New Base
Cover

Stevenage - Residential for CIL Update - At Hearing

11/09/2019
13:00

Number	1	Units	NET Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate
				Units/ha	m2	m2	m2/ha		£/m2
Northern Extension		**800**	**34.00**	**23.53**	**87**	**69,849**	**2,054**	**80,030,018**	**1,145.76**

Locality	een/ Brown	lternative Use
North	Green	Agricultural

Area	Gross	72.00
	Net	34.00

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		58.0	0.00	10%	1,262	0
	2	0		70.0	0.00	10%	1,262	0
Terrace	2	84		70.0	5,880.00		1,088	6,397,440
	3	123		84.0	10,332.00		1,088	11,241,216
Semi	2	101		79.0	7,979.00		1,086	8,665,194
	3	140		93.0	13,020.00		1,086	14,139,720
Det	3	0		102.0	0.00		1,267	0
	4	84		125.0	10,500.00		1,267	13,303,500
	5	28		150.0	4,200.00		1,267	5,321,400
Flat 1 High*	1	0		58.0	0.00	10%	1,617	0
Flat 2 High*	2	0		70.0	0.00	10%	1,617	0
Flat 3 High*	3	0		84.0	0.00	10%	1,617	0
Affordable								
Flat	1	65		58.0	3,770.00	10%	1,262	5,233,514
	2	0		70.0	0.00	10%	1,262	0
Terrace	2	79		70.0	5,530.00		1,088	6,016,640
	3	82		84.0	6,888.00		1,088	7,494,144
Semi	2	0		79.0	0.00		1,086	0
	3	0		93.0	0.00		1,086	0
Det	3	0		102.0	0.00		1,267	0
	4	14		125.0	1,750.00		1,267	2,217,250
	5	0		150.0	0.00		1,267	0
Flat 1 High*	1	0		58.0	0.00	10%	1,617	0
Flat 2 High*	2	0		70.0	0.00	10%	1,617	0
Flat 3 High*	3	0		84.0	0.00	10%	1,617	0

Number	2	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate
			ha	Units/ha	m2	m2	m2/ha		£/m2
Western Extension		**1,350**	**47.12**	**28.65**	**87**	**117,884**	**2,502**	**135,061,100**	**1,145.71**

Locality	'een/Brown	lternative Use
West	Green	Agricultural

Area	Gross	90.53
	Net	47.12

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		58.00	0.00	10%	1,262	0
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	142		70.00	9,940.00		1,088	10,814,720
	3	208		84.00	17,472.00		1,088	19,009,536
Semi	2	170		79.00	13,430.00		1,086	14,584,980
	3	236		93.00	21,948.00		1,086	23,835,528
Det	3	0		102.00	0.00		1,267	0
	4	142		125.00	17,750.00		1,267	22,489,250
	5	47		150.00	7,050.00		1,267	8,932,350
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0
Affordable				0.00			0	
Flat	1	109		58.00	6,322.00	10%	1,262	8,776,200
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	134		70.00	9,380.00		1,088	10,205,440
	3	138		84.00	11,592.00		1,088	12,612,096
Semi	2	0		79.00	0.00		1,086	0
	3	0		93.00	0.00		1,086	0
Det	3	0		102.00	0.00		1,267	0
	4	24		125.00	3,000.00		1,267	3,801,000
	5	0		150.00	0.00		1,267	0
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0

New Base
Site make up

Number	3	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate
			ha	Units/ha	m2	m2	m2/ha		£/m2
Southeast Extension		**550**	**19.97**	**27.54**	**87**	**48,023**	**2,405**	**55,035,438**	**1,146.02**

Locality	een/Brown	lternative Use
South East	Green	Agricultural

Area		
	Gross	28.12
	Net	19.97

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		58.00	0.00	10%	1,262	0
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	58		70.00	4,060.00		1,088	4,417,280
	3	85		84.00	7,140.00		1,088	7,768,320
Semi	2	69		79.00	5,451.00		1,086	5,919,786
	3	96		93.00	8,928.00		1,086	9,695,808
Det	3	0		102.00	0.00		1,267	0
	4	58		125.00	7,250.00		1,267	9,185,750
	5	19		150.00	2,850.00		1,267	3,610,950
Flat 1 High*	6	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0
Affordable				0.00			0	
Flat	1	45		58.00	2,610.00	10%	1,262	3,623,202
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	54		70.00	3,780.00		1,088	4,112,640
	3	56		84.00	4,704.00		1,088	5,117,952
Semi	2	0		79.00	0.00		1,086	0
	3	0		93.00	0.00		1,086	0
Det	3	0		102.00	0.00		1,267	0
	4	10		125.00	1,250.00		1,267	1,583,750
	5	0		150.00	0.00		1,267	0
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0

Number	4	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate
			ha	Units/ha	m2	m2	m2/ha		£/m2
Greenfield 1		**45**	**1.30**	**34.62**	**88**	**3,943**	**3,033**	**4,522,769**	**1,147.04**

Locality	een/Brown	lternative Use
	Green	Paddock

Area		
	Gross	1.42
	Net	1.30

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		58.00	0.00	10%	1,262	0
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	4		70.00	280.00		1,088	304,640
	3	7		84.00	588.00		1,088	639,744
Semi	2	6		79.00	474.00		1,086	514,764
	3	8		93.00	744.00		1,086	807,984
Det	3	0		102.00	0.00		1,267	0
	4	5		125.00	625.00		1,267	791,875
	5	2		150.00	300.00		1,267	380,100
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0
Affordable				0.00			0	
Flat	1	4		58.00	232.00	10%	1,262	322,062
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	4		70.00	280.00		1,088	304,640
	3	5		84.00	420.00		1,088	456,960
Semi	2	0		79.00	0.00		1,086	0
	3	0		93.00	0.00		1,086	0
Det	3	0		102.00	0.00		1,267	0
	4	0		125.00	0.00		1,267	0
	5	0		150.00	0.00		1,267	0
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0

Number	5	Units	Area	Density	Average Unit Size	Developed	Density	Total Cost	Rate	Locality	Green/Brown	Alternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
Greenfield 2		**30**	**0.75**	**40.00**	**88**	**2,639**	**3,519**	**3,020,843**	**1,144.69**		Green	Paddock

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		58.00	0.00	10%	1,262	0
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	3		70.00	210.00		1,088	228,480
	3	5		84.00	420.00		1,088	456,960
Semi	2	4		79.00	316.00		1,086	343,176
	3	5		93.00	465.00		1,086	504,990
Det	3	0		102.00	0.00		1,267	0
	4	3		125.00	375.00		1,267	475,125
	5	1		150.00	150.00		1,267	190,050
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0
Affordable				0.00			0	
Flat	1	2		58.00	116.00	10%	1,262	161,031
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	3		70.00	210.00		1,088	228,480
	3	3		84.00	252.00		1,088	274,176
Semi	2	0		79.00	0.00		1,086	0
	3	0		93.00	0.00		1,086	0
Det	3	0		102.00	0.00		1,267	0
	4	1		125.00	125.00		1,267	158,375
	5	0		150.00	0.00		1,267	0
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0

Area		
	Gross	1.00
	Net	0.75

Number	6	Units	Area	Density	Average Unit Size	Developed	Density	Total Cost	Rate	Locality	Green/Brown	Alternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
Greenfield 3		**16**	**0.40**	**40.00**	**90**	**1,441**	**3,603**	**1,655,946**	**1,149.16**		Green	Paddock

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		58.00	0.00	10%	1,262	0
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	1		70.00	70.00		1,088	76,160
	3	2		84.00	168.00		1,088	182,784
Semi	2	2		79.00	158.00		1,086	171,588
	3	3		93.00	279.00		1,086	302,994
Det	3	0		102.00	0.00		1,267	0
	4	2		125.00	250.00		1,267	316,750
	5	1		150.00	150.00		1,267	190,050
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0
Affordable				0.00			0	
Flat	1	1		58.00	58.00	10%	1,262	80,516
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	2		70.00	140.00		1,088	152,320
	3	2		84.00	168.00		1,088	182,784
Semi	2	0		79.00	0.00		1,086	0
	3	0		93.00	0.00		1,086	0
Det	3	0		102.00	0.00		1,267	0
	4	0		125.00	0.00		1,267	0
	5	0		150.00	0.00		1,267	0
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0

Area		
	Gross	0.46
	Net	0.40

Number	7	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	'een/Brown	.lternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
Greenfield 4		**122**	**3.50**	**34.86**	**88**	**10,697**	**3,056**	**12,276,051**	**1,147.62**		Green	Paddock

Area	Gross	4.65
	Net	3.50

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		58.00	0.00	10%	1,262	0
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	13		70.00	910.00		1,088	990,080
	3	19		84.00	1,596.00		1,088	1,736,448
Semi	2	15		79.00	1,185.00		1,086	1,286,910
	3	21		93.00	1,953.00		1,086	2,120,958
Det	3	0		102.00	0.00		1,267	0
	4	13		125.00	1,625.00		1,267	2,058,875
	5	5		150.00	750.00		1,267	950,250
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0
Affordable				0.00			0	
Flat	1	10		58.00	580.00	10%	1,262	805,156
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	12		70.00	840.00		1,088	913,920
	3	12		84.00	1,008.00		1,088	1,096,704
Semi	2	0		79.00	0.00		1,086	0
	3	0		93.00	0.00		1,086	0
Det	3	0		102.00	0.00		1,267	0
	4	2		125.00	250.00		1,267	316,750
	5	0		150.00	0.00		1,267	0
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0

Number	8	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	'een/Brown	.lternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
High Town Centre Flats		**350**	**0.70**	**500.00**	**68**	**23,752**	**33,931**	**42,247,682**	**1,778.70**	Town Centr	Brown	Retail

Area	Gross	0.70
	Net	0.70

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		58.00	0.00	10%	1,262	0
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	0		70.00	0.00		1,088	0
	3	0		84.00	0.00		1,088	0
Semi	2	0		79.00	0.00		1,086	0
	3	0		93.00	0.00		1,086	0
Det	3	0		102.00	0.00		1,267	0
	4	0		125.00	0.00		1,267	0
	5	0		150.00	0.00		1,267	0
Flat 1 High*	1	92		58.00	5,336.00	10%	1,617	9,491,143
Flat 2 High*	2	131		70.00	9,170.00	10%	1,617	16,310,679
Flat 3 High*	3	39		84.00	3,276.00	10%	1,617	5,827,021
Affordable				0.00			0	
Flat	1	0		58.00	0.00	10%	1,262	0
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	0		70.00	0.00		1,088	0
	3	0		84.00	0.00		1,088	0
Semi	2	0		79.00	0.00		1,086	0
	3	0		93.00	0.00		1,086	0
Det	3	0		102.00	0.00		1,267	0
	4	0		125.00	0.00		1,267	0
	5	0		150.00	0.00		1,267	0
Flat 1 High*	1	31		58.00	1,798.00	10%	1,617	3,198,103
Flat 2 High*	2	44		70.00	3,080.00	10%	1,617	5,478,396
Flat 3 High*	3	13		84.00	1,092.00	10%	1,617	1,942,340

Number	9	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate
			ha	Units/ha	m2	m2	m2/ha		£/m2
Town Centre Flats		**50**	**0.50**	**100.00**	**68**	**3,408**	**6,816**	**6,061,810**	**1,778.70**

Locality	een/Brown	lternative Use
Town Centr	Brown	Community

Area	Gross	0.50
	Net	0.50

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		58.00	0.00	10%	1,262	0
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	0		70.00	0.00		1,088	0
	3	0		84.00	0.00		1,088	0
Semi	2	0		79.00	0.00		1,086	0
	3	0		93.00	0.00		1,086	0
Det	3	0		102.00	0.00		1,267	0
	4	0		125.00	0.00		1,267	0
	5	0		150.00	0.00		1,267	0
Flat 1 High*	1	13		58.00	754.00	10%	1,617	1,341,140
Flat 2 High*	2	19		70.00	1,330.00	10%	1,617	2,365,671
Flat 3 High*	3	6		84.00	504.00	10%	1,617	896,465
Affordable				0.00			0	
Flat	1	0		58.00	0.00	10%	1,262	0
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	0		70.00	0.00		1,088	0
	3	0		84.00	0.00		1,088	0
Semi	2	0		79.00	0.00		1,086	0
	3	0		93.00	0.00		1,086	0
Det	3	0		102.00	0.00		1,267	0
	4	0		125.00	0.00		1,267	0
	5	0		150.00	0.00		1,267	0
Flat 1 High*	1	4		58.00	232.00	10%	1,617	412,658
Flat 2 High*	2	6		70.00	420.00	10%	1,617	747,054
Flat 3 High*	3	2		84.00	168.00	10%	1,617	298,822

Number	10	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate
			ha	Units/ha	m2	m2	m2/ha		£/m2
PDL 1		**50**	**1.25**	**40.00**	**89**	**4,447**	**3,558**	**5,098,116**	**1,146.42**

Locality	een/Brown	lternative Use
	Brown	PDL

Area	Gross	1.40
	Net	1.25

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		58.00	0.00	10%	1,262	0
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	6		70.00	420.00		1,088	456,960
	3	8		84.00	672.00		1,088	731,136
Semi	2	7		79.00	553.00		1,086	600,558
	3	9		93.00	837.00		1,086	908,982
Det	3	0		102.00	0.00		1,267	0
	4	6		125.00	750.00		1,267	950,250
	5	2		150.00	300.00		1,267	380,100
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0
Affordable				0.00			0	
Flat	1	3		58.00	174.00	10%	1,262	241,547
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	4		70.00	280.00		1,088	304,640
	3	4		84.00	336.00		1,088	365,568
Semi	2	0		79.00	0.00		1,086	0
	3	0		93.00	0.00		1,086	0
Det	3	0		102.00	0.00		1,267	0
	4	1		125.00	125.00		1,267	158,375
	5	0		150.00	0.00		1,267	0
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0

Number	11	Units	Area	Density	Average Unit Size	Developed	Density	Total Cost	Rate	Locality	Green/Brown	Alternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
PDL 2		**24**	**0.60**	**40.00**	**88**	**2,115**	**3,525**	**2,445,926**	**1,156.47**		Brown	Commercial

Area		
	Gross	0.70
	Net	0.60

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		58.00	0.00	10%	1,262	0
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	1		70.00	70.00		1,088	76,160
	3	4		84.00	336.00		1,088	365,568
Semi	2	3		79.00	237.00		1,086	257,382
	3	5		93.00	465.00		1,086	504,990
Det	3	0		102.00	0.00		1,267	0
	4	3		125.00	375.00		1,267	475,125
	5	1		150.00	150.00		1,267	190,050
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0
Affordable				0.00			0	
Flat	1	3		58.00	174.00	10%	1,262	241,547
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	2		70.00	140.00		1,088	152,320
	3	2		84.00	168.00		1,088	182,784
Semi	2	0		79.00	0.00		1,086	0
	3	0		93.00	0.00		1,086	0
Det	3	0		102.00	0.00		1,267	0
	4	0		125.00	0.00		1,267	0
	5	0		150.00	0.00		1,267	0
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0

Number	12	Units	Area	Density	Average Unit Size	Developed	Density	Total Cost	Rate	Locality	Green/Brown	Alternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
PDL 3		**14**	**0.35**	**40.00**	**91**	**1,275**	**3,643**	**1,492,749**	**1,170.78**		Brown	PDL

Area		
	Gross	0.35
	Net	0.35

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		58.00	0.00	10%	1,262	0
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	0		70.00	0.00		1,088	0
	3	2		84.00	168.00		1,088	182,784
Semi	2	2		79.00	158.00		1,086	171,588
	3	3		93.00	279.00		1,086	302,994
Det	3	0		102.00	0.00		1,267	0
	4	2		125.00	250.00		1,267	316,750
	5	1		150.00	150.00		1,267	190,050
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0
Affordable				0.00			0	
Flat	1	2		58.00	116.00	10%	1,262	161,031
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	1		70.00	70.00		1,088	76,160
	3	1		84.00	84.00		1,088	91,392
Semi	2	0		79.00	0.00		1,086	0
	3	0		93.00	0.00		1,086	0
Det	3	0		102.00	0.00		1,267	0
	4	0		125.00	0.00		1,267	0
	5	0		150.00	0.00		1,267	0
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0

New Base
Site make up

Number	13	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	'een/Brown	.lternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
PDL 4 - Flats		**12**	**0.20**	**60.00**	**67**	**804**	**4,020**	**1,238,730**	**1,540.71**		Brown	Commercial

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		58.00	0.00	10%	1,262	0
	2	7		70.00	490.00	10%	1,262	680,218
Terrace	2	0		70.00	0.00		1,088	0
	3	0.0		84.00	0.00		1,088	0
Semi	2	0		79.00	0.00		1,086	0
	3	0		93.00	0.00		1,086	0
Det	3	0		102.00	0.00		1,267	0
	4	0		125.00	0.00		1,267	0
	5	0		150.00	0.00		1,267	0
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0
Affordable				0.00			0	
Flat	1	0		58.00	0.00	10%	1,262	0
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	0.0		70.00	0.00		1,088	0
	3	0		84.00	0.00		1,088	0
Semi	2	0		79.00	0.00		1,086	0
	3	0		93.00	0.00		1,086	0
Det	3	0		102.00	0.00		1,267	0
	4	0		125.00	0.00		1,267	0
	5	0		150.00	0.00		1,267	0
Flat 1 High*	1	3		58.00	174.00	10%	1,617	309,494
Flat 2 High*	2	2		70.00	140.00	10%	1,617	249,018
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0

Area	Gross	0.20
	Net	0.20

Number	14	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	'een/Brown	.lternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
Small A		**10**	**0.33**	**30.00**	**101**	**1,005**	**3,015**	**1,164,166**	**1,158.37**		Brown	PDL

