0		£1,054	£0.00		
		House		5	90	405		£929	£376,245.00		
				5		405.00					
2.3.3	Extra-over BR2013								£0		
									£0 per unit		
									£1,504,980		
2.4 Extra over construction costs											
2.4.1	Externals								10% on build cost	£150,498.00	
2.4.2	Site abnormals (remediation/demolition)								£0 per net ha	£0	
2.4.2	Site opening up costs								£0 per unit	£0	
									£150,498		
2.5 Professional Fees											
2.5.1									10% on build costs (incl: externals)	£165,548	
									£165,548		
2.6 Contingency											
2.6.1									5% on build costs (incl: externals)	£82,774	
									£82,774		
2.7 Developer contributions											
2.7.1	Lifetime homes								£0 per unit	£0	
2.7.2	CSH Level 4								2.5% build cost	£37,625	
2.7.3	CIL								£0 per sqm	£0	
2.7.4	S106 contribution								£1,000 per unit	£18,000	
2.7.5	Provision for energy requirements								£2,200 per unit	£39,600	
									£95,225		
2.8 Sale cost											
2.8.1	Private units only								3.00% on OM GDV	£80,190	
									£80,190		
TOTAL DEVELOPMENT COSTS (including land)									£2,516,455		
3.0 Developer's Profit											
3.1	Private units								20% on OM GDV	£534,600	
3.2	Affordable units								6% on AH build cost (incl: externals)	£24,832	
									£559,432		
TOTAL PROJECT COSTS [EXCLUDING INTEREST]									£3,075,888		
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]									£72,906		
4.0 Finance Costs											
4.1	Finance								APR 7.00% on net costs	PCM 0.565%	£-72,906
TOTAL PROJECT COSTS [INCLUDING INTEREST]									£3,148,794		

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Central/West Brownfield		Lower Value Area		25 Units					
ITEM									
Net Site Area	0.43	Brownfield	Lower Value Area	Residual Value		188,856 per net ha		Technical Checks: Sqm/ha 5,198 Dwgs/ha 58 Units/ha 15 GDV=Total costs -	
Nr of units	Private 19	Affordable 6		Social re Affordable rent 0.00	5	Intermediate 1.25			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£1,700	£0	
	House			19	90	1,688	£1,850	£3,121,875	
				19		1687.50			
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£0	£0	
	House			0	90	0	£0	£0	
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£893	£0	
	House			5	90	450	£971	£437,063	
				5		450.00			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£1,020	£0	
	House			1	90	113	£1,110	£124,875	
				1		112.50			
Gross Development value								£3,683,813	
2.0 Development Cost									
2.1	Site Acquisition								
2.1.1	Site value (residual land value)							£81,749	
	Purchaser Costs							1.75%	
								83,180	
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA)			0	75	0	£1,054	£0	
	House			19	90	1,688	£929	£1,567,687.50	
				19		1687.50			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA)			0	75	0	£1,054	£0.00	
	House			6	90	563	£929	£522,562.50	
				6		562.50			
2.3.3	Extra-over BR2013							£0	
								25	
								£2,090,250	
2.4 Extra over construction costs									
2.4.1	Externals			10% on build cost				£209,025.00	
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha				£0	
2.4.2	Site opening up costs			£0 per unit				£0	
								£209,025	
2.5 Professional Fees									
2.5.1				10% on build costs (incl: externals)				£229,928	
								£229,928	
2.6 Contingency									
2.6.1				5% on build costs (incl: externals)				£114,964	
								£114,964	
2.7 Developer contributions									
2.7.1	Lifetime homes			£0 per unit				£0	
2.7.2	CSH Level 4			2.5% build cost				£52,256	
2.7.3	CIL			£0 per sqm				£0	
2.7.4	S106 contribution			£1,000 per unit				£25,000	
2.7.5	Provision for energy requirements			£2,200 per unit				£55,000	
								£132,256	
2.8 Sale cost									
2.8.1	Private units only			3.00% on OM GDV				£93,656	
								£93,656	
TOTAL DEVELOPMENT COSTS (including land)								£2,953,259	
3.0 Developer's Profit									
3.1	Private units			20% on OM GDV				£624,375	
3.2	Affordable units			6% on AH build cost (incl: externals)				£34,489	
								£658,864	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£3,612,123	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£71,690	
4.0 Finance Costs									
4.1	Finance			APR 7.00%	on net costs	PCM 0.565%			£71,690
								£71,690	
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£3,683,813	

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West Greenfield		Lower Value Area		50 Units						
ITEM										
Net Site Area	0.81	Greenfield	Lower Value Area	Residual Value		211,312 per net ha		<u>Technical Checks:</u> Sqm/ha 5,544 Dwgs/ha 62 Units/ha 25 GDV=Total costs -		
Nr of units	Private 38	Affordable 13		Social re	Affordable rent 0.00	10	Intermediate 2.50			
1.0 Development Value										
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value		
	Flats (NIA)		0	65	0	£1,700	£0			
	House		38	90	3,375	£1,850	£6,243,750			
			38		3375.00					
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value			
	Flats (NIA)		0	65	0	£0	£0			
	House		0	90	0	£0	£0			
			0		0.00					
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value			
	Flats (NIA)		0	65	0	£893	£0			
	House		10	90	900	£971	£874,125			
			10		900.00					
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value			
	Flats (NIA)		0	65	0	£1,020	£0			
	House		3	90	225	£1,110	£249,750			
			3		225.00					
Gross Development value								£7,367,625		
2.0 Development Cost										
2.1	Site Acquisition									
2.1.1	Site value (residual land value)						£171,526			
	Purchaser Costs						2.75%			
								176,243		
2.3 Build Costs										
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs			
	Flats (GIA)		0	75	0	£1,054	£0			
	House		38	90	3,375	£929	£3,135,375.00			
			38		3375.00					
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs			
	Flats (GIA)		0	75	0	£1,054	£0.00			
	House		13	90	1,125	£929	£1,045,125.00			
			13		1125.00					
2.3.3	Extra-over BR2013		£0 per unit				£0			
								50		
								£4,180,500		
2.4 Extra over construction costs										
2.4.1	Externals		10% on build cost				£418,050.00			
2.4.2	Site abnormalities (remediation/demolition)		£0 per net ha				£0			
2.4.2	Site opening up costs		£0 per unit				£0			
								£418,050		
2.5 Professional Fees										
2.5.1			10% on build costs (incl: externals)				£459,855			
								£459,855		
2.6 Contingency										
2.6.1			5% on build costs (incl: externals)				£229,928			
								£229,928		
2.7 Developer contributions										
2.7.1	Lifetime homes		£0 per unit				£0			
2.7.2	CSH Level 4		2.5% build cost				£104,513			
2.7.3	CIL		£0 per sqm				£0			
2.7.4	S106 contribution		£1,000 per unit				£50,000			
2.7.5	Provision for energy requirements		£2,200 per unit				£110,000			
								£264,513		
2.8 Sale cost										
2.8.1	Private units only		3.00% on OM GDV				£187,313			
								£187,313		
TOTAL DEVELOPMENT COSTS (including land)								£5,916,400		
3.0 Developer's Profit										
3.1	Private units		20% on OM GDV				£1,248,750			
3.2	Affordable units		6% on AH build cost (incl: externals)				£68,978			
								£1,317,728		
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£7,234,128		
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£133,497		
4.0 Finance Costs										
4.1	Finance		APR 7.00% on net costs		PCM 0.565%		-		-£133,497	
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£7,367,625		

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ITEM		Residual Value		Technical Checks:	
Net Site Area	1.81	Brownfield	Lower Value Area	-457,417	per net ha
				Sqm/ha	5,214
				Dwgs/ha	58
				Units/ha	39
				GDV=Total costs	-

Nr of units	Private	Affordable	Social re Affordable rent	Intermediate	
	79	26	0.00	21	5.25

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£1,700	£0
	House		79	90	7,088	£1,850	£13,111,875
			79		7087.50		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£0	£0
	House		0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£893	£0
	House		21	90	1,890	£971	£1,835,663
			21		1890.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£1,020	£0
	House		5	90	473	£1,110	£524,475
			5		472.50		
Gross Development value							£15,472,013

2.0 Development Cost		
2.1	Site Acquisition	
2.1.1	Site value (residual land value)	
		-£829,036
	Purchaser Costs	1.75%
		-843,544

2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0	75	0	£1,054	£0
	House		79	90	7,088	£929	£6,584,287.50
			79		7087.50		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0	75	0	£1,054	£0.00
	House		26	90	2,363	£929	£2,194,762.50
			26		2362.50		
2.3.3	Extra-over BR2013			£0	per unit		£0
105							£8,779,050

2.4 Extra over construction costs				
2.4.1	Externals	10%	on build cost	£877,905.00
2.4.2	Site abnormalities (remediation/demolition)	£0	per net ha	£0
2.4.2	Site opening up costs	£11,946	per unit	£1,254,308
				£2,132,213

2.5 Professional Fees				
2.5.1		10%	on build costs (incl: externals)	£965,696
				£965,696

2.6 Contingency				
2.6.1		5%	on build costs (incl: externals)	£482,848
				£482,848

2.7 Developer contributions				
2.7.1	Lifetime homes	£0	per unit	£0
2.7.2	CSH Level 4	2.5%	build cost	£219,476
2.7.3	CIL	£0	per sqm	£0
2.7.4	S106 contribution	£1,000	per unit	£105,000
2.7.5	Provision for energy requirements	£2,200	per unit	£231,000
				£555,476

2.8 Sale cost				
2.8.1	Private units only	3.00%	on OM GDV	£393,356
				£393,356

TOTAL DEVELOPMENT COSTS (including land)				£12,465,095
3.0 Developer's Profit				
3.1	Private units	20%	on OM GDV	£2,622,375.00
3.2	Affordable units	6%	on AH build cost (incl: externals)	£144,854
				£2,767,229

TOTAL PROJECT COSTS [EXCLUDING INTEREST]				£15,232,324
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]				£239,688
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4.0 Finance Costs							
4.1	Finance	APR	7.00%	on net costs	PCM	0.565%	-£239,688
				£15,472,013			

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Helena Road		Lower Value Area		566 Units			
ITEM							
Net Site Area	1.13	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-37,204,714 per net ha		Sqm/ha	32,667
						Dwgs/ha	503
						Units/ha	93
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	425	142		0.00	113	28.30	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)			425	65	27,593	£1,700
	House			0	90	0	£1,850
				425		27592.50	
							Total Value
							£46,907,250
							£0
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)			0	65	0	£0
	House			0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)			113	65	7,358	£893
	House			0	90	0	£971
				113		7358.00	
							Total Value
							£6,567,015
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)			28	65	1,840	£1,020
	House			0	90	0	£1,110
				28		1839.50	
							Total Value
							£1,876,290
							£0
Gross Development value							£55,350,555
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£41,900,023
	Purchaser Costs						1.75%
							-£42,633,274
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)			425	75	31,838	£1,395
	House			0	90	0	£929
				425		31837.50	
							Total Costs
							£44,413,313
							£0.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)			142	75	10,613	£1,395
	House			0	90	0	£929
				142		10612.50	
							Total Costs
							£14,804,437.50
							£0.00
2.3.3	Extra-over BR2013						
							£0
							£59,217,750
2.4	Extra over construction costs						
2.4.1	Externals			10% on build cost			£5,921,775.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£14,137 per unit			£8,001,378
							£13,923,153
2.5	Professional Fees						
2.5.1				10% on build costs (incl: externals)			£6,513,953
							£6,513,953
2.6	Contingency						
2.6.1				5% on build costs (incl: externals)			£3,256,976
							£3,256,976
2.7	Developer contributions						
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			2.5% build cost			£1,480,444
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£566,000
2.7.5	Provision for energy requirements			£2,200 per unit			£1,245,200
							£3,291,644
2.8	Sale cost						
2.8.1	Private units only			3.00% on OM GDV			£1,407,218
							£1,407,218
TOTAL DEVELOPMENT COSTS (including land)							£44,977,419
3.0	Developer's Profit						
3.1	Private units			20% on OM GDV			£9,381,450
3.2	Affordable units			6% on AH build cost (incl: externals)			£977,093
							£10,358,543
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£55,335,962
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£14,593
4.0	Finance Costs						
4.1	Finance			APR	PCM		
				7.00%	0.565%		-£14,593
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£55,350,555

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Island Site	Lower Value Area	271 Units				pba peterbrett	
ITEM							
Net Site Area	1.92	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-4,706,502 per net ha		Sqm/ha	10,218
						Dwgs/ha	141
						Units/pa	65
						GDV=Total costs	-
Nr of units	Private	Affordable		Social r€ Affordable rent	Intermediate		
	203	68		0.00	54	13.55	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		142	65	9,248	£1,700
		House		61	90	5,488	£1,850
				203		14735.63	
							Total Value
							£15,721,388
							£10,152,338
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		38	65	2,466	£893
		House		16	90	1,463	£971
				54		3929.50	
							Total Value
							£2,200,994
							£1,421,327
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		9	65	617	£1,020
		House		4	90	366	£1,110
				14		982.38	
							Total Value
							£628,856
							£406,094
Gross Development value							£30,530,996
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£9,049,554
	Purchaser Costs						1.75%
							-9,207,921
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		142	75	10,671	£1,096
		House		61	90	5,488	£929
				203		16158.38	
							Total Costs
							£11,695,005
							£5,098,119.75
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		47	75	3,557	£1,096
		House		20	90	1,829	£929
				68		5386.13	
							Total Costs
							£3,898,335.00
							£1,699,373.25
2.3.3	Extra-over BR2013						£0 per unit
							£0
							£22,390,833
2.4 Extra over construction costs							
2.4.1	Externals		10%		on build cost		£2,239,083.30
2.4.2	Site abnormalities (remediation/demolition)		£0		per net ha		£0
2.4.2	Site opening up costs		£13,133		per unit		£3,559,096
							£5,798,179
2.5 Professional Fees							
2.5.1			10%		on build costs (incl: externals)		£2,462,992
							£2,462,992
2.6 Contingency							
2.6.1			5%		on build costs (incl: externals)		£1,231,496
							£1,231,496
2.7 Developer contributions							
2.7.1	Lifetime homes		£0		per unit		£0
2.7.2	CSH Level 4		2.5%		build cost		£559,771
2.7.3	CIL		£0		per sqm		£0
2.7.4	S106 contribution		£1,000		per unit		£271,000
2.7.5	Provision for energy requirements		£2,200		per unit		£596,200
							£1,426,971
2.8 Sale cost							
2.8.1	Private units only		3.00%		on OM GDV		£776,212
							£776,212
TOTAL DEVELOPMENT COSTS (including land)							£24,878,761
3.0 Developer's Profit							
3.1	Private units		20%		on OM GDV		£5,174,745
3.2	Affordable units		6%		on AH build cost (incl: externals)		£369,449
							£5,544,194
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£30,422,955
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£108,041
4.0 Finance Costs							
4.1	Finance		APR		PCM		
			7.00%		on net costs		0.565%
							-£108,041
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£30,530,996

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Silo	Lower Value Area		48 Units				
ITEM							
Net Site Area	0.12	Greenfield	Lower Value Area	Residual Value -24,643,595 per net ha			
				Technical Checks: Sqm/ha 26,579 Dwgs/ha 409 Units/ha 24 GDV=Total costs -			
Nr of units	Private 36	Affordable 12	Social re Affordable rent 0.00	10	Intermediate 2.40		
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		36	65	2,340	£1,700	£3,978,000
	House		0	90	0	£1,850	£0
			36		2340.00		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£0	£0
	House		0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		10	65	624	£893	£556,920
	House		0	90	0	£971	£0
			10		624.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		2	65	156	£1,020	£159,120
	House		0	90	0	£1,110	£0
			2		156.00		
Gross Development value							£4,694,040
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£2,892,842
					Purchaser Costs	1.75%	
							-2,943,467
2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		36	75	2,700	£1,395	£3,766,500
	House		0	90	0	£929	£0.00
			36		2700.00		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		12	75	900	£1,395	£1,255,500.00
	House		0	90	0	£929	£0.00
			12		900.00		
2.3.3	Extra-over BR2013						£0
							£5,022,000
2.4 Extra over construction costs							
2.4.1	Externals		10% on build cost				£502,200.00
2.4.2	Site abnormals (remediation/demolition)		£0 per net ha				£0
2.4.2	Site opening up costs		£0 per unit				£0
							£502,200
2.5 Professional Fees							
2.5.1			10% on build costs (incl: externals)				£552,420
							£552,420
2.6 Contingency							
2.6.1			5% on build costs (incl: externals)				£276,210.00
							£276,210
2.7 Developer contributions							
2.7.1	Lifetime homes		£0 per unit				£0
2.7.2	CSH Level 4		2.5% build cost				£125,550
2.7.3	CIL		£0 per sqm				£0
2.7.4	S106 contribution		£1,000 per unit				£48,000
2.7.5	Provision for energy requirements		£2,200 per unit				£105,600
							£279,150
2.8 Sale cost							
2.8.1	Private units only		3.00% on OM GDV				£119,340
							£119,340
TOTAL DEVELOPMENT COSTS (including land)							£3,807,853
3.0 Developer's Profit							
3.1	Private units		20% on OM GDV				£795,600
3.2	Affordable units		6% on AH build cost (incl: externals)				£82,863
							£878,463
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£4,686,316
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£7,724
4.0 Finance Costs							
4.1	Finance		APR 7.00%	on net costs		PCM 0.565%	-£7,724
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£4,694,040

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Former Tooks Bakery		Mid Value Area		101 Units					
ITEM									
Net Site Area	1.55	Brownfield	Mid Value Area	Residual Value		Technical Checks:			
				790,553 per net ha		Sqm/ha	5,870		
						Dwgs/ha	65		
						Units/ha	38		
						GDV=Total costs	-		
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate				
	76	25		0.00	20	5.05			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,950	£0	
		House		76	90	6,818	£2,200	£14,998,500	
				76		6817.50			
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£0	£0	
		House		0	90	0	£0	£0	
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,024	£0	
		House		20	90	1,818	£1,155	£2,099,790	
				20		1818.00			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,170	£0	
		House		5	90	455	£1,254	£569,943	
				5		454.50			
Gross Development value								£17,668,233	
2.0 Development Cost									
2.1 Site Acquisition									
2.1.1	Site value (residual land value)							£1,224,146	
	Purchaser Costs							5.75%	
								1,294,535	
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		0	75	0	£1,054	£0	
		House		76	90	6,818	£929	£6,333,457.50	
				76		6817.50			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		0	75	0	£1,054	£0.00	
		House		25	90	2,273	£929	£2,111,152.50	
				25		2272.50			
2.3.3	Extra-over BR2013							£0 per unit	£0
								101	
								£8,444,610	
2.4 Extra over construction costs									
2.4.1	Externals	10% on build cost					£844,461.00		
2.4.2	Site abnormals (remediation/demolition)	£0 per net ha					£0		
2.4.2	Site opening up costs	£11,900 per unit					£1,201,852		
								£2,046,313	
2.5 Professional Fees									
2.5.1	10% on build costs (incl: externals)					£928,907			
								£928,907	
2.6 Contingency									
2.6.1	5% on build costs (incl: externals)					£464,454			
								£464,454	
2.7 Developer contributions									
2.7.1	Lifetime homes	£0 per unit					£0		
2.7.2	CSH Level 4	2.5% build cost					£211,115		
2.7.3	CIL	£0 per sqm					£0		
2.7.4	S106 contribution	£1,000 per unit					£101,000		
2.7.5	Provision for energy requirements	£2,200 per unit					£222,200		
								£534,315	
2.8 Sale cost									
2.8.1	Private units only	3.00% on OM GDV					£449,955		
								£449,955	
TOTAL DEVELOPMENT COSTS (including land)								£14,163,088	
3.0 Developer's Profit									
3.1	Private units	20% on OM GDV					£2,999,700		
3.2	Affordable units	6% on AH build cost (incl: externals)					£139,336		
								£3,139,036	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£17,302,124	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£366,109	
4.0 Finance Costs									
4.1	Finance	APR 7.00% on net costs			PCM 0.565%		£-366,109		
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£17,668,233	

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ITEM		Residual Value		Technical Checks:	
Net Site Area	1.96	Brownfield	Mid Value Area	610,346	per net ha
				Sqm/ha	4,547
				Dwgs/ha	51
				Units/ha	38
				GDV=Total costs	-
Nr of units	Private	Affordable	Social re Affordable rent	Intermediate	
	74	25	0.00	20	4.95

1.0 Development Value		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	0	65	0	£1,950	£0
	House	74	90	6,683	£2,200	£14,701,500
		74		6,682.50		
1.2 Social rent	Flats (NIA)	0	65	0	£0	£0
	House	0	90	0	£0	£0
		0		0.00		
1.3 Affordable rent	Flats (NIA)	0	65	0	£1,024	£0
	House	20	90	1,782	£1,155	£2,058,210
		20		1,782.00		
1.3 Intermediate	Flats (NIA)	0	65	0	£1,170	£0
	House	5	90	446	£1,254	£558,657
		5		445.50		
Gross Development value						£17,318,367

2.0 Development Cost				
2.1 Site Acquisition				
2.1.1	Site value (residual land value)			£1,195,946
		Purchaser Costs	5.75%	
				1,264,713

2.3 Build Costs		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	0	75	0	£1,054	£0
	House	74	90	6,683	£929	£6,208,042.50
		74		6,682.50		
2.3.2 Affordable units	Flats (GIA)	0	75	0	£1,054	£0.00
	House	25	90	2,228	£929	£2,069,347.50
		25		2,227.50		
2.3.3	Extra-over BR2013				£0 per unit	£0
						£8,277,390

2.4 Extra over construction costs				
2.4.1	Externals	10%	on build cost	£827,739.00
2.4.2	Site abnormalities (remediation/demolition)	£0	per net ha	£0
2.4.2	Site opening up costs	£11,876	per unit	£1,175,701
				£2,003,440

2.5 Professional Fees				
2.5.1		10%	on build costs (incl: externals)	£910,513
				£910,513

2.6 Contingency				
2.6.1		5%	on build costs (incl: externals)	£455,256
				£455,256

2.7 Developer contributions				
2.7.1	Lifetime homes	£0	per unit	£0
2.7.2	CSH Level 4	2.5%	build cost	£206,935
2.7.3	CIL	£0	per sqm	£0
2.7.4	S106 contribution	£1,000	per unit	£99,000
2.7.5	Provision for energy requirements	£2,200	per unit	£217,800
				£523,735

2.8 Sale cost				
2.8.1	Private units only	3.00%	on OM GDV	£441,045
				£441,045

TOTAL DEVELOPMENT COSTS (including land) £13,876,092

3.0 Developer's Profit				
3.1	Private units	20%	on OM GDV	£2,940,300
3.2	Affordable units	6%	on AH build cost (incl: externals)	£136,577
				£3,076,877

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £16,952,969

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £365,398

4.0 Finance Costs		APR	PCM	
4.1	Finance	7.00%	0.565%	on net costs
				-£365,398
				£17,318,367

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ITEM

Net Site Area	0.22	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-2,552,190	per net ha	Sqm/ha	8,374
						Dwgs/ha	116
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate	Units/ha	15
	19	6		0.00	5	GDV=Total costs	-

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	13	65	853	£1,700	£1,450,313
		House	6	90	506	£1,850	£936,563
			19		1359.38		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	4	65	228	£893	£203,044
		House	2	90	135	£971	£131,119
			5		362.50		
1.3	Intermediate	Flats (NIA)	1	65	57	£1,020	£58,013
		House	0	90	34	£1,110	£37,463
			1		90.63		

Gross Development value £2,816,513

2.0 Development Cost								
2.1 Site Acquisition								
2.1.1	Site value (residual land value)							£552,377
	Purchaser Costs						1.75%	
							-562,044	

2.3 Build Costs							
2.3.1	Private units	Flats (GIA)	13	75	984	£1,096	£1,078,875
		House	6	90	506	£929	£470,306
			19		1490.63		
2.3.2	Affordable units	Flats (GIA)	4	75	328	£1,096	£359,625
		House	2	90	169	£929	£156,769
			6		496.88		
2.3.3	Extra-over BR2013			£0	per unit		£0
							£2,065,575

2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost					£206,558
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha					£0
2.4.2	Site opening up costs	£0 per unit					£0
							£206,558

2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)						£227,213.25
							£227,213

2.6 Contingency							
2.6.1	5% on build costs (incl: externals)						£113,606.63
							£113,607

2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit					£0
2.7.2	CSH Level 4	2.5% build cost					£51,639
2.7.3	CIL	£0 per sqm					£0
2.7.4	S106 contribution	£1,000 per unit					£25,000
2.7.5	Provision for energy requirements	£0 per unit					£0
							£76,639

2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV					£71,606
							£71,606

3.0 Developer's Profit							
3.1	Private units	20% on OM GDV					£477,375
3.2	Affordable units	6% on AH build cost (incl: externals)					£34,082
							£511,457

TOTAL PROJECT COSTS (EXCLUDING INTEREST) £2,710,611

TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST) £105,902

4.0 Finance Costs							
4.1	Finance	APR	7.00%	on net costs	PCM	0.565%	£33,386
							£2,743,997

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ITEM				Residual Value		Technical Checks:	
Net Site Area	0.41	Brownfield	Lower Value Area	-2,342,422 per net ha		Sqm/ha	8,852
						Dwgs/ha	122
						Units/pa	25
						GDV=Total costs	-
Nr of units	Private 38	Affordable 13		Social rent 0.00	Affordable rent 10	Intermediate 2.50	
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		26	65	1,706	£1,700	£2,900,625.00
	House		11	90	1,013	£1,850	£1,873,125
			38		2718.75		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£0	£0
	House		0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		7	65	455	£893	£406,088
	House		3	90	270	£971	£262,238
			10		725.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		2	65	114	£1,020	£116,025
	House		1	90	68	£1,110	£74,925
			3		181.25		
Gross Development value							£5,633,025
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£959,258
				Purchaser Costs		1.75%	
							-976,045
2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		26	75	1,969	£1,096	£2,157,750
	House		11	90	1,013	£929	£940,613
			38		2981.25		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		9	75	656	£1,096	£719,250
	House		4	90	338	£929	£313,538
			13		993.75		
2.3.3	Extra-over BR2013			£0 per unit			£0
							£4,131,150
2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£413,115
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£413,115
2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£454,427
							£454,427
2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£227,213
							£227,213
2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			2.5% build cost			£103,279
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£50,000
2.7.5	Provision for energy requirements			£0 per unit			£0
							£153,279
2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£143,213
							£143,213
TOTAL DEVELOPMENT COSTS (including land)							£4,546,351
3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£954,750
3.2	Affordable units			6% on AH build cost (incl: externals)			£68,164
							£1,022,914
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£5,569,265
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£63,760
4.0 Finance Costs							
4.1	Finance			APR 7.00% on net costs	PCM 0.565%		-£63,760
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£5,633,025

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ITEM		Residual Value			Technical Checks:	
Net Site Area	0.35	Brownfield	Lower Value Area	386,162	per net ha	Sqm/ha 6,469
Nr of units	Private 19	Affordable 6	Social re Affordable rent 0.00	5	Intermediate 1.25	Dwgs/ha 72
						Units/pa 15
						GDV=Total costs -

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	0	65	0	£1,700	£0
		House	19	90	1,688	£1,850	£3,121,875
			19		1,687.50		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	0	65	0	£893	£0
		House	5	90	450	£971	£437,063
			5		450.00		
1.3	Intermediate	Flats (NIA)	0	65	0	£1,020	£0
		House	1	90	113	£1,110	£124,875
			1		112.50		
Gross Development value							£3,683,813

2.0 Development Cost		
2.1	Site Acquisition	
2.1.1	Site value (residual land value)	
	Purchaser Costs	
	1.75%	
		£134,322
		136,672

2.3 Build Costs							
			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units	Flats (GIA)	0	75	0	£1,054	£0
		House	19	90	1,688	£929	£1,567,688
			19		1,687.50		
2.3.2	Affordable units	Flats (GIA)	0	75	0	£1,054	£0
		House	6	90	563	£929	£522,563
			6		562.50		
2.3.3	Extra-over BR2013				£0 per unit	£0	
							25
							£2,090,250

2.4 Extra over construction costs		
2.4.1	Externals	
	10% on build cost	
		£209,025.00
2.4.2	Site abnormalities (remediation/demolition)	
	£0 per net ha	£0
2.4.2	Site opening up costs	
	£0 per unit	£0
		£209,025

2.5 Professional Fees		
2.5.1		
	10% on build costs (incl: externals)	
		£229,928
		£229,928

2.6 Contingency		
2.6.1		
	5% on build costs (incl: externals)	
		£114,964
		£114,964

2.7 Developer contributions		
2.7.1	Lifetime homes	
	£0 per unit	£0
2.7.2	CSH Level 4	
	2.5% build cost	£52,256
2.7.3	CIL	
	£0 per sqm	£0
2.7.4	S106 contribution	
	£1,000 per unit	£25,000
2.7.5	Provision for energy requirements	
	£0 per unit	£0
		£77,256

2.8 Sale cost		
2.8.1	Private units only	
	3.00% on OM GDV	
		£93,656
		£93,656

TOTAL DEVELOPMENT COSTS (including land) £2,951,751

3.0 Developer's Profit		
3.1	Private units	
	20% on OM GDV	£624,375
3.2	Affordable units	
	6% on AH build cost (incl: externals)	£34,489
		£658,864

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £3,610,615

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £73,197

4.0 Finance Costs			
4.1	Finance		
	APR 7.00% on net costs	PCM 0.565%	-£73,197

TOTAL PROJECT COSTS [INCLUDING INTEREST] £3,683,813

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Felixstowe Road		Lower Value Area		70 Units			
ITEM							
Net Site Area	1.11	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				348,040 per net ha		Sqm/ha	5,673
						Dwgs/ha	63
						Units/pa	31
						GDV=Total costs	-
Nr of units	Private	Affordable		Social r	Affordable rent	Intermediate	
	53	18		0.00	14	3.50	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,700
		House		53	90	4,725	£1,850
				53		4,725.00	
							Total Value
							£0
							£8,741,250
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		14	90	1,260	£971
				14		1,260.00	
							Total Value
							£0
							£1,223,775
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		4	90	315	£1,110
				4		315.00	
							Total Value
							£0
							£349,650
Gross Development value							£10,314,675
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£386,496
	Purchaser Costs						4.75%
							404,855
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		53	90	4,725	£929
				53		4,725.00	
							Total Costs
							£0
							£4,389,525.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		18	90	1,575	£929
				18		1,575.00	
							Total Costs
							£0.00
							£1,463,175.00
2.3.3	Extra-over BR2013			£0 per unit			£0
							£5,852,700
2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£585,270.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£585,270
2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£643,797
							£643,797
2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£321,899
							£321,899
2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			2.5% build cost			£146,318
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£70,000
2.7.5	Provision for energy requirements			£0 per unit			£0
							£216,318
2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£262,238
							£262,238
TOTAL DEVELOPMENT COSTS (including land)							£8,287,076
3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£1,748,250
3.2	Affordable units			6% on AH build cost (incl: externals)			£96,570
							£1,844,820
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£10,131,895
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£182,780
4.0 Finance Costs							
4.1	Finance			APR	PCM		
				7.00% on net costs	0.565%		-£182,780
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£10,314,675