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		58.00	0.00	10%	1,262	0
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	0		70.00	0.00		1,088	0
	3	2		84.00	168.00		1,088	182,784
Semi	2	2.0		79.00	158.00		1,086	171,588
	3	3.0		93.00	279.00		1,086	302,994
Det	3	0		102.00	0.00		1,267	0
	4	2		125.00	250.00		1,267	316,750
	5	1		150.00	150.00		1,267	190,050
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0
Affordable				0.00			0	
Flat	1	0		58.00	0.00	10%	1,262	0
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	0		70.00	0.00		1,088	0
	3	0		84.00	0.00		1,088	0
Semi	2	0.0		79.00	0.00		1,086	0
	3	0		93.00	0.00		1,086	0
Det	3	0		102.00	0.00		1,267	0
	4	0		125.00	0.00		1,267	0
	5	0		150.00	0.00		1,267	0
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0

Area	Gross	0.33
	Net	0.33

Number	15	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	lternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
Small B		**6**	**0.20**	**30.00**	**93**	**558**	**2,790**	**605,988**	**1,086.00**		Brown	PDL

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		58.00	0.00	10%	1,262	0
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	0		70.00	0.00		1,088	0
	3	0		84.00	0.00		1,088	0
Semi	2	0		79.00	0.00		1,086	0
	3	6		93.00	558.00		1,086	605,988
Det	3	0		102.00	0.00		1,267	0
	4	0		125.00	0.00		1,267	0
	5	0		150.00	0.00		1,267	0
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0
Affordable				0.00			0	
Flat	1	0		58.00	0.00	10%	1,262	0
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	0		70.00	0.00		1,088	0
	3	0		84.00	0.00		1,088	0
Semi	2	0		79.00	0.00		1,086	0
	3	0		93.00	0.00		1,086	0
Det	3	0		102.00	0.00		1,267	0
	4	0		125.00	0.00		1,267	0
	5	0		150.00	0.00		1,267	0
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0

Area	Gross	0.20
	Net	0.20

Number	16	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	lternative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
Small C		**3**	**0.10**	**30.00**	**110**	**329**	**3,290**	**402,544**	**1,223.54**		Brown	PDL

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		58.00	0.00	10%	1,262	0
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	0		70.00	0.00		1,088	0
	3	0		84.00	0.00		1,088	0
Semi	2	1		79.00	79.00		1,086	85,794
	3	0		93.00	0.00		1,086	0
Det	3	0		102.00	0.00		1,267	0
	4	2		125.00	250.00		1,267	316,750
	5	0		150.00	0.00		1,267	0
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0
Affordable				0.00			0	
Flat	1	0		58.00	0.00	10%	1,262	0
	2	0		70.00	0.00	10%	1,262	0
Terrace	2	0		70.00	0.00		1,088	0
	3	0		84.00	0.00		1,088	0
Semi	2	0		79.00	0.00		1,086	0
	3	0		93.00	0.00		1,086	0
Det	3	0		102.00	0.00		1,267	0
	4	0		125.00	0.00		1,267	0
	5	0		150.00	0.00		1,267	0
Flat 1 High*	1	0		58.00	0.00	10%	1,617	0
Flat 2 High*	2	0		70.00	0.00	10%	1,617	0
Flat 3 High*	3	0		84.00	0.00	10%	1,617	0

Area	Gross	0.10
	Net	0.10

New Base
For Apps

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
			Northern Extension	Western Extension	Southeast Extension	Greenfield 1	Greenfield 2	Greenfield 3	Greenfield 4	High Town Centre Flats	Town Centre Flats	PDL 1	PDL 2	PDL 3	PDL 4 - Flats	Small A	Small B	Small C
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
	Use		Agricultural	Agricultural	Agricultural	Paddock	Paddock	Paddock	Paddock	Retail	Community	PDL	Commercial	PDL	Commercial	PDL	PDL	PDL
	Locality		North	West	South East	0	0	0	0	Town Centre	Town Centre	0	0	0	0	0	0	0
Site Area	**Gross**	**ha**	72.00	90.53	28.12	1.42	1.00	0.46	4.65	0.70	0.50	1.40	0.70	0.35	0.20	0.33	0.20	0.10
	Net	ha	34.00	47.12	19.97	1.30	0.75	0.40	3.50	0.70	0.50	1.25	0.60	0.35	0.20	0.33	0.20	0.10
Units			800	1,350	550	45	30	16	122	350	50	50	24	14	12	10	6	3
Average Unit Size		m2	87.31	87.32	87.31	87.62	87.97	90.06	87.68	67.86	68.16	88.94	88.13	91.07	67.00	100.50	93.00	109.67
Mix	Intermediate to Buy		9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%			
	Affordable Rent		21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%			
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%			
Price	Market	£/m2	3,750	3,750	3,750	3,100	3,100	3,100	3,100	3,700	3,700	3,100	3,100	3,100	3,100	3,100	3,100	3,100
	Intermediate to Buy	£/m2	2,438	2,438	2,438	2,015	2,015	2,015	2,015	2,405	2,405	2,015	2,015	2,015	2,015	2,015	2,015	2,015
	Affordable Rent	£/m2	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440
	Social Rent	£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsi	Intermediate to Buy	£/unit																
	Affordable Rent	£/unit																
	Social Rent	£/unit																
Sales per Quarter																		
Unit Build Time			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Alternative Use Value		£/ha	25,000	25,000	25,000	50,000	50,000	50,000	50,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000
Up Lift %		%								25%	25%	25%	25%	25%	25%	25%	25%	25%
Additional Uplift		£/ha	400,000	400,000	400,000	400,000	400,000	400,000	400,000									
Easements etc		£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals / Acquisition		% land	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Planning Fee	<50	£/unit	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385
	>50	£/unit	115	115	115	115	115	115	115	115	115	115	115	115	115	115	115	115
Architects		%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
QS / PM		%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Planning Consultants		%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Other Professional		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
BCIS		£/m2	1,146	1,146	1,146	1,147	1,145	1,149	1,148	1,779	1,779	1,146	1,156	1,171	1,541	1,158	1,086	1,224
CfSH		%	1.00%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Energy		£/m2																
Water		£/m2																
Acc & Adpt		£/m2	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0
SUDS		£/m2								2%	2%	2%	2%	2%	2%	2%	2%	2%
Small Sites		%														6%	6%	13%
Site Costs		%	20.0%	20.0%	20.0%	15.0%	15.0%	10.0%	15.0%	5.0%	5.0%	15.0%	15.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Pre CIL s106		£/Unit				2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Post CIL s106		£/Unit	0	0	0	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
		£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LIT		%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Contingency		%	2.50%	5.00%	2.50%	2.50%	5.00%	2.50%	2.50%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Abnormals		%								3.00%	3.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
		£/site	9,211,800	27,510,850	2,221,550													
FINANCE	Fees	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest	%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
	Legal and Valuation	£	608,000	962,000	449,000	48,000	32,000	22,000	116,000	224,000	70,000	62,000	38,000	25,000	21,000	18,000	9,000	5,000
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Legals	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	Misc.	£		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Prof	% Market		17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	% Aff		6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
			Northern Extension	Western Extension	Southeast Extension	Greenfield 1	Greenfield 2	Greenfield 3	Greenfield 4	High Town Centre Flats	Town Centre Flats	PDL 1	PDL 2	PDL 3	PDL 4 - Flats	Small A	Small B	Small C
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
		Use	Agricultural	Agricultural	Agricultural	Paddock	Paddock	Paddock	Paddock	Retail	Community	PDL	Commercial	PDL	Commercial	PDL	PDL	PDL
Site Area	Gross	ha	72.00	90.53	28.12	1.42	1.00	0.46	4.65	0.70	0.50	1.40	0.70	0.35	0.20	0.33	0.20	0.10
	Net	ha	34.00	47.12	19.97	1.30	0.75	0.40	3.50	0.70	0.50	1.25	0.60	0.35	0.20	0.33	0.20	0.10
Units			800	1350	550	45	30	16	122	350	50	50	24	14	12	10	6	3
Mix	Market		70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	75.00%	75.00%	75.00%	75.00%	75.00%	75.00%	100.00%	100.00%	100.00%
	Intermediate to Buy		9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	0.00%	0.00%	0.00%
	Affordable Rent		21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	0.00%	0.00%	0.00%
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Alternative Land Value		£/ha	25,000	25,000	25,000	50,000	50,000	50,000	50,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000
		£ site	1,800,000	2,263,250	703,000	71,000	50,000	23,000	232,381	420,000	300,000	840,000	420,000	210,000	120,000	200,000	120,000	60,000
Uplift		£/ha	400,000	400,000	400,000	400,000	400,000	400,000	400,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
		£ site	28,800,000	36,212,000	11,248,000	568,000	400,000	184,000	1,859,048	105,000	75,000	210,000	105,000	52,500	30,000	50,000	30,000	15,000
Viability Threshold		£/ha	425,000	425,000	425,000	450,000	450,000	450,000	450,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
		£ site	30,600,000	38,475,250	11,951,000	639,000	450,000	207,000	2,091,429	525,000	375,000	1,050,000	525,000	262,500	150,000	250,000	150,000	75,000
Residual Va	Gross	£/ha	560,770	556,488	1,125,288	1,330,880	1,149,911	1,717,123	1,072,238	3,805,508	709,504	1,221,563	1,216,130	1,666,889	-251,774	1,670,216	1,814,828	1,293,874
	Net	£/ha	1,187,513	1,069,160	1,584,532	1,453,731	1,533,215	1,974,691	1,423,815	3,805,508	709,504	1,368,151	1,418,819	1,666,889	-251,774	1,670,216	1,814,828	1,293,874
		£ site	40,375,440	50,378,828	31,643,098	1,889,850	1,149,911	789,877	4,983,353	2,663,855	354,752	1,710,189	851,291	583,411	-50,355	556,739	362,966	129,387
Additional Profit		£ site	16,173,936	22,336,928	28,706,804	1,499,096	823,524	674,458	3,585,073	3,092,371	68,436	882,027	437,073	398,803	-188,048	424,309	281,586	86,717
		£/m2	312	255	805	506	425	616	450	174	27	253	253	378	-298	422	505	264

SITE NAME	Site 1	Northern Extension

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		800		£/m2	£	m2
Market Housing	92.7	70%	560		3,750	194,666,250	51,911
Shared Ownership	74.7	9%	72		2,438	13,117,163	5,381
Affordable Rent	74.7	21%	168		1,440	18,081,504	12,557
Social Rent	74.7	0%	0		0	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	34.00 ha		24	/ha		225,864,917	69,849
SITE AREA - Gross	72.00 ha		11	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		40,375,440	1,187,513	560,770
Alternative Use Value		1,800,000		25,000
Uplift	0%	0		0
Plus /ha	400,000	28,800,000		400,000
Viability Threshold		**30,600,000**		**425,000**

		£/m2
Additional Profit	16,173,936	312

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	50,469		40,375,440	
	Stamp Duty		2,008,272		
	Easements etc.		0		
	Legals Acquisition	1.00%	403,754	2,412,026	
PLANNING					
	Planning Fee		375,000		
	Architects	6.00%	6,555,395		
	QS / PM	0.50%	546,283		
	Planning Consultants	1.00%	1,092,566		
	Other Professional	2.50%	2,731,414	11,300,658	
CONSTRUCTION					
	Build Cost - BCIS Based	1,397	97,604,661		
	s106 / CIL		0		
	Contingency	2.50%	2,440,117		
	Abnormals		9,211,800	109,256,577	
FINANCE					
	Fees		0		
	Interest	6.00%			
	Legal and Valuation		608,000	608,000	
SALES					
	Agents	3.0%	6,775,947		
	Legals	0.5%	1,129,325		
	Misc.		0	7,905,272	**171,857,973**

Developers Profit			
	% Market	17.50%	**34,066,594**
	% Aff	6.00%	**1,871,920**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	800		
No dwgs under	750	385	288,750
No dwgs over 5	750	115	86,250
		Total	375,000

Stamp duty calc - Residual			
Land payment			40,375,440
		Total	2,008,272

Stamp duty calc - Add Profit			
Land payment			30,600,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	1,530,000

Pre CIL s106	0	£/ Unit (all)	
		Total	**0**

Post CIL s106	0	£/ Unit (all)	0
CIL	0	£/m2	0
		Total	**0**

Build Cost	/m2	
BCIS	1,146	
CfSH	11	1.00%
Energy	0	
Water	0	
Acc & Adpt	11	
SUDS	0	0%
Small Sites	0	0%
Site Costs	229	20%
	1,397	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	25	50	75	75	75	75	75	75	75	75	75	50
Market Housing		6,083,320	12,166,641	18,249,961	18,249,961	18,249,961	18,249,961	18,249,961	18,249,961	18,249,961	18,249,961	18,249,961
Shared Ownership		409,911	819,823	1,229,734	1,229,734	1,229,734	1,229,734	1,229,734	1,229,734	1,229,734	1,229,734	1,229,734
Affordable Rent		565,047	1,130,094	1,695,141	1,695,141	1,695,141	1,695,141	1,695,141	1,695,141	1,695,141	1,695,141	1,695,141
Social Rent		0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**7,058,279**	**14,116,557**	**21,174,836**	**21,174,836**	**21,174,836**	**21,174,836**	**21,174,836**	**21,174,836**	**21,174,836**	**21,174,836**	**21,174,836**
EXPENDITURE												
Stamp Duty	2,008,272											
Easements etc.	0											
Legals Acquisition	403,754											
Planning Fee	375,000											
Architects	6,555,395		0									
QS	546,283		0									
Planning Consultants	1,092,566		0									
Other Professional	2,731,414		0									
Build Cost - BCIS Base		3,050,146	6,100,291	9,150,437	9,150,437	9,150,437	9,150,437	9,150,437	9,150,437	9,150,437	9,150,437	9,150,437
s106/CIL		0	0	0	0	0	0	0	0	0	0	0
Contingency		76,254	152,507	228,761	228,761	228,761	228,761	228,761	228,761	228,761	228,761	228,761
Abnormals		287,869	575,738	863,606	863,606	863,606	863,606	863,606	863,606	863,606	863,606	863,606
Finance Fees	0											
Legal and Valuation	608,000											
Agents	0	211,748	423,497	635,245	635,245	635,245	635,245	635,245	635,245	635,245	635,245	635,245
Legals	0	35,291	70,583	105,874	105,874	105,874	105,874	105,874	105,874	105,874	105,874	105,874
Misc.			0									
COSTS BEFORE LAND INT AND PROF	**14,320,684**	**3,661,308**	**7,322,616**	**10,983,923**	**10,983,923**	**10,983,923**	**10,983,923**	**10,983,923**	**10,983,923**	**10,983,923**	**10,983,923**	**10,983,923**
For Residual Valuation Land	**40,375,440**											
Interest		3,281,767	3,274,855	3,063,710	2,636,078	2,182,788	1,702,300	1,192,984	653,108	80,840	0	0
Profit on Costs												
Profit on GDV												
Cash Flow	-54,696,124	115,203	3,519,086	7,127,203	7,554,835	8,008,125	8,488,612	8,997,929	9,537,805	10,110,073	10,190,913	10,190,913
Opening Balanc	0											
Closing Balanc	-54,696,124	-54,580,920	-51,061,834	-43,934,631	-36,379,797	-28,371,672	-19,883,060	-10,885,131	-1,347,326	8,762,747	18,953,660	29,144,572

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME												
UNITS Started												
Market Housing	12,166,641	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	819,823	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	1,130,094	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**14,116,557**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Build Cost - BCIS Base	6,100,291	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	152,507	0	0	0	0	0	0	0	0	0	0	0
Abnormals	575,738	0	0	0	0	0	0	0	0	0	0	0
Agents	423,497	0	0	0	0	0	0	0	0	0	0	0
Legals	70,583	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF	**7,322,616**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs												34,066,594
Profit on GDV												1,871,920
Cash Flow	6,793,942	0	0	0	0	0	0	0	0	0	0	-35,938,514
Closing Balanc	35,938,514	35,938,514	35,938,514	35,938,514	35,938,514	35,938,514	35,938,514	35,938,514	35,938,514	35,938,514	35,938,514	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**7,058,279**	**14,116,557**	**21,174,836**	**21,174,836**	**21,174,836**	**21,174,836**	**21,174,836**	**21,174,836**	**21,174,836**	**21,174,836**	**21,174,836**
EXPENDITURE												
Land	30,600,000											
Stamp Duty	1,530,000	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	306,000	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	375,000	0	0	0	0	0	0	0	0	0	0	0
Architects	6,555,395	0	0	0	0	0	0	0	0	0	0	0
QS	546,283	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	1,092,566	0	0	0	0	0	0	0	0	0	0	0
Other Professional	2,731,414	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	3,050,146	6,100,291	9,150,437	9,150,437	9,150,437	9,150,437	9,150,437	9,150,437	9,150,437	9,150,437	9,150,437
POTENTIAL CIL	1,347,828	1,347,828	1,347,828	1,347,828	1,347,828	1,347,828	1,347,828	1,347,828	1,347,828	1,347,828	1,347,828	1,347,828
Post CIL s106		0	0	0	0	0	0	0	0	0	0	0
Contingency	0	76,254	152,507	228,761	228,761	228,761	228,761	228,761	228,761	228,761	228,761	228,761
Abnormals	0	287,869	575,738	863,606	863,606	863,606	863,606	863,606	863,606	863,606	863,606	863,606
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	608,000	0	0	0	0	0	0	0	0	0	0	0
Agents	0	211,748	423,497	635,245	635,245	635,245	635,245	635,245	635,245	635,245	635,245	635,245
Legals	0	35,291	70,583	105,874	105,874	105,874	105,874	105,874	105,874	105,874	105,874	105,874
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF	**45,692,486**	**5,009,136**	**8,670,444**	**12,331,751**	**12,331,751**	**12,331,751**	**12,331,751**	**12,331,751**	**12,331,751**	**12,331,751**	**12,331,751**	**12,331,751**
For CIL calculation												
Interest		2,741,549	2,783,094	2,623,312	2,250,126	1,854,548	1,435,236	990,765	519,626	20,219	0	0
Profit on cost												
Profit on GDV												
Cash Flow	-45,692,486	-692,406	2,663,020	6,219,772	6,592,959	6,988,536	7,407,848	7,852,319	8,323,458	8,822,866	8,843,085	8,843,085
Opening Balanc	0											
Closing Balanc	-45,692,486	-46,384,892	-43,721,872	-37,502,100	-30,909,141	-23,920,605	-16,512,757	-8,660,437	-336,979	8,485,887	17,328,971	26,172,056

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME	**14,116,557**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	6,100,291	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL												
Post CIL s106	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	152,507	0	0	0	0	0	0	0	0	0	0	0
Abnormals	575,738	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	423,497	0	0	0	0	0	0	0	0	0	0	0
Legals	70,583	0	0	0	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF	**7,322,616**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost												31,094,078
Profit on GDV												1,871,920
Cash Flow	6,793,942	0	0	0	0	0	0	0	0	0	0	-32,965,998
Closing Balanc	32,965,998	32,965,998	32,965,998	32,965,998	32,965,998	32,965,998	32,965,998	32,965,998	32,965,998	32,965,998	32,965,998	0

SITE NAME	Site 2	Western Extension

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		1,350		£/m2	£	m2
Market Housing	92.7	70%	945		3,750	328,462,500	87,590
Shared Ownership	74.8	9%	122		2,438	22,152,488	9,088
Affordable Rent	74.8	21%	284		1,440	30,536,352	21,206
Social Rent	74.8	0%	0		0	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	47.12 ha		29	/ha		381,151,340	117,884
SITE AREA - Gross	90.53 ha		15	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		50,378,828	1,069,160	556,488
Alternative Use Value		2,263,250		25,000
Uplift	0%	0		0
Plus /ha	400,000	36,212,000		400,000
Viability Threshold		**38,475,250**		**425,000**

		£/m2
Additional Profit	22,336,928	255

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	37,318		50,378,828	
	Stamp Duty		2,508,441		
	Easements etc.		0		
	Legals Acquisition	1.00%	503,788	3,012,230	
PLANNING					
	Planning Fee		650,000		
	Architects	6.00%	12,028,052		
	QS / PM	0.50%	1,002,338		
	Planning Consultants	1.00%	2,004,675		
	Other Professional	2.50%	5,011,688	20,696,754	
CONSTRUCTION					
	Build Cost - BCIS Based	1,397	164,720,655		
	s106 / CIL		0		
	Contingency	5.00%	8,236,033		
	Abnormals		27,510,850	200,467,538	
FINANCE					
	Fees		0		
	Interest	6.00%			
	Legal and Valuation		962,000	962,000	
SALES					
	Agents	3.0%	11,434,540		
	Legals	0.5%	1,905,757		
	Misc.		0	13,340,297	**288,857,646**

Developers Profit		
% Market	17.50%	**57,480,938**
% Aff	6.00%	**3,161,330**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1350		
No dwgs under	1300	385	500,500
No dwgs over !	1300	115	149,500
		Total	650,000

Stamp duty calc - Residual		
Land payment		50,378,828
	Total	2,508,441

Stamp duty calc - Add Profit			
Land payment			38,475,250
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	1,923,763

Pre CIL s106	0	£/ Unit (all)	
		Total	**0**

Post CIL s106	0	£/ Unit (all)	0
CIL	0	£/m2	0
		Total	**0**

Build Cost	/m2	
BCIS	1,146	
CfSH	11	1.00%
Energy	0	
Water	0	
Acc & Adpt	11	
SUDS	0	0%
Small Sites	0	0%
Site Costs	229	20%
	1,397	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME													
UNITS Started		25	50	75	100	100	100	100	100	100	100	100	100
Market Housing			6,082,639	12,165,278	18,247,917	24,330,556	24,330,556	24,330,556	24,330,556	24,330,556	24,330,556	24,330,556	24,330,556
Shared Ownership			410,231	820,463	1,230,694	1,640,925	1,640,925	1,640,925	1,640,925	1,640,925	1,640,925	1,640,925	1,640,925
Affordable Rent			565,488	1,130,976	1,696,464	2,261,952	2,261,952	2,261,952	2,261,952	2,261,952	2,261,952	2,261,952	2,261,952
Social Rent			0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**7,058,358**	**14,116,716**	**21,175,074**	**28,233,433**	**28,233,433**	**28,233,433**	**28,233,433**	**28,233,433**	**28,233,433**	**28,233,433**	**28,233,433**
EXPENDITURE													
Stamp Duty		2,508,441											
Easements etc.		0											
Legals Acquisition		503,788											
Planning Fee		650,000											
Architects		12,028,052		0									
QS		1,002,338		0									
Planning Consultants		2,004,675		0									
Other Professional		5,011,688		0									
Build Cost - BCIS Base			3,050,383	6,100,765	9,151,148	12,201,530	12,201,530	12,201,530	12,201,530	12,201,530	12,201,530	12,201,530	12,201,530
s106/CIL			0	0	0	0	0	0	0	0	0	0	0
Contingency			152,519	305,038	457,557	610,077	610,077	610,077	610,077	610,077	610,077	610,077	610,077
Abnormals			509,460	1,018,920	1,528,381	2,037,841	2,037,841	2,037,841	2,037,841	2,037,841	2,037,841	2,037,841	2,037,841
Finance Fees		0											
Legal and Valuation		962,000											
Agents		0	211,751	423,501	635,252	847,003	847,003	847,003	847,003	847,003	847,003	847,003	847,003
Legals		0	35,292	70,584	105,875	141,167	141,167	141,167	141,167	141,167	141,167	141,167	141,167
Misc.				0									
COSTS BEFORE LAND INT AND PROF		**24,670,983**	**3,959,404**	**7,918,809**	**11,878,213**	**15,837,617**	**15,837,617**	**15,837,617**	**15,837,617**	**15,837,617**	**15,837,617**	**15,837,617**	**15,837,617**
For Residual Valuation	Land	**50,378,828**											
	Interest		4,502,989	4,587,231	4,490,590	4,202,214	3,710,598	3,189,485	2,637,105	2,051,582	1,430,928	773,035	75,668
	Profit on Costs												
	Profit on GDV												
	Cash Flow	-75,049,811	-1,404,035	1,610,677	4,806,271	8,193,601	8,685,217	9,206,330	9,758,710	10,344,233	10,964,887	11,622,780	12,320,147
	Opening Balanc	0											
	Closing Balanc	-75,049,811	-76,453,846	-74,843,169	-70,036,898	-61,843,297	-53,158,080	-43,951,749	-34,193,039	-23,848,806	-12,883,919	-1,261,139	11,059,007

		Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME													
UNITS Started		100	100	50	50								
Market Housing		24,330,556	24,330,556	24,330,556	12,165,278	12,165,278	0	0	0	0	0	0	0
Shared Ownership		1,640,925	1,640,925	1,640,925	820,463	820,463	0	0	0	0	0	0	0
Affordable Rent		2,261,952	2,261,952	2,261,952	1,130,976	1,130,976	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**28,233,433**	**28,233,433**	**28,233,433**	**14,116,716**	**14,116,716**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Build Cost - BCIS Base		12,201,530	12,201,530	12,201,530	6,100,765	6,100,765	0	0	0	0	0	0	0
s106/CIL		0	0	0	0	0	0	0	0	0	0	0	0
Contingency		610,077	610,077	610,077	305,038	305,038	0	0	0	0	0	0	0
Abnormals		2,037,841	2,037,841	2,037,841	1,018,920	1,018,920	0	0	0	0	0	0	0
Agents		847,003	847,003	847,003	423,501	423,501	0	0	0	0	0	0	0
Legals		141,167	141,167	141,167	70,584	70,584	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF		**15,837,617**	**15,837,617**	**15,837,617**	**7,918,809**	**7,918,809**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Interest	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs												57,480,938
	Profit on GDV												3,161,330
	Cash Flow	12,395,815	12,395,815	12,395,815	6,197,908	6,197,908	0	0	0	0	0	0	-60,642,268
	Closing Balanc	23,454,822	35,850,638	48,246,453	54,444,360	60,642,268	60,642,268	60,642,268	60,642,268	60,642,268	60,642,268	60,642,268	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME	As Above												
INCOME		**0**	**7,058,358**	**14,116,716**	**21,175,074**	**28,233,433**	**28,233,433**	**28,233,433**	**28,233,433**	**28,233,433**	**28,233,433**	**28,233,433**	**28,233,433**
EXPENDITURE													
Land		38,475,250											
Stamp Duty		1,923,763	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		384,753	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		650,000	0	0	0	0	0	0	0	0	0	0	0
Architects		12,028,052	0	0	0	0	0	0	0	0	0	0	0
QS		1,002,338	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		2,004,675	0	0	0	0	0	0	0	0	0	0	0
Other Professional		5,011,688	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	3,050,383	6,100,765	9,151,148	12,201,530	12,201,530	12,201,530	12,201,530	12,201,530	12,201,530	12,201,530	12,201,530
POTENTIAL CIL		1,396,058	1,396,058	1,396,058	1,396,058	1,396,058	1,396,058	1,396,058	1,396,058	1,396,058	1,396,058	1,396,058	1,396,058
Post CIL s106			0	0	0	0	0	0	0	0	0	0	0
Contingency		0	152,519	305,038	457,557	610,077	610,077	610,077	610,077	610,077	610,077	610,077	610,077
Abnormals		0	509,460	1,018,920	1,528,381	2,037,841	2,037,841	2,037,841	2,037,841	2,037,841	2,037,841	2,037,841	2,037,841
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		962,000	0	0	0	0	0	0	0	0	0	0	0
Agents		0	211,751	423,501	635,252	847,003	847,003	847,003	847,003	847,003	847,003	847,003	847,003
Legals		0	35,292	70,584	105,875	141,167	141,167	141,167	141,167	141,167	141,167	141,167	141,167
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF		**63,838,577**	**5,355,462**	**9,314,867**	**13,274,271**	**17,233,675**	**17,233,675**	**17,233,675**	**17,233,675**	**17,233,675**	**17,233,675**	**17,233,675**	**17,233,675**
For CIL calculation													
	Interest		3,830,315	3,957,960	3,907,326	3,667,718	3,227,795	2,761,478	2,267,181	1,743,226	1,187,834	599,119	0
	Profit on cost												
	Profit on GDV												
	Cash Flow	-63,838,577	-2,127,419	843,890	3,993,477	7,332,039	7,771,962	8,238,279	8,732,576	9,256,531	9,811,923	10,400,638	10,999,757
	Opening Balanc	0											
	Closing Balanc	-63,838,577	-65,965,996	-65,122,106	-61,128,629	-53,796,590	-46,024,628	-37,786,348	-29,053,772	-19,797,241	-9,985,319	415,319	11,415,076

		Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME		**28,233,433**	**28,233,433**	**28,233,433**	**14,116,716**	**14,116,716**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		0	0	0	0	0	0	0	0	0	0	0	0
Architects		0	0	0	0	0	0	0	0	0	0	0	0
QS		0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		12,201,530	12,201,530	12,201,530	6,100,765	6,100,765	0	0	0	0	0	0	0
POTENTIAL CIL		1,396,058	1,396,058	1,396,058	1,396,058								
Post CIL s106		0	0	0	0	0	0	0	0	0	0	0	0
Contingency		610,077	610,077	610,077	305,038	305,038	0	0	0	0	0	0	0
Abnormals		2,037,841	2,037,841	2,037,841	1,018,920	1,018,920	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		847,003	847,003	847,003	423,501	423,501	0	0	0	0	0	0	0
Legals		141,167	141,167	141,167	70,584	70,584	0	0	0	0	0	0	0
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF		**17,233,675**	**17,233,675**	**17,233,675**	**9,314,867**	**7,918,809**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Interest	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on cost												52,252,774
	Profit on GDV												3,161,330
	Cash Flow	10,999,757	10,999,757	10,999,757	4,801,850	6,197,908	0	0	0	0	0	0	-55,414,105
	Closing Balanc	22,414,833	33,414,591	44,414,348	49,216,197	55,414,105	55,414,105	55,414,105	55,414,105	55,414,105	55,414,105	55,414,105	0

SITE NAME	Site 3	Southeast Extension

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		550		£/m2	£	m2
Market Housing	92.7	70%	385		3,750	133,796,250	35,679
Shared Ownership	74.8	9%	50		2,438	9,026,550	3,703
Affordable Rent	74.8	21%	116		1,440	12,442,752	8,641
Social Rent	74.8	0%	0		0	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	19.97 ha		28	/ha		155,265,552	48,023
SITE AREA - Gross	28.12 ha		20	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**31,643,098**	**1,584,532**	**1,125,288**
Alternative Use Value		703,000		25,000
Uplift	0%	0		0
Plus /ha	400,000	11,248,000		400,000
Viability Threshold		**11,951,000**		**425,000**

		£/m2
Additional Profit	**28,706,804**	**805**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		**/unit or m2**	**Total**		
	Land	57,533		31,643,098	
	Stamp Duty		1,571,655		
	Easements etc.		0		
	Legals Acquisition	1.00%	316,431	1,888,086	
PLANNING					
	Planning Fee		250,000		
	Architects	6.00%	4,261,243		
	QS / PM	0.50%	355,104		
	Planning Consultants	1.00%	710,207		
	Other Professional	2.50%	1,775,518	7,352,071	
CONSTRUCTION					
	Build Cost - BCIS Based	1,398	67,121,133		
	s106 / CIL		0		
	Contingency	2.50%	1,678,028		
	Abnormals		2,221,550	71,020,711	
FINANCE					
	Fees		0		
	Interest	6.00%			
	Legal and Valuation		449,000	449,000	
SALES					
	Agents	3.0%	4,657,967		
	Legals	0.5%	776,328		
	Misc.		0	5,434,294	**117,787,260**

Developers Profit			
	% Market	17.50%	**23,414,344**
	% Aff	6.00%	**1,288,158**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	550		
No dwgs under	500	385	192,500
No dwgs over 5	500	115	57,500
		Total	250,000

Stamp duty calc - Residual			
Land payment			31,643,098
		Total	1,571,655

Stamp duty calc - Add Profit			
Land payment			11,951,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	597,550

Pre CIL s106	0	£/ Unit (all)	
		Total	**0**

Post CIL s106	0	£/ Unit (all)	0
CIL	0	£/m2	0
		Total	**0**

Build Cost	/m2	
BCIS	1,146	
CfSH	11	1.00%
Energy	0	
Water	0	
Acc & Adpt	11	
SUDS	0	0%
Small Sites	0	0%
Site Costs	229	20%
	1,398	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME													
UNITS Started		25	50	50	50	50	50	50	50	50	50	50	25
Market Housing			6,081,648	12,163,295	12,163,295	12,163,295	12,163,295	12,163,295	12,163,295	12,163,295	12,163,295	12,163,295	12,163,295
Shared Ownership			410,298	820,595	820,595	820,595	820,595	820,595	820,595	820,595	820,595	820,595	820,595
Affordable Rent			565,580	1,131,159	1,131,159	1,131,159	1,131,159	1,131,159	1,131,159	1,131,159	1,131,159	1,131,159	1,131,159
Social Rent			0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**7,057,525**	**14,115,050**	**14,115,050**	**14,115,050**	**14,115,050**	**14,115,050**	**14,115,050**	**14,115,050**	**14,115,050**	**14,115,050**	**14,115,050**
EXPENDITURE													
Stamp Duty		1,571,655											
Easements etc.		0											
Legals Acquisition		316,431											
Planning Fee		250,000											
Architects		4,261,243		0									
QS		355,104		0									
Planning Consultants		710,207		0									
Other Professional		1,775,518		0									
Build Cost - BCIS Base			3,050,961	6,101,921	6,101,921	6,101,921	6,101,921	6,101,921	6,101,921	6,101,921	6,101,921	6,101,921	6,101,921
s106/CIL			0	0	0	0	0	0	0	0	0	0	0
Contingency			76,274	152,548	152,548	152,548	152,548	152,548	152,548	152,548	152,548	152,548	152,548
Abnormals			100,980	201,959	201,959	201,959	201,959	201,959	201,959	201,959	201,959	201,959	201,959
Finance Fees		0											
Legal and Valuation		449,000											
Agents		0	211,726	423,452	423,452	423,452	423,452	423,452	423,452	423,452	423,452	423,452	423,452
Legals		0	35,288	70,575	70,575	70,575	70,575	70,575	70,575	70,575	70,575	70,575	70,575
Misc.				0									
COSTS BEFORE LAND INT AND PROF		**9,689,157**	**3,475,228**	**6,950,455**	**6,950,455**	**6,950,455**	**6,950,455**	**6,950,455**	**6,950,455**	**6,950,455**	**6,950,455**	**6,950,455**	**6,950,455**
For Residual Valuation	Land	31,643,098											
	Interest		2,479,935	2,413,794	2,128,745	1,826,594	1,506,314	1,166,818	806,951	425,492	21,146	0	0
	Profit on Costs												
	Profit on GDV												
	Cash Flow	-41,332,255	1,102,362	4,750,802	5,035,850	5,338,001	5,658,281	5,997,778	6,357,644	6,739,103	7,143,449	7,164,595	7,164,595
	Opening Balance	0											
	Closing Balance	-41,332,255	-40,229,892	-35,479,091	-30,443,241	-25,105,240	-19,446,960	-13,449,182	-7,091,538	-352,435	6,791,014	13,955,609	21,120,204

		Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME													
UNITS Started													
Market Housing		6,081,648	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		410,298	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		565,580	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**7,057,525**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Build Cost - BCIS Base		3,050,961	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	0	0	0	0	0	0	0	0	0	0	0
Contingency		76,274	0	0	0	0	0	0	0	0	0	0	0
Abnormals		100,980	0	0	0	0	0	0	0	0	0	0	0
Agents		211,726	0	0	0	0	0	0	0	0	0	0	0
Legals		35,288	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF		**3,475,228**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Interest	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs												23,414,344
	Profit on GDV												1,288,158
	Cash Flow	3,582,298	0	0	0	0	0	0	0	0	0	0	-24,702,502
	Closing Balance	24,702,502	24,702,502	24,702,502	24,702,502	24,702,502	24,702,502	24,702,502	24,702,502	24,702,502	24,702,502	24,702,502	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME	As Above												
INCOME		**0**	**7,057,525**	**14,115,050**	**14,115,050**	**14,115,050**	**14,115,050**	**14,115,050**	**14,115,050**	**14,115,050**	**14,115,050**	**14,115,050**	**14,115,050**
EXPENDITURE													
Land		11,951,000											
Stamp Duty		597,550	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		119,510	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		250,000	0	0	0	0	0	0	0	0	0	0	0
Architects		4,261,243	0	0	0	0	0	0	0	0	0	0	0
QS		355,104	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		710,207	0	0	0	0	0	0	0	0	0	0	0
Other Professional		1,775,518	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	3,050,961	6,101,921	6,101,921	6,101,921	6,101,921	6,101,921	6,101,921	6,101,921	6,101,921	6,101,921	6,101,921
POTENTIAL CIL		2,392,234	2,392,234	2,392,234	2,392,234	2,392,234	2,392,234	2,392,234	2,392,234	2,392,234	2,392,234	2,392,234	2,392,234
Post CIL s106			0	0	0	0	0	0	0	0	0	0	0
Contingency		0	76,274	152,548	152,548	152,548	152,548	152,548	152,548	152,548	152,548	152,548	152,548
Abnormals		0	100,980	201,959	201,959	201,959	201,959	201,959	201,959	201,959	201,959	201,959	201,959
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		449,000	0	0	0	0	0	0	0	0	0	0	0
Agents		0	211,726	423,452	423,452	423,452	423,452	423,452	423,452	423,452	423,452	423,452	423,452
Legals		0	35,288	70,575	70,575	70,575	70,575	70,575	70,575	70,575	70,575	70,575	70,575
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF		**22,861,365**	**5,867,461**	**9,342,689**	**9,342,689**	**9,342,689**	**9,342,689**	**9,342,689**	**9,342,689**	**9,342,689**	**9,342,689**	**9,342,689**	**9,342,689**
For CIL calculation	Interest		1,371,682	1,382,579	1,179,192	963,602	735,076	492,839	236,068	0	0	0	0
	Profit on cost												
	Profit on GDV												
	Cash Flow	-22,861,365	-181,618	3,389,782	3,593,169	3,808,760	4,037,285	4,279,522	4,536,294	4,772,361	4,772,361	4,772,361	4,772,361
	Opening Balance	0											
	Closing Balance	-22,861,365	-23,042,983	-19,653,200	-16,060,031	-12,251,271	-8,213,986	-3,934,464	601,830	5,374,191	10,146,552	14,918,914	19,691,275

		Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME		**7,057,525**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		0	0	0	0	0	0	0	0	0	0	0	0
Architects		0	0	0	0	0	0	0	0	0	0	0	0
QS		0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		3,050,961	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106		0	0	0	0	0	0	0	0	0	0	0	0
Contingency		76,274	0	0	0	0	0	0	0	0	0	0	0
Abnormals		100,980	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		211,726	0	0	0	0	0	0	0	0	0	0	0
Legals		35,288	0	0	0	0	0	0	0	0	0	0	0
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF		**3,475,228**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation	Interest	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on cost												21,985,415
	Profit on GDV												1,288,158
	Cash Flow	3,582,298	0	0	0	0	0	0	0	0	0	0	-23,273,573
	Closing Balance	23,273,573	23,273,573	23,273,573	23,273,573	23,273,573	23,273,573	23,273,573	23,273,573	23,273,573	23,273,573	23,273,573	0

SITE NAME	Site 4	Greenfield 1

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		45		£/m2	£	m2
Market Housing	94.1	70%	32		3,100	9,188,255	2,964
Shared Ownership	71.7	9%	4		2,015	585,063	290
Affordable Rent	71.7	21%	9		1,440	975,589	677
Social Rent	71.7	0%	0		0	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	1.30 ha		35	/ha		10,748,907	3,932
SITE AREA - Gross	1.42 ha		32	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,889,850	1,453,731	1,330,880
Alternative Use Value		71,000		50,000
Uplift	0%	0		0
Plus /ha	400,000	568,000		400,000
Viability Threshold		639,000		450,000

		£/m2
Additional Profit	1,499,096	506

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	41,997		1,889,850	
	Stamp Duty		83,992		
	Easements etc.		0		
	Legals Acquisition	1.00%	18,898	102,891	
PLANNING					
	Planning Fee		17,325		
	Architects	6.00%	329,798		
	QS / PM	0.50%	27,483		
	Planning Consultants	1.00%	54,966		
	Other Professional	2.50%	137,416	566,988	
CONSTRUCTION					
	Build Cost - BCIS Based	1,342	5,274,759		
	s106 / CIL		90,000		
	Contingency	2.50%	131,869		
	Abnormals		0	5,496,628	
FINANCE					
	Fees		0		
	Interest	6.00%			
	Legal and Valuation		48,000	48,000	
SALES					
	Agents	3.0%	322,467		
	Legals	0.5%	53,745		
	Misc.		0	376,212	8,480,568

Developers Profit			
	% Market	17.50%	1,607,945
	% Aff	6.00%	93,639

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	45		
No dwgs under	45	385	17,325
No dwgs over 5	0	115	0
		Total	17,325

Stamp duty calc - Residual			
Land payment			1,889,850
		Total	83,992

Stamp duty calc - Add Profit			
Land payment			639,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	31,950

Pre CIL s106	2,000	£/ Unit (all)	
		Total	90,000

Post CIL s106	2,000	£/ Unit (all)	90,000
CIL	0	£/m2	0
		Total	90,000

Build Cost	/m2	
BCIS	1,147	
CfSH	11	1.00%
Energy	0	
Water	0	
Acc & Adpt	11	
SUDS	0	0%
Small Sites	0	0%
Site Costs	172	15%
	1,342	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			5	5	5	5	5	5	5	5	5													
Market Housing				0	0	0	1,020,917	1,020,917	1,020,917	1,020,917	1,020,917	1,020,917	1,020,917	1,020,917	1,020,917	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	65,007	65,007	65,007	65,007	65,007	65,007	65,007	65,007	65,007	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	108,399	108,399	108,399	108,399	108,399	108,399	108,399	108,399	108,399	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,194,323**	**1,194,323**	**1,194,323**	**1,194,323**	**1,194,323**	**1,194,323**	**1,194,323**	**1,194,323**	**1,194,323**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	83,992																							
Easements etc.	0																							
Legals Acquisition	18,898																							
Planning Fee	17,325																							
Architects	164,899		164,899																					
QS	13,742		13,742																					
Planning Consultants	27,483		27,483																					
Other Professional	68,708		68,708																					
Build Cost - BCIS Base		0	195,361	390,723	586,084	586,084	586,084	586,084	586,084	586,084	586,084	390,723	195,361	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	3,333	6,667	10,000	10,000	10,000	10,000	10,000	10,000	10,000	6,667	3,333	0	0	0	0	0	0	0	0	0	0	
Contingency		0	4,884	9,768	14,652	14,652	14,652	14,652	14,652	14,652	14,652	9,768	4,884	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	48,000																							
Agents	0	0	0	0	0	0	35,830	35,830	35,830	35,830	35,830	35,830	35,830	35,830	35,830	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,972	5,972	5,972	5,972	5,972	5,972	5,972	5,972	5,972	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	**443,047**	**0**	**478,410**	**407,158**	**610,736**	**610,736**	**652,538**	**652,538**	**652,538**	**652,538**	**652,538**	**448,959**	**245,380**	**41,801**	**41,801**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation — Land	1,889,850																							
Interest		34,993	35,518	43,227	49,983	59,894	69,953	62,876	55,692	48,401	41,000	33,488	22,810	8,918	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								1,607,945
Profit on GDV																								93,639
Cash Flow	-2,332,897	-34,993	-513,929	-450,385	-660,720	-670,630	471,832	478,909	486,093	493,384	500,785	711,876	926,133	1,143,604	1,152,522	0	0	0	0	0	0	0	0	-1,701,584
Opening Balance	0																							
Closing Balance	-2,332,897	-2,367,891	-2,881,819	-3,332,204	-3,992,924	-4,663,554	-4,191,722	-3,712,813	-3,226,720	-2,733,335	-2,232,550	-1,520,674	-594,541	549,062	1,701,584	1,701,584	1,701,584	1,701,584	1,701,584	1,701,584	1,701,584	1,701,584	1,701,584	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME — As Above																								
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,194,323**	**1,194,323**	**1,194,323**	**1,194,323**	**1,194,323**	**1,194,323**	**1,194,323**	**1,194,323**	**1,194,323**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Land	639,000																							
Stamp Duty	31,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	6,390	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	17,325	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	164,899	0	164,899	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	13,742	0	13,742	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	27,483	0	27,483	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	68,708	0	68,708	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	195,361	390,723	586,084	586,084	586,084	586,084	586,084	586,084	586,084	390,723	195,361	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL			214,157	214,157	214,157	214,157	214,157	214,157	214,157															
Post CIL s106					10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	4,884	9,768	14,652	14,652	14,652	14,652	14,652	14,652	14,652	9,768	4,884	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	48,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	35,830	35,830	35,830	35,830	35,830	35,830	35,830	35,830	35,830	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,972	5,972	5,972	5,972	5,972	5,972	5,972	5,972	5,972	0	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF	**1,017,496**	**0**	**689,233**	**614,647**	**824,893**	**824,893**	**866,694**	**866,694**	**866,694**	**652,538**	**652,538**	**452,292**	**252,047**	**41,801**	**41,801**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation — Interest		15,262	15,491	26,062	35,673	48,581	61,684	57,694	53,645	49,536	42,152	34,657	24,047	10,273	0	0	0	0	0	0	0	0	0	0
Profit on cost																								1,516,246
Profit on GDV																								93,639
Cash Flow	-1,017,496	-15,262	-704,725	-640,710	-860,566	-873,474	265,945	269,934	273,983	492,250	499,633	707,373	918,229	1,142,248	1,152,522	0	0	0	0	0	0	0	0	-1,609,885
Opening Balance	0																							
Closing Balance	-1,017,496	-1,032,759	-1,737,484	-2,378,193	-3,238,759	-4,112,234	-3,846,288	-3,576,354	-3,302,371	-2,810,121	-2,310,488	-1,603,114	-684,885	457,364	1,609,885	1,609,885	1,609,885	1,609,885	1,609,885	1,609,885	1,609,885	1,609,885	1,609,885	0

SITE NAME	Site 5	Greenfield 2

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		30		£/m2	£	m2
Market Housing	92.2	70%	21		3,100	6,001,600	1,936
Shared Ownership	78.1	9%	3		2,015	424,964	211
Affordable Rent	78.1	21%	6		1,440	708,624	492
Social Rent	78.1	0%	0		0	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	0.75 ha		40	/ha		**7,135,188**	**2,639**
SITE AREA - Gross	1.00 ha		30	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,149,911**	**1,533,215**	**1,149,911**
Alternative Use Value		50,000		50,000
Uplift	0%	0		0
Plus /ha	400,000	400,000		400,000
Viability Threshold		**450,000**		**450,000**

		£/m2
Additional Profit	**823,524**	**425**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	38,330		1,149,911	
	Stamp Duty		46,996		
	Easements etc.		0		
	Legals Acquisition	1.00%	11,499	58,495	
PLANNING					
	Planning Fee		11,550		
	Architects	6.00%	226,192		
	QS / PM	0.50%	18,849		
	Planning Consultants	1.00%	37,699		
	Other Professional	2.50%	94,247	388,537	
CONSTRUCTION					
	Build Cost - BCIS Based	1,339	3,533,207		
	s106 / CIL		60,000		
	Contingency	5.00%	176,660		
	Abnormals		0	3,769,867	
FINANCE					
	Fees		0		
	Interest	6.00%			
	Legal and Valuation		32,000	32,000	
SALES					
	Agents	3.0%	214,056		
	Legals	0.5%	35,676		
	Misc.		0	249,732	**5,648,542**

Developers Profit			
	% Market	17.50%	**1,050,280**
	% Aff	6.00%	**68,015**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	30		
No dwgs under	30	385	11,550
No dwgs over 5	0	115	0
		Total	11,550

Stamp duty calc - Residual	
Land payment	1,149,911
Total	46,996

Stamp duty calc - Add Profit			
Land payment			450,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	22,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**60,000**

Post CIL s106	2,000	£/ Unit (all)	60,000
CIL	0	£/m2	0
		Total	**60,000**

Build Cost	/m2	
BCIS	1,145	
CfSH	11	1.00%
Energy	0	
Water	0	
Acc & Adpt	11	
SUDS	0	0%
Small Sites	0	0%
Site Costs	172	15%
	1,339	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			2	4	4	4	4	4	4	4														
Market Housing				0	0	0	400,107	800,213	800,213	800,213	800,213	800,213	800,213	800,213	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	28,331	56,662	56,662	56,662	56,662	56,662	56,662	56,662	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	47,242	94,483	94,483	94,483	94,483	94,483	94,483	94,483	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**475,679**	**951,358**	**951,358**	**951,358**	**951,358**	**951,358**	**951,358**	**951,358**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	46,996																							
Easements etc.	0																							
Legals Acquisition	11,499																							
Planning Fee	11,550																							
Architects	113,096		113,096																					
QS	9,425		9,425																					
Planning Consultants	18,849		18,849																					
Other Professional	47,123		47,123																					
Build Cost - BCIS Base		0	78,516	235,547	392,579	471,094	471,094	471,094	471,094	471,094	314,063	157,031	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	1,333	4,000	6,667	8,000	8,000	8,000	8,000	8,000	5,333	2,667	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	3,926	11,777	19,629	23,555	23,555	23,555	23,555	23,555	15,703	7,852	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	32,000																							
Agents	0	0	0	0	0	0	14,270	28,541	28,541	28,541	28,541	28,541	28,541	28,541	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,378	4,757	4,757	4,757	4,757	4,757	4,757	4,757	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	**290,538**	**0**	**272,268**	**251,324**	**418,874**	**502,649**	**519,298**	**535,947**	**535,947**	**535,947**	**368,397**	**200,847**	**33,298**	**33,298**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**1,149,911**																							
Interest		21,607	21,931	26,344	30,509	37,250	45,348	46,683	41,152	35,538	29,840	21,543	10,608	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								1,050,280
Profit on GDV																								68,015
Cash Flow	-1,440,449	-21,607	-294,199	-277,668	-449,383	-539,899	-88,967	368,729	374,260	379,874	553,122	728,968	907,453	918,061	0	0	0	0	0	0	0	0	0	-1,118,295
Opening Balanc	0																							
Closing Balanc	-1,440,449	-1,462,056	-1,756,255	-2,033,923	-2,483,306	-3,023,205	-3,112,172	-2,743,442	-2,369,182	-1,989,308	-1,436,186	-707,218	200,234	1,118,295	1,118,295	1,118,295	1,118,295	1,118,295	1,118,295	1,118,295	1,118,295	1,118,295	1,118,295	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME As Above																								
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**475,679**	**951,358**	**951,358**	**951,358**	**951,358**	**951,358**	**951,358**	**951,358**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Land	450,000																							
Stamp Duty	22,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	4,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	11,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	113,096	0	113,096	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	9,425	0	9,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	18,849	0	18,849	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	47,123	0	47,123	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	78,516	235,547	392,579	471,094	471,094	471,094	471,094	471,094	314,063	157,031	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL			**137,254**	137,254	137,254	137,254	137,254	137,254																
Post CIL s106					4,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	3,926	11,777	19,629	23,555	23,555	23,555	23,555	23,555	15,703	7,852	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	32,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	14,270	28,541	28,541	28,541	28,541	28,541	28,541	28,541	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,378	4,757	4,757	4,757	4,757	4,757	4,757	4,757	0	0	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF	**709,043**	**0**	**408,189**	**384,579**	**553,462**	**639,903**	**656,552**	**673,201**	**535,947**	**535,947**	**371,064**	**206,181**	**33,298**	**33,298**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation																								
Interest		10,636	10,795	17,080	23,105	31,753	41,828	45,169	41,674	36,068	30,378	22,129	11,283	0	0	0	0	0	0	0	0	0	0	0
Profit on cost																								1,004,615
Profit on GDV																								68,015
Cash Flow	-709,043	-10,636	-418,984	-401,658	-576,566	-671,656	-222,701	232,989	373,738	379,344	549,917	723,049	906,778	918,061	0	0	0	0	0	0	0	0	0	-1,072,631
Opening Balance	0																							
Closing Balance	-709,043	-719,679	-1,138,663	-1,540,322	-2,116,888	-2,788,544	-3,011,245	-2,778,256	-2,404,518	-2,025,174	-1,475,257	-752,208	154,570	1,072,631	1,072,631	1,072,631	1,072,631	1,072,631	1,072,631	1,072,631	1,072,631	1,072,631	1,072,631	0