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Artificial Hockey Pitch		Mid Value Area		18 Units				pba peterbrett			
ITEM											
Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value		954,107 per net ha		Technical Checks:			
								Sqm/ha	3,402		
								Dwgs/ha	38		
								Units/pa	12		
								GDV=Total costs	-		
Nr of units	Private	Affordable		Social re:	Affordable rent	Intermediate					
	14	5		0.00	4	0.90					
1.0 Development Value											
1.1	Private units			No. of units	Size sq.m	Total sq.m		£psm	Total Value		
		Flats (NIA)		0	65	0		£1,950	£0		
		House		14	90	1,215		£2,200	£2,673,000		
				14		1215.00					
1.2	Social rent			No. of units	Size sq.m	Total sq.m		£psm	Total Value		
		Flats (NIA)		0	65	0		£0	£0		
		House		0	90	0		£0	£0		
				0		0.00					
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m		£psm	Total Value		
		Flats (NIA)		0	65	0		£1,024	£0		
		House		4	90	324		£1,155	£374,220		
				4		324.00					
1.3	Intermediate			No. of units	Size sq.m	Total sq.m		£psm	Total Value		
		Flats (NIA)		0	65	0		£1,170	£0		
		House		1	90	81		£1,254	£101,574		
				1		81.00					
Gross Development value									£3,148,794		
2.0 Development Cost											
2.1	Site Acquisition										
2.1.1	Site value (residual land value)								£454,283		
							Purchaser Costs	4.75%			
									475,862		
2.3 Build Costs											
2.3.1	Private units			No. of units	Size sq.m	Total sq.m		Cost per sq.m	Total Costs		
		Flats (GIA)		0	75	0		£1,054	£0		
		House		14	90	1,215		£929	£1,128,735.00		
				14		1215.00					
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m		Cost per sq.m	Total Costs		
		Flats (GIA)		0	75	0		£1,054	£0.00		
		House		5	90	405		£929	£376,245.00		
				5		405.00					
2.3.3	Extra-over BR2013								£0		
									£0 per unit		
									£1,504,980		
2.4 Extra over construction costs											
2.4.1	Externals								10% on build cost	£150,498.00	
2.4.2	Site abnormals (remediation/demolition)								£0 per net ha	£0	
2.4.2	Site opening up costs								£0 per unit	£0	
									£150,498		
2.5 Professional Fees											
2.5.1									10% on build costs (incl: externals)	£165,548	
									£165,548		
2.6 Contingency											
2.6.1									5% on build costs (incl: externals)	£82,774	
									£82,774		
2.7 Developer contributions											
2.7.1	Lifetime homes								£0 per unit	£0	
2.7.2	CSH Level 4								2.5% build cost	£37,625	
2.7.3	CIL								£0 per sqm	£0	
2.7.4	S106 contribution								£1,000 per unit	£18,000	
2.7.5	Provision for energy requirements								£0 per unit	£0	
									£55,625		
2.8 Sale cost											
2.8.1	Private units only								3.00% on OM GDV	£80,190	
									£80,190		
TOTAL DEVELOPMENT COSTS (including land)									£2,515,476		
3.0 Developer's Profit											
3.1	Private units								20% on OM GDV	£534,600	
3.2	Affordable units								6% on AH build cost (incl: externals)	£24,832	
									£559,432		
TOTAL PROJECT COSTS [EXCLUDING INTEREST]									£3,074,908		
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]									£73,886		
4.0 Finance Costs											
4.1	Finance								APR 7.00% on net costs	PCM 0.565%	-£73,886
TOTAL PROJECT COSTS [INCLUDING INTEREST]									£3,148,794		

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Central/West Brownfield		Lower Value Area		25 Units		pba peterbrett	
ITEM							
Net Site Area	0.43	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				310,308 per net ha		Sqm/ha	5,198
						Dwgs/ha	58
						Units/ha	15
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	19	6		0.00	5	1.25	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,700
		House		19	90	1,688	£1,850
				19		1687.50	
							Total Value
							£0
							£3,121,875
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		5	90	450	£971
				5		450.00	
							Total Value
							£0
							£437,063
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		1	90	113	£1,110
				1		112.50	
							Total Value
							£0
							£124,875
Gross Development value							£3,683,813
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£134,322
	Purchaser Costs						1.75%
							136,672
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		19	90	1,688	£929
				19		1687.50	
							Total Costs
							£0
							£1,567,687.50
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		6	90	563	£929
				6		562.50	
							Total Costs
							£0.00
							£522,562.50
2.3.3	Extra-over BR2013						
							£0
							£2,090,250
2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£209,025.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£209,025
2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£229,928
							£229,928
2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£114,964
							£114,964
2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			2.5% build cost			£52,256
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£25,000
2.7.5	Provision for energy requirements			£0 per unit			£0
							£77,256
2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£93,656
							£93,656
TOTAL DEVELOPMENT COSTS (including land)							£2,951,751
3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£624,375
3.2	Affordable units			6% on AH build cost (incl: externals)			£34,489
							£658,864
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£3,610,615
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£73,197
4.0 Finance Costs							
4.1	Finance			APR	PCM		
				7.00%	0.565%		-£73,197
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£3,683,813

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West Greenfield		Lower Value Area		50 Units					
ITEM									
Net Site Area	0.81	Greenfield	Lower Value Area	Residual Value		332,415 per net ha		Technical Checks: Sqm/ha 5,544 Dwgs/ha 62 Units/ha 25 GDV=Total costs -	
Nr of units	Private 38	Affordable 13		Social re	Affordable rent 0.00	10	Intermediate 2.50		
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£1,700	£0	
	House			38	90	3,375	£1,850	£6,243,750	
				38		3375.00			
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£0	£0	
	House			0	90	0	£0	£0	
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£893	£0	
	House			10	90	900	£971	£874,125	
				10		900.00			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£1,020	£0	
	House			3	90	225	£1,110	£249,750	
				3		225.00			
Gross Development value								£7,367,625	
2.0 Development Cost									
2.1	Site Acquisition								
2.1.1	Site value (residual land value)							£269,828	
	Purchaser Costs							4.75%	
								282,644	
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA)			0	75	0	£1,054	£0	
	House			38	90	3,375	£929	£3,135,375.00	
				38		3375.00			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA)			0	75	0	£1,054	£0.00	
	House			13	90	1,125	£929	£1,045,125.00	
				13		1125.00			
2.3.3	Extra-over BR2013			£0 per unit				£0	
								50	
								£4,180,500	
2.4 Extra over construction costs									
2.4.1	Externals			10% on build cost				£418,050.00	
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha				£0	
2.4.2	Site opening up costs			£0 per unit				£0	
								£418,050	
2.5 Professional Fees									
2.5.1				10% on build costs (incl: externals)				£459,855	
								£459,855	
2.6 Contingency									
2.6.1				5% on build costs (incl: externals)				£229,928	
								£229,928	
2.7 Developer contributions									
2.7.1	Lifetime homes			£0 per unit				£0	
2.7.2	CSH Level 4			2.5% build cost				£104,513	
2.7.3	CIL			£0 per sqm				£0	
2.7.4	S106 contribution			£1,000 per unit				£50,000	
2.7.5	Provision for energy requirements			£0 per unit				£0	
								£154,513	
2.8 Sale cost									
2.8.1	Private units only			3.00% on OM GDV				£187,313	
								£187,313	
TOTAL DEVELOPMENT COSTS (including land)								£5,912,802	
3.0 Developer's Profit									
3.1	Private units			20% on OM GDV				£1,248,750	
3.2	Affordable units			6% on AH build cost (incl: externals)				£68,978	
								£1,317,728	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£7,230,530	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£137,095	
4.0 Finance Costs									
4.1	Finance			APR	7.00%	on net costs	PCM	0.565%	-£137,095
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£7,367,625	

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ITEM		Residual Value		Technical Checks:	
Net Site Area	1.81	Brownfield	Lower Value Area	-337,559	per net ha
				Sqm/ha	5,214
				Dwgs/ha	58
				Units/ha	39
				GDV=Total costs	-

Nr of units	Private	Affordable	Social re Affordable rent	Intermediate	
	79	26	0.00	21	5.25

1.0 Development Value						
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	0	65	0	£1,700
		House	79	90	7,088	£1,850
			79		7087.50	
						Total Value
						£0
						£13,111,875
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	0	65	0	£0
		House	0	90	0	£0
			0		0.00	
						Total Value
						£0
						£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	0	65	0	£893
		House	21	90	1,890	£971
			21		1890.00	
						Total Value
						£0
						£1,835,663
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	0	65	0	£1,020
		House	5	90	473	£1,110
			5		472.50	
						Total Value
						£0
						£524,475
Gross Development value						£15,472,013

2.0 Development Cost	
2.1	Site Acquisition
2.1.1	Site value (residual land value)
	Purchaser Costs
	1.75%
-£611,800	
-£622,507	

2.3 Build Costs	
2.3.1	Private units
	Flats (GIA)
	House
	No. of units
	0
	79
	79
	Size sq.m
	75
	90
	90
	Total sq.m
	0
	7,088
	7087.50
	Cost per sq.m
	£1,054
	£929
	£929
	Total Costs
	£0
	£6,584,287.50
2.3.2	Affordable units
	Flats (GIA)
	House
	No. of units
	0
	26
	26
	Size sq.m
	75
	90
	90
	Total sq.m
	0
	2,363
	2362.50
	Cost per sq.m
	£1,054
	£929
	£929
	Total Costs
	£0.00
	£2,194,762.50
2.3.3	Extra-over BR2013
	£0
	per unit
	£0
105	
£8,779,050	

2.4 Extra over construction costs	
2.4.1	Externals
	10% on build cost
	£877,905.00
2.4.2	Site abnormalities (remediation/demolition)
	£0 per net ha
	£0
2.4.2	Site opening up costs
	£11,946 per unit
	£1,254,308
£2,132,213	

2.5 Professional Fees	
2.5.1	10% on build costs (incl: externals)
	£965,696
£965,696	

2.6 Contingency	
2.6.1	5% on build costs (incl: externals)
	£482,848
£482,848	

2.7 Developer contributions	
2.7.1	Lifetime homes
	£0 per unit
	£0
2.7.2	CSH Level 4
	2.5% build cost
	£219,476
2.7.3	CIL
	£0 per sqm
	£0
2.7.4	S106 contribution
	£1,000 per unit
	£105,000
2.7.5	Provision for energy requirements
	£0 per unit
	£0
£324,476	

2.8 Sale cost	
2.8.1	Private units only
	3.00% on OM GDV
	£393,356
£393,356	

TOTAL DEVELOPMENT COSTS (including land)	
£12,455,132	

3.0 Developer's Profit	
3.1	Private units
	20% on OM GDV
	£2,622,375.00
3.2	Affordable units
	6% on AH build cost (incl: externals)
	£144,854
£2,767,229	

TOTAL PROJECT COSTS [EXCLUDING INTEREST]	
£15,222,361	

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	
£249,652	

4.0 Finance Costs	
4.1	Finance
	APR
	7.00% on net costs
	PCM
	0.565%
	-£249,652
TOTAL PROJECT COSTS [INCLUDING INTEREST]	
£15,472,013	

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Helena Road		Lower Value Area		566 Units			
ITEM							
Net Site Area	1.13	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-36,120,506 per net ha		Sqm/ha	32,667
						Dwgs/ha	503
						Units/ha	93
						GDV=Total costs	-
Nr of units	Private	Affordable	Social re Affordable rent	Intermediate			
	425	142	0.00	113	28.30		
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		425	65	27,593	£1,700	£46,907,250
	House		0	90	0	£1,850	£0
			425		27592.50		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£0	£0
	House		0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		113	65	7,358	£893	£6,567,015
	House		0	90	0	£971	£0
			113		7358.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		28	65	1,840	£1,020	£1,876,290
	House		0	90	0	£1,110	£0
			28		1839.50		
Gross Development value							£55,350,555
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£40,678,986
	Purchaser Costs						1.75%
							-£41,390,868
2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		425	75	31,838	£1,395	£44,413,313
	House		0	90	0	£929	£0.00
			425		31837.50		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		142	75	10,613	£1,395	£14,804,437.50
	House		0	90	0	£929	£0.00
			142		10612.50		
2.3.3	Extra-over BR2013						£0
							£59,217,750
2.4 Extra over construction costs							
2.4.1	Externals		10% on build cost			£5,921,775.00	
2.4.2	Site abnormalities (remediation/demolition)		£0 per net ha			£0	
2.4.2	Site opening up costs		£14,137 per unit			£8,001,378	
							£13,923,153
2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)						£6,513,953
							£6,513,953
2.6 Contingency							
2.6.1	5% on build costs (incl: externals)						£3,256,976
							£3,256,976
2.7 Developer contributions							
2.7.1	Lifetime homes		£0 per unit			£0	
2.7.2	CSH Level 4		2.5% build cost			£1,480,444	
2.7.3	CIL		£0 per sqm			£0	
2.7.4	S106 contribution		£1,000 per unit			£566,000	
2.7.5	Provision for energy requirements		£0 per unit			£0	
							£2,046,444
2.8 Sale cost							
2.8.1	Private units only		3.00% on OM GDV			£1,407,218	
							£1,407,218
TOTAL DEVELOPMENT COSTS (including land)							£44,974,624
3.0 Developer's Profit							
3.1	Private units		20% on OM GDV			£9,381,450	
3.2	Affordable units		6% on AH build cost (incl: externals)			£977,093	
							£10,358,543
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£55,333,167
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£17,388
4.0 Finance Costs							
4.1	Finance		APR	7.00%	on net costs	PCM	0.565%
							-£17,388
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£55,350,555

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Island Site	Lower Value Area	271 Units					pba peterbrett		
ITEM									
Net Site Area	1.92	Brownfield	Lower Value Area	Residual Value		Technical Checks:			
				-4,406,810 per net ha		Sqm/ha	10,218		
						Dwgs/ha	141		
						Units/pa	65		
						GDV=Total costs	-		
Nr of units	Private	Affordable		Social r€	Affordable rent	Intermediate			
	203	68		0.00	54	13.55			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m	€psm	Total Value	
		Flats (NIA)		142	65	9,248	£1,700	£15,721,388	
		House		61	90	5,488	£1,850	£10,152,338	
				203		14735.63			
1.2	Social rent			No. of units	Size sq.m	Total sq.m	€psm	Total Value	
		Flats (NIA)		0	65	0	£0	£0	
		House		0	90	0	£0	£0	
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	€psm	Total Value	
		Flats (NIA)		38	65	2,466	£893	£2,200,994	
		House		16	90	1,463	£971	£1,421,327	
				54		3929.50			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	€psm	Total Value	
		Flats (NIA)		9	65	617	£1,020	£628,856	
		House		4	90	366	£1,110	£406,094	
				14		982.38			
Gross Development value								£30,530,996	
2.0 Development Cost									
2.1 Site Acquisition									
2.1.1	Site value (residual land value)							-£8,473,314	
	Purchaser Costs							1.75%	
								-8,621,597	
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		142	75	10,671	£1,096	£11,695,005	
		House		61	90	5,488	£929	£5,098,119.75	
				203		16158.38			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		47	75	3,557	£1,096	£3,898,335.00	
		House		20	90	1,829	£929	£1,699,373.25	
				68		5386.13			
2.3.3	Extra-over BR2013							£0 per unit	£0
								£22,390,833	
2.4 Extra over construction costs									
2.4.1	Externals			10% on build cost		£2,239,083.30			
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha		£0			
2.4.2	Site opening up costs			£13,133 per unit		£3,559,096			
								£5,798,179	
2.5 Professional Fees									
2.5.1				10% on build costs (incl: externals)		£2,462,992			
								£2,462,992	
2.6 Contingency									
2.6.1				5% on build costs (incl: externals)		£1,231,496			
								£1,231,496	
2.7 Developer contributions									
2.7.1	Lifetime homes			£0 per unit		£0			
2.7.2	CSH Level 4			2.5% build cost		£559,771			
2.7.3	CIL			£0 per sqm		£0			
2.7.4	S106 contribution			£1,000 per unit		£271,000			
2.7.5	Provision for energy requirements			£0 per unit		£0			
								£830,771	
2.8 Sale cost									
2.8.1	Private units only			3.00% on OM GDV		£776,212			
								£776,212	
TOTAL DEVELOPMENT COSTS (including land)								£24,868,885	
3.0 Developer's Profit									
3.1	Private units			20% on OM GDV		£5,174,745			
3.2	Affordable units			6% on AH build cost (incl: externals)		£369,449			
								£5,544,194	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£30,413,079	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£117,917	
4.0 Finance Costs									
4.1	Finance			APR 7.00% on net costs		PCM 0.565%		-£117,917	
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£30,530,996	

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Silo		Lower Value Area		48 Units			
ITEM							
Net Site Area	0.12	Greenfield	Lower Value Area	Residual Value	-23,766,522 per net ha		
					Technical Checks:		
					Sqm/ha 26,579		
					Dwgs/ha 409		
					Units/ha 24		
					GDV=Total costs -		
Nr of units	Private 36	Affordable 12	Social re Affordable rent 0.00	Intermediate 10	2.40		
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	36	65	2,340	£1,700	£3,978,000
		House	0	90	0	£1,850	£0
			36		2340.00		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	10	65	624	£893	£556,920
		House	0	90	0	£971	£0
			10		624.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	2	65	156	£1,020	£159,120
		House	0	90	0	£1,110	£0
			2		156.00		
Gross Development value							£4,694,040
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£2,789,885
						Purchaser Costs	1.75%
							-2,838,708
2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	36	75	2,700	£1,395	£3,766,500
		House	0	90	0	£929	£0.00
			36		2700.00		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	12	75	900	£1,395	£1,255,500.00
		House	0	90	0	£929	£0.00
			12		900.00		
2.3.3	Extra-over BR2013			£0			£0
							£5,022,000
2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£502,200.00
2.4.2	Site abnormals (remediation/demolition)			£0	per net ha		£0
2.4.2	Site opening up costs			£0	per unit		£0
							£502,200
2.5 Professional Fees							
2.5.1				10%	on build costs (incl: externals)		£552,420
							£552,420
2.6 Contingency							
2.6.1				5%	on build costs (incl: externals)		£276,210.00
							£276,210
2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4			2.5%	build cost		£125,550
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£48,000
2.7.5	Provision for energy requirements			£0	per unit		£0
							£173,550
2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£119,340
							£119,340
TOTAL DEVELOPMENT COSTS (including land)							£3,807,012
3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£795,600
3.2	Affordable units			6%	on AH build cost (incl: externals)		£82,863
							£878,463
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£4,685,475
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£8,565
4.0 Finance Costs							
4.1	Finance			APR 7.00%	on net costs	PCM 0.565%	-£8,565
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£4,694,040

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Former Tooks Bakery		Mid Value Area		101 Units					
ITEM									
Net Site Area	1.55	Brownfield	Mid Value Area	Residual Value		Technical Checks:			
				920,395 per net ha		Sqm/ha	5,870		
						Dwgs/ha	65		
						Units/pa	38		
						GDV=Total costs	-		
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate				
	76	25		0.00	20	5.05			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,950	£0	
		House		76	90	6,818	£2,200	£14,998,500	
				76		6817.50			
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£0	£0	
		House		0	90	0	£0	£0	
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,024	£0	
		House		20	90	1,818	£1,155	£2,099,790	
				20		1818.00			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,170	£0	
		House		5	90	455	£1,254	£569,943	
				5		454.50			
Gross Development value								£17,668,233	
2.0 Development Cost									
2.1 Site Acquisition									
2.1.1	Site value (residual land value)							£1,425,202	
	Purchaser Costs							5.75%	
								1,507,151	
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		0	75	0	£1,054	£0	
		House		76	90	6,818	£929	£6,333,457.50	
				76		6817.50			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		0	75	0	£1,054	£0.00	
		House		25	90	2,273	£929	£2,111,152.50	
				25		2272.50			
2.3.3	Extra-over BR2013			£0 per unit				£0	
								101	
								£8,444,610	
2.4 Extra over construction costs									
2.4.1	Externals			10% on build cost				£844,461.00	
2.4.2	Site abnormals (remediation/demolition)			£0 per net ha				£0	
2.4.2	Site opening up costs			£11,900 per unit				£1,201,852	
								£2,046,313	
2.5 Professional Fees									
2.5.1					10% on build costs (incl: externals)				£928,907
								£928,907	
2.6 Contingency									
2.6.1					5% on build costs (incl: externals)				£464,454
								£464,454	
2.7 Developer contributions									
2.7.1	Lifetime homes			£0 per unit				£0	
2.7.2	CSH Level 4			2.5% build cost				£211,115	
2.7.3	CIL			£0 per sqm				£0	
2.7.4	S106 contribution			£1,000 per unit				£101,000	
2.7.5	Provision for energy requirements			£0 per unit				£0	
								£312,115	
2.8 Sale cost									
2.8.1	Private units only			3.00% on OM GDV				£449,955	
								£449,955	
TOTAL DEVELOPMENT COSTS (including land)								£14,153,505	
3.0 Developer's Profit									
3.1	Private units			20% on OM GDV				£2,999,700	
3.2	Affordable units			6% on AH build cost (incl: externals)				£139,336	
								£3,139,036	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£17,292,541	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£375,692	
4.0 Finance Costs									
4.1	Finance			APR	PCM				
				7.00% on net costs	0.565%			-£375,692	
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£17,668,233	

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ITEM		Residual Value		Technical Checks:		
Net Site Area	1.96	Brownfield	Mid Value Area	710,917	per net ha	Sqm/ha 4,547
Nr of units	Private 74	Affordable 25	Social re Affordable rent 0.00	Intermediate 20		Dwgs/ha 51
						Units/pa 38
						GDV=Total costs -

1.0 Development Value		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	0	65	0	£1,950	£0
	House	74	90	6,683	£2,200	£14,701,500
		74		6,682.50		
1.2 Social rent	Flats (NIA)	0	65	0	£0	£0
	House	0	90	0	£0	£0
		0		0.00		
1.3 Affordable rent	Flats (NIA)	0	65	0	£1,024	£0
	House	20	90	1,782	£1,155	£2,058,210
		20		1,782.00		
1.3 Intermediate	Flats (NIA)	0	65	0	£1,170	£0
	House	5	90	446	£1,254	£558,657
		5		445.50		
Gross Development value						£17,318,367

2.0 Development Cost				
2.1 Site Acquisition				
2.1.1	Site value (residual land value)			£1,393,012
			Purchaser Costs	5.75%
				1,473,110

2.3 Build Costs		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	0	75	0	£1,054	£0
	House	74	90	6,683	£929	£6,208,042.50
		74		6,682.50		
2.3.2 Affordable units	Flats (GIA)	0	75	0	£1,054	£0.00
	House	25	90	2,228	£929	£2,069,347.50
		25		2,227.50		
2.3.3	Extra-over BR2013				£0 per unit	£0
						£8,277,390

2.4 Extra over construction costs				
2.4.1	Externals	10%	on build cost	£827,739.00
2.4.2	Site abnormalities (remediation/demolition)	£0	per net ha	£0
2.4.2	Site opening up costs	£11,876	per unit	£1,175,701
				£2,003,440

2.5 Professional Fees				
2.5.1		10%	on build costs (incl: externals)	£910,513
				£910,513

2.6 Contingency				
2.6.1		5%	on build costs (incl: externals)	£455,256
				£455,256

2.7 Developer contributions				
2.7.1	Lifetime homes	£0	per unit	£0
2.7.2	CSH Level 4	2.5%	build cost	£206,935
2.7.3	CIL	£0	per sqm	£0
2.7.4	S106 contribution	£1,000	per unit	£99,000
2.7.5	Provision for energy requirements	£0	per unit	£0
				£305,935

2.8 Sale cost				
2.8.1	Private units only	3.00%	on OM GDV	£441,045
				£441,045

TOTAL DEVELOPMENT COSTS (including land) £13,866,689

3.0 Developer's Profit				
3.1	Private units	20%	on OM GDV	£2,940,300
3.2	Affordable units	6%	on AH build cost (incl: externals)	£136,577
				£3,076,877

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £16,943,566

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £374,801

4.0 Finance Costs		APR	PCM	
4.1	Finance	7.00%	0.565%	on net costs -£374,801
				£17,318,367

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ITEM				Residual Value		Technical Checks:	
Net Site Area	0.22	Brownfield	Lower Value Area	-2,324,128	per net ha	Sqm/ha	8,374
Nr of units	Private 19	Affordable 6		Social re Affordable rent 0.00	Intermediate 5	Dwgs/ha	116
						Units/ha	15
						GDV=Total costs	-

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	13	65	853	£1,700	£1,450,313
		House	6	90	506	£1,850	£936,563
			19		1359.38		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	4	65	228	£893	£203,044
		House	2	90	135	£971	£131,119
			5		362.50		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	1	65	57	£1,020	£58,013
		House	0	90	34	£1,110	£37,463
			1		90.63		

Gross Development value £2,816,513

2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£503,017
				Purchaser Costs		1.75%	
							-511,820

2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	13	75	984	£1,096	£1,078,875
		House	6	90	506	£929	£470,306
			19		1490.63		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	4	75	328	£1,096	£359,625
		House	2	90	169	£929	£156,769
			6		496.88		
2.3.3	Extra-over BR2013			£0	per unit		£0
			25				£2,065,575

2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£206,558
2.4.2	Site abnormalities (remediation/demolition)			£0	per net ha		£0
2.4.2	Site opening up costs			£0	per unit		£0
							£206,558

2.5 Professional Fees							
2.5.1				10%	on build costs (incl: externals)		£227,213.25
							£227,213

2.6 Contingency							
2.6.1				5%	on build costs (incl: externals)		£113,606.63
							£113,607

2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4			0.0%	build cost		£0
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£25,000
2.7.5	Provision for energy requirements			£0	per unit		£0
							£25,000

2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£71,606
							£71,606

3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£477,375
3.2	Affordable units			6%	on AH build cost (incl: externals)		£34,082
							£511,457

TOTAL PROJECT COSTS (EXCLUDING INTEREST) £2,709,195

TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST) £107,317

4.0 Finance Costs							
4.1	Finance			APR 7.00%	on net costs	PCM 0.565%	£34,801
							£2,743,997

TOTAL PROJECT COSTS (INCLUDING INTEREST) £2,743,997

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ITEM				Residual Value		Technical Checks:		
Net Site Area	0.41	Brownfield	Lower Value Area	-2,102,670 per net ha		Sqm/ha	8,852	
						Dwgs/ha	122	
						Units/pa	25	
						GDV=Total costs	-	
Nr of units	Private 38	Affordable 13		Social re 0.00	Affordable rent 10	Intermediate 2.50		
1.0 Development Value								
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)	26	65	1,706	£1,700	£2,900,625.00	
		House	11	90	1,013	£1,850	£1,873,125	
			38		2718.75			
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)	0	65	0	£0	£0	
		House	0	90	0	£0	£0	
			0		0.00			
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)	7	65	455	£893	£406,088	
		House	3	90	270	£971	£262,238	
			10		725.00			
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)	2	65	114	£1,020	£116,025	
		House	1	90	68	£1,110	£74,925	
			3		181.25			
Gross Development value							£5,633,025	
2.0 Development Cost								
2.1	Site Acquisition							
2.1.1	Site value (residual land value)						-£861,076	
	Purchaser Costs						1.75%	
							-876,145	
2.3 Build Costs								
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	26	75	1,969	£1,096	£2,157,750	
		House	11	90	1,013	£929	£940,613	
			38		2981.25			
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	9	75	656	£1,096	£719,250	
		House	4	90	338	£929	£313,538	
			13		993.75			
2.3.3	Extra-over BR2013						£0 per unit	£0
							£4,131,150	
2.4 Extra over construction costs								
2.4.1	Externals			10% on build cost		£413,115		
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha		£0		
2.4.2	Site opening up costs			£0 per unit		£0		
							£413,115	
2.5 Professional Fees								
2.5.1				10% on build costs (incl: externals)		£454,427		
							£454,427	
2.6 Contingency								
2.6.1				5% on build costs (incl: externals)		£227,213		
							£227,213	
2.7 Developer contributions								
2.7.1	Lifetime homes			£0 per unit		£0		
2.7.2	CSH Level 4			0.0% build cost		£0		
2.7.3	CIL			£0 per sqm		£0		
2.7.4	S106 contribution			£1,000 per unit		£50,000		
2.7.5	Provision for energy requirements			£0 per unit		£0		
							£50,000	
2.8 Sale cost								
2.8.1	Private units only			3.00% on OM GDV		£143,213		
							£143,213	
TOTAL DEVELOPMENT COSTS (including land)							£4,542,972	
3.0 Developer's Profit								
3.1	Private units			20% on OM GDV		£954,750		
3.2	Affordable units			6% on AH build cost (incl: externals)		£68,164		
							£1,022,914	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£5,565,886	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£67,139	
4.0 Finance Costs								
4.1	Finance			APR 7.00% on net costs		PCM 0.565%		
							-£67,139	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£5,633,025	

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ITEM				Residual Value		Technical Checks:	
Net Site Area	0.35	Brownfield	Lower Value Area	524,606 per net ha		Sqm/ha	6,469
Nr of units	Private 19	Affordable 6		Social re Affordable rent 0.00	5	Intermediate 1.25	Dwgs/ha 72
							Units/pa 15
							GDV=Total costs -

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,700	£0
		House	19	90	1,688	£1,850	£3,121,875
			19		1687.50		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£893	£0
		House	5	90	450	£971	£437,063
			5		450.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,020	£0
		House	1	90	113	£1,110	£124,875
			1		112.50		
Gross Development value							£3,683,813

2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£182,478
	Purchaser Costs						2.75%
							187,496