SITE NAME	Site 6	Greenfield 3

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		16		£/m2	£	m2
Market Housing	97.7	70%	11		3,100	3,393,091	1,095
Shared Ownership	73.2	9%	1		2,015	212,397	105
Affordable Rent	73.2	21%	3		1,440	354,171	246
Social Rent	73.2	0%	0		0	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	0.40 ha		40	/ha		**3,959,659**	**1,446**
SITE AREA - Gross	0.46 ha		35	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		789,877	1,974,691	1,717,123
Alternative Use Value		23,000		50,000
Uplift	0%	0		0
Plus /ha	400,000	184,000		400,000
Viability Threshold		**207,000**		**450,000**

		£/m2
Additional Profit	674,458	616

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	49,367		789,877	
	Stamp Duty		28,994		
	Easements etc.		0		
	Legals Acquisition	1.00%	7,899	36,893	
PLANNING					
	Planning Fee		6,160		
	Architects	6.00%	116,326		
	QS / PM	0.50%	9,694		
	Planning Consultants	1.00%	19,388		
	Other Professional	2.50%	48,469	200,037	
CONSTRUCTION					
	Build Cost - BCIS Based	1,287	1,860,262		
	s106 / CIL		32,000		
	Contingency	2.50%	46,507		
	Abnormals		0	1,938,768	
FINANCE					
	Fees		0		
	Interest	6.00%			
	Legal and Valuation		22,000	22,000	
SALES					
	Agents	3.0%	118,790		
	Legals	0.5%	19,798		
	Misc.		0	138,588	**3,126,162**

Developers Profit			
	% Market	17.50%	**593,791**
	% Aff	6.00%	**33,994**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	16		
No dwgs under	16	385	6,160
No dwgs over 5	0	115	0
		Total	6,160

Stamp duty calc - Residual			
Land payment			789,877
		Total	28,994

Stamp duty calc - Add Profit			
Land payment			207,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	0%	
above	5%	4%	
		Total	8,280

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**32,000**

Post CIL s106	2,000	£/ Unit (all)	32,000
CIL	0	£/m2	0
		Total	**32,000**

Build Cost	/m2	
BCIS	1,149	
CfSH	11	1.00%
Energy	0	
Water	0	
Acc & Adpt	11	
SUDS	0	0%
Small Sites	0	0%
Site Costs	115	10%
	1,287	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Y1 Q1	Y1 Q2	Y1 Q3	Y1 Q4	Y2 Q1	Y2 Q2	Y2 Q3	Y2 Q4	Y3 Q1	Y3 Q2	Y3 Q3	Y3 Q4	Y4 Q1	Y4 Q2	Y4 Q3	Y4 Q4	Y5 Q1	Y5 Q2	Y5 Q3	Y5 Q4	Y6 Q1	Y6 Q2	Y6 Q3	Y6 Q4
INCOME																								
UNITS Started			2	3	3	3	3	2																
Market Housing				0	0	0	424,136	636,205	636,205	636,205	636,205	424,136	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	26,550	39,824	39,824	39,824	39,824	26,550	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	44,271	66,407	66,407	66,407	66,407	44,271	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**494,957**	**742,436**	**742,436**	**742,436**	**742,436**	**494,957**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	28,994																							
Easements etc.	0																							
Legals Acquisition	7,899																							
Planning Fee	6,160																							
Architects	58,163		58,163																					
QS	4,847		4,847																					
Planning Consultants	9,694		9,694																					
Other Professional	24,235		24,235																					
Build Cost - BCIS Base		0	77,511	193,777	310,044	348,799	348,799	310,044	193,777	77,511	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	1,333	3,333	5,333	6,000	6,000	5,333	3,333	1,333	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	1,938	4,844	7,751	8,720	8,720	7,751	4,844	1,938	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	22,000																							
Agents	0	0	0	0	0	0	14,849	22,273	22,273	22,273	22,273	14,849	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,475	3,712	3,712	3,712	3,712	2,475	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	**161,991**	**0**	**177,720**	**201,955**	**323,128**	**363,519**	**380,843**	**349,113**	**227,940**	**106,767**	**25,985**	**17,324**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	789,877																							
Interest		14,278	14,492	17,375	20,665	25,822	31,662	30,426	24,982	17,639	8,369	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								593,791
Profit on GDV																								33,994
Cash Flow	-951,868	-14,278	-192,213	-219,330	-343,793	-389,341	82,452	362,897	489,514	618,029	708,082	477,634	0	0	0	0	0	0	0	0	0	0	0	-627,785
Opening Balance	0																							
Closing Balance	-951,868	-966,146	-1,158,358	-1,377,689	-1,721,482	-2,110,823	-2,028,371	-1,665,474	-1,175,960	-557,931	150,151	627,785	627,785	627,785	627,785	627,785	627,785	627,785	627,785	627,785	627,785	627,785	627,785	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Y1 Q1	Y1 Q2	Y1 Q3	Y1 Q4	Y2 Q1	Y2 Q2	Y2 Q3	Y2 Q4	Y3 Q1	Y3 Q2	Y3 Q3	Y3 Q4	Y4 Q1	Y4 Q2	Y4 Q3	Y4 Q4	Y5 Q1	Y5 Q2	Y5 Q3	Y5 Q4	Y6 Q1	Y6 Q2	Y6 Q3	Y6 Q4
INCOME As Above																								
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**494,957**	**742,436**	**742,436**	**742,436**	**742,436**	**494,957**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Land	207,000																							
Stamp Duty	8,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	2,070	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	6,160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	58,163	0	58,163	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	4,847	0	4,847	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	9,694	0	9,694	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	24,235	0	24,235	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	77,511	193,777	310,044	348,799	348,799	310,044	193,777	77,511	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL			168,614	168,614	168,614	168,614																		
Post CIL s106					4,000	6,000	6,000	6,000	6,000	4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	1,938	4,844	7,751	8,720	8,720	7,751	4,844	1,938	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	22,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	14,849	22,273	22,273	22,273	22,273	14,849	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,475	3,712	3,712	3,712	3,712	2,475	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF	**342,448**	**0**	**345,002**	**367,236**	**490,409**	**532,134**	**380,843**	**349,780**	**230,607**	**109,434**	**25,985**	**17,324**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation																								
Interest		5,137	5,214	10,467	16,133	23,731	32,069	30,838	25,411	18,114	8,891	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost																								558,460
Profit on GDV																								33,994
Cash Flow	-342,448	-5,137	-350,215	-377,703	-506,542	-555,864	82,046	361,818	486,418	614,888	707,560	477,634	0	0	0	0	0	0	0	0	0	0	0	-592,454
Opening Balance	0																							
Closing Balance	-342,448	-347,585	-697,800	-1,075,504	-1,582,045	-2,137,910	-2,055,863	-1,694,045	-1,207,627	-592,739	114,820	592,454	592,454	592,454	592,454	592,454	592,454	592,454	592,454	592,454	592,454	592,454	592,454	0

New Base
Site 7

SITE NAME	Site 7	Greenfield 4

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		122		£/m2	£	m2
Market Housing	93.2	70%	85		3,100	24,685,466	7,963
Shared Ownership	74.4	9%	11		2,015	1,645,832	817
Affordable Rent	74.4	21%	26		1,440	2,744,414	1,906
Social Rent	74.4	0%	0		0	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	3.50 ha		35	/ha		29,075,712	10,686
SITE AREA - Gross	4.65 ha		26	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		4,983,353	1,423,815	1,072,238
Alternative Use Value		232,381		50,000
Uplift	0%	0		0
Plus /ha	400,000	1,859,048		400,000
Viability Threshold		2,091,429		450,000
			£/m2	
Additional Profit		3,585,073	450	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	40,847		4,983,353	
	Stamp Duty		238,668		
	Easements etc.		0		
	Legals Acquisition	1.00%	49,834	288,501	
PLANNING					
	Planning Fee		36,000		
	Architects	6.00%	896,716		
	QS / PM	0.50%	74,726		
	Planning Consultants	1.00%	149,453		
	Other Professional	2.50%	373,632	1,530,527	
CONSTRUCTION					
	Build Cost - BCIS Based	1,342	14,342,701		
	s106 / CIL		244,000		
	Contingency	2.50%	358,568		
	Abnormals		0	14,945,269	
FINANCE					
	Fees		0		
	Interest	6.00%			
	Legal and Valuation		116,000	116,000	
SALES					
	Agents	3.0%	872,271		
	Legals	0.5%	145,379		
	Misc.		0	1,017,650	22,881,299

Developers Profit			
	% Market	17.50%	4,319,957
	% Aff	6.00%	263,415

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	122		
No dwgs under	72	385	27,720
No dwgs over !	72	115	8,280
		Total	36,000

Stamp duty calc - Residual			
Land payment			4,983,353
		Total	238,668

Stamp duty calc - Add Profit			
Land payment			2,091,429
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	104,571

Pre CIL s106	2,000	£/ Unit (all)	
		Total	244,000

Post CIL s106	2,000	£/ Unit (all)	244,000
CIL	0	£/m2	0
		Total	244,000

Build Cost	/m2	
BCIS	1,148	
CfSH	11	1.00%
Energy	0	
Water	0	
Acc & Adpt	11	
SUDS	0	0%
Small Sites	0	0%
Site Costs	172	15%
	1,342	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				10	10	10	10	10	10	10	10	10	10	10	10	2									
Market Housing					0	0	0	2,023,399	2,023,399	2,023,399	2,023,399	2,023,399	2,023,399	2,023,399	2,023,399	2,023,399	2,023,399	2,023,399	2,023,399	404,680	0	0	0	0	0
Shared Ownership					0	0	0	134,904	134,904	134,904	134,904	134,904	134,904	134,904	134,904	134,904	134,904	134,904	134,904	26,981	0	0	0	0	0
Affordable Rent					0	0	0	224,952	224,952	224,952	224,952	224,952	224,952	224,952	224,952	224,952	224,952	224,952	224,952	44,990	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0	0	2,383,255	2,383,255	2,383,255	2,383,255	2,383,255	2,383,255	2,383,255	2,383,255	2,383,255	2,383,255	2,383,255	2,383,255	476,651	0	0	0	0	0
EXPENDITURE																									
Stamp Duty		238,668																							
Easements etc.		0																							
Legals Acquisition		49,834																							
Planning Fee		36,000																							
Architects		448,358		448,358																					
QS		37,363		37,363																					
Planning Consultants		74,726		74,726																					
Other Professional		186,816		186,816																					
Build Cost - BCIS Base			0	391,877	783,754	1,175,631	1,175,631	1,175,631	1,175,631	1,175,631	1,175,631	1,175,631	1,175,631	1,175,631	1,175,631	862,130	470,252	78,375	0	0	0	0	0	0	0
s106/CIL			0	6,667	13,333	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	14,667	8,000	1,333	0	0	0	0	0	0	
Contingency			0	9,797	19,594	29,391	29,391	29,391	29,391	29,391	29,391	29,391	29,391	29,391	29,391	21,553	11,756	1,959	0	0	0	0	0	0	0
Abnormals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		116,000																							
Agents		0	0	0	0	0	0	71,498	71,498	71,498	71,498	71,498	71,498	71,498	71,498	71,498	71,498	71,498	71,498	14,300	0	0	0	0	0
Legals		0	0	0	0	0	0	11,916	11,916	11,916	11,916	11,916	11,916	11,916	11,916	11,916	11,916	11,916	11,916	2,383	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROF		1,187,765	0	1,155,604	816,681	1,225,022	1,225,022	1,308,436	1,308,436	1,308,436	1,308,436	1,308,436	1,308,436	1,308,436	1,308,436	981,763	573,423	165,082	83,414	16,683	0	0	0	0	0
For Residual Valuation	Land	4,983,353																							
	Interest		92,567	93,955	112,699	126,639	146,914	167,493	153,883	140,069	126,048	111,817	97,372	82,710	67,828	52,723	32,492	5,832	0	0	0	0	0	0	0
	Profit on Costs																								4,319,957
	Profit on GDV																								263,415
	Cash Flow	-6,171,117	-92,567	-1,249,559	-929,380	-1,351,661	-1,371,936	907,326	920,936	934,750	948,771	963,003	977,448	992,109	1,006,991	1,348,768	1,777,341	2,212,341	2,299,841	459,968	0	0	0	0	-4,583,371
	Opening Balanc	0																							
	Closing Balanc	-6,171,117	-6,263,684	-7,513,243	-8,442,623	-9,794,285	-11,166,221	-10,258,895	-9,337,959	-8,403,210	-7,454,439	-6,491,436	-5,513,989	-4,521,879	-3,514,888	-2,166,120	-388,779	1,823,562	4,123,403	4,583,371	4,583,371	4,583,371	4,583,371	4,583,371	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	As Above																								
INCOME		0	0	0	0	0	0	2,383,255	2,383,255	2,383,255	2,383,255	2,383,255	2,383,255	2,383,255	2,383,255	2,383,255	2,383,255	2,383,255	2,383,255	476,651	0	0	0	0	0
EXPENDITURE																									
Land		2,091,429																							
Stamp Duty		104,571	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		20,914	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		36,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects		448,358	0	448,358	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS		37,363	0	37,363	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		74,726	0	74,726	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		186,816	0	186,816	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	0	391,877	783,754	1,175,631	1,175,631	1,175,631	1,175,631	1,175,631	1,175,631	1,175,631	1,175,631	1,175,631	1,175,631	862,130	470,252	78,375	0	0	0	0	0	0	0
POTENTIAL CIL				325,916	325,916	325,916	325,916	325,916	325,916	325,916	325,916	325,916	325,916	325,916											
Post CIL s106						20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	4,000	0	0	0	0	0	0	0
Contingency		0	0	9,797	19,594	29,391	29,391	29,391	29,391	29,391	29,391	29,391	29,391	29,391	29,391	21,553	11,756	1,959	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		116,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	0	0	0	0	0	71,498	71,498	71,498	71,498	71,498	71,498	71,498	71,498	71,498	71,498	71,498	71,498	14,300	0	0	0	0	0
Legals		0	0	0	0	0	0	11,916	11,916	11,916	11,916	11,916	11,916	11,916	11,916	11,916	11,916	11,916	11,916	2,383	0	0	0	0	0
Misc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF		3,116,178	0	1,474,853	1,129,264	1,550,938	1,550,938	1,634,352	1,634,352	1,634,352	1,634,352	1,634,352	1,634,352	1,634,352	1,308,436	987,097	585,423	167,749	83,414	16,683	0	0	0	0	0
For CIL calculation																									
	Interest		46,743	47,444	70,278	88,271	112,860	137,816	128,650	119,346	109,903	100,318	90,589	80,715	70,692	55,630	35,522	9,087	0	0	0	0	0	0	0
	Profit on cost																								4,097,001
	Profit on GDV																								263,415
	Cash Flow	-3,116,178	-46,743	-1,522,297	-1,199,542	-1,639,209	-1,663,797	611,087	620,253	629,557	639,000	648,585	658,314	668,189	1,004,127	1,340,529	1,762,310	2,206,419	2,299,841	459,968	0	0	0	0	-4,360,415
	Opening Balance	0																							
	Closing Balance	-3,116,178	-3,162,920	-4,685,217	-5,884,759	-7,523,968	-9,187,766	-8,576,679	-7,956,426	-7,326,868	-6,687,868	-6,039,283	-5,380,968	-4,712,780	-3,708,652	-2,368,124	-605,813	1,600,606	3,900,447	4,360,415	4,360,415	4,360,415	4,360,415	4,360,415	0

SITE NAME	Site 8	High Town Centre Flats

INCOME	Av Size m2	%	Number 350		Price £/m2	GDV £	GIA m2
Market Housing	67.9	75%	263		3,700	65,918,960	17,816
Shared Ownership	67.8	8%	26		2,405	4,282,881	1,781
Affordable Rent	67.8	18%	61		1,440	5,983,568	4,155
Social Rent	67.8	0%	0		0	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	0.70 ha		500	/ha		76,185,409	23,752
SITE AREA - Gross	0.70 ha		500	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		2,663,855	3,805,508	3,805,508
Alternative Use Value		420,000		600,000
Uplift	25%	105,000		150,000
Plus /ha	0	0		0
Viability Threshold		525,000		750,000

		£/m2
Additional Profit	3,092,371	174

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total		
LAND					
	Land	7,611		2,663,855	
	Stamp Duty		122,693		
	Easements etc.		0		
	Legals Acquisition	1.00%	26,639	149,331	
PLANNING					
	Planning Fee		150,000		
	Architects	6.00%	3,015,594		
	QS / PM	0.50%	251,300		
	Planning Consultants	1.00%	502,599		
	Other Professional	2.50%	1,256,498	5,175,990	
CONSTRUCTION					
	Build Cost - BCIS Based	1,932	45,888,797		
	s106 / CIL		700,000		
	Contingency	5.00%	2,294,440		
	Abnormals		1,376,664	50,259,901	
FINANCE					
	Fees		0		
	Interest	6.00%			
	Legal and Valuation		224,000	224,000	
SALES					
	Agents	3.0%	2,285,562		
	Legals	0.5%	380,927		
	Misc.		0	2,666,489	61,139,567

Developers Profit			
	% Market	17.50%	11,535,818
	% Aff	6.00%	615,987

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	350		
No dwgs under	300	385	115,500
No dwgs over 5	300	115	34,500
		Total	150,000

Stamp duty calc - Residual			
Land payment			2,663,855
		Total	122,693

Stamp duty calc - Add Profit			
Land payment			525,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	26,250

Pre CIL s106	2,000	£/ Unit (all)	
		Total	700,000

Post CIL s106	2,000	£/ Unit (all)	700,000
CIL	0	£/m2	0
		Total	700,000

Build Cost	/m2	
BCIS	1,779	
CfSH	18	1.00%
Energy	0	
Water	0	
Acc & Adpt	11	
SUDS	36	2%
Small Sites	0	0%
Site Costs	89	5%
	1,932	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			20	30	30	30	30	30	30	30	30	30	30	30										
Market Housing				0	0	0	3,766,798	5,650,197	5,650,197	5,650,197	5,650,197	5,650,197	5,650,197	5,650,197	5,650,197	5,650,197	5,650,197	5,650,197	0	0	0	0	0	0
Shared Ownership				0	0	0	244,736	367,104	367,104	367,104	367,104	367,104	367,104	367,104	367,104	367,104	367,104	367,104	0	0	0	0	0	0
Affordable Rent				0	0	0	341,918	512,877	512,877	512,877	512,877	512,877	512,877	512,877	512,877	512,877	512,877	512,877	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,353,452**	**6,530,178**	**6,530,178**	**6,530,178**	**6,530,178**	**6,530,178**	**6,530,178**	**6,530,178**	**6,530,178**	**6,530,178**	**6,530,178**	**6,530,178**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	122,693																							
Easements etc.	0																							
Legals Acquisition	26,639																							
Planning Fee	150,000																							
Architects	1,507,797		1,507,797																					
QS	125,650		125,650																					
Planning Consultants	251,300		251,300																					
Other Professional	628,249		628,249																					
Build Cost - BCIS Base		0	874,072	2,185,181	3,496,289	3,933,325	3,933,325	3,933,325	3,933,325	3,933,325	3,933,325	3,933,325	3,933,325	3,933,325	2,622,217	1,311,108	0	0	0	0	0	0	0	0
s106/CIL		0	13,333	33,333	53,333	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	40,000	20,000	0	0	0	0	0	0	0	
Contingency		0	43,704	109,259	174,814	196,666	196,666	196,666	196,666	196,666	196,666	196,666	196,666	196,666	131,111	65,555	0	0	0	0	0	0	0	0
Abnormals		0	26,222	65,555	104,889	118,000	118,000	118,000	118,000	118,000	118,000	118,000	118,000	118,000	78,667	39,333	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	224,000																							
Agents	0	0	0	0	0	0	130,604	195,905	195,905	195,905	195,905	195,905	195,905	195,905	195,905	195,905	195,905	195,905	0	0	0	0	0	0
Legals	0	0	0	0	0	0	21,767	32,651	32,651	32,651	32,651	32,651	32,651	32,651	32,651	32,651	32,651	32,651	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	**3,036,326**	**0**	**3,470,327**	**2,393,329**	**3,829,326**	**4,307,992**	**4,460,362**	**4,536,548**	**4,536,548**	**4,536,548**	**4,536,548**	**4,536,548**	**4,536,548**	**4,536,548**	**3,100,551**	**1,664,553**	**228,556**	**228,556**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	2,663,855																							
Interest		85,503	86,785	140,142	178,144	238,256	306,450	312,650	287,435	261,843	235,866	209,499	182,737	155,574	128,003	78,479	6,672	0	0	0	0	0	0	0
Profit on Costs																								11,535,818
Profit on GDV																								615,987
Cash Flow	-5,700,182	-85,503	-3,557,112	-2,533,471	-4,007,470	-4,546,248	-413,360	1,680,980	1,706,195	1,731,788	1,757,764	1,784,131	1,810,893	1,838,056	3,301,624	4,787,146	6,294,950	6,301,622	0	0	0	0	0	-12,151,805
Opening Balanc	0																							
Closing Balanc	-5,700,182	-5,785,684	-9,342,796	-11,876,267	-15,883,737	-20,429,984	-20,843,344	-19,162,364	-17,456,169	-15,724,382	-13,966,617	-12,182,486	-10,371,593	-8,533,537	-5,231,913	-444,767	5,850,183	12,151,805	12,151,805	12,151,805	12,151,805	12,151,805	12,151,805	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME As Above																								
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,353,452**	**6,530,178**	**6,530,178**	**6,530,178**	**6,530,178**	**6,530,178**	**6,530,178**	**6,530,178**	**6,530,178**	**6,530,178**	**6,530,178**	**6,530,178**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Land	525,000																							
Stamp Duty	26,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	5,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	150,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	1,507,797	0	1,507,797	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	125,650	0	125,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	251,300	0	251,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	628,249	0	628,249	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	874,072	2,185,181	3,496,289	3,933,325	3,933,325	3,933,325	3,933,325	3,933,325	3,933,325	3,933,325	3,933,325	3,933,325	2,622,217	1,311,108	0	0	0	0	0	0	0	0
POTENTIAL CIL			309,237	309,237	309,237	309,237	309,237	309,237	309,237	309,237	309,237	309,237												
Post CIL s106					40,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	0	0	0	0	0	0	0	0
Contingency	0	0	43,704	109,259	174,814	196,666	196,666	196,666	196,666	196,666	196,666	196,666	196,666	196,666	131,111	65,555	0	0	0	0	0	0	0	0
Abnormals	0	0	26,222	65,555	104,889	118,000	118,000	118,000	118,000	118,000	118,000	118,000	118,000	118,000	78,667	39,333	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	224,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	130,604	195,905	195,905	195,905	195,905	195,905	195,905	195,905	195,905	195,905	195,905	195,905	0	0	0	0	0	0
Legals	0	0	0	0	0	0	21,767	32,651	32,651	32,651	32,651	32,651	32,651	32,651	32,651	32,651	32,651	32,651	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF	**3,443,495**	**0**	**3,766,230**	**2,669,232**	**4,125,230**	**4,617,229**	**4,769,599**	**4,845,785**	**4,845,785**	**4,845,785**	**4,845,785**	**4,845,785**	**4,536,548**	**4,536,548**	**3,120,551**	**1,704,553**	**228,556**	**228,556**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation																								
Interest		51,652	52,427	109,707	151,391	215,540	288,032	298,595	277,808	256,709	235,294	213,557	191,495	164,463	137,025	87,936	16,871	0	0	0	0	0	0	0
Profit on cost																								10,845,669
Profit on GDV																								615,987
Cash Flow	-3,443,495	-51,652	-3,818,657	-2,778,939	-4,276,621	-4,832,769	-704,179	1,385,798	1,406,585	1,427,684	1,449,099	1,470,836	1,802,136	1,829,168	3,272,602	4,737,688	6,284,751	6,301,622	0	0	0	0	0	-11,461,656
Opening Balance	0																							
Closing Balance	-3,443,495	-3,495,147	-7,313,805	-10,092,744	-14,369,365	-19,202,134	-19,906,314	-18,520,515	-17,113,930	-15,686,246	-14,237,146	-12,766,311	-10,964,175	-9,135,007	-5,862,405	-1,124,717	5,160,034	11,461,656	11,461,656	11,461,656	11,461,656	11,461,656	11,461,656	0

SITE NAME	Site 9	Town Centre Flats

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		50		£/m2	£	m2
Market Housing	68.1	75%	38		3,700	9,449,605	2,554
Shared Ownership	68.3	8%	4		2,405	616,281	256
Affordable Rent	68.3	18%	9		1,440	861,000	598
Social Rent	68.3	0%	0		0	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	0.50 ha		100	/ha		**10,926,887**	**3,408**
SITE AREA - Gross	0.50 ha		100	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		354,752	709,504	709,504
Alternative Use Value		300,000		600,000
Uplift	25%	75,000		150,000
Plus /ha	0	0		0
Viability Threshold		**375,000**		**750,000**

		£/m2
Additional Profit	68,436	27

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	7,095		354,752	
	Stamp Duty		7,238		
	Easements etc.		0		
	Legals Acquisition	1.00%	3,548	10,785	
PLANNING					
	Planning Fee		19,250		
	Architects	6.00%	432,673		
	QS / PM	0.50%	36,056		
	Planning Consultants	1.00%	72,112		
	Other Professional	2.50%	180,280	740,372	
CONSTRUCTION					
	Build Cost - BCIS Based	1,932	6,584,463		
	s106 / CIL		100,000		
	Contingency	5.00%	329,223		
	Abnormals		197,534	7,211,220	
FINANCE					
	Fees		0		
	Interest	6.00%			
	Legal and Valuation		70,000	70,000	
SALES					
	Agents	3.0%	327,807		
	Legals	0.5%	54,634		
	Misc.		0	382,441	**8,769,570**

Developers Profit			
	% Market	17.50%	**1,653,681**
	% Aff	6.00%	**88,637**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	50		
No dwgs under	50	385	19,250
No dwgs over 5	0	115	0
		Total	19,250

Stamp duty calc - Residual		
Land payment		354,752
	Total	7,238

Stamp duty calc - Add Profit			
Land payment			375,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	3%	
		Total	11,250

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**100,000**

Post CIL s106	2,000	£/ Unit (all)	100,000
CIL	0	£/m2	0
		Total	**100,000**

Build Cost	/m2	
BCIS	1,779	
CfSH	18	1.00%
Energy	0	
Water	0	
Acc & Adpt	11	
SUDS	36	2%
Small Sites	0	0%
Site Costs	89	5%
	1,932	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			10	10	10	10	10																	
Market Housing				0	0	0	1,889,921	1,889,921	1,889,921	1,889,921	1,889,921	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	123,256	123,256	123,256	123,256	123,256	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	172,200	172,200	172,200	172,200	172,200	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,185,377**	**2,185,377**	**2,185,377**	**2,185,377**	**2,185,377**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	7,238																							
Easements etc.	0																							
Legals Acquisition	3,548																							
Planning Fee	19,250																							
Architects	216,337		216,337																					
QS	18,028		18,028																					
Planning Consultants	36,056		36,056																					
Other Professional	90,140		90,140																					
Build Cost - BCIS Base		0	438,964	877,928	1,316,893	1,316,893	1,316,893	877,928	438,964	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	6,667	13,333	20,000	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	21,948	43,896	65,845	65,845	65,845	43,896	21,948	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,169	26,338	39,507	39,507	39,507	26,338	13,169	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	70,000																							
Agents	0	0	0	0	0	0	65,561	65,561	65,561	65,561	65,561	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,927	10,927	10,927	10,927	10,927	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	**460,596**	**0**	**841,309**	**961,496**	**1,442,244**	**1,442,244**	**1,518,732**	**1,037,984**	**557,236**	**76,488**	**76,488**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**354,752**																							
Interest		12,230	12,414	25,220	40,020	62,254	84,822	76,094	60,025	36,503	5,417	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								1,653,681
Profit on GDV																								88,637
Cash Flow	-815,348	-12,230	-853,723	-986,715	-1,482,264	-1,504,498	581,823	1,071,299	1,568,116	2,072,386	2,103,472	0	0	0	0	0	0	0	0	0	0	0	0	-1,742,318
Opening Balance	0																							
Closing Balance	-815,348	-827,578	-1,681,301	-2,668,016	-4,150,280	-5,654,779	-5,072,955	-4,001,656	-2,433,540	-361,154	1,742,318	1,742,318	1,742,318	1,742,318	1,742,318	1,742,318	1,742,318	1,742,318	1,742,318	1,742,318	1,742,318	1,742,318	1,742,318	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME As Above																								
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,185,377**	**2,185,377**	**2,185,377**	**2,185,377**	**2,185,377**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Land	375,000																							
Stamp Duty	11,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	3,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	19,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	216,337	0	216,337	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	18,028	0	18,028	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	36,056	0	36,056	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	90,140	0	90,140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	438,964	877,928	1,316,893	1,316,893	1,316,893	877,928	438,964	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL			22,812	22,812	22,812																			
Post CIL s106					20,000	20,000	20,000	20,000	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	21,948	43,896	65,845	65,845	65,845	43,896	21,948	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	13,169	26,338	39,507	39,507	39,507	26,338	13,169	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	70,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	65,561	65,561	65,561	65,561	65,561	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,927	10,927	10,927	10,927	10,927	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF	**839,811**	**0**	**857,454**	**970,975**	**1,465,056**	**1,442,244**	**1,518,732**	**1,044,651**	**570,570**	**76,488**	**76,488**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation																								
Interest		12,597	12,786	25,840	40,792	63,380	85,964	77,254	61,302	37,999	6,936	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost																								1,550,932
Profit on GDV																								88,637
Cash Flow	-839,811	-12,597	-870,240	-996,814	-1,505,848	-1,505,624	580,681	1,063,473	1,553,506	2,070,890	2,101,953	0	0	0	0	0	0	0	0	0	0	0	0	-1,639,569
Opening Balance	0																							
Closing Balance	-839,811	-852,408	-1,722,649	-2,719,463	-4,225,311	-5,730,934	-5,150,253	-4,086,781	-2,533,274	-462,384	1,639,569	1,639,569	1,639,569	1,639,569	1,639,569	1,639,569	1,639,569	1,639,569	1,639,569	1,639,569	1,639,569	1,639,569	1,639,569	0

SITE NAME	Site 10	PDL 1

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		50		£/m2	£	m2
Market Housing	92.9	75%	38		3,100	10,805,132	3,486
Shared Ownership	76.3	8%	4		2,015	576,164	286
Affordable Rent	76.3	18%	9		1,440	960,750	667
Social Rent	76.3	0%	0		0	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	1.25 ha		40	/ha		**12,342,046**	**4,439**
SITE AREA - Gross	1.40 ha		36	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,710,189	1,368,151	1,221,563
Alternative Use Value		840,000		600,000
Uplift	25%	210,000		150,000
Plus /ha	0	0		0
Viability Threshold		**1,050,000**		**750,000**

		£/m2
Additional Profit	882,027	253

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total		
LAND	Land	34,204		1,710,189	
	Stamp Duty		75,009		
	Easements etc.		0		
	Legals Acquisition	1.00%	17,102	92,111	
PLANNING	Planning Fee		19,250		
	Architects	6.00%	405,518		
	QS / PM	0.50%	33,793		
	Planning Consultants	1.00%	67,586		
	Other Professional	2.50%	168,966	695,114	
CONSTRUCTION	Build Cost - BCIS Based	1,364	6,053,308		
	s106 / CIL		100,000		
	Contingency	5.00%	302,665		
	Abnormals		302,665	6,758,639	
FINANCE	Fees		0		
	Interest	6.00%			
	Legal and Valuation		62,000	62,000	
SALES	Agents	3.0%	370,261		
	Legals	0.5%	61,710		
	Misc.		0	431,972	**9,750,024**

Developers Profit			
	% Market	17.50%	**1,890,898**
	% Aff	6.00%	**92,215**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	50		
No dwgs under	50	385	19,250
No dwgs over !	0	115	0
		Total	19,250

Stamp duty calc - Residual			
Land payment			1,710,189
		Total	75,009

Stamp duty calc - Add Profit			
Land payment			1,050,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	52,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**100,000**

Post CIL s106	2,000	£/ Unit (all)	100,000
CIL	0	£/m2	0
		Total	**100,000**

Build Cost	/m2	
BCIS	1,146	
CfSH	11	1.00%
Energy	0	
Water	0	
Acc & Adpt	11	
SUDS	23	2%
Small Sites	0	0%
Site Costs	172	15%
	1,364	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			5	5	5	5	5	5	5	5	5	5												
Market Housing				0	0	0	1,080,513	1,080,513	1,080,513	1,080,513	1,080,513	1,080,513	1,080,513	1,080,513	1,080,513	1,080,513	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	57,616	57,616	57,616	57,616	57,616	57,616	57,616	57,616	57,616	57,616	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	96,075	96,075	96,075	96,075	96,075	96,075	96,075	96,075	96,075	96,075	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,234,205**	**1,234,205**	**1,234,205**	**1,234,205**	**1,234,205**	**1,234,205**	**1,234,205**	**1,234,205**	**1,234,205**	**1,234,205**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	75,009																							
Easements etc.	0																							
Legals Acquisition	17,102																							
Planning Fee	19,250																							
Architects	202,759		202,759																					
QS	16,897		16,897																					
Planning Consultants	33,793		33,793																					
Other Professional	84,483		84,483																					
Build Cost - BCIS Base		0	201,777	403,554	605,331	605,331	605,331	605,331	605,331	605,331	605,331	605,331	403,554	201,777	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	3,333	6,667	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	6,667	3,333	0	0	0	0	0	0	0	0	0	
Contingency		0	10,089	20,178	30,267	30,267	30,267	30,267	30,267	30,267	30,267	30,267	20,178	10,089	0	0	0	0	0	0	0	0	0	0
Abnormals		0	10,089	20,178	30,267	30,267	30,267	30,267	30,267	30,267	30,267	30,267	20,178	10,089	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	62,000																							
Agents	0	0	0	0	0	0	37,026	37,026	37,026	37,026	37,026	37,026	37,026	37,026	37,026	37,026	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,171	6,171	6,171	6,171	6,171	6,171	6,171	6,171	6,171	6,171	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	**511,293**	**0**	**563,220**	**450,576**	**675,864**	**675,864**	**719,061**	**719,061**	**719,061**	**719,061**	**719,061**	**719,061**	**493,773**	**268,485**	**43,197**	**43,197**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**1,710,189**																							
Interest		33,322	33,822	42,778	50,178	61,069	72,123	65,477	58,732	51,886	44,937	37,884	30,725	20,080	5,895	0	0	0	0	0	0	0	0	0
Profit on Costs																								1,890,898
Profit on GDV																								92,215
Cash Flow	-2,221,482	-33,322	-597,042	-493,354	-726,042	-736,932	443,021	449,666	456,411	463,257	470,206	477,259	709,706	945,640	1,185,112	1,191,007	0	0	0	0	0	0	0	-1,983,113
Opening Balance	0																							
Closing Balance	-2,221,482	-2,254,804	-2,851,846	-3,345,200	-4,071,242	-4,808,174	-4,365,153	-3,915,487	-3,459,076	-2,995,818	-2,525,612	-2,048,353	-1,338,647	-393,007	792,105	1,983,113	1,983,113	1,983,113	1,983,113	1,983,113	1,983,113	1,983,113	1,983,113	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME As Above																								
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,234,205**	**1,234,205**	**1,234,205**	**1,234,205**	**1,234,205**	**1,234,205**	**1,234,205**	**1,234,205**	**1,234,205**	**1,234,205**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Land	1,050,000																							
Stamp Duty	52,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	10,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	19,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	202,759	0	202,759	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	16,897	0	16,897	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	33,793	0	33,793	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	84,483	0	84,483	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	201,777	403,554	605,331	605,331	605,331	605,331	605,331	605,331	605,331	605,331	403,554	201,777	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL			110,253	110,253	110,253	110,253	110,253	110,253	110,253	110,253														
Post CIL s106					10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	10,089	20,178	30,267	30,267	30,267	30,267	30,267	30,267	30,267	30,267	20,178	10,089	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	10,089	20,178	30,267	30,267	30,267	30,267	30,267	30,267	30,267	30,267	20,178	10,089	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	62,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	37,026	37,026	37,026	37,026	37,026	37,026	37,026	37,026	37,026	37,026	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,171	6,171	6,171	6,171	6,171	6,171	6,171	6,171	6,171	6,171	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF	**1,532,182**	**0**	**670,140**	**554,163**	**786,117**	**786,117**	**829,314**	**829,314**	**829,314**	**829,314**	**719,061**	**719,061**	**497,106**	**275,152**	**43,197**	**43,197**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation																								
Interest		22,983	23,327	33,729	42,548	54,978	67,594	62,535	57,399	52,187	46,897	39,873	32,744	22,179	8,125	0	0	0	0	0	0	0	0	0
Profit on cost																								1,739,981
Profit on GDV																								92,215
Cash Flow	-1,532,182	-22,983	-693,467	-587,892	-828,665	-841,095	337,296	342,355	347,491	352,703	468,247	475,271	704,354	936,874	1,182,882	1,191,007	0	0	0	0	0	0	0	-1,832,196
Opening Balance	0																							
Closing Balance	-1,532,182	-1,555,165	-2,248,632	-2,836,524	-3,665,189	-4,506,284	-4,168,988	-3,826,633	-3,479,142	-3,126,439	-2,658,192	-2,182,922	-1,478,567	-541,693	641,189	1,832,196	1,832,196	1,832,196	1,832,196	1,832,196	1,832,196	1,832,196	1,832,196	0