2.3 Build Costs								
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	0	75	0	£1,054	£0	
		House	19	90	1,688	£929	£1,567,688	
			19		1687.50			
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	0	75	0	£1,054	£0	
		House	6	90	563	£929	£522,563	
			6		562.50			
2.3.3	Extra-over BR2013						£0 per unit	£0
							25	
							£2,090,250	

2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost				£209,025.00	
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha				£0	
2.4.2	Site opening up costs	£0 per unit				£0	
							£209,025

2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)				£229,928		
							£229,928

2.6 Contingency							
2.6.1	5% on build costs (incl: externals)				£114,964		
							£114,964

2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit				£0	
2.7.2	CSH Level 4	0.0% build cost				£0	
2.7.3	CIL	£0 per sqm				£0	
2.7.4	S106 contribution	£1,000 per unit				£25,000	
2.7.5	Provision for energy requirements	£0 per unit				£0	
							£25,000

2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV				£93,656	
							£93,656

TOTAL DEVELOPMENT COSTS (including land)							£2,950,319
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3.0 Developer's Profit							
3.1	Private units	20% on OM GDV				£624,375	
3.2	Affordable units	6% on AH build cost (incl: externals)				£34,489	
							£658,864

TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£3,609,183
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£74,630
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4.0 Finance Costs							
4.1	Finance	APR 7.00% on net costs		PCM 0.565%		-£74,630	

TOTAL PROJECT COSTS [INCLUDING INTEREST]							£3,683,813
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Felixstowe Road		Lower Value Area		70 Units			
ITEM							
Net Site Area	1.11	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				464,610 per net ha		Sqm/ha	5,673
						Dwgs/ha	63
						Units/pa	31
						GDV=Total costs	-
Nr of units	Private	Affordable		Social r	Affordable rent	Intermediate	
	53	18		0.00	14	3.50	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,700
		House		53	90	4,725	£1,850
				53		4,725.00	
							Total Value
							£0
							£8,741,250
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		14	90	1,260	£971
				14		1,260.00	
							Total Value
							£0
							£1,223,775
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		4	90	315	£1,110
				4		315.00	
							Total Value
							£0
							£349,650
Gross Development value							£10,314,675
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£515,948
	Purchaser Costs						5.75%
							545,615
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		53	90	4,725	£929
				53		4,725.00	
							Total Costs
							£0
							£4,389,525.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		18	90	1,575	£929
				18		1,575.00	
							Total Costs
							£0.00
							£1,463,175.00
2.3.3	Extra-over BR2013			£0 per unit			£0
							£5,852,700
2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£585,270.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£585,270
2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£643,797
							£643,797
2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£321,899
							£321,899
2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			0.0% build cost			£0
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£70,000
2.7.5	Provision for energy requirements			£0 per unit			£0
							£70,000
2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£262,238
							£262,238
TOTAL DEVELOPMENT COSTS (including land)							£8,281,518
3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£1,748,250
3.2	Affordable units			6% on AH build cost (incl: externals)			£96,570
							£1,844,820
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£10,126,337
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£188,338
4.0 Finance Costs							
4.1	Finance			APR	PCM		
				7.00% on net costs	0.565%		-£188,338
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£10,314,675


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Artificial Hockey Pitch		Mid Value Area		18 Units				pba peterbrett			
ITEM											
Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value		1,027,678 per net ha		Technical Checks:			
								Sqm/ha	3,402		
								Dwgs/ha	38		
								Units/pa	12		
								GDV=Total costs	-		
Nr of units	Private	Affordable		Social re:	Affordable rent	Intermediate					
	14	5		0.00	4	0.90					
1.0 Development Value											
1.1	Private units			No. of units	Size sq.m	Total sq.m		£psm	Total Value		
		Flats (NIA)		0	65	0		£1,950	£0		
		House		14	90	1,215		£2,200	£2,673,000		
				14		1215.00					
1.2	Social rent			No. of units	Size sq.m	Total sq.m		£psm	Total Value		
		Flats (NIA)		0	65	0		£0	£0		
		House		0	90	0		£0	£0		
				0		0.00					
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m		£psm	Total Value		
		Flats (NIA)		0	65	0		£1,024	£0		
		House		4	90	324		£1,155	£374,220		
				4		324.00					
1.3	Intermediate			No. of units	Size sq.m	Total sq.m		£psm	Total Value		
		Flats (NIA)		0	65	0		£1,170	£0		
		House		1	90	81		£1,254	£101,574		
				1		81.00					
Gross Development value									£3,148,794		
2.0 Development Cost											
2.1	Site Acquisition										
2.1.1	Site value (residual land value)								£489,313		
							Purchaser Costs	4.75%			
									512,555		
2.3 Build Costs											
2.3.1	Private units			No. of units	Size sq.m	Total sq.m		Cost per sq.m	Total Costs		
		Flats (GIA)		0	75	0		£1,054	£0		
		House		14	90	1,215		£929	£1,128,735.00		
				14		1215.00					
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m		Cost per sq.m	Total Costs		
		Flats (GIA)		0	75	0		£1,054	£0.00		
		House		5	90	405		£929	£376,245.00		
				5		405.00					
2.3.3	Extra-over BR2013								£0		
									£0 per unit		
									18		
									£1,504,980		
2.4 Extra over construction costs											
2.4.1	Externals								10% on build cost	£150,498.00	
2.4.2	Site abnormalities (remediation/demolition)								£0 per net ha	£0	
2.4.2	Site opening up costs								£0 per unit	£0	
									£150,498		
2.5 Professional Fees											
2.5.1									10% on build costs (incl: externals)	£165,548	
									£165,548		
2.6 Contingency											
2.6.1									5% on build costs (incl: externals)	£82,774	
									£82,774		
2.7 Developer contributions											
2.7.1	Lifetime homes								£0 per unit	£0	
2.7.2	CSH Level 4								0.0% build cost	£0	
2.7.3	CIL								£0 per sqm	£0	
2.7.4	S106 contribution								£1,000 per unit	£18,000	
2.7.5	Provision for energy requirements								£0 per unit	£0	
									£18,000		
2.8 Sale cost											
2.8.1	Private units only								3.00% on OM GDV	£80,190	
									£80,190		
TOTAL DEVELOPMENT COSTS (including land)									£2,514,545		
3.0 Developer's Profit											
3.1	Private units								20% on OM GDV	£534,600	
3.2	Affordable units								6% on AH build cost (incl: externals)	£24,832	
									£559,432		
TOTAL PROJECT COSTS [EXCLUDING INTEREST]									£3,073,977		
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]									£74,817		
4.0 Finance Costs											
4.1	Finance								APR 7.00% on net costs	PCM 0.565%	£-74,817
TOTAL PROJECT COSTS [INCLUDING INTEREST]									£3,148,794		

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Central/West Brownfield		Lower Value Area		25 Units		pba peterbrett	
ITEM							
Net Site Area	0.43	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				421,559 per net ha		Sqm/ha	5,198
						Dwgs/ha	58
						Units/ha	15
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	19	6		0.00	5	1.25	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,700
		House		19	90	1,688	£1,850
				19		1687.50	
							Total Value
							£0
							£3,121,875
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		5	90	450	£971
				5		450.00	
							Total Value
							£0
							£437,063
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		1	90	113	£1,110
				1		112.50	
							Total Value
							£0
							£124,875
Gross Development value							£3,683,813
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£182,478
	Purchaser Costs						2.75%
							187,496
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		19	90	1,688	£929
				19		1687.50	
							Total Costs
							£0
							£1,567,687.50
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		6	90	563	£929
				6		562.50	
							Total Costs
							£0.00
							£522,562.50
2.3.3	Extra-over BR2013						
							£0
							£0
							25
							£2,090,250
2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£209,025.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£209,025
2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£229,928
							£229,928
2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£114,964
							£114,964
2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			0.0% build cost			£0
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£25,000
2.7.5	Provision for energy requirements			£0 per unit			£0
							£25,000
2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£93,656
							£93,656
TOTAL DEVELOPMENT COSTS (including land)							£2,950,319
3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£624,375
3.2	Affordable units			6% on AH build cost (incl: externals)			£34,489
							£658,864
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£3,609,183
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£74,630
4.0 Finance Costs							
4.1	Finance			APR	PCM		
				7.00%	0.565%		-£74,630
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£3,683,813

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West Greenfield		Lower Value Area		50 Units						
ITEM										
Net Site Area	0.81	Greenfield	Lower Value Area	Residual Value		451,311 per net ha		Technical Checks: Sqm/ha 5,544 Dwgs/ha 62 Units/ha 25 GDV=Total costs -		
Nr of units	Private 38	Affordable 13		Social re Affordable rent 0.00	10	Intermediate 2.50				
1.0 Development Value										
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value		
	Flats (NIA)		0	65	0	£1,700	£0			
	House		38	90	3,375	£1,850	£6,243,750			
			38		3375.00					
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value			
	Flats (NIA)		0	65	0	£0	£0			
	House		0	90	0	£0	£0			
			0		0.00					
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value			
	Flats (NIA)		0	65	0	£893	£0			
	House		10	90	900	£971	£874,125			
			10		900.00					
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value			
	Flats (NIA)		0	65	0	£1,020	£0			
	House		3	90	225	£1,110	£249,750			
			3		225.00					
Gross Development value							£7,367,625			
2.0 Development Cost										
2.1	Site Acquisition									
2.1.1	Site value (residual land value)						£366,337			
	Purchaser Costs						4.75%			
							383,738			
2.3 Build Costs										
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs			
	Flats (GIA)		0	75	0	£1,054	£0			
	House		38	90	3,375	£929	£3,135,375.00			
			38		3375.00					
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs			
	Flats (GIA)		0	75	0	£1,054	£0.00			
	House		13	90	1,125	£929	£1,045,125.00			
			13		1125.00					
2.3.3	Extra-over BR2013		£0 per unit				£0			
							50			
							£4,180,500			
2.4 Extra over construction costs										
2.4.1	Externals		10% on build cost				£418,050.00			
2.4.2	Site abnormalities (remediation/demolition)		£0 per net ha				£0			
2.4.2	Site opening up costs		£0 per unit				£0			
							£418,050			
2.5 Professional Fees										
2.5.1			10% on build costs (incl: externals)				£459,855			
							£459,855			
2.6 Contingency										
2.6.1			5% on build costs (incl: externals)				£229,928			
							£229,928			
2.7 Developer contributions										
2.7.1	Lifetime homes		£0 per unit				£0			
2.7.2	CSH Level 4		0.0% build cost				£0			
2.7.3	CIL		£0 per sqm				£0			
2.7.4	S106 contribution		£1,000 per unit				£50,000			
2.7.5	Provision for energy requirements		£0 per unit				£0			
							£50,000			
2.8 Sale cost										
2.8.1	Private units only		3.00% on OM GDV				£187,313			
							£187,313			
TOTAL DEVELOPMENT COSTS (including land)							£5,909,383			
3.0 Developer's Profit										
3.1	Private units		20% on OM GDV				£1,248,750			
3.2	Affordable units		6% on AH build cost (incl: externals)				£68,978			
							£1,317,728			
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£7,227,112			
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£140,513			
4.0 Finance Costs										
4.1	Finance		APR 7.00% on net costs		PCM 0.565%		-		£140,513	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£7,367,625			

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ITEM				Residual Value		Technical Checks:	
Net Site Area	1.81	Brownfield	Lower Value Area	-223,679 per net ha		Sqm/ha	5,214
Nr of units	Private 79	Affordable 26		Social re Affordable rent 0.00	21	Dwgs/ha	58
				Intermediate	5.25	Units/ha	39
						GDV=Total costs	-

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,700	£0
		House	79	90	7,088	£1,850	£13,111,875
			79		7087.50		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£893	£0
		House	21	90	1,890	£971	£1,835,663
			21		1890.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,020	£0
		House	5	90	473	£1,110	£524,475
			5		472.50		
Gross Development value							£15,472,013

2.0 Development Cost							
2.1 Site Acquisition							
2.1.1 Site value (residual land value)							-£405,402
Purchaser Costs							1.75%
							-412,497

2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	0	75	0	£1,054	£0
		House	79	90	7,088	£929	£6,584,287.50
			79		7087.50		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	0	75	0	£1,054	£0.00
		House	26	90	2,363	£929	£2,194,762.50
			26		2362.50		
2.3.3 Extra-over BR2013							£0
							£8,779,050

2.4 Extra over construction costs								
2.4.1 Externals							10% on build cost	£877,905.00
2.4.2 Site abnormals (remediation/demolition)							£0 per net ha	£0
2.4.2 Site opening up costs							£11,946 per unit	£1,254,308
							£2,132,213	

2.5 Professional Fees								
2.5.1							10% on build costs (incl: externals)	£965,696
							£965,696	

2.6 Contingency								
2.6.1							5% on build costs (incl: externals)	£482,848
							£482,848	

2.7 Developer contributions								
2.7.1 Lifetime homes							£0 per unit	£0
2.7.2 CSH Level 4							0.0% build cost	£0
2.7.3 CIL							£0 per sqm	£0
2.7.4 S106 contribution							£1,000 per unit	£105,000
2.7.5 Provision for energy requirements							£0 per unit	£0
							£105,000	

2.8 Sale cost								
2.8.1 Private units only							3.00% on OM GDV	£393,356
							£393,356	

TOTAL DEVELOPMENT COSTS (including land)							£12,445,665
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3.0 Developer's Profit								
3.1 Private units							20% on OM GDV	£2,622,375.00
3.2 Affordable units							6% on AH build cost (incl: externals)	£144,854
							£2,767,229	

TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£15,212,895
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£259,118
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4.0 Finance Costs									
4.1 Finance							APR 7.00% on net costs	PCM 0.565%	-£259,118

TOTAL PROJECT COSTS [INCLUDING INTEREST]							£15,472,013
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Helena Road		Lower Value Area		566 Units			
ITEM							
Net Site Area	1.13	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-34,831,469 per net ha		Sqm/ha	32,667
						Dwgs/ha	503
						Units/ha	93
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	425	142		0.00	113	28.30	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)			425	65	27,593	£1,700
	House			0	90	0	£1,850
				425		27592.50	
							Total Value
							£46,907,250
							£0
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)			0	65	0	£0
	House			0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)			113	65	7,358	£893
	House			0	90	0	£971
				113		7358.00	
							Total Value
							£6,567,015
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)			28	65	1,840	£1,020
	House			0	90	0	£1,110
				28		1839.50	
							Total Value
							£1,876,290
							£0
Gross Development value							£55,350,555
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£39,227,270
	Purchaser Costs						1.75%
							-39,913,747
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)			425	75	31,838	£1,395
	House			0	90	0	£929
				425		31837.50	
							Total Costs
							£44,413,313
							£0.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)			142	75	10,613	£1,395
	House			0	90	0	£929
				142		10612.50	
							Total Costs
							£14,804,437.50
							£0.00
2.3.3	Extra-over BR2013						
							£0
							£59,217,750
2.4	Extra over construction costs						
2.4.1	Externals			10% on build cost			£5,921,775.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£14,137 per unit			£8,001,378
							£13,923,153
2.5	Professional Fees						
2.5.1				10% on build costs (incl: externals)			£6,513,953
							£6,513,953
2.6	Contingency						
2.6.1				5% on build costs (incl: externals)			£3,256,976
							£3,256,976
2.7	Developer contributions						
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			0.0% build cost			£0
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£566,000
2.7.5	Provision for energy requirements			£0 per unit			£0
							£566,000
2.8	Sale cost						
2.8.1	Private units only			3.00% on OM GDV			£1,407,218
							£1,407,218
TOTAL DEVELOPMENT COSTS (including land)							£44,971,302
3.0	Developer's Profit						
3.1	Private units			20% on OM GDV			£9,381,450
3.2	Affordable units			6% on AH build cost (incl: externals)			£977,093
							£10,358,543
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£55,329,845
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£20,710
4.0	Finance Costs						
4.1	Finance			APR	PCM		
				7.00%	0.565%		-£20,710
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£55,350,555

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Island Site	Lower Value Area	271 Units						
ITEM								
Net Site Area	1.92	Brownfield	Lower Value Area	Residual Value		Technical Checks:		
				-4,125,978 per net ha		Sqm/ha	10,218	
						Dwgs/ha	141	
						Units/pa	65	
						GDV=Total costs	-	
Nr of units	Private	Affordable	Social r Affordable rent		Intermediate			
	203	68	0.00 54		13.55			
1.0 Development Value								
1.1	Private units		No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
		Flats (NIA)	142	65	9,248	£1,700	£15,721,388	
		House	61	90	5,488	£1,850	£10,152,338	
			203		14735.63			
1.2	Social rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
		Flats (NIA)	0	65	0	£0	£0	
		House	0	90	0	£0	£0	
			0		0.00			
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
		Flats (NIA)	38	65	2,466	£893	£2,200,994	
		House	16	90	1,463	£971	£1,421,327	
			54		3929.50			
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
		Flats (NIA)	9	65	617	£1,020	£628,856	
		House	4	90	366	£1,110	£406,094	
			14		982.38			
Gross Development value							£30,530,996	
2.0 Development Cost								
2.1 Site Acquisition								
2.1.1	Site value (residual land value)						-£7,933,336	
	Purchaser Costs						1.75%	
							-8,072,169	
2.3 Build Costs								
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	142	75	10,671	£1,096	£11,695,005	
		House	61	90	5,488	£929	£5,098,119.75	
			203		16158.38			
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	47	75	3,557	£1,096	£3,898,335.00	
		House	20	90	1,829	£929	£1,699,373.25	
			68		5386.13			
2.3.3	Extra-over BR2013						£0 per unit	
							£22,390,833	
2.4 Extra over construction costs								
2.4.1	Externals			10% on build cost		£2,239,083.30		
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha		£0		
2.4.2	Site opening up costs			£13,133 per unit		£3,559,096		
							£5,798,179	
2.5 Professional Fees								
2.5.1	10% on build costs (incl: externals)					£2,462,992		
							£2,462,992	
2.6 Contingency								
2.6.1	5% on build costs (incl: externals)					£1,231,496		
							£1,231,496	
2.7 Developer contributions								
2.7.1	Lifetime homes			£0 per unit		£0		
2.7.2	CSH Level 4			0.0% build cost		£0		
2.7.3	CIL			£0 per sqm		£0		
2.7.4	S106 contribution			£1,000 per unit		£271,000		
2.7.5	Provision for energy requirements			£0 per unit		£0		
							£271,000	
2.8 Sale cost								
2.8.1	Private units only					3.00% on OM GDV		£776,212
							£776,212	
TOTAL DEVELOPMENT COSTS (including land)							£24,858,542	
3.0 Developer's Profit								
3.1	Private units					20% on OM GDV		£5,174,745
3.2	Affordable units					6% on AH build cost (incl: externals)		£369,449
							£5,544,194	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£30,402,736	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£128,260	
4.0 Finance Costs								
4.1	Finance			APR 7.00% on net costs		PCM 0.565%		-£128,260
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£30,530,996	

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Silo	Lower Value Area		48 Units																		
ITEM																					
Net Site Area	0.12	Greenfield	Lower Value Area	Residual Value -22,723,753 per net ha																	
<table border="1"> <tr> <td colspan="2">Technical Checks:</td> <td>Sqm/ha</td> <td>26,579</td> </tr> <tr> <td colspan="2"></td> <td>Dwgs/ha</td> <td>409</td> </tr> <tr> <td colspan="2"></td> <td>Units/ha</td> <td>24</td> </tr> <tr> <td colspan="2"></td> <td>GDV=Total costs</td> <td>-</td> </tr> </table>						Technical Checks:		Sqm/ha	26,579			Dwgs/ha	409			Units/ha	24			GDV=Total costs	-
Technical Checks:		Sqm/ha	26,579																		
		Dwgs/ha	409																		
		Units/ha	24																		
		GDV=Total costs	-																		
Nr of units	Private 36	Affordable 12	Social re Affordable rent 0.00	Intermediate 10	2.40																
1.0 Development Value																					
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value														
		Flats (NIA)	36	65	2,340	£1,700	£3,978,000														
		House	0	90	0	£1,850	£0														
			36		2340.00																
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value														
		Flats (NIA)	0	65	0	£0	£0														
		House	0	90	0	£0	£0														
			0		0.00																
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value														
		Flats (NIA)	10	65	624	£893	£556,920														
		House	0	90	0	£971	£0														
			10		624.00																
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value														
		Flats (NIA)	2	65	156	£1,020	£159,120														
		House	0	90	0	£1,110	£0														
			2		156.00																
Gross Development value							£4,694,040														
2.0 Development Cost																					
2.1	Site Acquisition																				
2.1.1	Site value (residual land value)					-£2,667,477															
					Purchaser Costs	1.75%															
-2,714,158																					
2.3 Build Costs																					
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs														
		Flats (GIA)	36	75	2,700	£1,395	£3,766,500														
		House	0	90	0	£929	£0.00														
			36		2700.00																
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs														
		Flats (GIA)	12	75	900	£1,395	£1,255,500.00														
		House	0	90	0	£929	£0.00														
			12		900.00																
2.3.3	Extra-over BR2013					£0 per unit	£0														
48							£5,022,000														
2.4 Extra over construction costs																					
2.4.1	Externals	10% on build cost			£502,200.00																
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha			£0																
2.4.2	Site opening up costs	£0 per unit			£0																
£502,200																					
2.5 Professional Fees																					
2.5.1	10% on build costs (incl: externals)				£552,420																
£552,420																					
2.6 Contingency																					
2.6.1	5% on build costs (incl: externals)				£276,210.00																
£276,210																					
2.7 Developer contributions																					
2.7.1	Lifetime homes	£0 per unit			£0																
2.7.2	CSH Level 4	0.0% build cost			£0																
2.7.3	CIL	£0 per sqm			£0																
2.7.4	S106 contribution	£1,000 per unit			£48,000																
2.7.5	Provision for energy requirements	£0 per unit			£0																
£48,000																					
2.8 Sale cost																					
2.8.1	Private units only	3.00% on OM GDV			£119,340																
£119,340																					
TOTAL DEVELOPMENT COSTS (including land) £3,806,012																					
3.0 Developer's Profit																					
3.1	Private units	20% on OM GDV			£795,600																
3.2	Affordable units	6% on AH build cost (incl: externals)			£82,863																
£878,463																					
TOTAL PROJECT COSTS [EXCLUDING INTEREST] £4,684,475																					
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £9,565																					
4.0 Finance Costs																					
4.1	Finance	APR 7.00%	on net costs		PCM 0.565%	-£9,565															
TOTAL PROJECT COSTS [INCLUDING INTEREST] £4,694,040																					

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Former Tooks Bakery		Mid Value Area		101 Units					
ITEM									
Net Site Area	1.55	Brownfield	Mid Value Area	Residual Value		Technical Checks:			
				1,043,759 per net ha		Sqm/ha	5,870		
						Dwgs/ha	65		
						Units/ha	38		
						GDV=Total costs	-		
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate				
	76	25		0.00	20	5.05			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,950	£0	
		House		76	90	6,818	£2,200	£14,998,500	
				76		6817.50			
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£0	£0	
		House		0	90	0	£0	£0	
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,024	£0	
		House		20	90	1,818	£1,155	£2,099,790	
				20		1818.00			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,170	£0	
		House		5	90	455	£1,254	£569,943	
				5		454.50			
Gross Development value								£17,668,233	
2.0 Development Cost									
2.1 Site Acquisition									
2.1.1	Site value (residual land value)							£1,616,227	
	Purchaser Costs							5.75%	
								1,709,161	
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		0	75	0	£1,054	£0	
		House		76	90	6,818	£929	£6,333,457.50	
				76		6817.50			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		0	75	0	£1,054	£0.00	
		House		25	90	2,273	£929	£2,111,152.50	
				25		2272.50			
2.3.3	Extra-over BR2013							£0 per unit	£0
								101	
								£8,444,610	
2.4 Extra over construction costs									
2.4.1	Externals	10% on build cost					£844,461.00		
2.4.2	Site abnormals (remediation/demolition)	£0 per net ha					£0		
2.4.2	Site opening up costs	£11,900 per unit					£1,201,852		
								£2,046,313	
2.5 Professional Fees									
2.5.1	10% on build costs (incl: externals)					£928,907			
								£928,907	
2.6 Contingency									
2.6.1	5% on build costs (incl: externals)					£464,454			
								£464,454	
2.7 Developer contributions									
2.7.1	Lifetime homes	£0 per unit					£0		
2.7.2	CSH Level 4	0.0% build cost					£0		
2.7.3	CIL	£0 per sqm					£0		
2.7.4	S106 contribution	£1,000 per unit					£101,000		
2.7.5	Provision for energy requirements	£0 per unit					£0		
								£101,000	
2.8 Sale cost									
2.8.1	Private units only	3.00% on OM GDV					£449,955		
								£449,955	
TOTAL DEVELOPMENT COSTS (including land)								£14,144,399	
3.0 Developer's Profit									
3.1	Private units	20% on OM GDV					£2,999,700		
3.2	Affordable units	6% on AH build cost (incl: externals)					£139,336		
								£3,139,036	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£17,283,435	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£384,798	
4.0 Finance Costs									
4.1	Finance	APR 7.00% on net costs			PCM 0.565%		£-384,798		
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£17,668,233	

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ITEM				Residual Value		Technical Checks:	
Net Site Area	1.96	Brownfield	Mid Value Area	806,472 per net ha		Sqm/ha	4,547
						Dwgs/ha	51
						Units/pa	38
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	74	25		0.00	20	4.95	

1.0 Development Value		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	0	65	0	£1,950	£0
	House	74	90	6,683	£2,200	£14,701,500
		74		6,682.50		
1.2 Social rent	Flats (NIA)	0	65	0	£0	£0
	House	0	90	0	£0	£0
		0		0.00		
1.3 Affordable rent	Flats (NIA)	0	65	0	£1,024	£0
	House	20	90	1,782	£1,155	£2,058,210
		20		1,782.00		
1.3 Intermediate	Flats (NIA)	0	65	0	£1,170	£0
	House	5	90	446	£1,254	£558,657
		5		445.50		
Gross Development value						£17,318,367

2.0 Development Cost				
2.1 Site Acquisition				
2.1.1	Site value (residual land value)			£1,580,247
		Purchaser Costs	5.75%	
				1,671,111

2.3 Build Costs		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	0	75	0	£1,054	£0
	House	74	90	6,683	£929	£6,208,042.50
		74		6,682.50		
2.3.2 Affordable units	Flats (GIA)	0	75	0	£1,054	£0.00
	House	25	90	2,228	£929	£2,069,347.50
		25		2,227.50		
2.3.3	Extra-over BR2013				£0 per unit	£0
						£8,277,390

2.4 Extra over construction costs				
2.4.1	Externals	10%	on build cost	£827,739.00
2.4.2	Site abnormalities (remediation/demolition)	£0	per net ha	£0
2.4.2	Site opening up costs	£11,876	per unit	£1,175,701
				£2,003,440

2.5 Professional Fees				
2.5.1		10%	on build costs (incl: externals)	£910,513
				£910,513

2.6 Contingency				
2.6.1		5%	on build costs (incl: externals)	£455,256
				£455,256

2.7 Developer contributions				
2.7.1	Lifetime homes	£0	per unit	£0
2.7.2	CSH Level 4	0.0%	build cost	£0
2.7.3	CIL	£0	per sqm	£0
2.7.4	S106 contribution	£1,000	per unit	£99,000
2.7.5	Provision for energy requirements	£0	per unit	£0
				£99,000

2.8 Sale cost				
2.8.1	Private units only	3.00%	on OM GDV	£441,045
				£441,045

TOTAL DEVELOPMENT COSTS (including land) £13,857,755

3.0 Developer's Profit				
3.1	Private units	20%	on OM GDV	£2,940,300
3.2	Affordable units	6%	on AH build cost (incl: externals)	£136,577
				£3,076,877

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £16,934,632

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £383,735

4.0 Finance Costs		APR	PCM	
4.1	Finance	7.00%	0.565%	on net costs -£383,735
				£17,318,367

TOTAL PROJECT COSTS [INCLUDING INTEREST] £17,318,367

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ITEM

Net Site Area	0.22	Brownfield	Lower Value Area	Residual Value	-2,905,815	per net ha	Technical Checks:	Sqm/ha	8,374
								Dwgs/ha	116
								Units/ha	15
								GDV=Total costs	0

Nr of units	Private	Affordable	Social re Affordable rent	Intermediate
	16	9	0.00	7
				1.75

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	11	65	739	£1,700	£1,256,938
		House	5	90	439	£1,850	£811,688
			16		1178.13		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	5	65	319	£893	£284,261
		House	2	90	189	£971	£183,566
			7		507.50		
1.3	Intermediate	Flats (NIA)	1	65	80	£1,020	£81,218
		House	1	90	47	£1,110	£52,448
			2		126.88		

Gross Development value							£2,670,118
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2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£628,913
				Purchaser Costs			1.75%
							-639,919

2.3 Build Costs							
2.3.1	Private units	Flats (GIA)	11	75	853	£1,096	£935,025
		House	5	90	439	£929	£407,599
			16		1291.88		
2.3.2	Affordable units	Flats (GIA)	6	75	459	£1,096	£503,475
		House	3	90	236	£929	£219,476
			9		695.63		
2.3.3	Extra-over BR2013						£0 per unit
			25				£2,065,575

2.4 Extra over construction costs							
2.4.1	Externals		10%	on build cost			£206,558
2.4.2	Site abnormalities (remediation/demolition)		£0	per net ha			£0
2.4.2	Site opening up costs		£0	per unit			£0
							£206,558

2.5 Professional Fees							
2.5.1			10%	on build costs (incl: externals)			£227,213.25
							£227,213

2.6 Contingency							
2.6.1			5%	on build costs (incl: externals)			£113,606.63
							£113,607

2.7 Developer contributions							
2.7.1	Lifetime homes		£0	per unit			£0
2.7.2	CSH Level 4		0.0%	build cost			£0
2.7.3	CIL		£0	per sqm			£0
2.7.4	S106 contribution		£1,000	per unit			£25,000
2.7.5	Provision for energy requirements		£2,200	per unit			£55,000
							£80,000

2.8 Sale cost							
2.8.1	Private units only		3.00%	on OM GDV			£62,059
							£62,059

3.0 Developer's Profit							
3.1	Private units		20%	on OM GDV			£413,725
3.2	Affordable units		6%	on AH build cost (incl: externals)			£47,715
							£461,440

TOTAL DEVELOPMENT COSTS (including land)							£2,115,092
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TOTAL PROJECT COSTS (EXCLUDING INTEREST)							£2,576,532
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TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST)							£93,586
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4.0 Finance Costs							
4.1	Finance		APR	7.00%	on net costs	PCM	0.565%
							£30,739
							£2,607,271

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ITEM		Residual Value			Technical Checks:	
Net Site Area	0.41	Brownfield	Lower Value Area	-2,758,582	per net ha	Sqm/ha 8,852 Dwgs/ha 122 Units/pa 25 GDV=Total costs -
Nr of units	Private 33	Affordable 18	Social rent 0.00	Affordable rent 14	Intermediate 3.50	
1.0 Development Value						
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)		23	65	1,479	£1,700
	House		10	90	878	£1,850
			33		2356.25	
						Total Value
						£2,513,875.00
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)		0	65	0	£0
	House		0	90	0	£0
			0		0.00	
						Total Value
						£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)		10	65	637	£893
	House		4	90	378	£971
			14		1015.00	
						Total Value
						£568,523
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)		2	65	159	£1,020
	House		1	90	95	£1,110
			4		253.75	
						Total Value
						£162,435
						£104,895
Gross Development value						£5,340,235
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Site value (residual land value)					-£1,129,682
				Purchaser Costs	1.75%	
						-1,149,452
2.3 Build Costs						
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)		23	75	1,706	£1,096
	House		10	90	878	£929
			33		2583.75	
						Total Costs
						£1,870,050
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)		12	75	919	£1,096
	House		5	90	473	£929
			18		1391.25	
						Total Costs
						£1,006,950
2.3.3	Extra-over BR2013			£0	per unit	
						£0
						£4,131,150
2.4 Extra over construction costs						
2.4.1	Externals		10%	on build cost		£413,115
2.4.2	Site abnormalities (remediation/demolition)		£0	per net ha		£0
2.4.2	Site opening up costs		£0	per unit		£0
						£413,115
2.5 Professional Fees						
2.5.1			10%	on build costs (incl: externals)		£454,427
						£454,427
2.6 Contingency						
2.6.1			5%	on build costs (incl: externals)		£227,213
						£227,213
2.7 Developer contributions						
2.7.1	Lifetime homes		£0	per unit		£0
2.7.2	CSH Level 4		0.0%	build cost		£0
2.7.3	CIL		£0	per sqm		£0
2.7.4	S106 contribution		£1,000	per unit		£50,000
2.7.5	Provision for energy requirements		£2,200	per unit		£110,000
						£160,000
2.8 Sale cost						
2.8.1	Private units only		3.00%	on OM GDV		£124,118
						£124,118
TOTAL DEVELOPMENT COSTS (including land)						£4,360,571
3.0 Developer's Profit						
3.1	Private units		20%	on OM GDV		£827,450
3.2	Affordable units		6%	on AH build cost (incl: externals)		£95,430
						£922,880
TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£5,283,450
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						£56,785
4.0 Finance Costs						
4.1	Finance		APR 7.00%	on net costs	PCM 0.565%	-£56,785
TOTAL PROJECT COSTS [INCLUDING INTEREST]						£5,340,235

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ITEM				Residual Value		Technical Checks:	
Net Site Area	0.35	Brownfield	Lower Value Area	80,133 per net ha		Sqm/ha	6,469
Nr of units	Private 16	Affordable 9		Social re	Affordable rent 7	Intermediate 1.75	Dwgs/ha 72
							Units/pa 15
							GDV=Total costs -

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,700	£0
		House	16	90	1,463	£1,850	£2,705,625
			16		1462.50		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£893	£0
		House	7	90	630	£971	£611,888
			7		630.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,020	£0
		House	2	90	158	£1,110	£174,825
			2		157.50		
Gross Development value							£3,492,338

2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£27,873
	Purchaser Costs						1.75%
							28,361

2.3 Build Costs								
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	0	75	0	£1,054	£0	
		House	16	90	1,463	£929	£1,358,663	
			16		1462.50			
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	0	75	0	£1,054	£0	
		House	9	90	788	£929	£731,588	
			9		787.50			
2.3.3	Extra-over BR2013						£0 per unit	£0
							2,090,250	

2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost				£209,025.00	
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha				£0	
2.4.2	Site opening up costs	£0 per unit				£0	
							£209,025

2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)				£229,928		
							£229,928

2.6 Contingency							
2.6.1	5% on build costs (incl: externals)				£114,964		
							£114,964

2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit				£0	
2.7.2	CSH Level 4	0.0% build cost				£0	
2.7.3	CIL	£0 per sqm				£0	
2.7.4	S106 contribution	£1,000 per unit				£25,000	
2.7.5	Provision for energy requirements	£2,200 per unit				£55,000	
							£80,000

2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV				£81,169	
							£81,169

TOTAL DEVELOPMENT COSTS (including land) £2,833,696

3.0 Developer's Profit							
3.1	Private units	20% on OM GDV				£541,125	
3.2	Affordable units	6% on AH build cost (incl: externals)				£48,285	
							£589,410

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £3,423,106

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £69,232

4.0 Finance Costs							
4.1	Finance	APR 7.00% on net costs		PCM 0.565%		-£69,232	

TOTAL PROJECT COSTS [INCLUDING INTEREST] £3,492,338

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Felixstowe Road		Lower Value Area		70 Units			
ITEM							
Net Site Area		1.11	Brownfield	Lower Value Area	Residual Value		90,452 per net ha
Nr of units		Private	Affordable	Social r	Affordable rent	Intermediate	
		46	25	0.00	20	4.90	
Technical Checks:							
						Sqm/ha	5,673
						Dwgs/ha	63
						Units/pa	31
						GDV=Total costs	-
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,700
		House		46	90	4,095	£1,850
				46		4,095.00	
							Total Value
							£0
							£7,575,750
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		20	90	1,764	£971
				20		1,764.00	
							Total Value
							£0
							£1,713,285
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		5	90	441	£1,110
				5		441.00	
							Total Value
							£0
							£489,510
Gross Development value							£9,778,545
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£100,447
	Purchaser Costs						1.75%
							102,205
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		46	90	4,095	£929
				46		4,095.00	
							Total Costs
							£0
							£3,804,255.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		25	90	2,205	£929
				25		2,205.00	
							Total Costs
							£0.00
							£2,048,445.00
2.3.3	Extra-over BR2013						
							£0 per unit
							£0
							70
							£5,852,700
2.4 Extra over construction costs							
2.4.1	Externals				10%	on build cost	£585,270.00
2.4.2	Site abnormalities (remediation/demolition)				£0	per net ha	£0
2.4.2	Site opening up costs				£0	per unit	£0
							£585,270
2.5 Professional Fees							
2.5.1					10%	on build costs (incl: externals)	£643,797
							£643,797
2.6 Contingency							
2.6.1					5%	on build costs (incl: externals)	£321,899
							£321,899
2.7 Developer contributions							
2.7.1	Lifetime homes				£0	per unit	£0
2.7.2	CSH Level 4				0.0%	build cost	£0
2.7.3	CIL				£0	per sqm	£0
2.7.4	S106 contribution				£1,000	per unit	£70,000
2.7.5	Provision for energy requirements				£2,200	per unit	£154,000
							£224,000
2.8 Sale cost							
2.8.1	Private units only				3.00%	on OM GDV	£227,273
							£227,273
TOTAL DEVELOPMENT COSTS (including land)							£7,957,143
3.0 Developer's Profit							
3.1	Private units				20%	on OM GDV	£1,515,150
3.2	Affordable units				6%	on AH build cost (incl: externals)	£135,197
							£1,650,347
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£9,607,490
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£171,055
4.0 Finance Costs							
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%
							-£171,055
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£9,778,545

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Artificial Hockey Pitch		Mid Value Area		18 Units			pba peterbrett	
ITEM								
Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value		Technical Checks:		
				768,348 per net ha		Sqm/ha	3,402	
						Dwgs/ha	38	
						Units/pa	12	
						GDV=Total costs	-	
Nr of units	Private	Affordable		Social re:	Affordable rent	Intermediate		
	12	6		0.00	5	1.26		
1.0 Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,950	£0
		House		12	90	1,053	£2,200	£2,316,600
				12		1053.00		
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£0	£0
		House		0	90	0	£0	£0
				0		0.00		
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,024	£0
		House		5	90	454	£1,155	£523,908
				5		453.60		
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,170	£0
		House		1	90	113	£1,254	£142,204
				1		113.40		
Gross Development value								£2,982,712
2.0 Development Cost								
2.1	Site Acquisition							
2.1.1	Site value (residual land value)							£365,837
					Purchaser Costs			4.75%
								383,214
2.3 Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0	£1,054	£0
		House		12	90	1,053	£929	£978,237.00
				12		1053.00		
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0	£1,054	£0.00
		House		6	90	567	£929	£526,743.00
				6		567.00		
2.3.3	Extra-over BR2013							£0
					£0 per unit			£0
								18
								£1,504,980
2.4 Extra over construction costs								
2.4.1	Externals				10% on build cost			£150,498.00
2.4.2	Site abnormalities (remediation/demolition)				£0 per net ha			£0
2.4.2	Site opening up costs				£0 per unit			£0
								£150,498
2.5 Professional Fees								
2.5.1					10% on build costs (incl: externals)			£165,548
								£165,548
2.6 Contingency								
2.6.1					5% on build costs (incl: externals)			£82,774
								£82,774
2.7 Developer contributions								
2.7.1	Lifetime homes				£0 per unit			£0
2.7.2	CSH Level 4				0.0% build cost			£0
2.7.3	CIL				£0 per sqm			£0
2.7.4	S106 contribution				£1,000 per unit			£18,000
2.7.5	Provision for energy requirements				£2,200 per unit			£39,600
								£57,600
2.8 Sale cost								
2.8.1	Private units only				3.00% on OM GDV			£69,498
								£69,498
TOTAL DEVELOPMENT COSTS (including land)								£2,414,112
3.0 Developer's Profit								
3.1	Private units				20% on OM GDV			£463,320
3.2	Affordable units				6% on AH build cost (incl: externals)			£34,765
								£498,085
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£2,912,197
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£70,515
4.0 Finance Costs								
4.1	Finance			APR	PCM			
				7.00%	0.565%			-£70,515
					on net costs			
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£2,982,712

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Central/West Brownfield		Lower Value Area		25 Units		pba peterbrett	
ITEM							
Net Site Area	0.43	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				64,392 per net ha		Sqm/ha	5,198
						Dwgs/ha	58
						Units/ha	15
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	16	9		0.00	7	1.75	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,700
		House		16	90	1,463	£1,850
				16		1462.50	
							Total Value
							£0
							£2,705,625
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		7	90	630	£971
				7		630.00	
							Total Value
							£0
							£611,888
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		2	90	158	£1,110
				2		157.50	
							Total Value
							£0
							£174,825
Gross Development value							£3,492,338
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£27,873
	Purchaser Costs						1.75%
							28,361
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		16	90	1,463	£929
				16		1462.50	
							Total Costs
							£0
							£1,358,662.50
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		9	90	788	£929
				9		787.50	
							Total Costs
							£0.00
							£731,587.50
2.3.3	Extra-over BR2013						
							£0
							£2,090,250
2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£209,025.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£209,025
2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£229,928
							£229,928
2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£114,964
							£114,964
2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			0.0% build cost			£0
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£25,000
2.7.5	Provision for energy requirements			£2,200 per unit			£55,000
							£80,000
2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£81,169
							£81,169
TOTAL DEVELOPMENT COSTS (including land)							£2,833,696
3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£541,125
3.2	Affordable units			6% on AH build cost (incl: externals)			£48,285
							£589,410
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£3,423,106
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£69,232
4.0 Finance Costs							
4.1	Finance			APR	PCM		
				7.00%	0.565%		£69,232
							£69,232
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£3,492,338

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West Greenfield		Lower Value Area		50 Units				pba peterbrett	
ITEM									
Net Site Area		0.81 Greenfield Lower Value Area		Residual Value		80,231 per net ha		Technical Checks:	
Nr of units		Private 33 Affordable 18		Social re Affordable rent 0.00 14 Intermediate 3.50				Sqm/ha 5,544 Dwgs/ha 62 Units/ha 25 GDV=Total costs -	
1.0 Development Value									
1.1 Private units									
		Flats (NIA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		House		0	65	0	£1,700	£0	
				33	90	2,925	£1,850	£5,411,250	
				33		2925.00			
1.2 Social rent									
		Flats (NIA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		House		0	65	0	£0	£0	
				0	90	0	£0	£0	
				0		0.00			
1.3 Affordable rent									
		Flats (NIA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		House		0	65	0	£893	£0	
				14	90	1,260	£971	£1,223,775	
				14		1260.00			
1.3 Intermediate									
		Flats (NIA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		House		0	65	0	£1,020	£0	
				4	90	315	£1,110	£349,650	
				4		315.00			
Gross Development value								£6,984,675	
2.0 Development Cost									
2.1 Site Acquisition									
2.1.1		Site value (residual land value)						£65,125	
						Purchaser Costs		1.75%	
								£6,264	
2.3 Build Costs									
2.3.1 Private units									
		Flats (GIA)		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		House		0	75	0	£1,054	£0	
				33	90	2,925	£929	£2,717,325.00	
				33		2925.00			
2.3.2 Affordable units									
		Flats (GIA)		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		House		0	75	0	£1,054	£0.00	
				18	90	1,575	£929	£1,463,175.00	
				18		1575.00			
2.3.3		Extra-over BR2013						£0	
								£0	
								£4,180,500	
2.4 Extra over construction costs									
2.4.1		Externals		10% on build cost				£418,050.00	
2.4.2		Site abnormalities (remediation/demolition)		£0 per net ha				£0	
2.4.2		Site opening up costs		£0 per unit				£0	
								£418,050	
2.5 Professional Fees									
2.5.1				10% on build costs (incl: externals)				£459,855	
								£459,855	
2.6 Contingency									
2.6.1				5% on build costs (incl: externals)				£229,928	
								£229,928	
2.7 Developer contributions									
2.7.1		Lifetime homes		£0 per unit				£0	
2.7.2		CSH Level 4		0.0% build cost				£0	
2.7.3		CIL		£0 per sqm				£0	
2.7.4		S106 contribution		£1,000 per unit				£50,000	
2.7.5		Provision for energy requirements		£2,200 per unit				£110,000	
								£160,000	
2.8 Sale cost									
2.8.1		Private units only		3.00% on OM GDV				£162,338	
								£162,338	
TOTAL DEVELOPMENT COSTS (including land)								£5,676,934	
3.0 Developer's Profit									
3.1		Private units		20% on OM GDV				£1,082,250	
3.2		Affordable units		6% on AH build cost (incl: externals)				£96,570	
								£1,178,820	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£6,855,754	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£128,921	
4.0 Finance Costs									
4.1		Finance		APR 7.00% on net costs		PCM 0.565%		-£128,921	
								£6,984,675	

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ITEM		Residual Value		Technical Checks:	
Net Site Area	1.81	Brownfield	Lower Value Area	-583,824	per net ha
				Sqm/ha	5,214
				Dwgs/ha	58
				Units/ha	39
				GDV=Total costs	-

Nr of units	Private	Affordable	Social re Affordable rent	Intermediate	
	68	37	0.00	29	7.35

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£1,700	£0
	House		68	90	6,143	£1,850	£11,363,625
			68		6142.50		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£0	£0
	House		0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£893	£0
	House		29	90	2,646	£971	£2,569,928
			29		2646.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0	65	0	£1,020	£0
	House		7	90	662	£1,110	£734,265
			7		661.50		
Gross Development value							£14,667,818

2.0 Development Cost	
2.1	Site Acquisition
2.1.1	Site value (residual land value)
	Purchaser Costs
	1.75%
-1,076,656	

2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0	75	0	£1,054	£0
	House		68	90	6,143	£929	£5,706,382.50
			68		6142.50		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0	75	0	£1,054	£0.00
	House		37	90	3,308	£929	£3,072,667.50
			37		3307.50		
2.3.3	Extra-over BR2013			£0	per unit		£0
105							£8,779,050

2.4 Extra over construction costs	
2.4.1	Externals
	10% on build cost
	£877,905.00
2.4.2	Site abnormalities (remediation/demolition)
	£0 per net ha
	£0
2.4.2	Site opening up costs
	£11,946 per unit
	£1,254,308
£2,132,213	

2.5 Professional Fees	
2.5.1	10% on build costs (incl: externals)
	£965,696
£965,696	

2.6 Contingency	
2.6.1	5% on build costs (incl: externals)
	£482,848
£482,848	

2.7 Developer contributions	
2.7.1	Lifetime homes
	£0 per unit
	£0
2.7.2	CSH Level 4
	0.0% build cost
	£0
2.7.3	CIL
	£0 per sqm
	£0
2.7.4	S106 contribution
	£1,000 per unit
	£105,000
2.7.5	Provision for energy requirements
	£2,200 per unit
	£231,000
£336,000	

2.8 Sale cost	
2.8.1	Private units only
	3.00% on OM GDV
	£340,909
£340,909	

3.0 Developer's Profit	
3.1	Private units
	20% on OM GDV
	£2,272,725.00
3.2	Affordable units
	6% on AH build cost (incl: externals)
	£202,796
£2,475,521	

TOTAL DEVELOPMENT COSTS (including land)		£11,960,059
TOTAL PROJECT COSTS [EXCLUDING INTEREST]		£14,435,580
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]		£232,238

4.0 Finance Costs		
4.1	Finance	
	APR 7.00% on net costs	
	PCM 0.565%	
	-£232,238	
TOTAL PROJECT COSTS [INCLUDING INTEREST]		£14,667,818

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Helena Road		Lower Value Area		566 Units			
ITEM							
Net Site Area	1.13	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-37,505,577 per net ha		Sqm/ha	32,667
						Dwgs/ha	503
						Units/ha	93
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	368	198		0.00	158	39.62	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		368	65	23,914	£1,700
		House		0	90	0	£1,850
				368		23913.50	
							Total Value
							£40,652,950
							£0
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		158	65	10,301	£893
		House		0	90	0	£971
				158		10301.20	
							Total Value
							£9,193,821
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		40	65	2,575	£1,020
		House		0	90	0	£1,110
				40		2575.30	
							Total Value
							£2,626,806
							£0
Gross Development value							£52,473,577
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£42,238,856
					Purchaser Costs		1.75%
							-42,978,036
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		368	75	27,593	£1,395
		House		0	90	0	£929
				368		27592.50	
							Total Costs
							£38,491,538
							£0.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		198	75	14,858	£1,395
		House		0	90	0	£929
				198		14857.50	
							Total Costs
							£20,726,212.50
							£0.00
2.3.3	Extra-over BR2013						
					£0 per unit		£0
							£59,217,750
2.4 Extra over construction costs							
2.4.1	Externals				10% on build cost		£5,921,775.00
2.4.2	Site abnormalities (remediation/demolition)				£0 per net ha		£0
2.4.2	Site opening up costs				£14,137 per unit		£8,001,378
							£13,923,153
2.5 Professional Fees							
2.5.1					10% on build costs (incl: externals)		£6,513,953
							£6,513,953
2.6 Contingency							
2.6.1					5% on build costs (incl: externals)		£3,256,976
							£3,256,976
2.7 Developer contributions							
2.7.1	Lifetime homes				£0 per unit		£0
2.7.2	CSH Level 4				0.0% build cost		£0
2.7.3	CIL				£0 per sqm		£0
2.7.4	S106 contribution				£1,000 per unit		£566,000
2.7.5	Provision for energy requirements				£2,200 per unit		£1,245,200
							£1,811,200
2.8 Sale cost							
2.8.1	Private units only				3.00% on OM GDV		£1,219,589
							£1,219,589
TOTAL DEVELOPMENT COSTS (including land)							£42,964,584
3.0 Developer's Profit							
3.1	Private units				20% on OM GDV		£8,130,590
3.2	Affordable units				6% on AH build cost (incl: externals)		£1,367,930
							£9,498,520
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£52,463,104
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£10,473
4.0 Finance Costs							
4.1	Finance				APR 7.00% on net costs	PCM 0.565%	-£10,473
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£52,473,577

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Island Site	Lower Value Area	271 Units		Residual Value		Technical Checks:		
Net Site Area	1.92	Brownfield	Lower Value Area	-4,895,765 per net ha		Sqm/ha	10,218	
						Dwgs/ha	141	
						Units/pa	65	
						GDV=Total costs	-	
Nr of units	Private	Affordable	Social r	Affordable rent	Intermediate			
	176	95	0.00	76	18.97			
1.0 Development Value								
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)	123	65	8,015	£1,700	£13,625,203	
		House	53	90	4,756	£1,850	£8,798,693	
			176		12770.88			
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)	0	65	0	£0	£0	
		House	0	90	0	£0	£0	
			0		0.00			
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)	53	65	3,453	£893	£3,081,392	
		House	23	90	2,049	£971	£1,989,858	
			76		5501.30			
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)	13	65	863	£1,020	£880,398	
		House	6	90	512	£1,110	£568,531	
			19		1375.33			
Gross Development value							£28,944,074	
2.0 Development Cost								
2.1	Site Acquisition							
2.1.1	Site value (residual land value)						-£9,413,465	
	Purchaser Costs						1.75%	
							-9,578,201	
2.3 Build Costs								
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	123	75	9,248	£1,096	£10,135,671	
		House	53	90	4,756	£929	£4,418,370.45	
			176		14003.93			
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	66	75	4,980	£1,096	£5,457,669.00	
		House	28	90	2,561	£929	£2,379,122.55	
			95		7540.58			
2.3.3	Extra-over BR2013						£0 per unit	£0
							£22,390,833	
2.4 Extra over construction costs								
2.4.1	Externals		10%		on build cost		£2,239,083.30	
2.4.2	Site abnormalities (remediation/demolition)		£0		per net ha		£0	
2.4.2	Site opening up costs		£13,133		per unit		£3,559,096	
							£5,798,179	
2.5 Professional Fees								
2.5.1			10%		on build costs (incl: externals)		£2,462,992	
							£2,462,992	
2.6 Contingency								
2.6.1			5%		on build costs (incl: externals)		£1,231,496	
							£1,231,496	
2.7 Developer contributions								
2.7.1	Lifetime homes		£0		per unit		£0	
2.7.2	CSH Level 4		0.0%		build cost		£0	
2.7.3	CIL		£0		per sqm		£0	
2.7.4	S106 contribution		£1,000		per unit		£271,000	
2.7.5	Provision for energy requirements		£2,200		per unit		£596,200	
							£867,200	
2.8 Sale cost								
2.8.1	Private units only		3.00%		on OM GDV		£672,717	
							£672,717	
TOTAL DEVELOPMENT COSTS (including land)							£23,845,216	
3.0 Developer's Profit								
3.1	Private units		20%		on OM GDV		£4,484,779	
3.2	Affordable units		6%		on AH build cost (incl: externals)		£517,228	
							£5,002,007	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£28,847,223	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£96,851	
4.0 Finance Costs								
4.1	Finance		APR 7.00%		on net costs		PCM 0.565%	
							-£96,851	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£28,944,074	

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Silo	Lower Value Area		48 Units																		
ITEM																					
Net Site Area	0.12	Greenfield	Lower Value Area	Residual Value -24,884,478 per net ha																	
<table border="1"> <tr> <td colspan="2">Technical Checks:</td> <td>Sqm/ha</td> <td>26,579</td> </tr> <tr> <td colspan="2"></td> <td>Dwgs/ha</td> <td>409</td> </tr> <tr> <td colspan="2"></td> <td>Units/ha</td> <td>24</td> </tr> <tr> <td colspan="2"></td> <td>GDV=Total costs</td> <td>-</td> </tr> </table>						Technical Checks:		Sqm/ha	26,579			Dwgs/ha	409			Units/ha	24			GDV=Total costs	-
Technical Checks:		Sqm/ha	26,579																		
		Dwgs/ha	409																		
		Units/ha	24																		
		GDV=Total costs	-																		
Nr of units	Private 31	Affordable 17	Social re Affordable rent 0.00	13	Intermediate 3.36																
1.0 Development Value																					
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value														
		Flats (NIA)	31	65	2,028	£1,700	£3,447,600														
		House	0	90	0	£1,850	£0														
			31		2028.00																
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value														
		Flats (NIA)	0	65	0	£0	£0														
		House	0	90	0	£0	£0														
			0		0.00																
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value														
		Flats (NIA)	13	65	874	£893	£779,688														
		House	0	90	0	£971	£0														
			13		873.60																
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value														
		Flats (NIA)	3	65	218	£1,020	£222,768														
		House	0	90	0	£1,110	£0														
			3		218.40																
Gross Development value							£4,450,056														
2.0 Development Cost																					
2.1	Site Acquisition																				
2.1.1	Site value (residual land value)					-£2,921,119															
					Purchaser Costs	1.75%															
-2,972,238																					
2.3 Build Costs																					
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs														
		Flats (GIA)	31	75	2,340	£1,395	£3,264,300														
		House	0	90	0	£929	£0.00														
			31		2340.00																
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs														
		Flats (GIA)	17	75	1,260	£1,395	£1,757,700.00														
		House	0	90	0	£929	£0.00														
			17		1260.00																
2.3.3	Extra-over BR2013			£0	per unit		£0														
48							£5,022,000														
2.4 Extra over construction costs																					
2.4.1	Externals		10% on build cost			£502,200.00															
2.4.2	Site abnormalities (remediation/demolition)		£0 per net ha			£0															
2.4.2	Site opening up costs		£0 per unit			£0															
£502,200																					
2.5 Professional Fees																					
2.5.1			10% on build costs (incl: externals)			£552,420															
£552,420																					
2.6 Contingency																					
2.6.1			5% on build costs (incl: externals)			£276,210.00															
£276,210																					
2.7 Developer contributions																					
2.7.1	Lifetime homes		£0 per unit			£0															
2.7.2	CSH Level 4		0.0% build cost			£0															
2.7.3	CIL		£0 per sqm			£0															
2.7.4	S106 contribution		£1,000 per unit			£48,000															
2.7.5	Provision for energy requirements		£2,200 per unit			£105,600															
£153,600																					
2.8 Sale cost																					
2.8.1	Private units only		3.00% on OM GDV			£103,428															
£103,428																					
TOTAL DEVELOPMENT COSTS (including land) £3,637,620																					
3.0 Developer's Profit																					
3.1	Private units		20% on OM GDV			£689,520															
3.2	Affordable units		6% on AH build cost (incl: externals)			£116,008															
£805,528																					
TOTAL PROJECT COSTS [EXCLUDING INTEREST] £4,443,148																					
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £6,908																					
4.0 Finance Costs																					
4.1	Finance		APR 7.00%	on net costs	PCM 0.565%	-£6,908															
TOTAL PROJECT COSTS [INCLUDING INTEREST] £4,450,056																					

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Former Tooks Bakery		Mid Value Area		101 Units					
ITEM									
Net Site Area	1.55	Brownfield	Mid Value Area	Residual Value		Technical Checks:			
				603,184 per net ha		Sqm/ha	5,870		
						Dwgs/ha	65		
						Units/ha	38		
						GDV=Total costs	(0)		
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate				
	66	35		0.00	28	7.07			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,950	£0	
		House		66	90	5,909	£2,200	£12,998,700	
				66		5908.50			
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£0	£0	
		House		0	90	0	£0	£0	
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,024	£0	
		House		28	90	2,545	£1,155	£2,939,706	
				28		2545.20			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,170	£0	
		House		7	90	636	£1,254	£797,920	
				7		636.30			
Gross Development value								£16,736,326	
2.0 Development Cost									
2.1 Site Acquisition									
2.1.1	Site value (residual land value)							£934,011	
	Purchaser Costs							5.75%	
								987,716	
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		0	75	0	£1,054	£0	
		House		66	90	5,909	£929	£5,488,996.50	
				66		5908.50			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		0	75	0	£1,054	£0.00	
		House		35	90	3,182	£929	£2,955,613.50	
				35		3181.50			
2.3.3	Extra-over BR2013			£0 per unit				£0	
								101	
								£8,444,610	
2.4 Extra over construction costs									
2.4.1	Externals	10% on build cost			£844,461.00				
2.4.2	Site abnormals (remediation/demolition)	£0 per net ha			£0				
2.4.2	Site opening up costs	£11,900 per unit			£1,201,852				
								£2,046,313	
2.5 Professional Fees									
2.5.1	10% on build costs (incl: externals)			£928,907					
								£928,907	
2.6 Contingency									
2.6.1	5% on build costs (incl: externals)			£464,454					
								£464,454	
2.7 Developer contributions									
2.7.1	Lifetime homes	£0 per unit			£0				
2.7.2	CSH Level 4	0.0% build cost			£0				
2.7.3	CIL	£0 per sqm			£0				
2.7.4	S106 contribution	£1,000 per unit			£101,000				
2.7.5	Provision for energy requirements	£2,200 per unit			£222,200				
								£323,200	
2.8 Sale cost									
2.8.1	Private units only	3.00% on OM GDV			£389,961				
								£389,961	
TOTAL DEVELOPMENT COSTS (including land)								£13,585,161	
3.0 Developer's Profit									
3.1	Private units	20% on OM GDV			£2,599,740				
3.2	Affordable units	6% on AH build cost (incl: externals)			£195,070				
								£2,794,810	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£16,379,971	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£356,355	
4.0 Finance Costs									
4.1	Finance	APR 7.00% on net costs			PCM 0.565%		-		£356,355
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£16,736,326	

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ITEM

Net Site Area	1.96	Brownfield	Mid Value Area	Residual Value		Technical Checks:	
				465,593	per net ha	Sqm/ha	4,547
						Dwgs/ha	51
						Units/pa	38
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	64	35		0.00	28	6.93	

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	0	65	0	£1,950	£0
		House	64	90	5,792	£2,200	£12,741,300
			64		5,791.50		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	0	65	0	£1,024	£0
		House	28	90	2,495	£1,155	£2,881,494
			28		2,494.80		
1.3	Intermediate	Flats (NIA)	0	65	0	£1,170	£0
		House	7	90	624	£1,254	£782,120
			7		623.70		
Gross Development value							£16,404,914

2.0 Development Cost								
2.1 Site Acquisition								
2.1.1	Site value (residual land value)							£912,310
	Purchaser Costs						5.75%	
							964,768	

2.3 Build Costs								
2.3.1	Private units	Flats (GIA)	0	75	0	£1,054	£0	
		House	64	90	5,792	£929	£5,380,303.50	
			64		5,791.50			
2.3.2	Affordable units	Flats (GIA)	0	75	0	£1,054	£0.00	
		House	35	90	3,119	£929	£2,897,086.50	
			35		3,118.50			
2.3.3	Extra-over BR2013						£0 per unit	£0
							£8,277,390	