SITE NAME	Site 11	PDL 2

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		24		£/m2	£	m2
Market Housing	96.1	75%	18		3,100	5,360,082	1,729
Shared Ownership	68.9	8%	2		2,015	249,745	124
Affordable Rent	68.9	18%	4		1,440	416,448	289
Social Rent	68.9	0%	0		0	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	0.60 ha		40	/ha		6,026,275	2,142
SITE AREA - Gross	0.70 ha		34	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		851,291	1,418,819	1,216,130
Alternative Use Value		420,000		600,000
Uplift	25%	105,000		150,000
Plus /ha	0	0		0
Viability Threshold		525,000		750,000

		£/m2
Additional Profit	437,073	253

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	35,470		851,291	
	Stamp Duty		32,065		
	Easements etc.		0		
	Legals Acquisition	1.00%	8,513	40,577	
PLANNING					
	Planning Fee		9,240		
	Architects	6.00%	197,374		
	QS / PM	0.50%	16,448		
	Planning Consultants	1.00%	32,896		
	Other Professional	2.50%	82,239	338,196	
CONSTRUCTION					
	Build Cost - BCIS Based	1,376	2,946,877		
	s106 / CIL		48,000		
	Contingency	5.00%	147,344		
	Abnormals		147,344	3,289,565	
FINANCE					
	Fees		0		
	Interest	6.00%			
	Legal and Valuation		38,000	38,000	
SALES					
	Agents	3.0%	180,788		
	Legals	0.5%	30,131		
	Misc.		0	210,920	4,768,549

Developers Profit			
	% Market	17.50%	938,014
	% Aff	6.00%	39,972

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	24		
No dwgs under	24	385	9,240
No dwgs over 5	0	115	0
		Total	9,240

Stamp duty calc - Residual	
Land payment	851,291
Total	32,065

Stamp duty calc - Add Profit			
Land payment			525,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	0%	
above	5%	4%	
		Total	21,000

Pre CIL s106	2,000	£/ Unit (all)	
		Total	48,000

Post CIL s106	2,000	£/ Unit (all)	48,000
CIL	0	£/m2	0
		Total	48,000

Build Cost	/m2	
BCIS	1,156	
CfSH	12	1.00%
Energy	0	
Water	0	
Acc & Adpt	11	
SUDS	23	2%
Small Sites	0	0%
Site Costs	173	15%
	1,376	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			4	4	4	4	4	4																
Market Housing				0	0	0	893,347	893,347	893,347	893,347	893,347	893,347	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	41,624	41,624	41,624	41,624	41,624	41,624	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	69,408	69,408	69,408	69,408	69,408	69,408	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,004,379	1,004,379	1,004,379	1,004,379	1,004,379	1,004,379	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	32,065																							
Easements etc.	0																							
Legals Acquisition	8,513																							
Planning Fee	9,240																							
Architects	98,687		98,687																					
QS	8,224		8,224																					
Planning Consultants	16,448		16,448																					
Other Professional	41,120		41,120																					
Build Cost - BCIS Base		0	163,715	327,431	491,146	491,146	491,146	491,146	327,431	163,715	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	2,667	5,333	8,000	8,000	8,000	8,000	5,333	2,667	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	8,186	16,372	24,557	24,557	24,557	24,557	16,372	8,186	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	8,186	16,372	24,557	24,557	24,557	24,557	16,372	8,186	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	38,000																							
Agents	0	0	0	0	0	0	30,131	30,131	30,131	30,131	30,131	30,131	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,022	5,022	5,022	5,022	5,022	5,022	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	252,296	0	347,232	365,507	548,261	548,261	583,414	583,414	400,660	217,907	35,153	35,153	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation Land	851,291																							
Interest		16,554	16,802	22,263	28,079	36,724	45,499	39,867	34,151	25,607	14,194	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								938,014
Profit on GDV																								39,972
Cash Flow	-1,103,587	-16,554	-364,034	-387,770	-576,340	-584,985	375,466	381,098	569,568	760,865	955,032	969,226	0	0	0	0	0	0	0	0	0	0	0	-977,986
Opening Balance	0																							
Closing Balance	-1,103,587	-1,120,141	-1,484,175	-1,871,945	-2,448,284	-3,033,269	-2,657,803	-2,276,705	-1,707,137	-946,272	8,760	977,986	977,986	977,986	977,986	977,986	977,986	977,986	977,986	977,986	977,986	977,986	977,986	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME As Above																								
INCOME	0	0	0	0	0	0	1,004,379	1,004,379	1,004,379	1,004,379	1,004,379	1,004,379	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	525,000																							
Stamp Duty	21,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	5,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	98,687	0	98,687	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	8,224	0	8,224	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	16,448	0	16,448	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	41,120	0	41,120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	163,715	327,431	491,146	491,146	491,146	491,146	327,431	163,715	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL			109,268	109,268	109,268	109,268																		
Post CIL s106					8,000	8,000	8,000	8,000	8,000	8,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	8,186	16,372	24,557	24,557	24,557	24,557	16,372	8,186	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	8,186	16,372	24,557	24,557	24,557	24,557	16,372	8,186	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	38,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	30,131	30,131	30,131	30,131	30,131	30,131	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,022	5,022	5,022	5,022	5,022	5,022	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF	762,968	0	453,833	469,442	657,529	657,529	583,414	583,414	403,327	223,240	35,153	35,153	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation																								
Interest		11,445	11,616	18,598	25,919	36,170	46,576	40,960	35,260	26,773	15,457	1,151	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost																								851,376
Profit on GDV																								39,972
Cash Flow	-762,968	-11,445	-465,450	-488,040	-683,448	-693,699	374,389	380,005	565,792	754,366	953,768	968,075	0	0	0	0	0	0	0	0	0	0	0	-891,347
Opening Balance	0																							
Closing Balance	-762,968	-774,413	-1,239,862	-1,727,902	-2,411,350	-3,105,049	-2,730,660	-2,350,655	-1,784,862	-1,030,496	-76,728	891,347	891,347	891,347	891,347	891,347	891,347	891,347	891,347	891,347	891,347	891,347	891,347	0

New Base
Site 12

SITE NAME	Site 12	PDL 3

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		14		£/m2	£	m2
Market Housing	100.5	75%	11		3,100	3,271,275	1,055
Shared Ownership	67.5	8%	1		2,015	142,813	71
Affordable Rent	67.5	18%	2		1,440	238,140	165
Social Rent	67.5	0%	0		0	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	0.35 ha		40	/ha		3,652,228	1,292
SITE AREA - Gross	0.35 ha		40	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		583,411	1,666,889	1,666,889
Alternative Use Value		210,000		600,000
Uplift	25%	52,500		150,000
Plus /ha	0	0		0
Viability Threshold		262,500		750,000

		£/m2
Additional Profit	398,803	378

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total		
LAND					
	Land	41,672		583,411	
	Stamp Duty		18,671		
	Easements etc.		0		
	Legals Acquisition	1.00%	5,834	24,505	
PLANNING					
	Planning Fee		5,390		
	Architects	6.00%	115,388		
	QS / PM	0.50%	9,616		
	Planning Consultants	1.00%	19,231		
	Other Professional	2.50%	48,078	197,703	
CONSTRUCTION					
	Build Cost - BCIS Based	1,334	1,722,842		
	s106 / CIL		28,000		
	Contingency	5.00%	86,142		
	Abnormals		86,142	1,923,127	
FINANCE					
	Fees		0		
	Interest	6.00%			
	Legal and Valuation		25,000	25,000	
SALES					
	Agents	3.0%	109,567		
	Legals	0.5%	18,261		
	Misc.		0	127,828	**2,881,573**

Developers Profit			
	% Market	17.50%	572,473
	% Aff	6.00%	22,857

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	14		
No dwgs under	14	385	5,390
No dwgs over 5	0	115	0
		Total	5,390

Stamp duty calc - Residual			
Land payment			583,411
		Total	18,671

Stamp duty calc - Add Profit			
Land payment			262,500
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	0%	
above	5%	4%	
		Total	10,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**28,000**

Post CIL s106	2,000	£/ Unit (all)	28,000
CIL	0	£/m2	0
		Total	**28,000**

Build Cost	/m2	
BCIS	1,171	
CfSH	12	1.00%
Energy	0	
Water	0	
Acc & Adpt	11	
SUDS	23	2%
Small Sites	0	0%
Site Costs	117	10%
	1,334	

LIT	% GDV	
	0.00%	**0**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			2	3	3	3	3																	
Market Housing				0	0	0	467,325	700,988	700,988	700,988	700,988	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	20,402	30,603	30,603	30,603	30,603	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	34,020	51,030	51,030	51,030	51,030	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**521,747**	**782,620**	**782,620**	**782,620**	**782,620**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	18,671																							
Easements etc.	0																							
Legals Acquisition	5,834																							
Planning Fee	5,390																							
Architects	57,694		57,694																					
QS	4,808		4,808																					
Planning Consultants	9,616		9,616																					
Other Professional	24,039		24,039																					
Build Cost - BCIS Base		0	82,040	205,100	328,160	369,181	369,181	246,120	123,060	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	1,333	3,333	5,333	6,000	6,000	4,000	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	4,102	10,255	16,408	18,459	18,459	12,306	6,153	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	4,102	10,255	16,408	18,459	18,459	12,306	6,153	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	25,000																							
Agents	0	0	0	0	0	0	15,652	23,479	23,479	23,479	23,479	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,609	3,913	3,913	3,913	3,913	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	**151,051**	**0**	**187,734**	**228,944**	**366,310**	**412,099**	**430,360**	**302,124**	**164,758**	**27,392**	**27,392**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	583,411																							
Interest		11,017	11,182	14,166	17,813	23,574	30,109	29,190	22,421	13,489	2,363	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								572,473
Profit on GDV																								22,857
Cash Flow	-734,462	-11,017	-198,916	-243,110	-384,122	-435,673	61,278	451,306	595,442	741,739	752,866	0	0	0	0	0	0	0	0	0	0	0	0	-595,330
Opening Balance	0																							
Closing Balance	-734,462	-745,479	-944,395	-1,187,505	-1,571,627	-2,007,300	-1,946,022	-1,494,716	-899,275	-157,535	595,330	595,330	595,330	595,330	595,330	595,330	595,330	595,330	595,330	595,330	595,330	595,330	595,330	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME As Above																								
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**521,747**	**782,620**	**782,620**	**782,620**	**782,620**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Land	262,500																							
Stamp Duty	10,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	2,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	5,390	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	57,694	0	57,694	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	4,808	0	4,808	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	9,616	0	9,616	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	24,039	0	24,039	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	82,040	205,100	328,160	369,181	369,181	246,120	123,060	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL			132,934	132,934	132,934																			
Post CIL s106					4,000	6,000	6,000	6,000	6,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	4,102	10,255	16,408	18,459	18,459	12,306	6,153	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	4,102	10,255	16,408	18,459	18,459	12,306	6,153	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	25,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	15,652	23,479	23,479	23,479	23,479	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,609	3,913	3,913	3,913	3,913	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF	**402,171**	**0**	**319,335**	**358,545**	**497,911**	**412,099**	**430,360**	**304,124**	**168,758**	**27,392**	**27,392**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation																								
Interest		6,033	6,123	11,005	16,548	24,265	30,811	29,902	23,173	14,313	3,199	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost																								515,915
Profit on GDV																								22,857
Cash Flow	-402,171	-6,033	-325,458	-369,550	-514,459	-436,364	60,577	448,594	590,689	740,916	752,030	0	0	0	0	0	0	0	0	0	0	0	0	-538,772
Opening Balance	0																							
Closing Balance	-402,171	-408,204	-733,662	-1,103,211	-1,617,670	-2,054,034	-1,993,457	-1,544,863	-954,174	-213,258	538,772	538,772	538,772	538,772	538,772	538,772	538,772	538,772	538,772	538,772	538,772	538,772	538,772	0

SITE NAME	Site 13	PDL 4 - Flats

INCOME	Av Size m2	%	Number 12	Price £/m2	GDV £	GIA m2
Market Housing	70.0	75%	9	3,100	1,953,000	630
Shared Ownership	62.8	8%	1	2,015	113,888	57
Affordable Rent	62.8	18%	2	1,440	189,907	132
Social Rent	62.8	0%	0	0	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.20 ha		60 /ha		2,256,795	818
SITE AREA - Gross	0.20 ha		60 /ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-50,355	-251,774	-251,774
Alternative Use Value		120,000		600,000
Uplift	25%	30,000		150,000
Plus /ha	0	0		0
Viability Threshold		150,000		750,000

		£/m2
Additional Profit	-188,048	-298

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	-4,196		-50,355	
	Stamp Duty		0		
	Easements etc.		0		
	Legals Acquisition	1.00%	-504	-504	
PLANNING					
	Planning Fee		4,620		
	Architects	6.00%	96,073		
	QS / PM	0.50%	8,006		
	Planning Consultants	1.00%	16,012		
	Other Professional	2.50%	40,031	164,742	
CONSTRUCTION					
	Build Cost - BCIS Based	1,752	1,433,837		
	s106 / CIL		24,000		
	Contingency	5.00%	71,692		
	Abnormals		71,692	1,601,221	
FINANCE					
	Fees		0		
	Interest	6.00%			
	Legal and Valuation		21,000	21,000	
SALES					
	Agents	3.0%	67,704		
	Legals	0.5%	11,284		
	Misc.		0	78,988	1,815,093

Developers Profit			
	% Market	17.50%	341,775
	% Aff	6.00%	18,228

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	385	4,620
No dwgs over 5	0	115	0
		Total	4,620

Stamp duty calc - Residual		
Land payment		-50,355
	Total	0

Stamp duty calc - Add Profit		
Land payment		150,000
125,000	0%	0%
250,000	1%	0%
500,000	3%	0%
1,000,000	4%	0%
above	5%	0%
	Total	0

Pre CIL s106	2,000	£/ Unit (all)	
		Total	24,000

Post CIL s106	2,000	£/ Unit (all)	24,000
CIL	0	£/m2	0
		Total	24,000

Build Cost	/m2	
BCIS	1,541	
CfSH	15	1.00%
Energy	0	
Water	0	
Acc & Adpt	11	
SUDS	31	2%
Small Sites	0	0%
Site Costs	154	10%
	1,752	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			6	6																				
Market Housing				0	0	0	976,500	976,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	56,944	56,944	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	94,954	94,954	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,128,398**	**1,128,398**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-504																							
Planning Fee	4,620																							
Architects	48,037		48,037																					
QS	4,003		4,003																					
Planning Consultants	8,006		8,006																					
Other Professional	20,015		20,015																					
Build Cost - BCIS Base		0	238,973	477,946	477,946	238,973	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	4,000	8,000	8,000	4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	11,949	23,897	23,897	11,949	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	11,949	23,897	23,897	11,949	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	21,000																							
Agents	0	0	0	0	0	0	33,852	33,852	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,642	5,642	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	**105,178**	**0**	**346,931**	**533,740**	**533,740**	**266,870**	**39,494**	**39,494**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**-50,355**																							
Interest		822	835	6,051	14,148	22,366	26,705	10,772	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								341,775
Profit on GDV																								18,228
Cash Flow	-54,823	-822	-347,766	-539,792	-547,888	-289,237	1,062,199	1,078,132	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-360,003
Opening Balance	0																							
Closing Balance	-54,823	-55,645	-403,411	-943,203	-1,491,091	-1,780,328	-718,129	360,003	360,003	360,003	360,003	360,003	360,003	360,003	360,003	360,003	360,003	360,003	360,003	360,003	360,003	360,003	360,003	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME As Above																								
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,128,398**	**1,128,398**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Land	150,000																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	4,620	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	48,037	0	48,037	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	4,003	0	4,003	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	8,006	0	8,006	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	20,015	0	20,015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	238,973	477,946	477,946	238,973	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL			-188,048																					
Post CIL s106					12,000	12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	11,949	23,897	23,897	11,949	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	11,949	23,897	23,897	11,949	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	21,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	33,852	33,852	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,642	5,642	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF	**257,181**	**0**	**154,883**	**525,740**	**537,740**	**274,870**	**39,494**	**39,494**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation																								
Interest		3,858	3,916	6,298	14,278	22,558	27,020	11,092	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost																								320,146
Profit on GDV																								18,228
Cash Flow	-257,181	-3,858	-158,799	-532,038	-552,019	-297,429	1,061,884	1,077,812	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-338,373
Opening Balance	0																							
Closing Balance	-257,181	-261,039	-419,837	-951,875	-1,503,894	-1,801,323	-739,439	338,373	338,373	338,373	338,373	338,373	338,373	338,373	338,373	338,373	338,373	338,373	338,373	338,373	338,373	338,373	338,373	0