2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost					£827,739.00
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha					£0
2.4.2	Site opening up costs	£11,876 per unit					£1,175,701
							£2,003,440

2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)						£910,513
							£910,513

2.6 Contingency							
2.6.1	5% on build costs (incl: externals)						£455,256
							£455,256

2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit					£0
2.7.2	CSH Level 4	0.0% build cost					£0
2.7.3	CIL	£0 per sqm					£0
2.7.4	S106 contribution	£1,000 per unit					£99,000
2.7.5	Provision for energy requirements	£2,200 per unit					£217,800
							£316,800

2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV					£382,239
							£382,239

TOTAL DEVELOPMENT COSTS (including land) £13,310,406

3.0 Developer's Profit							
3.1	Private units	20% on OM GDV					£2,548,260
3.2	Affordable units	6% on AH build cost (incl: externals)					£191,208
							£2,739,468

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £16,049,874

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £355,040

4.0 Finance Costs							
4.1	Finance	APR	7.00%	on net costs	PCM	0.565%	-£355,040
							£16,404,914

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ITEM

Net Site Area	0.22	Brownfield	Lower Value Area	Residual Value	-3,133,877	per net ha	Technical Checks:	Sqm/ha	8,374
								Dwgs/ha	116
								Units/ha	15
								GDV=Total costs	0

Nr of units	Private	Affordable	Social re Affordable rent	Intermediate
	16	9	0.00	7
				1.75

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	11	65	739	£1,700	£1,256,938
		House	5	90	439	£1,850	£811,688
			16		1178.13		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	5	65	319	£893	£284,261
		House	2	90	189	£971	£183,566
			7		507.50		
1.3	Intermediate	Flats (NIA)	1	65	80	£1,020	£81,218
		House	1	90	47	£1,110	£52,448
			2		126.88		

Gross Development value							£2,670,118
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2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						-£678,273
				Purchaser Costs			1.75%
							-690,143

2.3 Build Costs							
2.3.1	Private units	Flats (GIA)	11	75	853	£1,096	£935,025
		House	5	90	439	£929	£407,599
			16		1291.88		
2.3.2	Affordable units	Flats (GIA)	6	75	459	£1,096	£503,475
		House	3	90	236	£929	£219,476
			9		695.63		
2.3.3	Extra-over BR2013						£0 per unit
			25				£2,065,575

2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£206,558
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£206,558

2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£227,213.25
							£227,213

2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£113,606.63
							£113,607

2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			2.5% build cost			£51,639
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£25,000
2.7.5	Provision for energy requirements			£2,200 per unit			£55,000
							£131,639

2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£62,059
							£62,059

3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£413,725
3.2	Affordable units			6% on AH build cost (incl: externals)			£47,715
							£461,440

TOTAL DEVELOPMENT COSTS (including land)							£2,116,507
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4.0 Finance Costs							
4.1	Finance			APR 7.00% on net costs		PCM 0.565%	-£29,323

TOTAL PROJECT COSTS (EXCLUDING INTEREST)							£2,577,947
TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST)							£92,170
TOTAL PROJECT COSTS (INCLUDING INTEREST)							£2,607,271

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ITEM		Residual Value			Technical Checks:	
Net Site Area	0.41	Brownfield	Lower Value Area	-2,998,334	per net ha	
						Sqm/ha 8,852
						Dwgs/ha 122
						Units/pa 25
						GDV=Total costs -
Nr of units	Private 33	Affordable 18	Social rent 0.00	Affordable rent 14	Intermediate 3.50	
1.0 Development Value						
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	23	65	1,479	£1,700
		House	10	90	878	£1,850
			33		2356.25	
						Total Value
						£2,513,875.00
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	0	65	0	£0
		House	0	90	0	£0
			0		0.00	
						Total Value
						£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	10	65	637	£893
		House	4	90	378	£971
			14		1015.00	
						Total Value
						£568,523
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	2	65	159	£1,020
		House	1	90	95	£1,110
			4		253.75	
						Total Value
						£162,435
						£104,895
Gross Development value						£5,340,235
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Site value (residual land value)					-£1,227,865
				Purchaser Costs		1.75%
						-1,249,352
2.3 Build Costs						
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)	23	75	1,706	£1,096
		House	10	90	878	£929
			33		2583.75	
						Total Costs
						£1,870,050
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)	12	75	919	£1,096
		House	5	90	473	£929
			18		1391.25	
						Total Costs
						£1,006,950
2.3.3	Extra-over BR2013			£0 per unit		£0
						£4,131,150
2.4 Extra over construction costs						
2.4.1	Externals			10% on build cost		£413,115
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha		£0
2.4.2	Site opening up costs			£0 per unit		£0
						£413,115
2.5 Professional Fees						
2.5.1				10% on build costs (incl: externals)		£454,427
						£454,427
2.6 Contingency						
2.6.1				5% on build costs (incl: externals)		£227,213
						£227,213
2.7 Developer contributions						
2.7.1	Lifetime homes			£0 per unit		£0
2.7.2	CSH Level 4			2.5% build cost		£103,279
2.7.3	CIL			£0 per sqm		£0
2.7.4	S106 contribution			£1,000 per unit		£50,000
2.7.5	Provision for energy requirements			£2,200 per unit		£110,000
						£263,279
2.8 Sale cost						
2.8.1	Private units only			3.00% on OM GDV		£124,118
						£124,118
TOTAL DEVELOPMENT COSTS (including land)						£4,363,949
3.0 Developer's Profit						
3.1	Private units			20% on OM GDV		£827,450
3.2	Affordable units			6% on AH build cost (incl: externals)		£95,430
						£922,880
TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£5,286,828
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						£53,407
4.0 Finance Costs						
4.1	Finance			APR 7.00% on net costs	PCM 0.565%	-£53,407
TOTAL PROJECT COSTS [INCLUDING INTEREST]						£5,340,235

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ITEM		Residual Value		Technical Checks:			
Net Site Area	0.35 Brownfield Lower Value Area	-63,468 per net ha		Sqm/ha	6,469		
				Dwgs/ha	72		
				Units/pa	15		
				GDV=Total costs	-		
Nr of units	Private 16 Affordable 9	Social re	Affordable rent 7	Intermediate	1.75		
1.0 Development Value							
1.1	Private units	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)	0	65	0	£1,700	£0	
	House	16	90	1,463	£1,850	£2,705,625	
		16		1462.50			
1.2	Social rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)	0	65	0	£0	£0	
	House	0	90	0	£0	£0	
		0		0.00			
1.3	Affordable rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)	0	65	0	£893	£0	
	House	7	90	630	£971	£611,888	
		7		630.00			
1.3	Intermediate	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)	0	65	0	£1,020	£0	
	House	2	90	158	£1,110	£174,825	
		2		157.50			
Gross Development value						£3,492,338	
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)					-£22,077	
		Purchaser Costs				1.75%	
						-22,463	
2.3 Build Costs							
2.3.1	Private units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA)	0	75	0	£1,054	£0	
	House	16	90	1,463	£929	£1,358,663	
		16		1462.50			
2.3.2	Affordable units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA)	0	75	0	£1,054	£0	
	House	9	90	788	£929	£731,588	
		9		787.50			
2.3.3	Extra-over BR2013	£0 per unit					£0
						£2,090,250	
2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost				£209,025.00	
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha				£0	
2.4.2	Site opening up costs	£0 per unit				£0	
						£209,025	
2.5 Professional Fees							
2.5.1		10% on build costs (incl: externals)				£229,928	
						£229,928	
2.6 Contingency							
2.6.1		5% on build costs (incl: externals)				£114,964	
						£114,964	
2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit				£0	
2.7.2	CSH Level 4	2.5% build cost				£52,256	
2.7.3	CIL	£0 per sqm				£0	
2.7.4	S106 contribution	£1,000 per unit				£25,000	
2.7.5	Provision for energy requirements	£2,200 per unit				£55,000	
						£132,256	
2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV				£81,169	
						£81,169	
TOTAL DEVELOPMENT COSTS (including land)						£2,835,128	
3.0 Developer's Profit							
3.1	Private units	20% on OM GDV				£541,125	
3.2	Affordable units	6% on AH build cost (incl: externals)				£48,285	
						£589,410	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£3,424,538	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						£67,799	
4.0 Finance Costs							
4.1	Finance	APR 7.00% on net costs		PCM 0.565%		-£67,799	
TOTAL PROJECT COSTS [INCLUDING INTEREST]						£3,492,338	

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Felixstowe Road		Lower Value Area		70 Units				
ITEM								
Net Site Area	1.11	Brownfield	Lower Value Area	Residual Value		Technical Checks:		
				-34,121 per net ha		Sqm/ha	5,673	
						Dwgs/ha	63	
						Units/pa	31	
						GDV=Total costs	-	
Nr of units	Private	Affordable		Social r	Affordable rent	Intermediate		
	46	25		0.00	20	4.90		
1.0 Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	
		Flats (NIA)		0	65	0	£1,700	
		House		46	90	4,095	£1,850	
				46		4,095.00		
							Total Value	
							£0	
							£7,575,750	
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	
		Flats (NIA)		0	65	0	£0	
		House		0	90	0	£0	
				0		0.00		
							Total Value	
							£0	
							£0	
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	
		Flats (NIA)		0	65	0	£893	
		House		20	90	1,764	£971	
				20		1,764.00		
							Total Value	
							£0	
							£1,713,285	
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	
		Flats (NIA)		0	65	0	£1,020	
		House		5	90	441	£1,110	
				5		441.00		
							Total Value	
							£0	
							£489,510	
Gross Development value							£9,778,545	
2.0 Development Cost								
2.1 Site Acquisition								
2.1.1	Site value (residual land value)						-£37,892	
	Purchaser Costs						1.75%	
							-38,555	
2.3 Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	
		Flats (GIA)		0	75	0	£1,054	
		House		46	90	4,095	£929	
				46		4,095.00		
							Total Costs	
							£0	
							£3,804,255.00	
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	
		Flats (GIA)		0	75	0	£1,054	
		House		25	90	2,205	£929	
				25		2,205.00		
							Total Costs	
							£0.00	
							£2,048,445.00	
2.3.3	Extra-over BR2013						£0 per unit	
							£0	
							£5,852,700	
2.4 Extra over construction costs								
2.4.1	Externals				10%	on build cost	£585,270.00	
2.4.2	Site abnormalities (remediation/demolition)				£0	per net ha	£0	
2.4.2	Site opening up costs				£0	per unit	£0	
							£585,270	
2.5 Professional Fees								
2.5.1					10%	on build costs (incl: externals)	£643,797	
							£643,797	
2.6 Contingency								
2.6.1					5%	on build costs (incl: externals)	£321,899	
							£321,899	
2.7 Developer contributions								
2.7.1	Lifetime homes				£0	per unit	£0	
2.7.2	CSH Level 4				2.5%	build cost	£146,318	
2.7.3	CIL				£0	per sqm	£0	
2.7.4	S106 contribution				£1,000	per unit	£70,000	
2.7.5	Provision for energy requirements				£2,200	per unit	£154,000	
							£370,318	
2.8 Sale cost								
2.8.1	Private units only				3.00%	on OM GDV	£227,273	
							£227,273	
TOTAL DEVELOPMENT COSTS (including land)							£7,962,701	
3.0 Developer's Profit								
3.1	Private units				20%	on OM GDV	£1,515,150	
3.2	Affordable units				6%	on AH build cost (incl: externals)	£135,197	
							£1,650,347	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£9,613,048	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£165,497	
4.0 Finance Costs								
4.1	Finance				APR	7.00%	on net costs	PCM
							0.565%	
							-£165,497	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£9,778,545	


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Artificial Hockey Pitch		Mid Value Area		18 Units			pba peterbrett	
ITEM								
Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value		Technical Checks:		
				694,776	per net ha	Sqm/ha	3,402	
						Dwgs/ha	38	
						Units/pa	12	
						GDV=Total costs	-	
Nr of units	Private	Affordable		Social re:	Affordable rent	Intermediate		
	12	6		0.00	5	1.26		
1.0 Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,950	£0
		House		12	90	1,053	£2,200	£2,316,600
				12		1053.00		
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£0	£0
		House		0	90	0	£0	£0
				0		0.00		
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,024	£0
		House		5	90	454	£1,155	£523,908
				5		453.60		
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,170	£0
		House		1	90	113	£1,254	£142,204
				1		113.40		
Gross Development value								£2,982,712
2.0 Development Cost								
2.1	Site Acquisition							
2.1.1	Site value (residual land value)							£330,807
					Purchaser Costs			4.75%
								346,520
2.3 Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0	£1,054	£0
		House		12	90	1,053	£929	£978,237.00
				12		1053.00		
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0	£1,054	£0.00
		House		6	90	567	£929	£526,743.00
				6		567.00		
2.3.3	Extra-over BR2013							£0
					£0 per unit			£0
								18
								£1,504,980
2.4 Extra over construction costs								
2.4.1	Externals				10% on build cost			£150,498.00
2.4.2	Site abnormals (remediation/demolition)				£0 per net ha			£0
2.4.2	Site opening up costs				£0 per unit			£0
								£150,498
2.5 Professional Fees								
2.5.1					10% on build costs (incl: externals)			£165,548
								£165,548
2.6 Contingency								
2.6.1					5% on build costs (incl: externals)			£82,774
								£82,774
2.7 Developer contributions								
2.7.1	Lifetime homes				£0 per unit			£0
2.7.2	CSH Level 4				2.5% build cost			£37,625
2.7.3	CIL				£0 per sqm			£0
2.7.4	S106 contribution				£1,000 per unit			£18,000
2.7.5	Provision for energy requirements				£2,200 per unit			£39,600
								£95,225
2.8 Sale cost								
2.8.1	Private units only				3.00% on OM GDV			£69,498
								£69,498
TOTAL DEVELOPMENT COSTS (including land)								£2,415,042
3.0 Developer's Profit								
3.1	Private units				20% on OM GDV			£463,320
3.2	Affordable units				6% on AH build cost (incl: externals)			£34,765
								£498,085
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£2,913,127
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£69,584
4.0 Finance Costs								
4.1	Finance			APR	PCM			
				7.00%	0.565%	on net costs		-£69,584
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£2,982,712

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Central/West Brownfield		Lower Value Area		25 Units		pba peterbrett	
ITEM							
Net Site Area	0.43	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-51,001 per net ha		Sqm/ha	5,198
						Dwgs/ha	58
						Units/ha	15
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	16	9		0.00	7	1.75	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,700
		House		16	90	1,463	£1,850
				16		1462.50	
							Total Value
							£0
							£2,705,625
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		7	90	630	£971
				7		630.00	
							Total Value
							£0
							£611,888
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		2	90	158	£1,110
				2		157.50	
							Total Value
							£0
							£174,825
Gross Development value							£3,492,338
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£22,077
	Purchaser Costs						1.75%
							-22,463
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		16	90	1,463	£929
				16		1462.50	
							Total Costs
							£0
							£1,358,662.50
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		9	90	788	£929
				9		787.50	
							Total Costs
							£0.00
							£731,587.50
2.3.3	Extra-over BR2013				£0	per unit	£0
							£2,090,250
2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£209,025.00
2.4.2	Site abnormalities (remediation/demolition)			£0	per net ha		£0
2.4.2	Site opening up costs			£0	per unit		£0
							£209,025
2.5 Professional Fees							
2.5.1				10%	on build costs (incl: externals)		£229,928
							£229,928
2.6 Contingency							
2.6.1				5%	on build costs (incl: externals)		£114,964
							£114,964
2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4			2.5%	build cost		£52,256
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£25,000
2.7.5	Provision for energy requirements			£2,200	per unit		£55,000
							£132,256
2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£81,169
							£81,169
TOTAL DEVELOPMENT COSTS (including land)							£2,835,128
3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£541,125
3.2	Affordable units			6%	on AH build cost (incl: externals)		£48,285
							£589,410
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£3,424,538
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£67,799
4.0 Finance Costs							
4.1	Finance			APR	7.00%	on net costs	PCM
							0.565%
							-£67,799
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£3,492,338

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West Greenfield		Lower Value Area		50 Units					
ITEM									
Net Site Area	0.81	Greenfield	Lower Value Area	Residual Value		-42,170 per net ha		Technical Checks: Sqm/ha 5,544 Dwgs/ha 62 Units/ha 25 GDV=Total costs -	
Nr of units	Private 33	Affordable 18		Social re Affordable rent 0.00	14	Intermediate 3.50			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£1,700	£0	
	House			33	90	2,925	£1,850	£5,411,250	
				33		2925.00			
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£0	£0	
	House			0	90	0	£0	£0	
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£893	£0	
	House			14	90	1,260	£971	£1,223,775	
				14		1260.00			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA)			0	65	0	£1,020	£0	
	House			4	90	315	£1,110	£349,650	
				4		315.00			
Gross Development value								£6,984,675	
2.0 Development Cost									
2.1	Site Acquisition								
2.1.1	Site value (residual land value)							-£34,230	
	Purchaser Costs							1.75%	
								-34,829	
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA)			0	75	0	£1,054	£0	
	House			33	90	2,925	£929	£2,717,325.00	
				33		2925.00			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA)			0	75	0	£1,054	£0.00	
	House			18	90	1,575	£929	£1,463,175.00	
				18		1575.00			
2.3.3	Extra-over BR2013			£0 per unit				£0	
								50	
								£4,180,500	
2.4 Extra over construction costs									
2.4.1	Externals			10% on build cost				£418,050.00	
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha				£0	
2.4.2	Site opening up costs			£0 per unit				£0	
								£418,050	
2.5 Professional Fees									
2.5.1				10% on build costs (incl: externals)				£459,855	
								£459,855	
2.6 Contingency									
2.6.1				5% on build costs (incl: externals)				£229,928	
								£229,928	
2.7 Developer contributions									
2.7.1	Lifetime homes			£0 per unit				£0	
2.7.2	CSH Level 4			2.5% build cost				£104,513	
2.7.3	CIL			£0 per sqm				£0	
2.7.4	S106 contribution			£1,000 per unit				£50,000	
2.7.5	Provision for energy requirements			£2,200 per unit				£110,000	
								£264,513	
2.8 Sale cost									
2.8.1	Private units only			3.00% on OM GDV				£162,338	
								£162,338	
TOTAL DEVELOPMENT COSTS (including land)								£5,680,353	
3.0 Developer's Profit									
3.1	Private units			20% on OM GDV				£1,082,250	
3.2	Affordable units			6% on AH build cost (incl: externals)				£96,570	
								£1,178,820	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£6,859,173	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£125,502	
4.0 Finance Costs									
4.1	Finance			APR 7.00%	on net costs		PCM 0.565%	-£125,502	
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£6,984,675	

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ITEM				Residual Value		Technical Checks:	
Net Site Area	1.81	Brownfield	Lower Value Area	-697,703 per net ha		Sqm/ha	5,214
Nr of units	Private 68	Affordable 37		Social re Affordable rent 0.00	29	Intermediate 7.35	Dwgs/ha 58
							Units/ha 39
							GDV=Total costs -

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,700	£0
		House	68	90	6,143	£1,850	£11,363,625
			68		6142.50		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£893	£0
		House	29	90	2,646	£971	£2,569,928
			29		2646.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,020	£0
		House	7	90	662	£1,110	£734,265
			7		661.50		
Gross Development value							£14,667,818

2.0 Development Cost								
2.1 Site Acquisition								
2.1.1	Site value (residual land value)							-£1,264,537
	Purchaser Costs						1.75%	
							-1,286,666	

2.3 Build Costs								
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	0	75	0	£1,054	£0	
		House	68	90	6,143	£929	£5,706,382.50	
			68		6142.50			
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	0	75	0	£1,054	£0.00	
		House	37	90	3,308	£929	£3,072,667.50	
			37		3307.50			
2.3.3	Extra-over BR2013							£0
							£8,779,050	

2.4 Extra over construction costs							
2.4.1	Externals		10%	on build cost			£877,905.00
2.4.2	Site abnormalities (remediation/demolition)		£0	per net ha			£0
2.4.2	Site opening up costs		£11,946	per unit			£1,254,308
							£2,132,213

2.5 Professional Fees							
2.5.1			10%	on build costs (incl: externals)			£965,696
							£965,696

2.6 Contingency							
2.6.1			5%	on build costs (incl: externals)			£482,848
							£482,848

2.7 Developer contributions							
2.7.1	Lifetime homes		£0	per unit			£0
2.7.2	CSH Level 4		2.5%	build cost			£219,476
2.7.3	CIL		£0	per sqm			£0
2.7.4	S106 contribution		£1,000	per unit			£105,000
2.7.5	Provision for energy requirements		£2,200	per unit			£231,000
							£555,476

2.8 Sale cost							
2.8.1	Private units only		3.00%	on OM GDV			£340,909
							£340,909

3.0 Developer's Profit							
3.1	Private units		20%	on OM GDV			£2,272,725.00
3.2	Affordable units		6%	on AH build cost (incl: externals)			£202,796
							£2,475,521

TOTAL DEVELOPMENT COSTS (including land)							£11,969,525
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£14,445,046
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£222,772

4.0 Finance Costs							
4.1	Finance		APR 7.00%	on net costs		PCM 0.565%	-£222,772
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£14,667,818

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Helena Road		Lower Value Area		566 Units			
ITEM							
Net Site Area	1.13	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-38,795,341 per net ha		Sqm/ha	32,667
						Dwgs/ha	503
						Units/ha	93
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	368	198		0.00	158	39.62	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		368	65	23,914	£1,700
		House		0	90	0	£1,850
				368		23913.50	
							Total Value
							£40,652,950
							£0
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		158	65	10,301	£893
		House		0	90	0	£971
				158		10301.20	
							Total Value
							£9,193,821
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		40	65	2,575	£1,020
		House		0	90	0	£1,110
				40		2575.30	
							Total Value
							£2,626,806
							£0
Gross Development value							£52,473,577
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£43,691,390
					Purchaser Costs		1.75%
							-44,455,990
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		368	75	27,593	£1,395
		House		0	90	0	£929
				368		27592.50	
							Total Costs
							£38,491,538
							£0.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		198	75	14,858	£1,395
		House		0	90	0	£929
				198		14857.50	
							Total Costs
							£20,726,212.50
							£0.00
2.3.3	Extra-over BR2013						
					£0 per unit		£0
							£59,217,750
2.4 Extra over construction costs							
2.4.1	Externals				10% on build cost		£5,921,775.00
2.4.2	Site abnormalities (remediation/demolition)				£0 per net ha		£0
2.4.2	Site opening up costs				£14,137 per unit		£8,001,378
							£13,923,153
2.5 Professional Fees							
2.5.1					10% on build costs (incl: externals)		£6,513,953
							£6,513,953
2.6 Contingency							
2.6.1					5% on build costs (incl: externals)		£3,256,976
							£3,256,976
2.7 Developer contributions							
2.7.1	Lifetime homes				£0 per unit		£0
2.7.2	CSH Level 4				2.5% build cost		£1,480,444
2.7.3	CIL				£0 per sqm		£0
2.7.4	S106 contribution				£1,000 per unit		£566,000
2.7.5	Provision for energy requirements				£2,200 per unit		£1,245,200
							£3,291,644
2.8 Sale cost							
2.8.1	Private units only				3.00% on OM GDV		£1,219,589
							£1,219,589
TOTAL DEVELOPMENT COSTS (including land)							£42,967,074
3.0 Developer's Profit							
3.1	Private units				20% on OM GDV		£8,130,590
3.2	Affordable units				6% on AH build cost (incl: externals)		£1,367,930
							£9,498,520
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£52,465,594
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£7,983
4.0 Finance Costs							
4.1	Finance				APR 7.00% on net costs	PCM 0.565%	-£7,983
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£52,473,577

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Island Site	Lower Value Area	271 Units						pba peterbrett	
ITEM									
Net Site Area	1.92	Brownfield	Lower Value Area	Residual Value		-5,177,954 per net ha		Technical Checks:	
						Sqm/ha	10,218	Dwgs/ha	141
						Units/pa	65	GDV=Total costs	(0)
Nr of units	Private	Affordable		Social r	Affordable rent	Intermediate			
	176	95		0.00	76	18.97			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		123	65	8,015	£1,700	£13,625,203	
		House		53	90	4,756	£1,850	£8,798,693	
				176		12770.88			
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£0	£0	
		House		0	90	0	£0	£0	
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		53	65	3,453	£893	£3,081,392	
		House		23	90	2,049	£971	£1,989,858	
				76		5501.30			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		13	65	863	£1,020	£880,398	
		House		6	90	512	£1,110	£568,531	
				19		1375.33			
Gross Development value								£28,944,074	
2.0 Development Cost									
2.1	Site Acquisition								
2.1.1	Site value (residual land value)							-£9,956,051	
	Purchaser Costs							1.75%	
								-10,130,282	
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		123	75	9,248	£1,096	£10,135,671	
		House		53	90	4,756	£929	£4,418,370.45	
				176		14003.93			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		66	75	4,980	£1,096	£5,457,669.00	
		House		28	90	2,561	£929	£2,379,122.55	
				95		7540.58			
2.3.3	Extra-over BR2013			£0 per unit				£0	
								£22,390,833	
2.4 Extra over construction costs									
2.4.1	Externals			10% on build cost				£2,239,083.30	
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha				£0	
2.4.2	Site opening up costs			£13,133 per unit				£3,559,096	
								£5,798,179	
2.5 Professional Fees									
2.5.1				10% on build costs (incl: externals)				£2,462,992	
								£2,462,992	
2.6 Contingency									
2.6.1				5% on build costs (incl: externals)				£1,231,496	
								£1,231,496	
2.7 Developer contributions									
2.7.1	Lifetime homes			£0 per unit				£0	
2.7.2	CSH Level 4			2.5% build cost				£559,771	
2.7.3	CIL			£0 per sqm				£0	
2.7.4	S106 contribution			£1,000 per unit				£271,000	
2.7.5	Provision for energy requirements			£2,200 per unit				£596,200	
								£1,426,971	
2.8 Sale cost									
2.8.1	Private units only			3.00% on OM GDV				£672,717	
								£672,717	
TOTAL DEVELOPMENT COSTS (including land)								£23,852,905	
3.0 Developer's Profit									
3.1	Private units			20% on OM GDV				£4,484,779	
3.2	Affordable units			6% on AH build cost (incl: externals)				£517,228	
								£5,002,007	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£28,854,912	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£89,161	
4.0 Finance Costs									
4.1	Finance			APR	7.00%	on net costs	PCM	0.565%	-£89,161
								£28,944,074	

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Silo	Lower Value Area		48 Units				
ITEM							
Net Site Area	0.12	Greenfield	Lower Value Area	Residual Value -25,929,070 per net ha			
				Technical Checks: Sqm/ha 26,579 Dwgs/ha 409 Units/ha 24 GDV=Total costs -			
Nr of units	Private 31	Affordable 17	Social re Affordable rent 0.00	13	Intermediate 3.36		
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	31	65	2,028	£1,700	£3,447,600
		House	0	90	0	£1,850	£0
			31		2028.00		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	13	65	874	£893	£779,688
		House	0	90	0	£971	£0
			13		873.60		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	3	65	218	£1,020	£222,768
		House	0	90	0	£1,110	£0
			3		218.40		
Gross Development value							£4,450,056
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)					-£3,043,740	
					Purchaser Costs	1.75%	
-3,097,006							
2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	31	75	2,340	£1,395	£3,264,300
		House	0	90	0	£929	£0.00
			31		2340.00		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	17	75	1,260	£1,395	£1,757,700.00
		House	0	90	0	£929	£0.00
			17		1260.00		
2.3.3	Extra-over BR2013			£0	per unit		£0
48							£5,022,000
2.4 Extra over construction costs							
2.4.1	Externals		10%	on build cost			£502,200.00
2.4.2	Site abnormalities (remediation/demolition)		£0	per net ha			£0
2.4.2	Site opening up costs		£0	per unit			£0
£502,200							
2.5 Professional Fees							
2.5.1			10%	on build costs (incl: externals)			£552,420
£552,420							
2.6 Contingency							
2.6.1			5%	on build costs (incl: externals)			£276,210.00
£276,210							
2.7 Developer contributions							
2.7.1	Lifetime homes		£0	per unit			£0
2.7.2	CSH Level 4		2.5%	build cost			£125,550
2.7.3	CIL		£0	per sqm			£0
2.7.4	S106 contribution		£1,000	per unit			£48,000
2.7.5	Provision for energy requirements		£2,200	per unit			£105,600
£279,150							
2.8 Sale cost							
2.8.1	Private units only		3.00%	on OM GDV			£103,428
£103,428							
TOTAL DEVELOPMENT COSTS (including land) £3,638,402							
3.0 Developer's Profit							
3.1	Private units		20%	on OM GDV			£689,520
3.2	Affordable units		6%	on AH build cost (incl: externals)			£116,008
£805,528							
TOTAL PROJECT COSTS [EXCLUDING INTEREST] £4,443,930							
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £6,126							
4.0 Finance Costs							
4.1	Finance		APR 7.00%	on net costs	PCM 0.565%		-£6,126
TOTAL PROJECT COSTS [INCLUDING INTEREST] £4,450,056							

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Former Tooks Bakery		Mid Value Area		101 Units				
ITEM								
Net Site Area	1.55	Brownfield	Mid Value Area	Residual Value		Technical Checks:		
				479,819 per net ha		Sqm/ha	5,870	
						Dwgs/ha	65	
						Units/ha	38	
						GDV=Total costs	(0)	
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate			
	66	35		0.00	28	7.07		
1.0 Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,950	£0
		House		66	90	5,909	£2,200	£12,998,700
				66		5908.50		
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£0	£0
		House		0	90	0	£0	£0
				0		0.00		
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,024	£0
		House		28	90	2,545	£1,155	£2,939,706
				28		2545.20		
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,170	£0
		House		7	90	636	£1,254	£797,920
				7		636.30		
Gross Development value								£16,736,326
2.0 Development Cost								
2.1 Site Acquisition								
2.1.1	Site value (residual land value)							£742,985
	Purchaser Costs							5.75%
								785,707
2.3 Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0	£1,054	£0
		House		66	90	5,909	£929	£5,488,996.50
				66		5908.50		
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0	£1,054	£0.00
		House		35	90	3,182	£929	£2,955,613.50
				35		3181.50		
2.3.3	Extra-over BR2013			£0 per unit				£0
								101
								£8,444,610
2.4 Extra over construction costs								
2.4.1	Externals	10% on build cost					£844,461.00	
2.4.2	Site abnormals (remediation/demolition)	£0 per net ha					£0	
2.4.2	Site opening up costs	£11,900 per unit					£1,201,852	
								£2,046,313
2.5 Professional Fees								
2.5.1	10% on build costs (incl: externals)					£928,907		
								£928,907
2.6 Contingency								
2.6.1	5% on build costs (incl: externals)					£464,454		
								£464,454
2.7 Developer contributions								
2.7.1	Lifetime homes	£0 per unit					£0	
2.7.2	CSH Level 4	2.5% build cost					£211,115	
2.7.3	CIL	£0 per sqm					£0	
2.7.4	S106 contribution	£1,000 per unit					£101,000	
2.7.5	Provision for energy requirements	£2,200 per unit					£222,200	
								£534,315
2.8 Sale cost								
2.8.1	Private units only	3.00% on OM GDV					£389,961	
								£389,961
TOTAL DEVELOPMENT COSTS (including land)								£13,594,266
3.0 Developer's Profit								
3.1	Private units	20% on OM GDV					£2,599,740	
3.2	Affordable units	6% on AH build cost (incl: externals)					£195,070	
								£2,794,810
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£16,389,077
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£347,249
4.0 Finance Costs								
4.1	Finance	APR 7.00% on net costs			PCM 0.565%		£-347,249	
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£16,736,326

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ITEM

Net Site Area	1.96	Brownfield	Mid Value Area	Residual Value		Technical Checks:	
				370,039	per net ha	Sqm/ha	4,547
						Dwgs/ha	51
						Units/pa	38
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	64	35		0.00	28	6.93	

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	0	65	0	£1,950	£0
		House	64	90	5,792	£2,200	£12,741,300
			64		5,791.50		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	0	65	0	£1,024	£0
		House	28	90	2,495	£1,155	£2,881,494
			28		2,494.80		
1.3	Intermediate	Flats (NIA)	0	65	0	£1,170	£0
		House	7	90	624	£1,254	£782,120
			7		623.70		

Gross Development value **£16,404,914**

2.0 Development Cost								
2.1 Site Acquisition								
2.1.1	Site value (residual land value)							£725,075
	Purchaser Costs						5.75%	
							766,767	

2.3 Build Costs								
2.3.1	Private units	Flats (GIA)	0	75	0	£1,054	£0	
		House	64	90	5,792	£929	£5,380,303.50	
			64		5,791.50			
2.3.2	Affordable units	Flats (GIA)	0	75	0	£1,054	£0.00	
		House	35	90	3,119	£929	£2,897,086.50	
			35		3,118.50			
2.3.3	Extra-over BR2013						£0 per unit	£0
							£8,277,390	

2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost					£827,739.00
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha					£0
2.4.2	Site opening up costs	£11,876 per unit					£1,175,701
							£2,003,440

2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)						£910,513
							£910,513

2.6 Contingency							
2.6.1	5% on build costs (incl: externals)						£455,256
							£455,256

2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit					£0
2.7.2	CSH Level 4	2.5% build cost					£206,935
2.7.3	CIL	£0 per sqm					£0
2.7.4	S106 contribution	£1,000 per unit					£99,000
2.7.5	Provision for energy requirements	£2,200 per unit					£217,800
							£523,735

2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV					£382,239
							£382,239

TOTAL DEVELOPMENT COSTS (including land) **£13,319,340**

3.0 Developer's Profit							
3.1	Private units	20% on OM GDV					£2,548,260
3.2	Affordable units	6% on AH build cost (incl: externals)					£191,208
							£2,739,468

TOTAL PROJECT COSTS [EXCLUDING INTEREST] **£16,058,808**

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] **£346,106**

4.0 Finance Costs							
4.1	Finance	APR	7.00%	on net costs	PCM	0.565%	-£346,106
							£16,404,914

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ITEM

Net Site Area	0.22	Brownfield	Lower Value Area	Residual Value	-2,890,973	per net ha	Technical Checks:	Sqm/ha	8,374
								Dwgs/ha	116
								Units/ha	15
								GDV=Total costs	-

Nr of units	Private	Affordable	Social re Affordable rent	Intermediate
	16	9	0.00	7
				1.75

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	11	65	739	£1,700	£1,256,938
		House	5	90	439	£1,850	£811,688
			16		1178.13		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	5	65	319	£893	£284,261
		House	2	90	189	£971	£183,566
			7		507.50		
1.3	Intermediate	Flats (NIA)	1	65	80	£1,020	£81,218
		House	1	90	47	£1,110	£52,448
			2		126.88		

Gross Development value							£2,670,118
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2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						-£625,701
				Purchaser Costs			1.75%
							-636,651

2.3 Build Costs							
2.3.1	Private units	Flats (GIA)	11	75	853	£1,096	£935,025
		House	5	90	439	£929	£407,599
			16		1291.88		
2.3.2	Affordable units	Flats (GIA)	6	75	459	£1,096	£503,475
		House	3	90	236	£929	£219,476
			9		695.63		
2.3.3	Extra-over BR2013						£0 per unit
			25				£2,065,575

2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£206,558
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£206,558

2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£227,213.25
							£227,213

2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£113,606.63
							£113,607

2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			2.5% build cost			£51,639
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£25,000
2.7.5	Provision for energy requirements			£0 per unit			£0
							£76,639

2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£62,059
							£62,059

3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£413,725
3.2	Affordable units			6% on AH build cost (incl: externals)			£47,715
							£461,440

TOTAL DEVELOPMENT COSTS (including land)							£2,115,000
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TOTAL PROJECT COSTS (EXCLUDING INTEREST)							£2,576,440
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TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST)							£93,678
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4.0 Finance Costs							
4.1	Finance			APR 7.00% on net costs	PCM 0.565%		-£30,831
							£2,607,271

TOTAL PROJECT COSTS (INCLUDING INTEREST)							£2,607,271
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ITEM

Net Site Area	0.41	Brownfield	Lower Value Area	Residual Value	-2,742,979	per net ha	Technical Checks:
							Sqm/ha 8,852
							Dwgs/ha 122
							Units/pa 25
							GDV=Total costs -

Nr of units	Private 33	Affordable 18	Social rent 0.00	Affordable rent 14	Intermediate 3.50
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1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	23	65	1,479	£1,700	£2,513,875.00
		House	10	90	878	£1,850	£1,623,375
			33		2356.25		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	10	65	637	£893	£568,523
		House	4	90	378	£971	£367,133
			14		1015.00		
1.3	Intermediate	Flats (NIA)	2	65	159	£1,020	£162,435
		House	1	90	95	£1,110	£104,895
			4		253.75		
Gross Development value							£5,340,235

2.0 Development Cost		
2.1 Site Acquisition		
2.1.1	Site value (residual land value)	-£1,123,293
	Purchaser Costs	1.75%
		-1,142,950

2.3 Build Costs							
			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units	Flats (GIA)	23	75	1,706	£1,096	£1,870,050
		House	10	90	878	£929	£815,198
			33		2583.75		
2.3.2	Affordable units	Flats (GIA)	12	75	919	£1,096	£1,006,950
		House	5	90	473	£929	£438,953
			18		1391.25		
2.3.3	Extra-over BR2013			£0 per unit		£0	
50							£4,131,150

2.4 Extra over construction costs			
2.4.1	Externals	10% on build cost	£413,115
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha	£0
2.4.2	Site opening up costs	£0 per unit	£0
			£413,115

2.5 Professional Fees			
2.5.1		10% on build costs (incl: externals)	£454,427
			£454,427

2.6 Contingency			
2.6.1		5% on build costs (incl: externals)	£227,213
			£227,213

2.7 Developer contributions			
2.7.1	Lifetime homes	£0 per unit	£0
2.7.2	CSH Level 4	2.5% build cost	£103,279
2.7.3	CIL	£0 per sqm	£0
2.7.4	S106 contribution	£1,000 per unit	£50,000
2.7.5	Provision for energy requirements	£0 per unit	£0
			£153,279

2.8 Sale cost			
2.8.1	Private units only	3.00% on OM GDV	£124,118
			£124,118

TOTAL DEVELOPMENT COSTS (including land)			£4,360,351
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3.0 Developer's Profit			
3.1	Private units	20% on OM GDV	£827,450
3.2	Affordable units	6% on AH build cost (incl: externals)	£95,430
			£922,880

TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£5,283,230
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£57,005
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4.0 Finance Costs			
4.1	Finance	APR 7.00% on net costs PCM 0.565%	-£57,005

TOTAL PROJECT COSTS [INCLUDING INTEREST]			£5,340,235
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ITEM

Net Site Area	0.35	Brownfield	Lower Value Area	Residual Value	87,673	per net ha	Technical Checks:
							Sqm/ha 6,469
							Dwgs/ha 72
							Units/pa 15
							GDV=Total costs (0)

Nr of units	Private	Affordable	Social re Affordable rent	Intermediate
	16	9	0.00	7
				1.75

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	0	65	0	£1,700	£0
		House	16	90	1,463	£1,850	£2,705,625
			16		1462.50		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	0	65	0	£893	£0
		House	7	90	630	£971	£611,888
			7		630.00		
1.3	Intermediate	Flats (NIA)	0	65	0	£1,020	£0
		House	2	90	158	£1,110	£174,825
			2		157.50		
Gross Development value							£3,492,338

2.0 Development Cost		
2.1	Site Acquisition	
2.1.1	Site value (residual land value)	
	Purchaser Costs	
	1.75%	
		£30,496
		31,030

2.3 Build Costs							
			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units	Flats (GIA)	0	75	0	£1,054	£0
		House	16	90	1,463	£929	£1,358,663
			16		1462.50		
2.3.2	Affordable units	Flats (GIA)	0	75	0	£1,054	£0
		House	9	90	788	£929	£731,588
			9		787.50		
2.3.3	Extra-over BR2013				£0	per unit	£0
							25
							£2,090,250

2.4 Extra over construction costs		
2.4.1	Externals	
	10% on build cost	
		£209,025.00
2.4.2	Site abnormalities (remediation/demolition)	
	£0 per net ha	£0
2.4.2	Site opening up costs	
	£0 per unit	£0
		£209,025

2.5 Professional Fees		
2.5.1		
	10% on build costs (incl: externals)	
		£229,928
		£229,928

2.6 Contingency		
2.6.1		
	5% on build costs (incl: externals)	
		£114,964
		£114,964

2.7 Developer contributions		
2.7.1	Lifetime homes	
	£0 per unit	£0
2.7.2	CSH Level 4	
	2.5% build cost	£52,256
2.7.3	CIL	
	£0 per sqm	£0
2.7.4	S106 contribution	
	£1,000 per unit	£25,000
2.7.5	Provision for energy requirements	
	£0 per unit	£0
		£77,256

2.8 Sale cost		
2.8.1	Private units only	
	3.00% on OM GDV	
		£81,169
		£81,169

TOTAL DEVELOPMENT COSTS (including land) £2,833,621

3.0 Developer's Profit		
3.1	Private units	
	20% on OM GDV	£541,125
3.2	Affordable units	
	6% on AH build cost (incl: externals)	£48,285
		£589,410

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £3,423,031

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £69,307

4.0 Finance Costs			
4.1	Finance		
	APR 7.00% on net costs	PCM 0.565%	-£69,307
		TOTAL PROJECT COSTS [INCLUDING INTEREST] £3,492,338	


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Felixstowe Road		Lower Value Area		70 Units			
ITEM							
Net Site Area		1.11	Brownfield	Lower Value Area	Residual Value		96,993 per net ha
Nr of units		Private	Affordable	Social r	Affordable rent	Intermediate	Technical Checks:
		46	25	0.00	20	4.90	Sqm/ha 5,673
							Dwgs/ha 63
							Units/pa 31
							GDV=Total costs -
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,700
		House		46	90	4,095	£1,850
				46		4,095.00	
							Total Value
							£0
							£7,575,750
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		20	90	1,764	£971
				20		1,764.00	
							Total Value
							£0
							£1,713,285
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		5	90	441	£1,110
				5		441.00	
							Total Value
							£0
							£489,510
Gross Development value							£9,778,545
2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£107,711
	Purchaser Costs						1.75%
							109,596
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		46	90	4,095	£929
				46		4,095.00	
							Total Costs
							£0
							£3,804,255.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		25	90	2,205	£929
				25		2,205.00	
							Total Costs
							£0.00
							£2,048,445.00
2.3.3	Extra-over BR2013						
							£0 per unit
							£0
							70
							£5,852,700
2.4 Extra over construction costs							
2.4.1	Externals				10%	on build cost	£585,270.00
2.4.2	Site abnormalities (remediation/demolition)				£0	per net ha	£0
2.4.2	Site opening up costs				£0	per unit	£0
							£585,270
2.5 Professional Fees							
2.5.1					10%	on build costs (incl: externals)	£643,797
							£643,797
2.6 Contingency							
2.6.1					5%	on build costs (incl: externals)	£321,899
							£321,899
2.7 Developer contributions							
2.7.1	Lifetime homes				£0	per unit	£0
2.7.2	CSH Level 4				2.5%	build cost	£146,318
2.7.3	CIL				£0	per sqm	£0
2.7.4	S106 contribution				£1,000	per unit	£70,000
2.7.5	Provision for energy requirements				£0	per unit	£0
							£216,318
2.8 Sale cost							
2.8.1	Private units only				3.00%	on OM GDV	£227,273
							£227,273
TOTAL DEVELOPMENT COSTS (including land)							£7,956,851
3.0 Developer's Profit							
3.1	Private units				20%	on OM GDV	£1,515,150
3.2	Affordable units				6%	on AH build cost (incl: externals)	£135,197
							£1,650,347
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£9,607,198
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£171,347
4.0 Finance Costs							
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%
							-£171,347
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£9,778,545


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Artificial Hockey Pitch		Mid Value Area		18 Units			pba peterbrett	
ITEM								
Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value		772,210 per net ha		Technical Checks:
								Sqm/ha 3,402
								Dwgs/ha 38
								Units/pa 12
								GDV=Total costs -
Nr of units	Private 12	Affordable 6		Social re: Affordable rent 0.00	5	Intermediate 1.26		
1.0 Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,950	£0
		House		12	90	1,053	£2,200	£2,316,600
				12		1053.00		
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£0	£0
		House		0	90	0	£0	£0
				0		0.00		
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,024	£0
		House		5	90	454	£1,155	£523,908
				5		453.60		
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,170	£0
		House		1	90	113	£1,254	£142,204
				1		113.40		
Gross Development value								£2,982,712
2.0 Development Cost								
2.1	Site Acquisition							
2.1.1	Site value (residual land value)							£367,676
	Purchaser Costs							4.75%
								385,140
2.3 Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0	£1,054	£0
		House		12	90	1,053	£929	£978,237.00
				12		1053.00		
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0	£1,054	£0.00
		House		6	90	567	£929	£526,743.00
				6		567.00		
2.3.3	Extra-over BR2013			£0 per unit				£0
								18
								£1,504,980
2.4	Extra over construction costs							
2.4.1	Externals			10% on build cost				£150,498.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha				£0
2.4.2	Site opening up costs			£0 per unit				£0
								£150,498
2.5	Professional Fees							
2.5.1				10% on build costs (incl: externals)				£165,548
								£165,548
2.6	Contingency							
2.6.1				5% on build costs (incl: externals)				£82,774
								£82,774
2.7	Developer contributions							
2.7.1	Lifetime homes			£0 per unit				£0
2.7.2	CSH Level 4			2.5% build cost				£37,625
2.7.3	CIL			£0 per sqm				£0
2.7.4	S106 contribution			£1,000 per unit				£18,000
2.7.5	Provision for energy requirements			£0 per unit				£0
								£55,625
2.8	Sale cost							
2.8.1	Private units only			3.00% on OM GDV				£69,498
								£69,498
TOTAL DEVELOPMENT COSTS (including land)								£2,414,063
3.0	Developer's Profit							
3.1	Private units			20% on OM GDV				£463,320
3.2	Affordable units			6% on AH build cost (incl: externals)				£34,765
								£498,085
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£2,912,148
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£70,564
4.0	Finance Costs							
4.1	Finance			APR 7.00%	on net costs	PCM 0.565%		-£70,564
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£2,982,712

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Central/West Brownfield		Lower Value Area		25 Units													
ITEM																	
Net Site Area	0.43	Brownfield	Lower Value Area	Residual Value		70,451		per net ha									
<table border="1" style="float: right; width: 150px;"> <tr><td>Sqm/ha</td><td>5,198</td></tr> <tr><td>Dwgs/ha</td><td>58</td></tr> <tr><td>Units/ha</td><td>15</td></tr> <tr><td>GDV=Total costs</td><td>(0)</td></tr> </table>										Sqm/ha	5,198	Dwgs/ha	58	Units/ha	15	GDV=Total costs	(0)
Sqm/ha	5,198																
Dwgs/ha	58																
Units/ha	15																
GDV=Total costs	(0)																
Nr of units	Private	Affordable	Social re Affordable rent		Intermediate												
	16	9	0.00	7	1.75												
1.0 Development Value																	
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value										
	Flats (NIA)		0	65	0	£1,700	£0										
	House		16	90	1,463	£1,850	£2,705,625										
			16		1462.50												
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value										
	Flats (NIA)		0	65	0	£0	£0										
	House		0	90	0	£0	£0										
			0		0.00												
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value										
	Flats (NIA)		0	65	0	£893	£0										
	House		7	90	630	£971	£611,888										
			7		630.00												
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value										
	Flats (NIA)		0	65	0	£1,020	£0										
	House		2	90	158	£1,110	£174,825										
			2		157.50												
Gross Development value							£3,492,338										
2.0 Development Cost																	
2.1	Site Acquisition																
2.1.1	Site value (residual land value)						£30,496										
						Purchaser Costs											
						1.75%											
							31,030										
2.3 Build Costs																	
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs										
	Flats (GIA)		0	75	0	£1,054	£0										
	House		16	90	1,463	£929	£1,358,662.50										
			16		1462.50												
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs										
	Flats (GIA)		0	75	0	£1,054	£0.00										
	House		9	90	788	£929	£731,587.50										
			9		787.50												
2.3.3	Extra-over BR2013		£0 per unit				£0										
							25										
							£2,090,250										
2.4 Extra over construction costs																	
2.4.1	Externals		10% on build cost				£209,025.00										
2.4.2	Site abnormalities (remediation/demolition)		£0 per net ha				£0										
2.4.2	Site opening up costs		£0 per unit				£0										
							£209,025										
2.5 Professional Fees																	
2.5.1			10% on build costs (incl: externals)				£229,928										
							£229,928										
2.6 Contingency																	
2.6.1			5% on build costs (incl: externals)				£114,964										
							£114,964										
2.7 Developer contributions																	
2.7.1	Lifetime homes		£0 per unit				£0										
2.7.2	CSH Level 4		2.5% build cost				£52,256										
2.7.3	CIL		£0 per sqm				£0										
2.7.4	S106 contribution		£1,000 per unit				£25,000										
2.7.5	Provision for energy requirements		£0 per unit				£0										
							£77,256										
2.8 Sale cost																	
2.8.1	Private units only		3.00% on OM GDV				£81,169										
							£81,169										
TOTAL DEVELOPMENT COSTS (including land)							£2,833,621										
3.0 Developer's Profit																	
3.1	Private units		20% on OM GDV				£541,125										
3.2	Affordable units		6% on AH build cost (incl: externals)				£48,285										
							£589,410										
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£3,423,031										
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£69,307										
4.0 Finance Costs																	
4.1	Finance		APR 7.00% on net costs		PCM 0.565%		-£69,307										
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£3,492,338										

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West Greenfield		Lower Value Area		50 Units						
ITEM										
Net Site Area	0.81	Greenfield	Lower Value Area	Residual Value		86,657 per net ha		Technical Checks: Sqm/ha 5,544 Dwgs/ha 62 Units/ha 25 GDV=Total costs (0)		
Nr of units	Private 33	Affordable 18		Social re Affordable rent 0.00	14	Intermediate 3.50				
1.0 Development Value										
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value		
	Flats (NIA)			0	65	0	£1,700	£0		
	House			33	90	2,925	£1,850	£5,411,250		
				33		2925.00				
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value		
	Flats (NIA)			0	65	0	£0	£0		
	House			0	90	0	£0	£0		
				0		0.00				
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value		
	Flats (NIA)			0	65	0	£893	£0		
	House			14	90	1,260	£971	£1,223,775		
				14		1260.00				
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value		
	Flats (NIA)			0	65	0	£1,020	£0		
	House			4	90	315	£1,110	£349,650		
				4		315.00				
Gross Development value								£6,984,675		
2.0 Development Cost										
2.1	Site Acquisition									
2.1.1	Site value (residual land value)							£70,341		
	Purchaser Costs							1.75%		
								71,572		
2.3 Build Costs										
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs		
	Flats (GIA)			0	75	0	£1,054	£0		
	House			33	90	2,925	£929	£2,717,325.00		
				33		2925.00				
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs		
	Flats (GIA)			0	75	0	£1,054	£0.00		
	House			18	90	1,575	£929	£1,463,175.00		
				18		1575.00				
2.3.3	Extra-over BR2013			£0 per unit				£0		
								50		
								£4,180,500		
2.4 Extra over construction costs										
2.4.1	Externals			10% on build cost				£418,050.00		
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha				£0		
2.4.2	Site opening up costs			£0 per unit				£0		
								£418,050		
2.5 Professional Fees										
2.5.1				10% on build costs (incl: externals)				£459,855		
								£459,855		
2.6 Contingency										
2.6.1				5% on build costs (incl: externals)				£229,928		
								£229,928		
2.7 Developer contributions										
2.7.1	Lifetime homes			£0 per unit				£0		
2.7.2	CSH Level 4			2.5% build cost				£104,513		
2.7.3	CIL			£0 per sqm				£0		
2.7.4	S106 contribution			£1,000 per unit				£50,000		
2.7.5	Provision for energy requirements			£0 per unit				£0		
								£154,513		
2.8 Sale cost										
2.8.1	Private units only			3.00% on OM GDV				£162,338		
								£162,338		
TOTAL DEVELOPMENT COSTS (including land)								£5,676,755		
3.0 Developer's Profit										
3.1	Private units			20% on OM GDV				£1,082,250		
3.2	Affordable units			6% on AH build cost (incl: externals)				£96,570		
								£1,178,820		
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£6,855,574		
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£129,101		
4.0 Finance Costs										
4.1	Finance			APR 7.00%	on net costs		PCM 0.565%	-£129,101		
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£6,984,675		

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ITEM				Residual Value		Technical Checks:	
Net Site Area	1.81	Brownfield	Lower Value Area	-577,845 per net ha		Sqm/ha	5,214
						Dwgs/ha	58
						Units/ha	39
						GDV=Total costs	-

Nr of units	Private	Affordable	Social re Affordable rent	Intermediate			
	68	37	0.00	29	7.35		

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,700	£0
		House	68	90	6,143	£1,850	£11,363,625
			68		6142.50		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£893	£0
		House	29	90	2,646	£971	£2,569,928
			29		2646.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,020	£0
		House	7	90	662	£1,110	£734,265
			7		661.50		
Gross Development value							£14,667,818

2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£1,047,302
	Purchaser Costs						1.75%
							-1,065,630

2.3 Build Costs								
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	0	75	0	£1,054	£0	
		House	68	90	6,143	£929	£5,706,382.50	
			68		6142.50			
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	0	75	0	£1,054	£0.00	
		House	37	90	3,308	£929	£3,072,667.50	
			37		3307.50			
2.3.3	Extra-over BR2013						£0 per unit	£0
							£8,779,050	

2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost				£877,905.00	
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha				£0	
2.4.2	Site opening up costs	£11,946 per unit				£1,254,308	
							£2,132,213

2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)				£965,696		
							£965,696

2.6 Contingency							
2.6.1	5% on build costs (incl: externals)				£482,848		
							£482,848

2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit				£0	
2.7.2	CSH Level 4	2.5% build cost				£219,476	
2.7.3	CIL	£0 per sqm				£0	
2.7.4	S106 contribution	£1,000 per unit				£105,000	
2.7.5	Provision for energy requirements	£0 per unit				£0	
							£324,476

2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV				£340,909	
							£340,909

TOTAL DEVELOPMENT COSTS (including land)							£11,959,562
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3.0 Developer's Profit							
3.1	Private units	20% on OM GDV				£2,272,725.00	
3.2	Affordable units	6% on AH build cost (incl: externals)				£202,796	
							£2,475,521

TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£14,435,083
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£232,735
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4.0 Finance Costs								
4.1	Finance	APR	7.00% on net costs			PCM	0.565%	-£232,735
							£14,667,818	

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Helena Road		Lower Value Area		566 Units				
ITEM								
Net Site Area	1.13	Brownfield	Lower Value Area	Residual Value		Technical Checks:		
				-37,710,522 per net ha		Sqm/ha	32,667	
						Dwgs/ha	503	
						Units/ha	93	
						GDV=Total costs	-	
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate			
	368	198		0.00	158	39.62		
1.0 Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)			368	65	23,914	£1,700	£40,652,950
	House			0	90	0	£1,850	£0
				368		23913.50		
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)			0	65	0	£0	£0
	House			0	90	0	£0	£0
				0		0.00		
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)			158	65	10,301	£893	£9,193,821
	House			0	90	0	£971	£0
				158		10301.20		
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)			40	65	2,575	£1,020	£2,626,806
	House			0	90	0	£1,110	£0
				40		2575.30		
Gross Development value								£52,473,577
2.0 Development Cost								
2.1	Site Acquisition							
2.1.1	Site value (residual land value)							-£42,469,665
	Purchaser Costs							1.75%
								-43,212,884
2.3 Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)			368	75	27,593	£1,395	£38,491,538
	House			0	90	0	£929	£0.00
				368		27592.50		
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)			198	75	14,858	£1,395	£20,726,212.50
	House			0	90	0	£929	£0.00
				198		14857.50		
2.3.3	Extra-over BR2013							£0
								£59,217,750
2.4 Extra over construction costs								
2.4.1	Externals			10% on build cost				£5,921,775.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha				£0
2.4.2	Site opening up costs			£14,137 per unit				£8,001,378
								£13,923,153
2.5 Professional Fees								
2.5.1	10% on build costs (incl: externals)							£6,513,953
								£6,513,953
2.6 Contingency								
2.6.1	5% on build costs (incl: externals)							£3,256,976
								£3,256,976
2.7 Developer contributions								
2.7.1	Lifetime homes			£0 per unit				£0
2.7.2	CSH Level 4			2.5% build cost				£1,480,444
2.7.3	CIL			£0 per sqm				£0
2.7.4	S106 contribution			£1,000 per unit				£566,000
2.7.5	Provision for energy requirements			£0 per unit				£0
								£2,046,444
2.8 Sale cost								
2.8.1	Private units only			3.00% on OM GDV				£1,219,589
								£1,219,589
TOTAL DEVELOPMENT COSTS (including land)								£42,964,979
3.0 Developer's Profit								
3.1	Private units			20% on OM GDV				£8,130,590
3.2	Affordable units			6% on AH build cost (incl: externals)				£1,367,930
								£9,498,520
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£52,463,500
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£10,077
4.0 Finance Costs								
4.1	Finance			APR	PCM			
				7.00%	0.565%			-£10,077
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£52,473,577

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Island Site		Lower Value Area		271 Units			
ITEM							
Net Site Area	1.92	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-4,877,430 per net ha		Sqm/ha	10,218
						Dwgs/ha	141
						Units/pa	65
						GDV=Total costs	-
Nr of units	Private	Affordable		Social r€ Affordable rent	Intermediate		
	176	95		0.00	76	18.97	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		123	65	8,015	£1,700
		House		53	90	4,756	£1,850
				176		12770.88	
							Total Value
							£13,625,203
							£8,798,693
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		53	65	3,453	£893
		House		23	90	2,049	£971
				76		5501.30	
							Total Value
							£3,081,392
							£1,989,858
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		13	65	863	£1,020
		House		6	90	512	£1,110
				19		1375.33	
							Total Value
							£880,398
							£568,531
Gross Development value							£28,944,074
2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						-£9,378,211
	Purchaser Costs						1.75%
							-9,542,330
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		123	75	9,248	£1,096
		House		53	90	4,756	£929
				176		14003.93	
							Total Costs
							£10,135,671
							£4,418,370.45
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		66	75	4,980	£1,096
		House		28	90	2,561	£929
				95		7540.58	
							Total Costs
							£5,457,669.00
							£2,379,122.55
2.3.3	Extra-over BR2013						£0 per unit
							£0
							£22,390,833
2.4 Extra over construction costs							
2.4.1	Externals		10%		on build cost		£2,239,083.30
2.4.2	Site abnormalities (remediation/demolition)		£0		per net ha		£0
2.4.2	Site opening up costs		£13,133		per unit		£3,559,096
							£5,798,179
2.5 Professional Fees							
2.5.1			10%		on build costs (incl: externals)		£2,462,992
							£2,462,992
2.6 Contingency							
2.6.1			5%		on build costs (incl: externals)		£1,231,496
							£1,231,496
2.7 Developer contributions							
2.7.1	Lifetime homes		£0		per unit		£0
2.7.2	CSH Level 4		2.5%		build cost		£559,771
2.7.3	CIL		£0		per sqm		£0
2.7.4	S106 contribution		£1,000		per unit		£271,000
2.7.5	Provision for energy requirements		£0		per unit		£0
							£830,771
2.8 Sale cost							
2.8.1	Private units only		3.00%		on OM GDV		£672,717
							£672,717
TOTAL DEVELOPMENT COSTS (including land)							£23,844,657
3.0 Developer's Profit							
3.1	Private units		20%		on OM GDV		£4,484,779
3.2	Affordable units		6%		on AH build cost (incl: externals)		£517,228
							£5,002,007
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£28,846,664
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£97,409
4.0 Finance Costs							
4.1	Finance		APR 7.00%		on net costs		PCM 0.565%
							-£97,409
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£28,944,074