SITE NAME	Site 14	Small A

INCOME	Av Size m2	%	Number 10	Price £/m2	GDV £	GIA m2
Market Housing	100.5	100%	10	3,100	3,115,500	1,005
Shared Ownership	100.5	0%	0	2,015	0	0
Affordable Rent	100.5	0%	0	1,440	0	0
Social Rent	100.5	0%	0	0	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.33 ha		30 /ha		3,115,500	1,005
SITE AREA - Gross	0.33 ha		30 /ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	556,739	1,670,216	1,670,216
Alternative Use Value	200,000		600,000
Uplift 25%	50,000		150,000
Plus /ha 0	0		0
Viability Threshold	250,000		750,000
		£/m2	
Additional Profit	424,309	422	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	55,674		556,739	
	Stamp Duty		17,337		
	Easements etc.		0		
	Legals Acquisition	1.00%	5,567	22,904	
PLANNING					
	Planning Fee		3,850		
	Architects	6.00%	93,363		
	QS / PM	0.50%	7,780		
	Planning Consultants	1.00%	15,561		
	Other Professional	2.50%	38,901	159,455	
CONSTRUCTION					
	Build Cost - BCIS Based	1,389	1,396,413		
	s106 / CIL		20,000		
	Contingency	5.00%	69,821		
	Abnormals		69,821	1,556,054	
FINANCE					
	Fees		0		
	Interest	6.00%			
	Legal and Valuation		18,000	18,000	
SALES					
	Agents	3.0%	93,465		
	Legals	0.5%	15,578		
	Misc.		0	109,043	2,422,195
Developers Profit					
	% Market	17.50%			545,213
	% Aff	6.00%			0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	10		
No dwgs under	10	385	3,850
No dwgs over 5	0	115	0
		Total	3,850

Stamp duty calc - Residual		
Land payment		556,739
	Total	17,337

Stamp duty calc - Add Profit			
Land payment			250,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	0%	
above	5%	4%	
		Total	10,000

Pre CIL s106	2,000	£/ Unit (all)	
		Total	20,000

Post CIL s106	2,000	£/ Unit (all)	20,000
CIL	0	£/m2	0
		Total	20,000

Build Cost	/m2	
BCIS	1,158	
CfSH	12	1.00%
Energy	0	
Water	0	
Acc & Adpt	11	
SUDS	23	2%
Small Sites	70	6%
Site Costs	116	10%
	1,389	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			2	2	2	2	2																	
Market Housing				0	0	0	623,100	623,100	623,100	623,100	623,100	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**623,100**	**623,100**	**623,100**	**623,100**	**623,100**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	17,337																							
Easements etc.	0																							
Legals Acquisition	5,567																							
Planning Fee	3,850																							
Architects	46,682		46,682																					
QS	3,890		3,890																					
Planning Consultants	7,780		7,780																					
Other Professional	19,451		19,451																					
Build Cost - BCIS Base		0	93,094	186,188	279,283	279,283	279,283	186,188	93,094	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	1,333	2,667	4,000	4,000	4,000	2,667	1,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	4,655	9,309	13,964	13,964	13,964	9,309	4,655	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	4,655	9,309	13,964	13,964	13,964	9,309	4,655	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	18,000																							
Agents	0	0	0	0	0	0	18,693	18,693	18,693	18,693	18,693	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,116	3,116	3,116	3,116	3,116	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	**122,557**	**0**	**181,540**	**207,474**	**311,211**	**311,211**	**333,019**	**229,282**	**125,545**	**21,809**	**21,809**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**556,739**																							
Interest		10,189	10,342	13,221	16,531	21,447	26,437	22,482	16,912	9,703	829	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								545,213
Profit on GDV																								0
Cash Flow	-679,296	-10,189	-191,882	-220,694	-327,742	-332,658	263,644	371,335	480,642	591,589	600,463	0	0	0	0	0	0	0	0	0	0	0	0	-545,213
Opening Balanc	0																							
Closing Balanc	-679,296	-689,485	-881,367	-1,102,061	-1,429,803	-1,762,461	-1,498,817	-1,127,482	-646,839	-55,250	545,213	545,213	545,213	545,213	545,213	545,213	545,213	545,213	545,213	545,213	545,213	545,213	545,213	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME As Above																								
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**623,100**	**623,100**	**623,100**	**623,100**	**623,100**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Land	250,000																							
Stamp Duty	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	2,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	3,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	46,682	0	46,682	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	3,890	0	3,890	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	7,780	0	7,780	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	19,451	0	19,451	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	93,094	186,188	279,283	279,283	279,283	186,188	93,094	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL			141,436	141,436	141,436																			
Post CIL s106					4,000	4,000	4,000	4,000	4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	4,655	9,309	13,964	13,964	13,964	9,309	4,655	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	4,655	9,309	13,964	13,964	13,964	9,309	4,655	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	18,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	18,693	18,693	18,693	18,693	18,693	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,116	3,116	3,116	3,116	3,116	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF	**362,153**	**0**	**321,643**	**346,243**	**452,647**	**311,211**	**333,019**	**230,616**	**128,212**	**21,809**	**21,809**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation																								
Interest		5,432	5,514	10,421	15,771	22,797	27,807	23,873	18,344	11,196	2,345	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost																								442,638
Profit on GDV																								0
Cash Flow	-362,153	-5,432	-327,156	-356,665	-468,418	-334,008	262,273	368,611	476,544	590,095	598,947	0	0	0	0	0	0	0	0	0	0	0	0	-442,638
Opening Balance	0																							
Closing Balance	-362,153	-367,585	-694,741	-1,051,406	-1,519,824	-1,853,832	-1,591,559	-1,222,948	-746,404	-156,309	442,638	442,638	442,638	442,638	442,638	442,638	442,638	442,638	442,638	442,638	442,638	442,638	442,638	0

SITE NAME	Site 15	Small B

INCOME	Av Size m2	%	Number 6	Price £/m2	GDV £	GIA m2
Market Housing	93.0	100%	6	3,100	1,729,800	558
Shared Ownership	93.0	0%	0	2,015	0	0
Affordable Rent	93.0	0%	0	1,440	0	0
Social Rent	93.0	0%	0	0	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.20 ha		30 /ha		1,729,800	558
SITE AREA - Gross	0.20 ha		30 /ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		362,966	1,814,828	1,814,828
Alternative Use Value		120,000		600,000
Uplift	25%	30,000		150,000
Plus /ha	0	0		0
Viability Threshold		150,000		750,000
			£/m2	
Additional Profit		281,586	505	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	60,494		362,966	
	Stamp Duty		7,648		
	Easements etc.		0		
	Legals Acquisition	1.00%	3,630	11,278	
PLANNING					
	Planning Fee		2,310		
	Architects	6.00%	48,719		
	QS / PM	0.50%	4,060		
	Planning Consultants	1.00%	8,120		
	Other Professional	2.50%	20,300	83,509	
CONSTRUCTION					
	Build Cost - BCIS Based	1,303	727,264		
	s106 / CIL		12,000		
	Contingency	5.00%	36,363		
	Abnormals		36,363	811,990	
FINANCE					
	Fees		0		
	Interest	6.00%			
	Legal and Valuation		9,000	9,000	
SALES					
	Agents	3.0%	51,894		
	Legals	0.5%	8,649		
	Misc.		0	60,543	1,339,286
Developers Profit					
	% Market	17.50%			302,715
	% Aff	6.00%			0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	385	2,310
No dwgs over !	0	115	0
		Total	2,310

Stamp duty calc - Residual	
Land payment	362,966
Total	7,648

Stamp duty calc - Add Profit		
Land payment		150,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	0%
1,000,000	4%	0%
above	5%	3%
	Total	4,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	12,000

Post CIL s106	2,000	£/ Unit (all)	12,000
CIL	0	£/m2	0
		Total	12,000

Build Cost	/m2	
BCIS	1,086	
CfSH	11	1.00%
Energy	0	
Water	0	
Acc & Adpt	11	
SUDS	22	2%
Small Sites	65	6%
Site Costs	109	10%
	1,303	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			1	1	1	1	1	1																
Market Housing				0	0	0	288,300	288,300	288,300	288,300	288,300	288,300	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**288,300**	**288,300**	**288,300**	**288,300**	**288,300**	**288,300**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	7,648																							
Easements etc.	0																							
Legals Acquisition	3,630																							
Planning Fee	2,310																							
Architects	24,360		24,360																					
QS	2,030		2,030																					
Planning Consultants	4,060		4,060																					
Other Professional	10,150		10,150																					
Build Cost - BCIS Base		0	40,404	80,807	121,211	121,211	121,211	121,211	80,807	40,404	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	667	1,333	2,000	2,000	2,000	2,000	1,333	667	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	2,020	4,040	6,061	6,061	6,061	6,061	4,040	2,020	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	2,020	4,040	6,061	6,061	6,061	6,061	4,040	2,020	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	9,000																							
Agents	0	0	0	0	0	0	8,649	8,649	8,649	8,649	8,649	8,649	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,442	1,442	1,442	1,442	1,442	1,442	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	**63,187**	**0**	**85,710**	**90,221**	**135,332**	**135,332**	**145,422**	**145,422**	**100,312**	**55,201**	**10,091**	**10,091**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	362,966																							
Interest		6,392	6,488	7,871	9,343	11,513	13,715	11,778	9,811	7,139	3,749	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								302,715
Profit on GDV																								0
Cash Flow	-426,153	-6,392	-92,198	-98,092	-144,674	-146,844	129,163	131,100	178,177	225,960	274,460	278,210	0	0	0	0	0	0	0	0	0	0	0	-302,715
Opening Balanc	0																							
Closing Balanc	-426,153	-432,545	-524,744	-622,836	-767,510	-914,354	-785,192	-654,092	-475,915	-249,955	24,506	302,715	302,715	302,715	302,715	302,715	302,715	302,715	302,715	302,715	302,715	302,715	302,715	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME As Above																								
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**288,300**	**288,300**	**288,300**	**288,300**	**288,300**	**288,300**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Land	150,000																							
Stamp Duty	4,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	2,310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	24,360	0	24,360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	2,030	0	2,030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	4,060	0	4,060	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	10,150	0	10,150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	40,404	80,807	121,211	121,211	121,211	121,211	80,807	40,404	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL			70,397	70,397	70,397	70,397																		
Post CIL s106					2,000	2,000	2,000	2,000	2,000	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	2,020	4,040	6,061	6,061	6,061	6,061	4,040	2,020	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	2,020	4,040	6,061	6,061	6,061	6,061	4,040	2,020	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	9,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	8,649	8,649	8,649	8,649	8,649	8,649	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,442	1,442	1,442	1,442	1,442	1,442	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF	**207,910**	**0**	**155,440**	**159,284**	**205,728**	**205,728**	**145,422**	**145,422**	**100,978**	**56,534**	**10,091**	**10,091**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation																								
Interest		3,119	3,165	5,545	8,017	11,223	14,477	12,551	10,596	7,946	4,588	484	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost																								245,460
Profit on GDV																								0
Cash Flow	-207,910	-3,119	-158,605	-164,829	-213,745	-216,951	128,400	130,326	176,725	223,820	273,621	277,726	0	0	0	0	0	0	0	0	0	0	0	-245,460
Opening Balance	0																							
Closing Balance	-207,910	-211,028	-369,634	-534,462	-748,208	-965,159	-836,758	-706,432	-529,707	-305,887	-32,266	245,460	245,460	245,460	245,460	245,460	245,460	245,460	245,460	245,460	245,460	245,460	245,460	0

SITE NAME	Site 16	Small C

INCOME	Av Size m2	%	Number 3		Price £/m2	GDV £	GIA m2
Market Housing	109.7	100%	3		3,100	1,019,900	329
Shared Ownership	109.7	0%	0		2,015	0	0
Affordable Rent	109.7	0%	0		1,440	0	0
Social Rent	109.7	0%	0		0	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	0.10 ha		30	/ha		1,019,900	329
SITE AREA - Gross	0.10 ha		30	/ha			

Sales per Quarter	0	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		129,387	1,293,874	1,293,874
Alternative Use Value		60,000		600,000
Uplift	25%	15,000		150,000
Plus /ha	0	0		0
Viability Threshold		75,000		750,000

		£/m2
Additional Profit	86,717	264

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total		
LAND	Land	43,129		129,387	
	Stamp Duty		0		
	Easements etc.		0		
	Legals Acquisition	1.00%	1,294	1,294	
PLANNING	Planning Fee		1,155		
	Architects	6.00%	34,074		
	QS / PM	0.50%	2,840		
	Planning Consultants	1.00%	5,679		
	Other Professional	2.50%	14,198	57,946	
CONSTRUCTION	Build Cost - BCIS Based	1,553	510,824		
	s106 / CIL		6,000		
	Contingency	5.00%	25,541		
	Abnormals		25,541	567,907	
FINANCE	Fees		0		
	Interest	6.00%			
	Legal and Valuation		5,000	5,000	
SALES	Agents	3.0%	30,597		
	Legals	0.5%	5,100		
	Misc.		0	35,697	797,230

Developers Profit			
	% Market	17.50%	178,483
	% Aff	6.00%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3		
No dwgs under	3	385	1,155
No dwgs over 5	0	115	0
		Total	1,155

Stamp duty calc - Residual			
Land payment			129,387
		Total	0

Stamp duty calc - Add Profit			
Land payment			75,000
125,000	0%	1%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	1%	
		Total	750

Pre CIL s106	2,000	£/ Unit (all)	
		Total	6,000

Post CIL s106	2,000	£/ Unit (all)	6,000
CIL	0	£/m2	0
		Total	6,000

Build Cost	/m2	
BCIS	1,224	
CfSH	12	1.00%
Energy	0	
Water	0	
Acc & Adpt	11	
SUDS	24	2%
Small Sites	159	13%
Site Costs	122	10%
	1,553	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			1		1		1																	
Market Housing				0	0	0	339,967	0	339,967	0	339,967	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	339,967	0	339,967	0	339,967	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	1,294																							
Planning Fee	1,155																							
Architects	17,037		17,037																					
QS	1,420		1,420																					
Planning Consultants	2,840		2,840																					
Other Professional	7,099		7,099																					
Build Cost - BCIS Base		0	56,758	56,758	113,517	56,758	113,517	56,758	56,758	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	667	667	1,333	667	1,333	667	667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	2,838	2,838	5,676	2,838	5,676	2,838	2,838	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	2,838	2,838	5,676	2,838	5,676	2,838	2,838	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	5,000																							
Agents	0	0	0	0	0	0	10,199	0	10,199	0	10,199	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,700	0	1,700	0	1,700	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	35,844	0	91,496	63,101	126,202	63,101	138,100	63,101	75,000	0	11,899	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation — Land	129,387																							
Interest		2,478	2,516	3,926	4,931	6,898	7,948	5,039	6,062	2,178	2,211	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								178,483
Profit on GDV																								0
Cash Flow	-165,232	-2,478	-94,012	-67,027	-131,133	-69,999	193,918	-68,140	258,906	-2,178	325,857	0	0	0	0	0	0	0	0	0	0	0	0	-178,483
Opening Balance	0																							
Closing Balance	-165,232	-167,710	-261,722	-328,748	-459,881	-529,880	-335,962	-404,102	-145,197	-147,375	178,483	178,483	178,483	178,483	178,483	178,483	178,483	178,483	178,483	178,483	178,483	178,483	178,483	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME As Above																								
INCOME	0	0	0	0	0	0	339,967	0	339,967	0	339,967	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	75,000																							
Stamp Duty	750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	1,155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	17,037	0	17,037	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	1,420	0	1,420	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	2,840	0	2,840	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	7,099	0	7,099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	56,758	56,758	113,517	56,758	113,517	56,758	56,758	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL			28,906	28,906	28,906																			
Post CIL s106					2,000	0	2,000	0	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	2,838	2,838	5,676	2,838	5,676	2,838	2,838	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	2,838	2,838	5,676	2,838	5,676	2,838	2,838	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	10,199	0	10,199	0	10,199	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,700	0	1,700	0	1,700	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF	111,050	0	119,735	91,340	155,774	62,434	138,767	62,434	76,333	0	11,899	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation — Interest		1,666	1,691	3,512	4,935	7,346	8,392	5,500	6,519	2,662	2,702	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost																								145,209
Profit on GDV																								0
Cash Flow	-111,050	-1,666	-121,426	-94,852	-160,709	-69,780	192,807	-67,934	257,115	-2,662	325,365	0	0	0	0	0	0	0	0	0	0	0	0	-145,209
Opening Balance	0																							
Closing Balance	-111,050	-112,716	-234,142	-328,994	-489,702	-559,482	-366,674	-434,609	-177,494	-180,156	145,209	145,209	145,209	145,209	145,209	145,209	145,209	145,209	145,209	145,209	145,209	145,209	145,209	0