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Silo		Lower Value Area		48 Units			
ITEM							
Net Site Area	0.12	Greenfield	Lower Value Area	Residual Value		Technical Checks:	
				-25,050,448 per net ha		Sqm/ha	26,579
						Dwgs/ha	409
						Units/ha	24
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	31	17		0.00	13	3.36	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		31	65	2,028	£1,700
		House		0	90	0	£1,850
				31		2028.00	
							Total Value
							£3,447,600
							£0
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		13	65	874	£893
		House		0	90	0	£971
				13		873.60	
							Total Value
							£779,688
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		3	65	218	£1,020
		House		0	90	0	£1,110
				3		218.40	
							Total Value
							£222,768
							£0
Gross Development value							£4,450,056
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£2,940,602
	Purchaser Costs						1.75%
							-2,992,062
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		31	75	2,340	£1,395
		House		0	90	0	£929
				31		2340.00	
							Total Costs
							£3,264,300
							£0.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		17	75	1,260	£1,395
		House		0	90	0	£929
				17		1260.00	
							Total Costs
							£1,757,700.00
							£0.00
2.3.3	Extra-over BR2013						
					£0	per unit	
							£0
							£5,022,000
2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£502,200.00
2.4.2	Site abnormalities (remediation/demolition)			£0	per net ha		£0
2.4.2	Site opening up costs			£0	per unit		£0
							£502,200
2.5 Professional Fees							
2.5.1				10%	on build costs (incl: externals)		£552,420
							£552,420
2.6 Contingency							
2.6.1				5%	on build costs (incl: externals)		£276,210.00
							£276,210
2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4			2.5%	build cost		£125,550
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£48,000
2.7.5	Provision for energy requirements			£0	per unit		£0
							£173,550
2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£103,428
							£103,428
TOTAL DEVELOPMENT COSTS (including land)							£3,637,746
3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£689,520
3.2	Affordable units			6%	on AH build cost (incl: externals)		£116,008
							£805,528
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£4,443,274
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£6,782
4.0 Finance Costs							
4.1	Finance			APR	7.00%	on net costs	PCM
							0.565%
							-£6,782
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£4,450,056

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Former Tooks Bakery		Mid Value Area		101 Units					
ITEM									
Net Site Area	1.55	Brownfield	Mid Value Area	Residual Value		Technical Checks:			
				609,661 per net ha		Sqm/ha	5,870		
						Dwgs/ha	65		
						Units/ha	38		
						GDV=Total costs	-		
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate				
	66	35		0.00	28	7.07			
1.0 Development Value									
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,950	£0	
		House		66	90	5,909	£2,200	£12,998,700	
				66		5908.50			
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£0	£0	
		House		0	90	0	£0	£0	
				0		0.00			
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,024	£0	
		House		28	90	2,545	£1,155	£2,939,706	
				28		2545.20			
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA)		0	65	0	£1,170	£0	
		House		7	90	636	£1,254	£797,920	
				7		636.30			
Gross Development value								£16,736,326	
2.0 Development Cost									
2.1 Site Acquisition									
2.1.1	Site value (residual land value)							£944,041	
	Purchaser Costs							5.75%	
								998,323	
2.3 Build Costs									
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		0	75	0	£1,054	£0	
		House		66	90	5,909	£929	£5,488,996.50	
				66		5908.50			
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)		0	75	0	£1,054	£0.00	
		House		35	90	3,182	£929	£2,955,613.50	
				35		3181.50			
2.3.3	Extra-over BR2013			£0 per unit				£0	
								101	
								£8,444,610	
2.4 Extra over construction costs									
2.4.1	Externals			10% on build cost				£844,461.00	
2.4.2	Site abnormals (remediation/demolition)			£0 per net ha				£0	
2.4.2	Site opening up costs			£11,900 per unit				£1,201,852	
								£2,046,313	
2.5 Professional Fees									
2.5.1					10% on build costs (incl: externals)				£928,907
								£928,907	
2.6 Contingency									
2.6.1					5% on build costs (incl: externals)				£464,454
								£464,454	
2.7 Developer contributions									
2.7.1	Lifetime homes			£0 per unit				£0	
2.7.2	CSH Level 4			2.5% build cost				£211,115	
2.7.3	CIL			£0 per sqm				£0	
2.7.4	S106 contribution			£1,000 per unit				£101,000	
2.7.5	Provision for energy requirements			£0 per unit				£0	
								£312,115	
2.8 Sale cost									
2.8.1	Private units only			3.00% on OM GDV				£389,961	
								£389,961	
TOTAL DEVELOPMENT COSTS (including land)								£13,584,683	
3.0 Developer's Profit									
3.1	Private units			20% on OM GDV				£2,599,740	
3.2	Affordable units			6% on AH build cost (incl: externals)				£195,070	
								£2,794,810	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£16,379,493	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£356,833	
4.0 Finance Costs									
4.1	Finance			APR	PCM				
				7.00% on net costs	0.565%			-£356,833	
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£16,736,326	

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ITEM

Net Site Area	1.96	Brownfield	Mid Value Area	Residual Value		Technical Checks:	
				470,611	per net ha	Sqm/ha	4,547
						Dwgs/ha	51
						Units/pa	38
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	64	35		0.00	28	6.93	

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	0	65	0	£1,950	£0
		House	64	90	5,792	£2,200	£12,741,300
			64		5,791.50		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	0	65	0	£1,024	£0
		House	28	90	2,495	£1,155	£2,881,494
			28		2,494.80		
1.3	Intermediate	Flats (NIA)	0	65	0	£1,170	£0
		House	7	90	624	£1,254	£782,120
			7		623.70		
Gross Development value							£16,404,914

2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£922,141
	Purchaser Costs						5.75%
							975,164

2.3 Build Costs							
2.3.1	Private units	Flats (GIA)	0	75	0	£1,054	£0
		House	64	90	5,792	£929	£5,380,303.50
			64		5,791.50		
2.3.2	Affordable units	Flats (GIA)	0	75	0	£1,054	£0.00
		House	35	90	3,119	£929	£2,897,086.50
			35		3,118.50		
2.3.3	Extra-over BR2013						£0
							£8,277,390

2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost				£827,739.00	
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha				£0	
2.4.2	Site opening up costs	£11,876 per unit				£1,175,701	
							£2,003,440

2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)				£910,513		
							£910,513

2.6 Contingency							
2.6.1	5% on build costs (incl: externals)				£455,256		
							£455,256

2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit				£0	
2.7.2	CSH Level 4	2.5% build cost				£206,935	
2.7.3	CIL	£0 per sqm				£0	
2.7.4	S106 contribution	£1,000 per unit				£99,000	
2.7.5	Provision for energy requirements	£0 per unit				£0	
							£305,935

2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV				£382,239	
							£382,239

TOTAL DEVELOPMENT COSTS (including land) £13,309,937

3.0 Developer's Profit							
3.1	Private units	20% on OM GDV				£2,548,260	
3.2	Affordable units	6% on AH build cost (incl: externals)				£191,208	
							£2,739,468

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £16,049,405

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £355,509

4.0 Finance Costs							
4.1	Finance	APR	7.00%	on net costs	PCM	0.565%	-£355,509
							£16,404,914

TOTAL PROJECT COSTS [INCLUDING INTEREST] £16,404,914

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ITEM

Net Site Area	0.22	Brownfield	Lower Value Area	Residual Value	-2,662,911	per net ha	Technical Checks:	Sqm/ha	8,374
								Dwgs/ha	116
								Units/ha	15
								GDV=Total costs	-

Nr of units	Private	Affordable	Social re Affordable rent	Intermediate
	16	9	0.00	7
				1.75

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	11	65	739	£1,700	£1,256,938
		House	5	90	439	£1,850	£811,688
			16		1178.13		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	5	65	319	£893	£284,261
		House	2	90	189	£971	£183,566
			7		507.50		
1.3	Intermediate	Flats (NIA)	1	65	80	£1,020	£81,218
		House	1	90	47	£1,110	£52,448
			2		126.88		

Gross Development value							£2,670,118
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2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£576,341
				Purchaser Costs			1.75%
							-586,427

2.3 Build Costs							
2.3.1	Private units	Flats (GIA)	11	75	853	£1,096	£935,025
		House	5	90	439	£929	£407,599
			16		1291.88		
2.3.2	Affordable units	Flats (GIA)	6	75	459	£1,096	£503,475
		House	3	90	236	£929	£219,476
			9		695.63		
2.3.3	Extra-over BR2013						£0 per unit
			25				£2,065,575

2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£206,558
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£206,558

2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£227,213.25
							£227,213

2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£113,606.63
							£113,607

2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			0.0% build cost			£0
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£25,000
2.7.5	Provision for energy requirements			£0 per unit			£0
							£25,000

2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£62,059
							£62,059

3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£413,725
3.2	Affordable units			6% on AH build cost (incl: externals)			£47,715
							£461,440

TOTAL DEVELOPMENT COSTS (including land)							£2,113,584
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TOTAL PROJECT COSTS (EXCLUDING INTEREST)							£2,575,024
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TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST)							£95,093
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4.0 Finance Costs							
4.1	Finance			APR 7.00% on net costs	PCM 0.565%		£32,247
							£2,607,271

TOTAL PROJECT COSTS (INCLUDING INTEREST)							£2,607,271
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ITEM		Residual Value			Technical Checks:	
Net Site Area	0.41	Brownfield	Lower Value Area	-2,503,227	per net ha	Sqm/ha 8,852
						Dwgs/ha 122
						Units/pa 25
						GDV=Total costs -
Nr of units	Private 33	Affordable 18	Social rent 0.00	Affordable rent 14	Intermediate 3.50	
1.0 Development Value						
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	23	65	1,479	£1,700
		House	10	90	878	£1,850
			33		2356.25	
						Total Value
						£2,513,875.00
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	0	65	0	£0
		House	0	90	0	£0
			0		0.00	
						Total Value
						£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	10	65	637	£893
		House	4	90	378	£971
			14		1015.00	
						Total Value
						£568,523
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	2	65	159	£1,020
		House	1	90	95	£1,110
			4		253.75	
						Total Value
						£162,435
						£104,895
						Gross Development value
						£5,340,235
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Site value (residual land value)					-£1,025,110
				Purchaser Costs		1.75%
						-1,043,050
2.3 Build Costs						
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)	23	75	1,706	£1,096
		House	10	90	878	£929
			33		2583.75	
						Total Costs
						£1,870,050
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)	12	75	919	£1,096
		House	5	90	473	£929
			18		1391.25	
						Total Costs
						£1,006,950
2.3.3	Extra-over BR2013					£0
						£0
						50
						£4,131,150
2.4 Extra over construction costs						
2.4.1	Externals			10%	on build cost	£413,115
2.4.2	Site abnormalities (remediation/demolition)			£0	per net ha	£0
2.4.2	Site opening up costs			£0	per unit	£0
						£413,115
2.5 Professional Fees						
2.5.1				10%	on build costs (incl: externals)	£454,427
						£454,427
2.6 Contingency						
2.6.1				5%	on build costs (incl: externals)	£227,213
						£227,213
2.7 Developer contributions						
2.7.1	Lifetime homes			£0	per unit	£0
2.7.2	CSH Level 4			0.0%	build cost	£0
2.7.3	CIL			£0	per sqm	£0
2.7.4	S106 contribution			£1,000	per unit	£50,000
2.7.5	Provision for energy requirements			£0	per unit	£0
						£50,000
2.8 Sale cost						
2.8.1	Private units only			3.00%	on OM GDV	£124,118
						£124,118
						TOTAL DEVELOPMENT COSTS (including land)
						£4,356,972
3.0 Developer's Profit						
3.1	Private units			20%	on OM GDV	£827,450
3.2	Affordable units			6%	on AH build cost (incl: externals)	£95,430
						£922,880
						TOTAL PROJECT COSTS [EXCLUDING INTEREST]
						£5,279,852
						TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]
						£60,383
4.0 Finance Costs						
4.1	Finance			APR 7.00%	on net costs	PCM 0.565%
						-£60,383
						TOTAL PROJECT COSTS [INCLUDING INTEREST]
						£5,340,235

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ITEM

Net Site Area	0.35	Brownfield	Lower Value Area	Residual Value	231,273	per net ha	Technical Checks:
							Sqm/ha 6,469
							Dwgs/ha 72
							Units/pa 15
							GDV=Total costs -

Nr of units	Private	Affordable	Social re Affordable rent	Intermediate
	16	9	0.00	7
				1.75

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	0	65	0	£1,700	£0
		House	16	90	1,463	£1,850	£2,705,625
			16		1462.50		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	0	65	0	£893	£0
		House	7	90	630	£971	£611,888
			7		630.00		
1.3	Intermediate	Flats (NIA)	0	65	0	£1,020	£0
		House	2	90	158	£1,110	£174,825
			2		157.50		
Gross Development value							£3,492,338

2.0 Development Cost		
2.1	Site Acquisition	
2.1.1	Site value (residual land value)	
	Purchaser Costs	
	1.75%	
		£80,446
		81,853

2.3 Build Costs							
			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units	Flats (GIA)	0	75	0	£1,054	£0
		House	16	90	1,463	£929	£1,358,663
			16		1462.50		
2.3.2	Affordable units	Flats (GIA)	0	75	0	£1,054	£0
		House	9	90	788	£929	£731,588
			9		787.50		
2.3.3	Extra-over BR2013				£0	per unit	£0
							25
							£2,090,250

2.4 Extra over construction costs		
2.4.1	Externals	
	10% on build cost	
		£209,025.00
2.4.2	Site abnormalities (remediation/demolition)	
	£0 per net ha	£0
2.4.2	Site opening up costs	
	£0 per unit	£0
		£209,025

2.5 Professional Fees		
2.5.1		
	10% on build costs (incl: externals)	
		£229,928
		£229,928

2.6 Contingency		
2.6.1		
	5% on build costs (incl: externals)	
		£114,964
		£114,964

2.7 Developer contributions		
2.7.1	Lifetime homes	
	£0 per unit	£0
2.7.2	CSH Level 4	
	0.0% build cost	£0
2.7.3	CIL	
	£0 per sqm	£0
2.7.4	S106 contribution	
	£1,000 per unit	£25,000
2.7.5	Provision for energy requirements	
	£0 per unit	£0
		£25,000

2.8 Sale cost		
2.8.1	Private units only	
	3.00% on OM GDV	
		£81,169
		£81,169

TOTAL DEVELOPMENT COSTS (including land)		£2,832,188
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3.0 Developer's Profit		
3.1	Private units	
	20% on OM GDV	£541,125
3.2	Affordable units	
	6% on AH build cost (incl: externals)	£48,285
		£589,410

TOTAL PROJECT COSTS [EXCLUDING INTEREST]		£3,421,598
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]		£70,739
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4.0 Finance Costs		
4.1	Finance	
	APR 7.00% on net costs	PCM 0.565%
		-£70,739

TOTAL PROJECT COSTS [INCLUDING INTEREST]		£3,492,338
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Felixstowe Road		Lower Value Area		70 Units			
ITEM							
Net Site Area	1.11	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				219,411 per net ha		Sqm/ha	5,673
						Dwgs/ha	63
						Units/pa	31
						GDV=Total costs	-
Nr of units	Private	Affordable		Social r	Affordable rent	Intermediate	
	46	25		0.00	20	4.90	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,700
		House		46	90	4,095	£1,850
				46		4,095.00	
							Total Value
							£0
							£7,575,750
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£893
		House		20	90	1,764	£971
				20		1,764.00	
							Total Value
							£0
							£1,713,285
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£1,020
		House		5	90	441	£1,110
				5		441.00	
							Total Value
							£0
							£489,510
Gross Development value							£9,778,545
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						£243,655
	Purchaser Costs						2.75%
							250,355
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		46	90	4,095	£929
				46		4,095.00	
							Total Costs
							£0
							£3,804,255.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		0	75	0	£1,054
		House		25	90	2,205	£929
				25		2,205.00	
							Total Costs
							£0.00
							£2,048,445.00
2.3.3	Extra-over BR2013			£0 per unit			£0
							£5,852,700
2.4 Extra over construction costs							
2.4.1	Externals			10% on build cost			£585,270.00
2.4.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0
2.4.2	Site opening up costs			£0 per unit			£0
							£585,270
2.5 Professional Fees							
2.5.1				10% on build costs (incl: externals)			£643,797
							£643,797
2.6 Contingency							
2.6.1				5% on build costs (incl: externals)			£321,899
							£321,899
2.7 Developer contributions							
2.7.1	Lifetime homes			£0 per unit			£0
2.7.2	CSH Level 4			0.0% build cost			£0
2.7.3	CIL			£0 per sqm			£0
2.7.4	S106 contribution			£1,000 per unit			£70,000
2.7.5	Provision for energy requirements			£0 per unit			£0
							£70,000
2.8 Sale cost							
2.8.1	Private units only			3.00% on OM GDV			£227,273
							£227,273
TOTAL DEVELOPMENT COSTS (including land)							£7,951,293
3.0 Developer's Profit							
3.1	Private units			20% on OM GDV			£1,515,150
3.2	Affordable units			6% on AH build cost (incl: externals)			£135,197
							£1,650,347
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£9,601,640
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£176,905
4.0 Finance Costs							
4.1	Finance			APR	PCM		
				7.00% on net costs	0.565%		-£176,905
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£9,778,545

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Artificial Hockey Pitch		Mid Value Area		18 Units			pba peterbrett	
ITEM								
Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value		Technical Checks:		
				845,782 per net ha		Sqm/ha	3,402	
						Dwgs/ha	38	
						Units/pa	12	
						GDV=Total costs	-	
Nr of units	Private	Affordable		Social re	Affordable rent	Intermediate		
	12	6		0.00	5	1.26		
1.0 Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,950	£0
		House		12	90	1,053	£2,200	£2,316,600
				12		1053.00		
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£0	£0
		House		0	90	0	£0	£0
				0		0.00		
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,024	£0
		House		5	90	454	£1,155	£523,908
				5		453.60		
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,170	£0
		House		1	90	113	£1,254	£142,204
				1		113.40		
Gross Development value								£2,982,712
2.0 Development Cost								
2.1	Site Acquisition							
2.1.1	Site value (residual land value)							£402,706
					Purchaser Costs			4.75%
								421,834
2.3 Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0	£1,054	£0
		House		12	90	1,053	£929	£978,237.00
				12		1053.00		
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0	£1,054	£0.00
		House		6	90	567	£929	£526,743.00
				6		567.00		
2.3.3	Extra-over BR2013							£0
					£0 per unit			£0
								18
								£1,504,980
2.4 Extra over construction costs								
2.4.1	Externals				10% on build cost			£150,498.00
2.4.2	Site abnormals (remediation/demolition)				£0 per net ha			£0
2.4.2	Site opening up costs				£0 per unit			£0
								£150,498
2.5 Professional Fees								
2.5.1					10% on build costs (incl: externals)			£165,548
								£165,548
2.6 Contingency								
2.6.1					5% on build costs (incl: externals)			£82,774
								£82,774
2.7 Developer contributions								
2.7.1	Lifetime homes				£0 per unit			£0
2.7.2	CSH Level 4				0.0% build cost			£0
2.7.3	CIL				£0 per sqm			£0
2.7.4	S106 contribution				£1,000 per unit			£18,000
2.7.5	Provision for energy requirements				£0 per unit			£0
								£18,000
2.8 Sale cost								
2.8.1	Private units only				3.00% on OM GDV			£69,498
								£69,498
TOTAL DEVELOPMENT COSTS (including land)								£2,413,132
3.0 Developer's Profit								
3.1	Private units				20% on OM GDV			£463,320
3.2	Affordable units				6% on AH build cost (incl: externals)			£34,765
								£498,085
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£2,911,217
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£71,495
4.0 Finance Costs								
4.1	Finance			APR	PCM			
				7.00%	0.565%			-£71,495
					on net costs			
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£2,982,712

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ITEM				Residual Value		Technical Checks:	
Net Site Area	0.43	Brownfield	Lower Value Area	185,844	per net ha	Sqm/ha	5,198
Nr of units	Private: 16	Affordable: 9		Social re Affordable rent: 0.00	Intermediate: 7	Dwgs/ha	58
						Units/ha	15
						GDV=Total costs	-

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	0	65	0	£1,700	£0
		House	16	90	1,463	£1,850	£2,705,625
			16		1,462.50		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	0	65	0	£893	£0
		House	7	90	630	£971	£611,888
			7		630.00		
1.3	Intermediate	Flats (NIA)	0	65	0	£1,020	£0
		House	2	90	158	£1,110	£174,825
			2		157.50		
Gross Development value							£3,492,338

2.0 Development Cost	
2.1	Site Acquisition
2.1.1	Site value (residual land value)
	Purchaser Costs
	1.75%
	£80,446
	81,853

2.3 Build Costs							
			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units	Flats (GIA)	0	75	0	£1,054	£0
		House	16	90	1,463	£929	£1,358,662.50
			16		1,462.50		
2.3.2	Affordable units	Flats (GIA)	0	75	0	£1,054	£0.00
		House	9	90	788	£929	£731,587.50
			9		787.50		
2.3.3	Extra-over BR2013				£0 per unit		£0
25							£2,090,250

2.4 Extra over construction costs	
2.4.1	Externals
	10% on build cost
	£209,025.00
2.4.2	Site abnormalities (remediation/demolition)
	£0 per net ha
	£0
2.4.2	Site opening up costs
	£0 per unit
	£0
£209,025	

2.5 Professional Fees	
2.5.1	10% on build costs (incl: externals)
	£229,928
£229,928	

2.6 Contingency	
2.6.1	5% on build costs (incl: externals)
	£114,964
£114,964	

2.7 Developer contributions	
2.7.1	Lifetime homes
	£0 per unit
	£0
2.7.2	CSH Level 4
	0.0% build cost
	£0
2.7.3	CIL
	£0 per sqm
	£0
2.7.4	S106 contribution
	£1,000 per unit
	£25,000
2.7.5	Provision for energy requirements
	£0 per unit
	£0
£25,000	

2.8 Sale cost	
2.8.1	Private units only
	3.00% on OM GDV
	£81,169
£81,169	

TOTAL DEVELOPMENT COSTS (including land)	£2,832,188
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3.0 Developer's Profit	
3.1	Private units
	20% on OM GDV
	£541,125
3.2	Affordable units
	6% on AH build cost (incl: externals)
	£48,285
£589,410	


TOTAL PROJECT COSTS [EXCLUDING INTEREST]	£3,421,598
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	£70,739
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4.0 Finance Costs	
4.1	Finance
	APR: 7.00% on net costs
	PCM: 0.565%
	£-70,739

TOTAL PROJECT COSTS [INCLUDING INTEREST]	£3,492,338
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West Greenfield		Lower Value Area		50 Units						
ITEM										
Net Site Area	0.81	Greenfield	Lower Value Area	Residual Value		207,024 per net ha		Technical Checks: Sqm/ha 5,544 Dwgs/ha 62 Units/ha 25 GDV=Total costs -		
Nr of units	Private 33	Affordable 18		Social re Affordable rent 0.00	14	Intermediate 3.50				
1.0 Development Value										
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value		
	Flats (NIA)		0	65	0	£1,700	£0			
	House		33	90	2,925	£1,850	£5,411,250			
			33		2925.00					
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value			
	Flats (NIA)		0	65	0	£0	£0			
	House		0	90	0	£0	£0			
			0		0.00					
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value			
	Flats (NIA)		0	65	0	£893	£0			
	House		14	90	1,260	£971	£1,223,775			
			14		1260.00					
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value			
	Flats (NIA)		0	65	0	£1,020	£0			
	House		4	90	315	£1,110	£349,650			
			4		315.00					
Gross Development value							£6,984,675			
2.0 Development Cost										
2.1	Site Acquisition									
2.1.1	Site value (residual land value)						£168,045			
	Purchaser Costs						2.75%			
							172,666			
2.3 Build Costs										
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs			
	Flats (GIA)		0	75	0	£1,054	£0			
	House		33	90	2,925	£929	£2,717,325.00			
			33		2925.00					
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs			
	Flats (GIA)		0	75	0	£1,054	£0.00			
	House		18	90	1,575	£929	£1,463,175.00			
			18		1575.00					
2.3.3	Extra-over BR2013		£0 per unit				£0			
							50			
							£4,180,500			
2.4 Extra over construction costs										
2.4.1	Externals		10% on build cost				£418,050.00			
2.4.2	Site abnormalities (remediation/demolition)		£0 per net ha				£0			
2.4.2	Site opening up costs		£0 per unit				£0			
							£418,050			
2.5 Professional Fees										
2.5.1			10% on build costs (incl: externals)				£459,855			
							£459,855			
2.6 Contingency										
2.6.1			5% on build costs (incl: externals)				£229,928			
							£229,928			
2.7 Developer contributions										
2.7.1	Lifetime homes		£0 per unit				£0			
2.7.2	CSH Level 4		0.0% build cost				£0			
2.7.3	CIL		£0 per sqm				£0			
2.7.4	S106 contribution		£1,000 per unit				£50,000			
2.7.5	Provision for energy requirements		£0 per unit				£0			
							£50,000			
2.8 Sale cost										
2.8.1	Private units only		3.00% on OM GDV				£162,338			
							£162,338			
TOTAL DEVELOPMENT COSTS (including land)							£5,673,336			
3.0 Developer's Profit										
3.1	Private units		20% on OM GDV				£1,082,250			
3.2	Affordable units		6% on AH build cost (incl: externals)				£96,570			
							£1,178,820			
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£6,852,156			
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£132,519			
4.0 Finance Costs										
4.1	Finance		APR 7.00% on net costs		PCM 0.565%		-		-£132,519	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£6,984,675			

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ITEM				Residual Value		Technical Checks:	
Net Site Area	1.81	Brownfield	Lower Value Area	-463,965	per net ha	Sqm/ha	5,214
Nr of units	Private 68	Affordable 37		Social re Affordable rent 0.00	29	Intermediate 7.35	
						Dwgs/ha	58
						Units/ha	39
						GDV=Total costs	-

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,700	£0
		House	68	90	6,143	£1,850	£11,363,625
			68		6142.50		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£893	£0
		House	29	90	2,646	£971	£2,569,928
			29		2646.00		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0	65	0	£1,020	£0
		House	7	90	662	£1,110	£734,265
			7		661.50		
Gross Development value							£14,667,818

2.0 Development Cost								
2.1 Site Acquisition								
2.1.1	Site value (residual land value)							-£840,904
	Purchaser Costs						1.75%	
							-855,619	

2.3 Build Costs								
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	0	75	0	£1,054	£0	
		House	68	90	6,143	£929	£5,706,382.50	
			68		6142.50			
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA)	0	75	0	£1,054	£0.00	
		House	37	90	3,308	£929	£3,072,667.50	
			37		3307.50			
2.3.3	Extra-over BR2013							£0
							£8,779,050	

2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£877,905.00
2.4.2	Site abnormals (remediation/demolition)			£0	per net ha		£0
2.4.2	Site opening up costs			£11,946	per unit		£1,254,308
							£2,132,213

2.5 Professional Fees							
2.5.1				10%	on build costs (incl: externals)		£965,696
							£965,696

2.6 Contingency							
2.6.1				5%	on build costs (incl: externals)		£482,848
							£482,848

2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4			0.0%	build cost		£0
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£105,000
2.7.5	Provision for energy requirements			£0	per unit		£0
							£105,000

2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£340,909
							£340,909

TOTAL DEVELOPMENT COSTS (including land)							£11,950,095
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3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£2,272,725.00
3.2	Affordable units			6%	on AH build cost (incl: externals)		£202,796
							£2,475,521

TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£14,425,616
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£242,201
--	--	--	--	--	--	--	-----------------

4.0 Finance Costs							
4.1	Finance			APR 7.00%	on net costs	PCM 0.565%	-£242,201
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£14,667,818

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Helena Road		Lower Value Area		566 Units			
ITEM							
Net Site Area	1.13	Brownfield	Lower Value Area	Residual Value		Technical Checks:	
				-36,420,976 per net ha		Sqm/ha	32,667
						Dwgs/ha	503
						Units/ha	93
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	368	198		0.00	158	39.62	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)			368	65	23,914	£1,700
	House			0	90	0	£1,850
				368		23913.50	
							Total Value
							£40,652,950
							£0
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)			0	65	0	£0
	House			0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)			158	65	10,301	£893
	House			0	90	0	£971
				158		10301.20	
							Total Value
							£9,193,821
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
	Flats (NIA)			40	65	2,575	£1,020
	House			0	90	0	£1,110
				40		2575.30	
							Total Value
							£2,626,806
							£0
Gross Development value							£52,473,577
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£41,017,376
	Purchaser Costs						1.75%
							-£41,735,180
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)			368	75	27,593	£1,395
	House			0	90	0	£929
				368		27592.50	
							Total Costs
							£38,491,538
							£0.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)			198	75	14,858	£1,395
	House			0	90	0	£929
				198		14857.50	
							Total Costs
							£20,726,212.50
							£0.00
2.3.3	Extra-over BR2013						
							£0
							£59,217,750
2.4	Extra over construction costs						
2.4.1	Externals			10%	on build cost		£5,921,775.00
2.4.2	Site abnormalities (remediation/demolition)			£0	per net ha		£0
2.4.2	Site opening up costs			£14,137	per unit		£8,001,378
							£13,923,153
2.5	Professional Fees						
2.5.1				10%	on build costs (incl: externals)		£6,513,953
							£6,513,953
2.6	Contingency						
2.6.1				5%	on build costs (incl: externals)		£3,256,976
							£3,256,976
2.7	Developer contributions						
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4			0.0%	build cost		£0
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£566,000
2.7.5	Provision for energy requirements			£0	per unit		£0
							£566,000
2.8	Sale cost						
2.8.1	Private units only			3.00%	on OM GDV		£1,219,589
							£1,219,589
TOTAL DEVELOPMENT COSTS (including land)							£42,962,239
3.0	Developer's Profit						
3.1	Private units			20%	on OM GDV		£8,130,590
3.2	Affordable units			6%	on AH build cost (incl: externals)		£1,367,930
							£9,498,520
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£52,460,760
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£12,817
4.0	Finance Costs						
4.1	Finance			APR		PCM	
				7.00%	on net costs		0.565%
							-£12,817
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£52,473,577

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Island Site		Lower Value Area		271 Units		
ITEM						
Net Site Area	1.92	Brownfield	Lower Value Area	Residual Value	-4,595,719 per net ha	Technical Checks:
						Sqm/ha 10,218
						Dwgs/ha 141
						Units/pa 65
						GDV=Total costs -
Nr of units	Private 176	Affordable 95	Social r€ Affordable rent 0.00	76	Intermediate 18.97	
1.0 Development Value						
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	123	65	8,015	£1,700
		House	53	90	4,756	£1,850
			176		12770.88	
						Total Value
						£13,625,203
						£8,798,693
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	0	65	0	£0
		House	0	90	0	£0
			0		0.00	
						Total Value
						£0
						£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	53	65	3,453	£893
		House	23	90	2,049	£971
			76		5501.30	
						Total Value
						£3,081,392
						£1,989,858
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)	13	65	863	£1,020
		House	6	90	512	£1,110
			19		1375.33	
						Total Value
						£880,398
						£568,531
Gross Development value						£28,944,074
2.0 Development Cost						
2.1 Site Acquisition						
2.1.1	Site value (residual land value)					-£8,836,544
	Purchaser Costs					1.75%
-£9,91,183						
2.3 Build Costs						
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)	123	75	9,248	£1,096
		House	53	90	4,756	£929
			176		14003.93	
						Total Costs
						£10,135,671
						£4,418,370.45
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)	66	75	4,980	£1,096
		House	28	90	2,561	£929
			95		7540.58	
						Total Costs
						£5,457,669.00
						£2,379,122.55
2.3.3	Extra-over BR2013					£0 per unit
						£0
271						£22,390,833
2.4 Extra over construction costs						
2.4.1	Externals		10% on build cost		£2,239,083.30	
2.4.2	Site abnormalities (remediation/demolition)		£0 per net ha		£0	
2.4.2	Site opening up costs		£13,133 per unit		£3,559,096	
£5,798,179						
2.5 Professional Fees						
2.5.1	10% on build costs (incl: externals)				£2,462,992	
£2,462,992						
2.6 Contingency						
2.6.1	5% on build costs (incl: externals)				£1,231,496	
£1,231,496						
2.7 Developer contributions						
2.7.1	Lifetime homes		£0 per unit		£0	
2.7.2	CSH Level 4		0.0% build cost		£0	
2.7.3	CIL		£0 per sqm		£0	
2.7.4	S106 contribution		£1,000 per unit		£271,000	
2.7.5	Provision for energy requirements		£0 per unit		£0	
£271,000						
2.8 Sale cost						
2.8.1	Private units only		3.00% on OM GDV		£672,717	
£672,717						
TOTAL DEVELOPMENT COSTS (including land)						£23,836,033
3.0 Developer's Profit						
3.1	Private units		20% on OM GDV		£4,484,779	
3.2	Affordable units		6% on AH build cost (incl: externals)		£517,228	
£5,002,007						
TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£28,838,040
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						£106,033
4.0 Finance Costs						
4.1	Finance		APR 7.00% on net costs		PCM 0.565%	
-£106,033						
TOTAL PROJECT COSTS [INCLUDING INTEREST]						£28,944,074

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Silo		Lower Value Area		48 Units			
ITEM							
Net Site Area	0.12	Greenfield	Lower Value Area	Residual Value		Technical Checks:	
				-24,007,398 per net ha		Sqm/ha	26,579
						Dwgs/ha	409
						Units/ha	24
						GDV=Total costs	-
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	31	17		0.00	13	3.36	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		31	65	2,028	£1,700
		House		0	90	0	£1,850
				31		2028.00	
							Total Value
							£3,447,600
							£0
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		0	65	0	£0
		House		0	90	0	£0
				0		0.00	
							Total Value
							£0
							£0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		13	65	874	£893
		House		0	90	0	£971
				13		873.60	
							Total Value
							£779,688
							£0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm
		Flats (NIA)		3	65	218	£1,020
		House		0	90	0	£1,110
				3		218.40	
							Total Value
							£222,768
							£0
Gross Development value							£4,450,056
2.0 Development Cost							
2.1	Site Acquisition						
2.1.1	Site value (residual land value)						-£2,818,161
					Purchaser Costs		1.75%
							-2,867,479
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		31	75	2,340	£1,395
		House		0	90	0	£929
				31		2340.00	
							Total Costs
							£3,264,300
							£0.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
		Flats (GIA)		17	75	1,260	£1,395
		House		0	90	0	£929
				17		1260.00	
							Total Costs
							£1,757,700.00
							£0.00
2.3.3	Extra-over BR2013				£0	per unit	£0
48							£5,022,000
2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£502,200.00
2.4.2	Site abnormalities (remediation/demolition)			£0	per net ha		£0
2.4.2	Site opening up costs			£0	per unit		£0
							£502,200
2.5 Professional Fees							
2.5.1				10%	on build costs (incl: externals)		£552,420
							£552,420
2.6 Contingency							
2.6.1				5%	on build costs (incl: externals)		£276,210.00
							£276,210
2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4			0.0%	build cost		£0
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£48,000
2.7.5	Provision for energy requirements			£0	per unit		£0
							£48,000
2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£103,428
							£103,428
TOTAL DEVELOPMENT COSTS (including land)							£3,636,779
3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£689,520
3.2	Affordable units			6%	on AH build cost (incl: externals)		£116,008
							£805,528
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£4,442,308
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£7,748
4.0 Finance Costs							
4.1	Finance			APR	7.00%	on net costs	PCM
							0.565%
							-£7,748
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£4,450,056

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Former Tooks Bakery		Mid Value Area		101 Units			pba peterbrett	
ITEM								
Net Site Area	1.55	Brownfield	Mid Value Area	Residual Value		Technical Checks:		
				733,025 per net ha		Sqm/ha	5,870	
						Dwgs/ha	65	
						Units/ha	38	
						GDV=Total costs	-	
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate			
	66	35		0.00	28	7.07		
1.0 Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,950	£0
		House		66	90	5,909	£2,200	£12,998,700
				66		5908.50		
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£0	£0
		House		0	90	0	£0	£0
				0		0.00		
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,024	£0
		House		28	90	2,545	£1,155	£2,939,706
				28		2545.20		
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)		0	65	0	£1,170	£0
		House		7	90	636	£1,254	£797,920
				7		636.30		
Gross Development value								£16,736,326
2.0 Development Cost								
2.1 Site Acquisition								
2.1.1	Site value (residual land value)							£1,135,066
	Purchaser Costs							5.75%
								1,200,333
2.3 Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0	£1,054	£0
		House		66	90	5,909	£929	£5,488,996.50
				66		5908.50		
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)		0	75	0	£1,054	£0.00
		House		35	90	3,182	£929	£2,955,613.50
				35		3181.50		
2.3.3	Extra-over BR2013			£0 per unit				£0
								£8,444,610
2.4 Extra over construction costs								
2.4.1	Externals			10% on build cost		£844,461.00		
2.4.2	Site abnormals (remediation/demolition)			£0 per net ha		£0		
2.4.2	Site opening up costs			£11,900 per unit		£1,201,852		
								£2,046,313
2.5 Professional Fees								
2.5.1					10% on build costs (incl: externals)		£928,907	
								£928,907
2.6 Contingency								
2.6.1					5% on build costs (incl: externals)		£464,454	
								£464,454
2.7 Developer contributions								
2.7.1	Lifetime homes			£0 per unit		£0		
2.7.2	CSH Level 4			0.0% build cost		£0		
2.7.3	CIL			£0 per sqm		£0		
2.7.4	S106 contribution			£1,000 per unit		£101,000		
2.7.5	Provision for energy requirements			£0 per unit		£0		
								£101,000
2.8 Sale cost								
2.8.1	Private units only			3.00% on OM GDV		£389,961		
								£389,961
TOTAL DEVELOPMENT COSTS (including land)								£13,575,577
3.0 Developer's Profit								
3.1	Private units			20% on OM GDV		£2,599,740		
3.2	Affordable units			6% on AH build cost (incl: externals)		£195,070		
								£2,794,810
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£16,370,388
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£365,939
4.0 Finance Costs								
4.1	Finance			APR 7.00% on net costs		PCM 0.565%		£-365,939
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£16,736,326

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ITEM

Net Site Area	1.96	Brownfield	Mid Value Area	Residual Value		Technical Checks:	
				566,165	per net ha	Sqm/ha	4,547
						Dwgs/ha	51
						Units/pa	38
						GDV=Total costs	0
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate		
	64	35		0.00	28	6.93	

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	0	65	0	£1,950	£0
		House	64	90	5,792	£2,200	£12,741,300
			64		5,791.50		
1.2	Social rent	Flats (NIA)	0	65	0	£0	£0
		House	0	90	0	£0	£0
			0		0.00		
1.3	Affordable rent	Flats (NIA)	0	65	0	£1,024	£0
		House	28	90	2,495	£1,155	£2,881,494
			28		2,494.80		
1.3	Intermediate	Flats (NIA)	0	65	0	£1,170	£0
		House	7	90	624	£1,254	£782,120
			7		623.70		

Gross Development value **£16,404,914**

2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£1,109,376
	Purchaser Costs						5.75%
						1,173,165	

2.3 Build Costs							
2.3.1	Private units	Flats (GIA)	0	75	0	£1,054	£0
		House	64	90	5,792	£929	£5,380,303.50
			64		5,791.50		
2.3.2	Affordable units	Flats (GIA)	0	75	0	£1,054	£0.00
		House	35	90	3,119	£929	£2,897,086.50
			35		3,118.50		
2.3.3	Extra-over BR2013						£0
						£8,277,390	

2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost				£827,739.00	
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha				£0	
2.4.2	Site opening up costs	£11,876 per unit				£1,175,701	
						£2,003,440	

2.5 Professional Fees							
2.5.1	10% on build costs (incl: externals)				£910,513		
						£910,513	

2.6 Contingency							
2.6.1	5% on build costs (incl: externals)				£455,256		
						£455,256	

2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit				£0	
2.7.2	CSH Level 4	0.0% build cost				£0	
2.7.3	CIL	£0 per sqm				£0	
2.7.4	S106 contribution	£1,000 per unit				£99,000	
2.7.5	Provision for energy requirements	£0 per unit				£0	
						£99,000	

2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV				£382,239	
						£382,239	

TOTAL DEVELOPMENT COSTS (including land) **£13,301,004**

3.0 Developer's Profit							
3.1	Private units	20% on OM GDV				£2,548,260	
3.2	Affordable units	6% on AH build cost (incl: externals)				£191,208	
						£2,739,468	

TOTAL PROJECT COSTS [EXCLUDING INTEREST] **£16,040,471**

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] **£364,442**

4.0 Finance Costs							
4.1	Finance	APR	7.00%	on net costs	PCM	0.565%	-£364,442
						£16,404,914	

TOTAL PROJECT COSTS [INCLUDING INTEREST] **£16,404,914**

This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

Appendix E Non-residential Appraisal Assumptions

Assumption	Source	Notes															
Revenue																	
Sales value of completed scheme	EGI & Consultation	Offices - £160 per sq m capitalised at 8% Industrial - £60 per sq m capitalised at 9% Comparison (465 sq m) - £190 per sq m capitalised at 8%. Comparison (5,000 sq m) - £160 per sq m capitalised at 7.5%. Convenience (5,000 sq m) - £180 per sq m capitalised at 5.5%. Convenience (465 sq m) - £200 per sq m capitalised at 6%.															
Construction costs																	
Construction	BCIS Online	BCIS is published by RICS on a quarterly basis. BCIS offers a range of prices dependent on the final specification. The following build costs used are derived from recent data of actual prices in the marketplace, rebased for Ipswich: <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Offices</td> <td style="width: 15%; text-align: right;">£1,312</td> <td style="width: 15%; text-align: right;">per sq m</td> </tr> <tr> <td>Industrial</td> <td style="text-align: right;">£573</td> <td style="text-align: right;">per sq m</td> </tr> <tr> <td>Comparison (5,000 sq m)</td> <td style="text-align: right;">£595</td> <td style="text-align: right;">per sq m</td> </tr> <tr> <td>Convenience</td> <td style="text-align: right;">£1,127</td> <td style="text-align: right;">per sq m</td> </tr> <tr> <td>Comparison (465 sq m)</td> <td style="text-align: right;">£798</td> <td style="text-align: right;">per sq m</td> </tr> </table>	Offices	£1,312	per sq m	Industrial	£573	per sq m	Comparison (5,000 sq m)	£595	per sq m	Convenience	£1,127	per sq m	Comparison (465 sq m)	£798	per sq m
Offices	£1,312	per sq m															
Industrial	£573	per sq m															
Comparison (5,000 sq m)	£595	per sq m															
Convenience	£1,127	per sq m															
Comparison (465 sq m)	£798	per sq m															
Contingency	Industry standard	Contingency is an expression of risk relating to a specific scheme and will vary from site to site. We have adopted a generic average of 5% though in practice it will vary.															
Plot external	Industry standard	On-site preparation for internal access roads and other external works. This will vary from site to site, but we have assumed 10% of build costs, which we believe appropriate.															
Fees																	
Professional fees	Industry standards	We have assumed 10% of development costs based on accepted industry standards.															
Sale costs/Letting Fees	Industry standards	With regards to comparison retail we have allowed 10% for marketing, 10% for letting agents' fees and 5% for sales agents' fees. We have not allowed for marketing or letting fees for the convenience retail scenarios as we have assumed the development would be pre-let. Fees associated with the investment sale are based upon the following industry standards: <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Surveyor -</td> <td style="width: 15%; text-align: right;">1.00%</td> <td style="width: 15%;"></td> </tr> <tr> <td>Legal -</td> <td style="text-align: right;">0.75%</td> <td></td> </tr> </table> Stamp duty has been charged at the prevailing rate.	Surveyor -	1.00%		Legal -	0.75%										
Surveyor -	1.00%																
Legal -	0.75%																
Finance costs	Industry standards	Finance costs assume an interest rate of 7%.															
Stamp Duty on Land Purchase	HMRC	Stamp duty has been charged on the land purchase at the prevailing rate.															
Professional fees on Land Purchase	Industry standards	Fees associated with the land purchase are based upon the following industry standards: <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Surveyor -</td> <td style="width: 15%; text-align: right;">1.00%</td> <td style="width: 15%;"></td> </tr> <tr> <td>Legal -</td> <td style="text-align: right;">0.75%</td> <td></td> </tr> </table>	Surveyor -	1.00%		Legal -	0.75%										
Surveyor -	1.00%																
Legal -	0.75%																

Profit		
Profit	Industry standards	A developer's profit of 20% on total development costs has been allowed in all retail appraisals.

Appendix F Detailed Non-residential Appraisals

Peter Brett Associates

Development Appraisal

Town Centre Offices - 465 sqm

Report Date: 10 December 2014

Town Centre Offices - 465 sqm

Summary Appraisal for Phase 1

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Town Centre Offices	1	395.25	£160.00	£63,240	63,240	63,240

Investment Valuation

Town Centre Offices

Market Rent	63,240	YP @	8.0000%	12.5000		
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	8.0000%	0.9623	760,659	

GROSS DEVELOPMENT VALUE

Purchaser's Costs		5.75%	(43,738)			760,659
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NET DEVELOPMENT VALUE

716,921

NET REALISATION

716,921

OUTLAY

ACQUISITION COSTS

Residualised Price			(242,054)			(242,054)
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CONSTRUCTION COSTS

Construction

	m²	Rate m²	Cost	
Town Centre Offices	465.00	£1,508.80	701,592	701,592
Developers Contingency		5.00%	35,080	35,080

PROFESSIONAL FEES

Architect		10.00%	70,159	70,159
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MARKETING & LETTING

Letting Agent Fee		10.00%	6,324	
Letting Legal Fee		5.00%	3,162	
				9,486

DISPOSAL FEES

Sales Agent Fee		1.00%	7,169	
Sales Legal Fee		0.50%	3,585	

Town Centre Offices - 465 sqm

10,754

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

Land (12,381)

Construction 24,798

Total Finance Cost 12,418

TOTAL COSTS**597,434****PROFIT****119,487****Performance Measures**

Profit on Cost% 20.00%

Profit on GDV% 15.71%

Profit on NDV% 16.67%

Development Yield% (on Rent) 10.59%

Equivalent Yield% (Nominal) 8.00%

Equivalent Yield% (True) 8.42%

IRR N/A

Rent Cover 1 yr 11 mths

Profit Erosion (finance rate 7.000%) 2 yrs 8 mths

Peter Brett Associates

Development Appraisal

Town Centre Offices - 10,000 sqm

Report Date: 10 December 2014

Town Centre Offices - 10,000 sqm

Summary Appraisal for Phase 1

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Town Centre Offices	1	8,500.00	£160.00	£1,360,000	1,360,000	1,360,000

Investment Valuation

Town Centre Offices

Current Rent	1,360,000	YP @	8.0000%	12.5000	17,000,000
Rent Free	(1,360,000)	YP 0yrs 6mths @	8.0000%	0.4719	
		PV 5yrs @	8.0000%	0.6806	(436,759)
					16,563,241

GROSS DEVELOPMENT VALUE

Purchaser's Costs	5.75%	(952,386)	16,563,241
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NET DEVELOPMENT VALUE

15,610,855

NET REALISATION

15,610,855

OUTLAY

ACQUISITION COSTS

Residualised Price	(5,053,639)	(5,053,639)
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CONSTRUCTION COSTS

	m²	Rate m²	Cost
Construction			
Town Centre Offices	10,000.00	£1,508.80	15,088,000
			15,088,000
Contingency		5.00%	754,400
			754,400

PROFESSIONAL FEES

Architect	10.00%	1,508,800	1,508,800
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MARKETING & LETTING

Letting Agent Fee	10.00%	136,000	
Letting Legal Fee	5.00%	68,000	
			204,000

DISPOSAL FEES

APPRAISAL SUMMARY**PETER BRETT ASSOCIATES****Town Centre Offices - 10,000 sqm**

Sales Agent Fee	1.00%	156,109	
Sales Legal Fee	0.50%	78,054	
			234,163

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land		(259,971)	
Construction		533,292	
Total Finance Cost			273,321

TOTAL COSTS**13,009,045****PROFIT****2,601,809****Performance Measures**

Profit on Cost%	20.00%
Profit on GDV%	15.71%
Profit on NDV%	16.67%
Development Yield% (on Rent)	10.45%
Equivalent Yield% (Nominal)	8.00%
Equivalent Yield% (True)	8.41%
IRR	N/A
Rent Cover	1 yr 11 mths
Profit Erosion (finance rate 7.000%)	2 yrs 8 mths

Peter Brett Associates

Development Appraisal

R&D, Industrial & Warehousing - 3,500 sqm

Report Date: 10 December 2014

APPRAISAL SUMMARY**PETER BRETT ASSOCIATES****R&D, Industrial & Warehousing - 3,500 sqm****Summary Appraisal for Phase 1****REVENUE****Rental Area Summary**

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
R&D, Industrial & Distribution	1	3,500.00	£60.00	£210,000	210,000	210,000

Investment Valuation**R&D, Industrial & Distribution**

Market Rent	210,000	YP 4yrs 6mths @	9.0000%	3.5717		
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	9.0000%	0.9578	718,421	

GROSS DEVELOPMENT VALUE

Purchaser's Costs		5.75%	(41,309)	718,421		
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NET DEVELOPMENT VALUE677,112**NET REALISATION****677,112****OUTLAY****ACQUISITION COSTS**

Residualised Price			(2,132,065)		(2,132,065)	
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CONSTRUCTION COSTS

	m²	Rate m²	Cost	
Construction				
R&D, Industrial & Distribution	3,500.00	£658.95	2,306,325	2,306,325

Contingency		5.00%	115,316	115,316
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PROFESSIONAL FEES

Architect		10.00%	230,632	230,632
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APPRAISAL SUMMARY**PETER BRETT ASSOCIATES****R&D, Industrial & Warehousing - 3,500 sqm****MARKETING & LETTING**

Letting Agent Fee	10.00%	21,000	
Letting Legal Fee	5.00%	10,500	
			31,500

DISPOSAL FEES

Sales Agent Fee	1.00%	6,771	
Sales Legal Fee	0.50%	3,386	
			10,157

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land		(56,533)	
Construction		58,928	
Total Finance Cost			2,395

TOTAL COSTS**564,260****PROFIT****112,852****Performance Measures**

Profit on Cost%	20.00%
Profit on GDV%	15.71%
Profit on NDV%	16.67%
Development Yield% (on Rent)	37.22%
Equivalent Yield% (Nominal)	9.00%
Equivalent Yield% (True)	12.06%

IRR (16.53)%

Rent Cover 0 yrs 6 mths
Profit Erosion (finance rate 7.000%) 2 yrs 8 mths

Peter Brett Associates

Development Appraisal

Employment Park - Offices at 5,000sqm & Ind. at 3,500sqm

Report Date: 10 December 2014

Employment Park - Offices at 5,000sqm & Ind. at 3,500sqm

Summary Appraisal for Phase 1

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Offices	1	4,250.00	£160.00	£680,000	680,000	680,000
Industrial	<u>1</u>	<u>3,500.00</u>	£60.00	£210,000	<u>210,000</u>	<u>210,000</u>
Totals	2	7,750.00			890,000	890,000

Investment Valuation

Offices						
Market Rent	680,000	YP @	8.0000%	12.5000		
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	8.0000%	0.9623	8,179,129	
Industrial						
Market Rent	210,000	YP @	9.0000%	11.1111		
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	9.0000%	0.9578	2,234,928	
					10,414,057	

GROSS DEVELOPMENT VALUE				10,414,057		
Purchaser's Costs		5.75%	(598,808)			
NET DEVELOPMENT VALUE				<u>9,815,249</u>		

NET REALISATION **9,815,249**

OUTLAY

ACQUISITION COSTS

Residualised Price			(3,577,152)			
					(3,577,152)	

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost			
Offices	5,000.00	£1,508.80	7,544,000			
Industrial	3,500.00	£654.35	2,290,225			
Totals	<u>8,500.00</u>		<u>9,834,225</u>			9,834,225

Contingency		5.00%	491,711			
					491,711	

PROFESSIONAL FEES

Architect		10.00%	983,422			
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APPRAISAL SUMMARY**PETER BRETT ASSOCIATES****Employment Park - Offices at 5,000sqm & Ind. at 3,500sqm**

			983,422
MARKETING & LETTING			
Letting Agent Fee	10.00%	89,000	
Letting Legal Fee	5.00%	44,500	
			133,500
DISPOSAL FEES			
Sales Agent Fee	1.00%	98,152	
Sales Legal Fee	0.50%	49,076	
			147,229
FINANCE			
Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land		(181,157)	
Construction		347,595	
Total Finance Cost			166,438
TOTAL COSTS			8,179,373
PROFIT			1,635,875

Performance Measures

Profit on Cost%	20.00%
Profit on GDV%	15.71%
Profit on NDV%	16.67%
Development Yield% (on Rent)	10.88%
Equivalent Yield% (Nominal)	8.22%
Equivalent Yield% (True)	8.66%
IRR	N/A
Rent Cover	1 yr 10 mths
Profit Erosion (finance rate 7.000%)	2 yrs 8 mths

Peter Brett Associates

Development Appraisal

Convenience Retail - 465 sqm

Report Date: 10 December 2014

APPRAISAL SUMMARY**PETER BRETT ASSOCIATES****Convenience Retail - 465 sqm****Summary Appraisal for Phase 1****REVENUE****Rental Area Summary**

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Convenience Retail	1	418.50	£200.00	£83,700	83,700	83,700

Investment Valuation**Convenience Retail**

Market Rent	83,700	YP @	6.0000%	16.6667		
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	6.0000%	0.9713	1,354,944	

GROSS DEVELOPMENT VALUE

Purchaser's Costs	5.75%	(77,909)		1,354,944		
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NET DEVELOPMENT VALUE1,277,035**NET REALISATION****1,277,035****OUTLAY****ACQUISITION COSTS**

Residualised Price				311,155		
Stamp Duty		4.00%		12,446		
Agent Fee		1.00%		3,112		
Legal Fee		0.50%		1,556		
					328,268	

CONSTRUCTION COSTS**Construction**

	m²	Rate m²	Cost	
Convenience Retail	465.00	£1,127.00	524,055	524,055
Contingency		5.00%	26,203	26,203

Other Construction

External Works		10.00%	52,406	52,406
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PROFESSIONAL FEES

Architect		10.00%	57,646	57,646
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MARKETING & LETTING

Letting Agent Fee		10.00%	8,370	
Letting Legal Fee		5.00%	4,185	
				12,555

DISPOSAL FEES

Sales Agent Fee		1.00%	12,770	
Sales Legal Fee		0.50%	6,385	
				19,156

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			23,613	
Construction			20,295	
Total Finance Cost				43,907

TOTAL COSTS**1,064,195****PROFIT****212,839****Performance Measures**

Profit on Cost%	20.00%
Profit on GDV%	15.71%
Profit on NDV%	16.67%

Convenience Retail - 465 sqm

Development Yield% (on Rent)	7.87%
Equivalent Yield% (Nominal)	6.00%
Equivalent Yield% (True)	6.23%
IRR	37.67%
Rent Cover	2 yrs 7 mths
Profit Erosion (finance rate 7.000%)	2 yrs 8 mths

Peter Brett Associates

Development Appraisal

Convenience Retail - 5,000 sqm

Report Date: 10 December 2014

Convenience Retail - 5,000 sqm

Summary Appraisal for Phase 1

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Convenience Retail	1	5,000.00	£180.00	£900,000	900,000

Investment Valuation

Convenience Retail

Market Rent	900,000	YP @	5.5000%	18.1818	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	5.5000%	0.9736	15,931,387

GROSS DEVELOPMENT VALUE

Purchaser's Costs	5.75%	(916,055)		15,931,387	
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NET DEVELOPMENT VALUE

15,015,332

NET REALISATION

15,015,332

OUTLAY

ACQUISITION COSTS

Residualised Price				4,264,613	
Stamp Duty		4.00%		170,585	
Agent Fee		1.00%		42,646	
Legal Fee		0.75%		31,985	
					4,509,828

CONSTRUCTION COSTS

Construction

	m²	Rate m²	Cost	
Convenience Retail	5,000.00	£1,127.00	5,635,000	5,635,000
Contingency		5.00%	281,750	281,750

Other Construction

External Works		10.00%	563,500	563,500
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PROFESSIONAL FEES

Architect		10.00%	619,850	619,850
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MARKETING & LETTING

Letting Agent Fee		10.00%	90,000	
Letting Legal Fee		5.00%	45,000	
				135,000

DISPOSAL FEES

Sales Agent Fee		1.00%	150,153	
Sales Legal Fee		0.50%	75,077	
				225,230

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			324,395	
Construction			218,223	
Total Finance Cost				542,618

TOTAL COSTS

12,512,776

PROFIT

2,502,556

Performance Measures

Profit on Cost%	20.00%
Profit on GDV%	15.71%
Profit on NDV%	16.67%

Convenience Retail - 5,000 sqm

Development Yield% (on Rent)	7.19%
Equivalent Yield% (Nominal)	5.50%
Equivalent Yield% (True)	5.69%
IRR	36.21%
Rent Cover	2 yrs 9 mths
Profit Erosion (finance rate 7.000%)	2 yrs 8 mths

Convenience Retail - 5,000 sqm

Initial
MRV
900,000

Convenience Retail - 5,000 sqm

Peter Brett Associates

Development Appraisal

Comparison Retail - 465 sqm

Report Date: 10 December 2014

APPRAISAL SUMMARY**PETER BRETT ASSOCIATES****Comparison Retail - 465 sqm****Summary Appraisal for Phase 1****REVENUE****Rental Area Summary**

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Comparison Retail	1	465.00	£190.00	£88,350	88,350	88,350

Investment Valuation**Comparison Retail**

Market Rent	88,350	YP @	8.0000%	12.5000		
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	8.0000%	0.9623	1,062,685	

GROSS DEVELOPMENT VALUE

Purchaser's Costs	5.75%	(61,104)		1,062,685		
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NET DEVELOPMENT VALUE**1,001,581****NET REALISATION****1,001,581****OUTLAY****ACQUISITION COSTS**

Residualised Price				286,226		
Stamp Duty		4.00%		11,449		
Agent Fee		1.00%		2,862		
Legal Fee		0.75%		2,147		
					302,684	

CONSTRUCTION COSTS**Construction**

	m²	Rate m²	Cost			
Comparison Retail	465.00	£798.00	371,070			371,070
Contingency		5.00%	18,554			18,554

Other Construction

External Works		10.00%	37,107			37,107
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PROFESSIONAL FEES

Architect		10.00%	40,818			40,818
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MARKETING & LETTING

Letting Agent Fee		10.00%	8,835			
Letting Legal Fee		5.00%	4,418			
						13,253

DISPOSAL FEES

Sales Agent Fee		1.00%	10,016			
Sales Legal Fee		0.50%	5,008			
						15,024

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)						
Land				21,772		
Construction				14,370		
Total Finance Cost						36,142

TOTAL COSTS**834,651****PROFIT****166,930****Performance Measures**

Profit on Cost%	20.00%
Profit on GDV%	15.71%
Profit on NDV%	16.67%

Comparison Retail - 465 sqm

Development Yield% (on Rent)	10.59%
Equivalent Yield% (Nominal)	8.00%
Equivalent Yield% (True)	8.42%
IRR	36.26%
Rent Cover	1 yr 11 mths
Profit Erosion (finance rate 7.000%)	2 yrs 8 mths

Peter Brett Associates

Development Appraisal

Comparison Retail - 5,000 sqm

Report Date: 10 December 2014

Comparison Retail - 5,000 sqm

Summary Appraisal for Phase 1

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Comparison Retail	1	5,000.00	£160.00	£800,000	800,000	800,000

Investment Valuation

Comparison Retail

Market Rent	800,000	YP @	7.5000%	13.3333		
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	9,922,481	

GROSS DEVELOPMENT VALUE

Purchaser's Costs	5.75%	(570,543)		9,922,481		
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NET DEVELOPMENT VALUE

9,351,938

NET REALISATION

9,351,938

OUTLAY

ACQUISITION COSTS

Residualised Price (1.10 Ha £2,942,676.00 pHect)				3,236,944		
Stamp Duty		4.00%		129,478		
Agent Fee		1.00%		32,369		
Legal Fee		0.75%		24,277		
					3,423,068	

CONSTRUCTION COSTS

Construction

	m²	Rate m²	Cost	
Comparison Retail	5,000.00	£595.00	2,975,000	2,975,000
Contingency		5.00%	148,750	148,750

Other Construction

External Works		10.00%	297,500	297,500
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PROFESSIONAL FEES

Architect		10.00%	327,250	327,250
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MARKETING & LETTING

Letting Agent Fee		10.00%	80,000	
Letting Legal Fee		5.00%	40,000	
				120,000

DISPOSAL FEES

Sales Agent Fee		1.00%	93,519	
Sales Legal Fee		0.50%	46,760	
				140,279

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			246,224	
Construction			115,211	
Total Finance Cost				361,435

TOTAL COSTS

7,793,281

PROFIT

1,558,657

Performance Measures

Profit on Cost%	20.00%
Profit on GDV%	15.71%
Profit on NDV%	16.67%

Comparison Retail - 5,000 sqm

Development Yield% (on Rent)	10.27%
Equivalent Yield% (Nominal)	7.50%
Equivalent Yield% (True)	7.87%
IRR	34.37%
Rent Cover	1 yr 11 mths
Profit Erosion (finance rate 7.000%)	2 yrs 8 mths